



**BUILDING, ZONING & LICENSING DEPARTMENT**  
31 Wakefield Street,  
Rochester, New Hampshire 03867-1917  
(603) 332-3976- Fax (603) 509-1912  
Web Site: [www.rochesternh.net](http://www.rochesternh.net)

### **NOTICE OF PUBLIC HEARING**

Dear Abutter:

You are hereby notified of a **Public Hearing** to be held at **7:00 p.m.** on **Wednesday, March 12, 2014** in the City Hall Council Chambers concerning the following:

**2014-11** Application by Granite Ridge Marketplace for a variance under Article 42.8 Section (c)(2)&(5) of the City's Zoning Ordinance to permit one general advertising sign no larger than 576 sq. ft. and no taller than the required 30 ft.

**Location:** 92 Farmington Rd.  
Map 216 Lot 11 GRD Zone

**If you are planning to attend the meeting and have paperwork you wish to have reviewed, or if you are *not* planning to attend the meeting, you may comment by letter, fax or email ([karen.grenier@rochesternh.net](mailto:karen.grenier@rochesternh.net)). However, for the Board to consider your comments they **MUST** be received **NO LATER than 12:00 noon on the Monday before the meeting (March 10, 2014).****

The project application is available for review by the public in the Department of Building Safety or you can view the entire application on the City's website – [www.rochesternh.net](http://www.rochesternh.net). Click on *Boards & Commissions*, then *Zoning Board of Adjustment*, then *Zoning Board Projects*. Look under the map and lot number shown above.

Please feel free to contact this department with any questions or if you have any disability requiring special provisions for your participation.

**Office Hours are between 8:00 a.m. to 5:00 p.m. Monday through Friday.**

Karen Grenier, Building, Zoning & Licensing Secretary  
cc: file



Planning & Zoning  
Community Development  
Conservation Commission  
Historic District Commission  
Arts & Culture Commission

PLANNING & DEVELOPMENT DEPARTMENT  
City Hall - Second Floor  
31 Wakefield Street  
Rochester, New Hampshire 03867-1917  
(603) 335-1338 - Fax (603) 335-7585  
Web Site: [www.rochesternh.net](http://www.rochesternh.net)

CK-108 - 56.70  
CK-1232 - 175.00

### APPLICATION FOR A VARIANCE

TO: BOARD OF ADJUSTMENT  
CITY OF ROCHESTER

(603) 433-8818 (Tighe & Bond)

Phone No (603) 436-6121 (Attorney Pelech)

DO NOT WRITE IN THIS SPACE

CASE NO 2014-11

DATE FILED 4/24/14

ZONING BOARD CLERK

Name of applicant Granite Ridge Marketplace

Address \_\_\_\_\_

Owner of property concerned Route 11 Investments, Inc.  
(If the same as applicant, write "same")

Address PO Box 432, Stratham, NH 03885  
(If the same as applicant, write "same")

Location 92 Farmington Road (Route 11)

Map No. 216 Lot No. 11 Zone GRD

Description of property 85 acres raw land

Proposed use or existing use affected Multi-Tenant Retail Center approximately 250,000 sf

The undersigned hereby requests a variance to the terms of Article 42.8,  
Section (C) (2) + (5) and asked that said terms be waived to permit 1 General Advertising  
Sign in excess of 150 sf

If applicable in this case, the undersigned also requests a waiver from the requirement to  
provide a certified plot plan, (see attached request sheet) Yes \_\_\_\_\_ No X

The undersigned alleges that the following circumstances exist which prevent the proper  
enjoyment of his land under the strict terms of the Zoning Ordinance and thus constitute  
grounds for a variance.

Signed \_\_\_\_\_

(Applicant)

Continue on Page 2

(Page 2)

CRITERIA FOR VARIANCE

Case # 2014-11

Date: 4/23/14

A Variance is requested by Granite Ridge Marketplace

from Section 42.8 Subsection (C)(2)(5)

of the Zoning Ordinance to permit: 1 General Advertising Sign exceeding the size limitations of sub-section (C) (5)

at 92 Farmington Road (Route 11) Map 216 Lot 11 Zone GRD

Facts supporting this request:

1) The proposed use would not diminish surrounding property values because:

The surrounding properties are commercial in nature, consistent with the proposed use.

