

Application for Conditional Use  
Conditional Uses and Buffer Reductions  
Section 42.19 - Conservation Overlay District  
City of Rochester, NH

RECEIVED  
MAR 11 2014  
Planning Dept.

Date: 3/11/14

**Property information**

Tax map #: 216 ; Lot #'s: 11 ; Zoning district: GRD

Property address/location: FAIRMINGTON Rd (Rt 11) ADJACENT TO WALMART

Name of project (if applicable): GRANITE RIDGE MARKETPLACE

**Property owner**

Name (include name of individual): RT 11 INVESTMENTS INC

Mailing address: PO BOX 284 STURTEWANT NH 03885-0284

Telephone #: 603-479-3660 Fax \_\_\_\_\_

OWNERS REPRESENTATIVE ROBERT GRAMM, 142 PORTSMOUTH AVE, STURTEWANT NH 03885  
**Applicant/developer** (if different from property owner)

Name (include name of individual): WATERSTONE RETAIL DEVELOPMENT INC. (DAUG RICHARDSON)

Mailing address: 142 ROSEMARY ST. BUILDING B, NEEDHAM MA 02494

Telephone #: 881-559-3301 x 112 Fax #: \_\_\_\_\_

**Engineer/designer**

Name (include name of individual): TIGHE + BOND CONTACT (KEA MANVOGEORGIS)

Mailing address: 177 CORPORATE DR, PORTSMOUTH NH 03801

Telephone #: 603 433 8810 Fax #: \_\_\_\_\_

Email address: KAMANVOGEORGIS@TigheBond.com Professional license #: 133326

**Proposed Project**

Please describe the proposed project: APPLICANTS ARE PROPOSING A MULTI-USE

RETAIL/DINING CENTER ON A 8.5+ A PARCEL, WHICH WOULD CONTAIN

250,000<sup>±</sup> OF RETAIL, RESTAURANT + CINEMA SPACE. A SERVICE ROAD PARALLEL TO  
RT 11 CONNECTING TO WALMART WOULD BE CONSTRUCTED

Please describe the existing conditions: PRESENTLY THE SITE IS A VACANT

UNDEVELOPED PARCEL UPON WHICH EXCAVATION OF MATERIALS

HAS OCCURRED + IS ONGOING. A 46 ACRE<sup>±</sup> CONSERVATION EASEMENT EXISTS ON  
THE REAR OF THE PROPERTY

\*Please fill in one of the next two sections – for either Conditional Uses or Buffer Reductions\*

### Conditional Uses

For Conditional Uses only, justify the proposal in terms of each of the criteria below (in accordance with subsection 42.19 (i) (1) (A)). All four criteria must be satisfied.

(i) The proposed construction is essential to the productive use of land not in the COD.

THE SITE ITSELF IS CONFINED BY THE (CONSERVATION) EASEMENT;  
WETLANDS ON THE NORTHWEST, THE SOUTH; AND THE NORTH.

FOR PRODUCTIVE USE AND SAFE ACCESS TO LAND NOT IN THE  
COD THE CONDITIONAL USE IS REQUIRED

(ii) Design and construction methods will be such as to minimize impact upon the wetlands and will include restoration of the site consistent with the permitted use.

THROUGH THE USE OF RETAINING WALLS, GRADING AND STORM WATER  
MANAGEMENT + TREATMENT THE IMPACT UPON THE WETLANDS WILL  
BE MINIMIZED.

(iii) There is no feasible alternative route on land controlled by the applicant that does not cross the CO District nor has less detrimental impact on the wetlands. Nothing in this Section shall limit the applicant from exploring alternatives with abutting property owners.

BECAUSE OF THE LOCATION OF THE PROPOSED PUBLIC CONNECTOR  
ROAD AND ACCESSWAYS TO RT 11 AND THE PROXIMITY OF  
THE WETLANDS THERETO, THERE IS NO REASONABLY FEASIBLE ALTERNATIVE ROUTE

(iv) Economic advantage is not the sole reason for the proposed location of work.

