

March 7, 2011

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Planning Dept.

Mr. Michael Behrendt, Chief Planner
31 Wakefield Street
City Hall, Second Floor
Rochester, NH 03867-1917

Re: **Preliminary Site Review Submission**
Proposed Commercial Development
Farmington Road
Rochester, New Hampshire
Project #2701951AEI/2421A

Dear Mr. Behrendt:

On behalf of Route 11 Investments, Inc., we are pleased to present the following information supporting a Preliminary Site Plan Review for the above referenced development in Rochester, New Hampshire:

- One (1) Preliminary Site Plan Application
- Check in the amount of \$148.60 for Site Review and Abutter notification fees
- Site Location Map dated March 3, 2011
- Three (3) full size copies of the Overall Existing Conditions Plan, Sheet 1 of 2 dated March 7, 2011
- Three (3) full size copies of the Proposed Development Plan, Sheet 2 of 2 dated March 7, 2011
- Three (3) full size copies of the previously approved Excavation Phasing Plan, Sheet C-3 dated August 7, 2009
- One (1) copy of the Abutters List
- Two (2) sets of mailing labels

The proposed project is located on an 86 acre undeveloped parcel located on Route 11 (Farmington Road) in Rochester New Hampshire. The site is bounded by the Wal-Mart property to the northwest, Route 11 to the northeast, the Public Service of New Hampshire (PSNH) Right of Way (R.O.W.) to the southeast and by residential properties to the southwest.

In 2009, this parcel of land was approved for a multi-phased excavation project (see Excavation Phasing Plan, Sheet C-3). Phase 3 of that project is currently underway. As part of the approval of the excavation project approximately 46.2 acres of the overall site was dedicated as a conservation easement area. This proposed project includes the development of the a new shopping center with approximately 280,540 sf of retail, restaurant, bank and gas station uses, along with associated site and utility improvements.

Preliminary Site Review Submission
Proposed Commercial Development
Farmington Road
Rochester, New Hampshire
AEI/2421A
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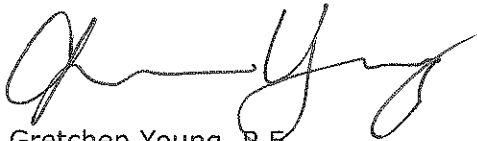
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Planning Dept.

We respectfully request to be referred to the Technical Review Group (TRG) in order to be placed on their March 15, 2011 meeting agenda as well as the Planning Board to be placed on their April 4, 2011 meeting agenda. We are available to meet with City staff to review the plans and address any questions.

We look forward to working with TRG and the Planning Board on this project. Please call me if you have any questions.

Sincerely,



Gretchen Young, P.E.
Project Manager

GY/pw
(2701951-004(pre pb submission).doc)

Enclosures

Cc: Mark Stevens, Route 11 Investment, Inc.

City of Rochester Planning Department
31 Wakefield Street
Rochester, NH 03867
(603) 335-1338



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PRELIMINARY
Site Plan Application

Check one of the following: ☒ Design Review ☐ Conceptual (design review is strongly encouraged)

Property information

Tax map #: 216; Lot #'s): 11; Zoning district: Granite Ridge Development Zone

Property address/location: Farmington Road; # acres: 86

Name of project (if applicable): Proposed Commercial Development

Proposed project

Describe proposed project: The proposed project includes development of new retail, bank and restaurants with associated site utility and landscape improvements, including the construction of a new frontage road as was outlined in the City of Rochester Master Plan.

Nonresidential: current bldg. size 0 s.f.; total proposed bldg. size +/- 280,540 s.f.

Residential: current # units _____; total proposed # units _____

City water? yes x no ____; how far is City water from the site? Within Route 11

City sewer? yes x no ____; how far is City sewer from the site? Within Route 11

Applicant/Agent

Property owner (include name of individual): Route 11 Investments (Mark Stevens)

Property owner mailing address: PO Box 432, Stratham, New Hampshire 03034

Property owner phone # 603-483-2133 email: _____

Applicant/developer (if different from property owner): _____

Applicant/developer phone # _____ email: _____

Engineer/designer/agent: Appledore Engineering, a division of Tighe & Bond

Engineer/designer/agent phone # 603-433-8818 email: gyoung@tighebond.com

Signature

Date

3/7/11

[Office use only. Payment of fee. Amount \$ _____ Check # _____ Date paid _____]

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Authorization to enter subject property

Planning Dept.