2) Granting the variance is not contrary to the public interest because: Granting the variance would not substantially alter the characteristics of the neighborhood nor would public health safety or welfare be threatened.

3.) Denial of the variance would result in unnecessary hardship to the owner because of the following special circumstances of the property: The Location of the lot and proposed development in relationship to Route 11 is such that a variance is necessary due to these special conditions.

4.) Granting the variance would do substantial justice because: The hardship upon the owner/applicant is not outweighed by any benefit to the general public should the variance be denied.

5.) The use is not contrary to the spirit of the ordinance because: The proposed signage will not substantially alter the characteristics of the neighborhood nor threaten public health and safety or welfare.

Name 

Date: 4/24/14

**APPLICANT'S NARRATIVE STATEMENT**

**RE: REQUEST FOR VARIANCES  
MAP 216, LOT 11**

**GRANITE RIDGE MARKETPLACE**

The Applicant, Granite Ridge Marketplace is seeking variances from the provisions of Section 42.8, Subsection (c) (2) and (5) to allow placement of one general outdoor advertising sign in connection with the entertainment and retail center it proposes on site.

Because the sign exceeds the size limitations and height limitations of Subsection C5, a variance is requested and because the sign may not advertise services provided on site, a variance from Subsection (2) is also requested.

The Applicant is proposing a 250,000+ square foot retail/entertainment center off of Route 11 adjacent to the existing Walmart site. The Applicant proposes a service road running parallel to Route 11 connecting to Route 11 at signalized intersections, which service road would also connect to the Walmart Center.

Included in the center is a proposed cinema and numerous food service establishments. An integral part of the Applicant's proposal is the one general advertising sign proposed along Route 11 adjacent to the water feature also proposed along Route 11.

The Applicant believes that because of the topography, and location of the proposed retail center in relationship to Route 11 and the service road, the one general advertising sign as proposed are necessary and an integral part of the overall proposal.

The Applicant believes that the one general advertising sign as proposed would not diminish surrounding property values, would not be contrary to the public interest, would not be contrary to the spirit of the ordinance, and that substantial justice would be done by granting the requested variances.

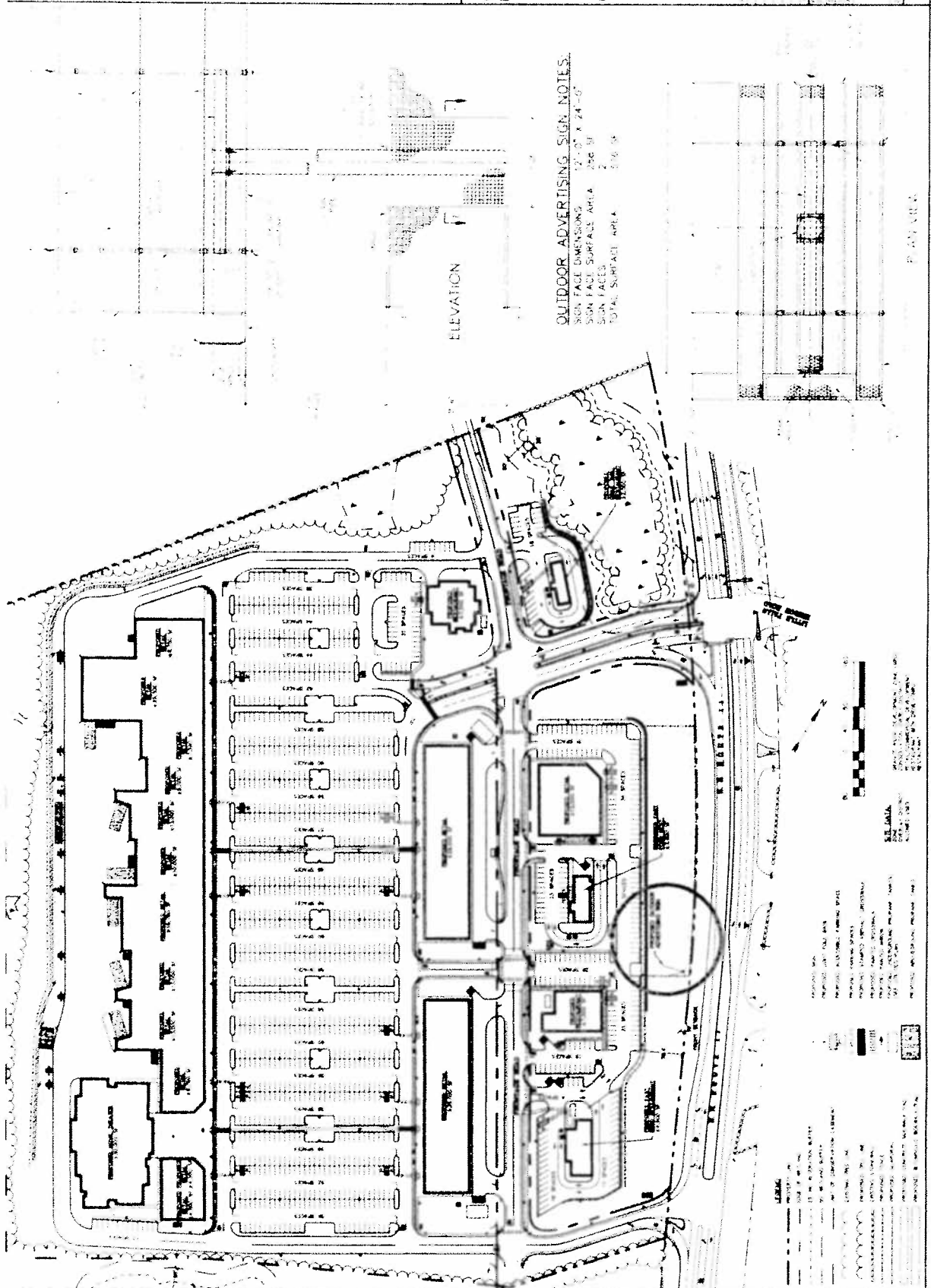
The special condition with regard to the property which consists of its location and grade in relationship to the highway infrastructure is such that a hardship is necessary in order to overcome these special conditions. There is no fair and substantial relationship between the purposes of the ordinance as it relates to this particular piece of property, and the proposed use is a reasonable one.