THE REASON FOR THE PROPOSED LOCATION OF WORK  
IS TO ALLOW FOR SAFE AND CONVENIENT ACCESS TO THE  
SITE FROM RT 11 AND THE PROPOSED PUBLIC CONNECTOR  
ROAD FROM THE WAT WATT SITE  
(Buffer Reductions on next page)

## Buffer Reductions

For Buffer Reductions only, justify the proposal in terms of each of the criteria below (in accordance with subsection 42.19 (i) (2) (B)). All four criteria must be satisfied.

(i) The structure for which the exception is sought cannot feasibly, after consideration of all reasonable alternatives, be constructed on a portion or portions of the lot, which lie outside the CO district, *or* the application of the CO district eliminates greater than 50% of the buildable area located on the parcel *or* in the judgment of the Planning Board, the proposed site layout would result in a significantly higher quality design.

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(ii) The proposed structure and use must be consistent with the purpose and intent of Section 42.19 and provisions must be made to ensure that drainage from the structure will not adversely impact any wetlands.

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(iii) There shall be no impervious areas for parking within the reduced buffer for which the Conditional Use Approval is sought.

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(iv) The maximum building coverage is limited to 50% of the outer half of the buffer zone, as shown in the diagram below.

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(v) Best management practices must be demonstrated to the satisfaction of the Planning Board.

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## Submission of application

This application must be signed by the property owner, applicant/developer (if different from property owner), and/or the agent.

*I/we hereby submit this Conditional Use application to the City of Rochester Conservation Commission and Planning Board pursuant to the City of Rochester Zoning Ordinance and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As applicant/developer (if different from property owner)/as agent, I attest that I am duly authorized to act in this capacity.*

Signature of property owner: \_\_\_\_\_

Date: \_\_\_\_\_

Signature of applicant/developer:  Douglas Richardson

Date: 3/11/14

Signature of agent:  Bernard W. Pelech, Atty-for Applicant

Date: 3/10/14

## Authorization to enter subject property

I hereby authorize members of the Rochester Conservation Commission and Planning Board, and other pertinent City departments, boards and agencies to enter my property for the purpose of evaluating this application including performing any appropriate inspections. 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. (It is not necessary to sign this provision if a Planning Board application has been submitted.)

Signature of property owner: \_\_\_\_\_

Date: \_\_\_\_\_

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**Conservation Commission Recommendation:**

*[office use only]*

\_\_\_\_\_  
Name of project

\_\_\_\_\_  
Case #

Recommendation:

- ☐ Approval
- ☐ Approval with conditions
- ☐ Denial

Comments/recommended conditions:

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\_\_\_\_\_  
Conservation Commission

\_\_\_\_\_  
date

\_\_\_\_\_  
Planning Department

\_\_\_\_\_  
date

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Signature of property owner: \_\_\_\_\_

*Route 11 Investments LLC, MGR*

Date: \_\_\_\_\_

*3/11/14*

Signature of applicant/developer: \_\_\_\_\_

Date: \_\_\_\_\_

Signature of agent: \_\_\_\_\_

Date: \_\_\_\_\_

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Signature of property owner: \_\_\_\_\_