I hereby authorize members of the Rochester Planning Board, Zoning Board of Adjustment, Conservation Commission, Planning Department, and other pertinent City departments, boards and agencies to enter my property for the purpose of evaluating this application including performing any appropriate inspections during the application phase, review phase, post-approval phase, construction phase, and occupancy phase. This authorization applies specifically to those particular individuals legitimately involved in evaluating, reviewing, or inspecting this specific application/project. It is understood that these individuals must use all reasonable care, courtesy, and diligence when entering the property.

Signature of property owner: _____



Date: _____

3-7-11

ABUTTER LISTCity of Rochester, NH
Please Print or Type**RECEIVED**

MAR - 8 2011

Applicant: Route 11 Investments Phone 603-483-2133

Planning Dept.

Project Address: Route 11 (Farmington Road)

List the names and addresses of all parties below. For abutting lot owners, list each owner whose lot adjoins or is directly across the street or a body of water from the subject property. This form may not be completed more than five (5) days prior to the application deadline.

LEGAL OWNER OF SUBJECT LOT

Map	Lot	Zone	Owner Name	Mailing Address
216	11		Route 11 Investments	PO Box 284 Stratham, NH 03885-0284

ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
208	1	Adamian Construction Dev. Corp	29 Mill St., Arlington, MA 02476-4733
208	1-1	Infinity Rochester Property, LTD PTNR Attn: C I Dept.	1330 Boylston St., Suite 212 Chestnut Hill, MA 02467
216	10	PSNH, c/o Tax Accounting	PO Box 3430, Manchester, NH 03105-3430
216	19	PSNH, c/o Tax Accounting	PO Box 3430, Manchester, NH 03105-3430
216	18-2	Rochester Hospitality LLC c/o Raiche CO CPAS PA	680 Central Ave., Suite 101 Dover, NH 03820
216	18-1	Blanchette, Joseph D & Marlene D	PO Box 7397, Rochester, NH 03839-7397
216	18	Motiva Enterprises LLC	PO Box 4369, Houston, TX 77210-4369
217	54	Ballentine, John W	141 Ten Rod Rd., Rochester, NH 03867-4246
217	55	Caron, Daniel & Ruth	135 Ten Rod Rd., Rochester, NH 03867-4246
217	59	Schyberg, Robert	PO Box 117, Boothbay, ME 04537

PROFESSIONALS AND EASEMENT HOLDERS. Engineers, Surveyors, Soil Scientists, and Architects whose seal appears or will appear on the plans (other than any agent submitting this application); holders of conservation, preservation, or agricultural easements; and upstream dam owners/NHDES.

Name of Professional or Easement Holder**Mailing Address**

City of Rochester (conservation easement)	31 Wakefield St., Rochester, NH 03867
Appledore Engineering, a division of Tighe & Bond (Gregg M. Mikolaities, P.E.)	177 Corporate Drive, Portsmouth, NH 03801

I, the undersigned, acknowledge that it is the responsibility of the applicant or his/her agent to fill out this form and mail certified notices to abutters and other parties in a complete, accurate, and timely manner, in accordance with applicable law. I understand that any error or omission could affect the validity of any approval. The names and address listed on this form were obtained from the City of Rochester Assessing Office computer Patriot Database (located in the Revenue Bldg at 19 Wakefield Street)

on this date: March 4, 2011, This is page 1 of 2 pages.Applicant or Agent: Gretchen Young, P.E. Staff Verification: _____

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LEGAL OWNER OF SUBJECT LOT

Map	Lot	Zone	Owner Name	Mailing Address
216	11	GRD	Stratham Industrial Properties, Inc.	PO Box 284 Stratham, NH 03885-0284

ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
216	12	Torr Ralph W Rev Trust of 2000 Torr P Rev Trust of 2000	283 Chestnut Hill Rd., Rochester, NH 03867-5107
209	1	Tetreault, Rudolph A	105 Farmington Rd., Rochester, NH 03867

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Staff Verification: _____



**APPLEDORE
ENGINEERING**

a division of **Tighe & Bond**

177 CORPORATE DRIVE
PORTSMOUTH, NEW HAMPSHIRE 03801
(603) 433-8818

DATE: MARCH 3, 2011
PROJECT No.: 2421A

FILE: 2421A_MAPS.DWG

**PROPOSED COMMERCIAL
DEVELOPMENT
FARMINGTON ROAD
Rochester, New Hampshire**

REFERENCE

NATIONAL SEAMLESS SERVER

SITE LOCATION MAP

SCALE: 1"=500' ±

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