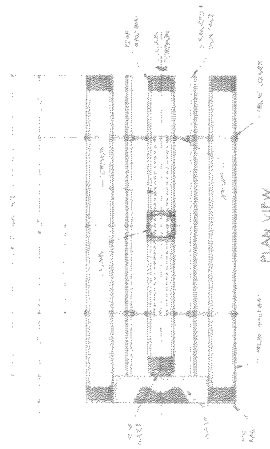
Respectfully submitted,

Dated: February 18, 2014

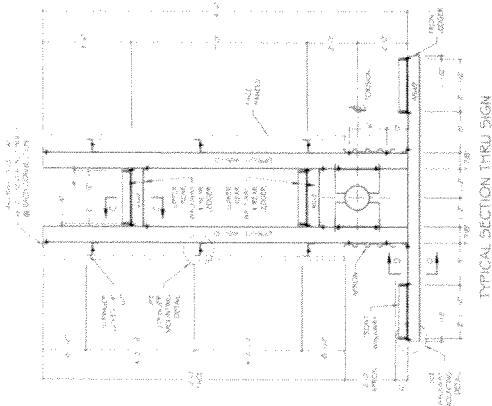
By:

\_\_\_\_\_  
BERNARD W. PELECH

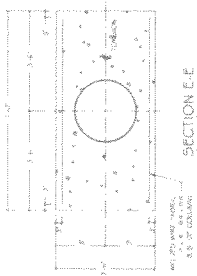




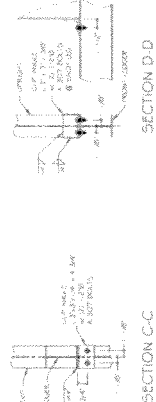
PLAN VIEW



TYPICAL SECTION THRU SIGN



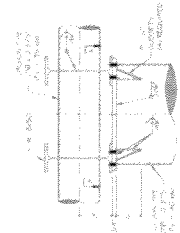
SECTION E-E



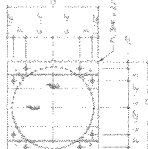
SECTION C-C



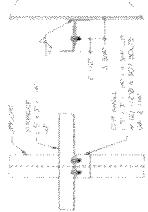
SECTION D-D



COLUMN-TORSION CONNECTION



SECTION A-A



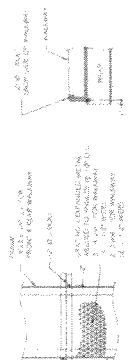
STRINGER MOUNTING DETAIL



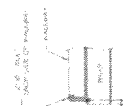
SAFETY CABLE MOUNTING



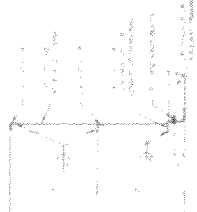
SAFETY CABLE TENSION



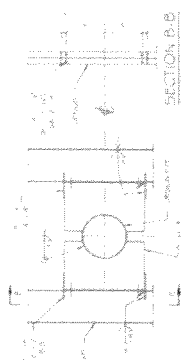
TYPICAL WALKWAY DETAIL



WALKWAY MOUNTING DETAIL



TYPICAL HAND RAIL CONNECTION



SECTION B-B

UPRIGHT-TORSION CONNECTION

# NOTES AND SPECIFICATIONS

1. ALL STEEL SHALL BE FABRICATED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

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NOT FOR CONSTRUCTION

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RMC Outdoor Inc.  
1400 North 10th Street, Suite 200  
Phoenix, Arizona 85017  
Phone: (602) 944-1111  
Fax: (602) 944-1112

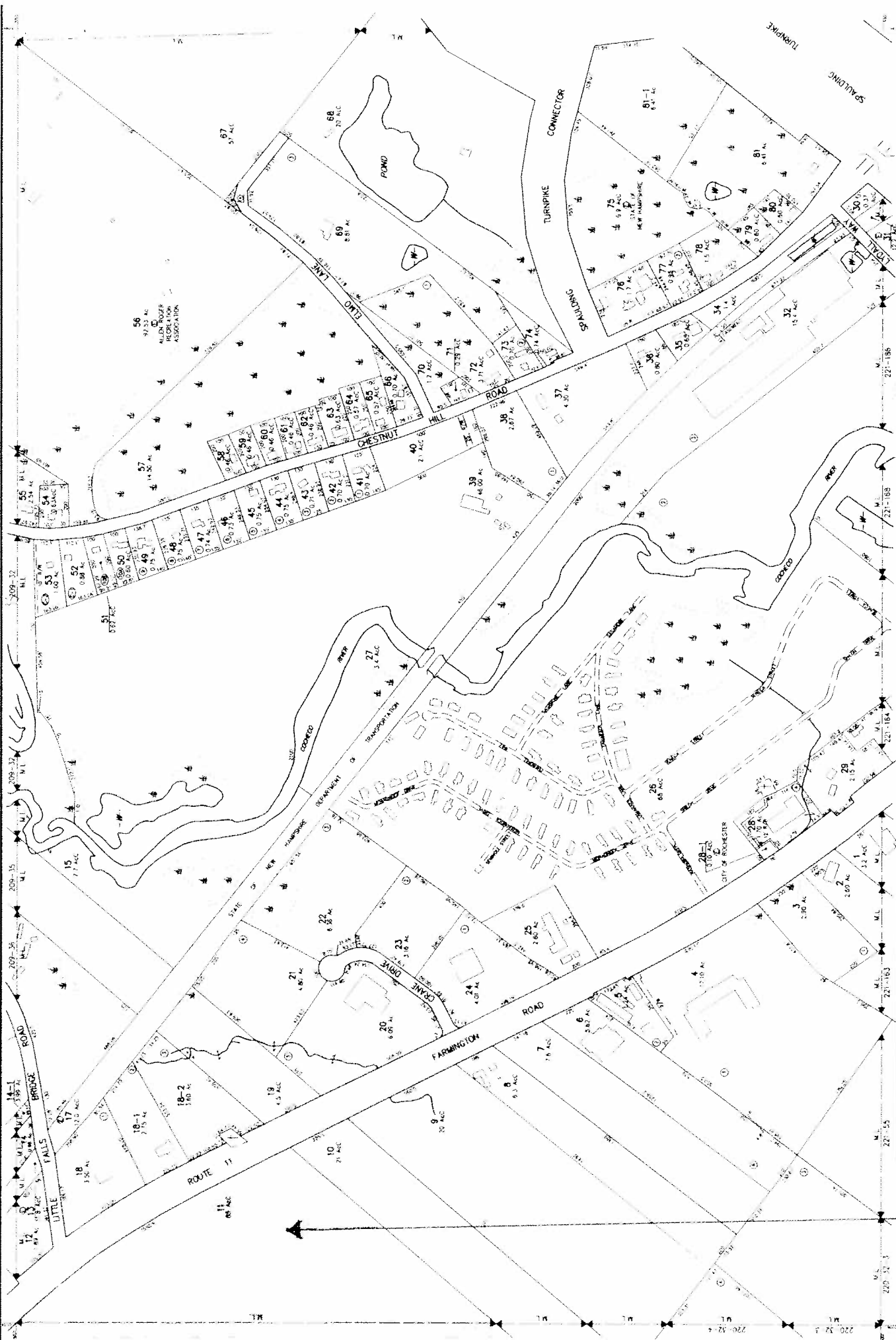


# GRANITE RIDGE MARKETPLACE

**Print Date:** 02/18/2014

**Image Date:** 11/17/2012

**Level:** Community



INDEX

DIAGRAM

MAP NO.

216

PROPERTY MAPS

ROCHESTER

NEW HAMPSHIRE

SCALE 1" = 200'

REVISION TO 4/11/93

LEGEND

AREA SURVEYED  
AREA UNALLOTTED  
AREA ALLOTTED  
WATER

AC  
S  
M  
W

CLUMP PROPERTY  
SUBDIVISION LOT NO.  
SUBDIVISION LOT NO.  
COMMON OWNERSHIP  
COMMON OWNERSHIP

AC  
S  
M  
W

PRODUCED BY

CAI TECHNOLOGIES

THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.

PHOTOGRAPHY DATE APRIL 28, 1990

COMPLETION DATE JUNE 30, 1991



PROPERTY LOCATION MAP 0216 0011 0000 LOT 0000 LOT3
Director/Street/City FARMINGTON RD, ROCHESTER
Owner 1: STRATHAM INDUSTRIAL PROPERTIES
Street 1: P O BOX 284
Twn/City: STRATHAM
St/Prov: NH
Postal: 03885-0284
ACTIVITY INFORMATION
Date Result By Name
7/5/2012 C U CHANGE TM TOM
7/5/2011 C U CHANGE TM TOM
PROPERTY FACTORS
Item Code Descp % Item Code Descp
Z GRD GRANITE 100 U 4 NONE
o t 4 NONE
n i 4 NONE
Exmpt:
ONDO INFORMATION
Location:
Ttl Units:
Floor:
% Own:
Name:
PROCESS APPRAISAL SUMMARY
Use Code Building Value Yard Items Land Size Land Value Total Value
90 21 750 467 600 467 600
73 63 250 2 115 2 115
Total Card 85 000 469 715 469 715
Total Parcel 85 000 469 715 469 715
Source: Market Adj Cost Total Assmt per SQ unit /Card: N/A /Parcel: N/A
REVIOUS ASSESSMENT
Tax Yr Use Building Value Yard Items Land Size Land Value Total Value
013 036 1 207 067 1 207 067
012 036 1 207 067 1 207 067
ALES INFORMATION
Grantor Legal Ref Type Date Nat Desc Sale Price V Tst Verif Assoc PCL Value
UFTS OLIVE F E 1199-640 3 11/27/1985 Estate Sale 200,000 No 4
SPEC FEATURES/YARD ITEMS
Code Description A Y/S Qty Size/Dim Qual Con Year Unit Price D/S Dep LUC Fact NB Fa Appr Value JCode JFac Ass'd Value
Comments
Total AC/H-A: 85 000000 Total SF/SM: 3702600.00 Parcel LUC: 036 MIX COMM/CU Prime NB Desc: COMMERCIAL
Total 1,207,059 Spl.Cred: 737,352 Total 469,707 More: Y
2014
Disclaimer: This information is believed to be correct but is subject to change and is not warranted. Database: AssessPro



# 0' Abutters List Report

Town of Rochester, NH

February 25, 2014

## Subject Property:

Parcel Number: 0216-0011-0000  
CAMA Number: 0216-0011-0000  
Property Address: 92 FARMINGTON RD

Mailing Address: STRATHAM INDUSTRIAL PROPERTIES  
INC  
P O BOX 284  
STRATHAM, NH 03885-0284

---

## Abutters:

Parcel Number: 0208-0001-0000  
CAMA Number: 0208-0001-0000  
Property Address: 126 FARMINGTON RD

Mailing Address: ADAMIAN CONSTRUCTION & DEV CORP  
29 MILL ST  
ARLINGTON, MA 02476-4733

Parcel Number: 0208-0001-0001  
CAMA Number: 0208-0001-0001  
Property Address: 116 FARMINGTON RD

Mailing Address: INFINITY ROCHESTER PROPERTY LTD  
PTNR ATTN C & I DEPT  
1330 BOYLSTON ST SUITE 212  
CHESTNUT HILL, MA 02467

Parcel Number: 0208-0001-0000  
CAMA Number: 0208-0001-A000  
Property Address: 0 FARMINGTON RD

Mailing Address: NORTHERN NE TELEPHONE OPER LLC  
% FAIRPOINT COMM INC  
770 ELM ST  
MANCHESTER, NH 03101

Parcel Number: 0208-0019-0001  
CAMA Number: 0208-0019-0001  
Property Address: 115 FARMINGTON RD

Mailing Address: HERMITAGE PLACE LIMITED  
PARTNERSHIP  
P O BOX 648  
CONCORD, NC 28025

Parcel Number: 0209-0001-0000  
CAMA Number: 0209-0001-0000  
Property Address: 105 FARMINGTON RD

Mailing Address: TETREAULT RUDOLPH A  
105 FARMINGTON RD  
ROCHESTER, NH 03867

Parcel Number: 0216-0010-0000  
CAMA Number: 0216-0010-0000  
Property Address: 76 FARMINGTON RD

Mailing Address: PUBLIC SERVICE CO OF NH % TAX  
ACCOUNTING  
P O BOX 3430  
MANCHESTER, NH 03105-3430

Parcel Number: 0216-0012-0000  
CAMA Number: 0216-0012-0000  
Property Address: 4 LITTLE FLS BR RD

Mailing Address: TORR RALPH W REV TRUST /2000 &  
TORR PAULINE REV TRUST OF 2000  
283 CHESTNUT HILL RD  
ROCHESTER, NH 03867-5107

Parcel Number: 0216-0018-0000  
CAMA Number: 0216-0018-0000  
Property Address: 95 FARMINGTON RD

Mailing Address: GTY MA/NH LEASING INC  
125 JERICO TPK SUITE 103  
JERICO, NY 11753

Parcel Number: 0216-0018-0001  
CAMA Number: 0216-0018-0001  
Property Address: 83 FARMINGTON RD

Mailing Address: BOSTONIA NOMINEE TRUST %  
DEMETRIOS VARDAKOSTAS  
235 ADAMS ST  
QUINCY, MA 02169

Parcel Number: 0216-0018-0002  
CAMA Number: 0216-0018-0002  
Property Address: 77 FARMINGTON RD

Mailing Address: ROCHESTER HOSPITALITY LLC %  
RAICHE & CO CPAS PA  
680 CENTRAL AVE SUITE 101  
DOVER, NH 03820



www.townofrochester.com



# O' Abutters List Report

Town of Rochester, NH

February 25, 2014

Parcel Number: 0216-0019-0000  
CAMA Number: 0216-0019-0000  
Property Address: 0 FARMINGTON RD

Mailing Address: PUBLIC SERVICE CO OF NH % TAX  
ACCOUNTING  
P O BOX 3430  
MANCHESTER, NH 03105-3430

Parcel Number: 0217-0054-0000  
CAMA Number: 0217-0054-0000  
Property Address: 141 TEN ROD RD

Mailing Address: STARKEY B & BALLENTINE J %  
KATHLEEN BALLENTINE  
141 TEN ROD RD  
ROCHESTER, NH 03867-4246

Parcel Number: 0217-0055-0000  
CAMA Number: 0217-0055-0000  
Property Address: 135 TEN ROD RD

Mailing Address: CARON DANIEL & RUTH  
135 TEN ROD RD  
ROCHESTER, NH 03867-4246

Parcel Number: 0217-0059-0000  
CAMA Number: 0217-0059-0000  
Property Address: 125 TEN ROD RD

Mailing Address: SCHYBERG ROBERT  
P O BOX 117  
BOOTHBAY, ME 04537



www.townofrochester.com

2-25-2014

This is a preliminary report. It is not intended to be used for legal purposes. The accuracy of the information is not guaranteed. The information is provided for informational purposes only. The information is not intended to be used for legal purposes. The information is provided for informational purposes only.

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