*Route 11 Investments LLC, MGR*

Date: \_\_\_\_\_

*3/11/14*



Granite Ridge Marketplace

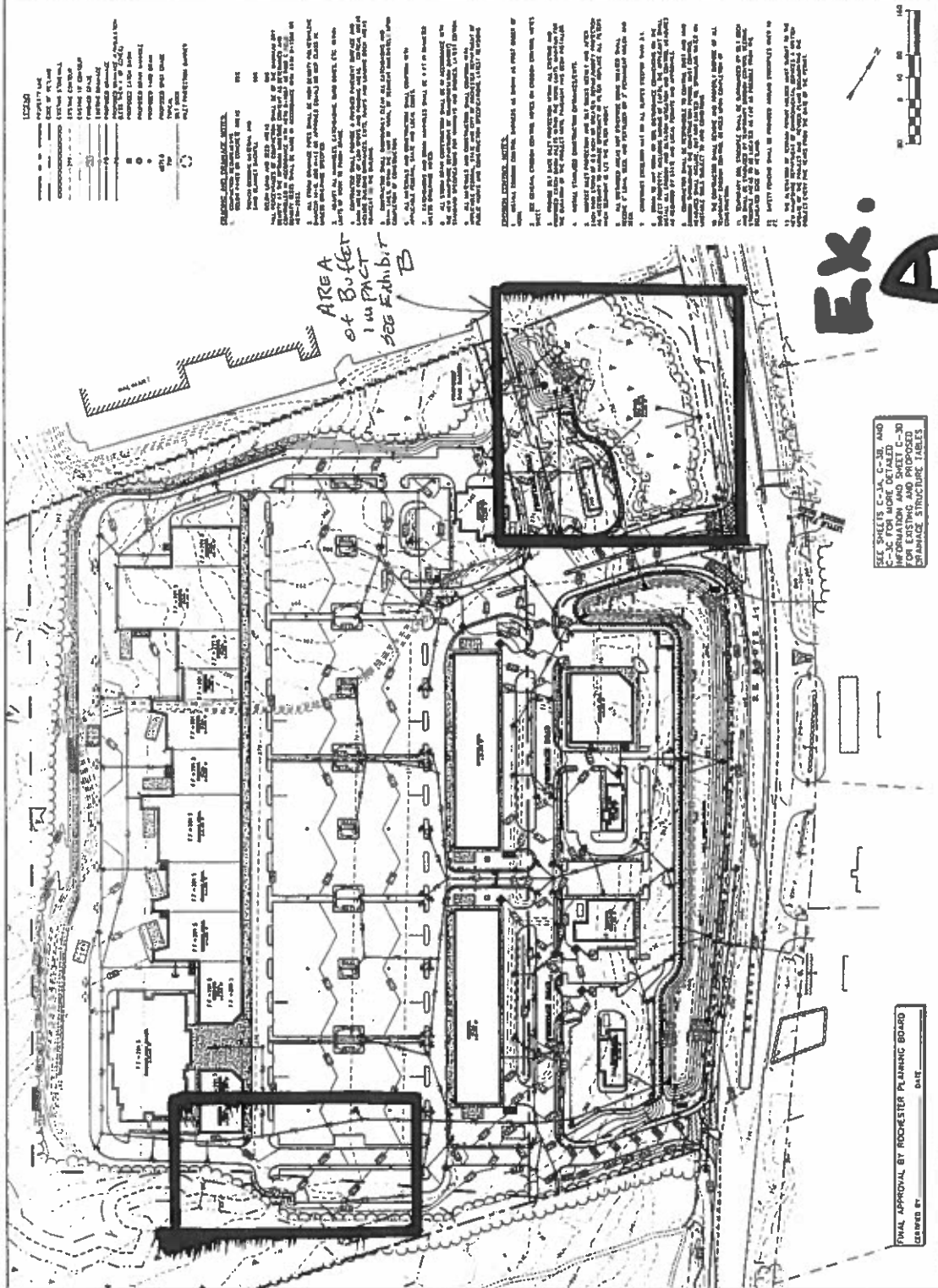
Farmington Road  
(Route 11)  
Rochester, NH

11 3011

DATE	10-10-53	BY	W. H. B.
TIME	10:00 AM	BY	W. H. B.
LOCATION	1000 S. 10th St.	BY	W. H. B.
DESCRIPTION	OVERALL GRADING, DRAINAGE, AND EROSION CONTROL PLAN	BY	W. H. B.
SCALE	AS SHOWN	BY	W. H. B.

OVERALL GRADING, DRAINAGE,  
AND EROSION CONTROL PLAN

SCALE AS DONOR C-3



xi

AREA  
of Buffer  
Impact  
see Exhibit  
B

AREA of  
BUFFER  
IMPACT  
SEE ATTACHED  
EXHIBIT  
C

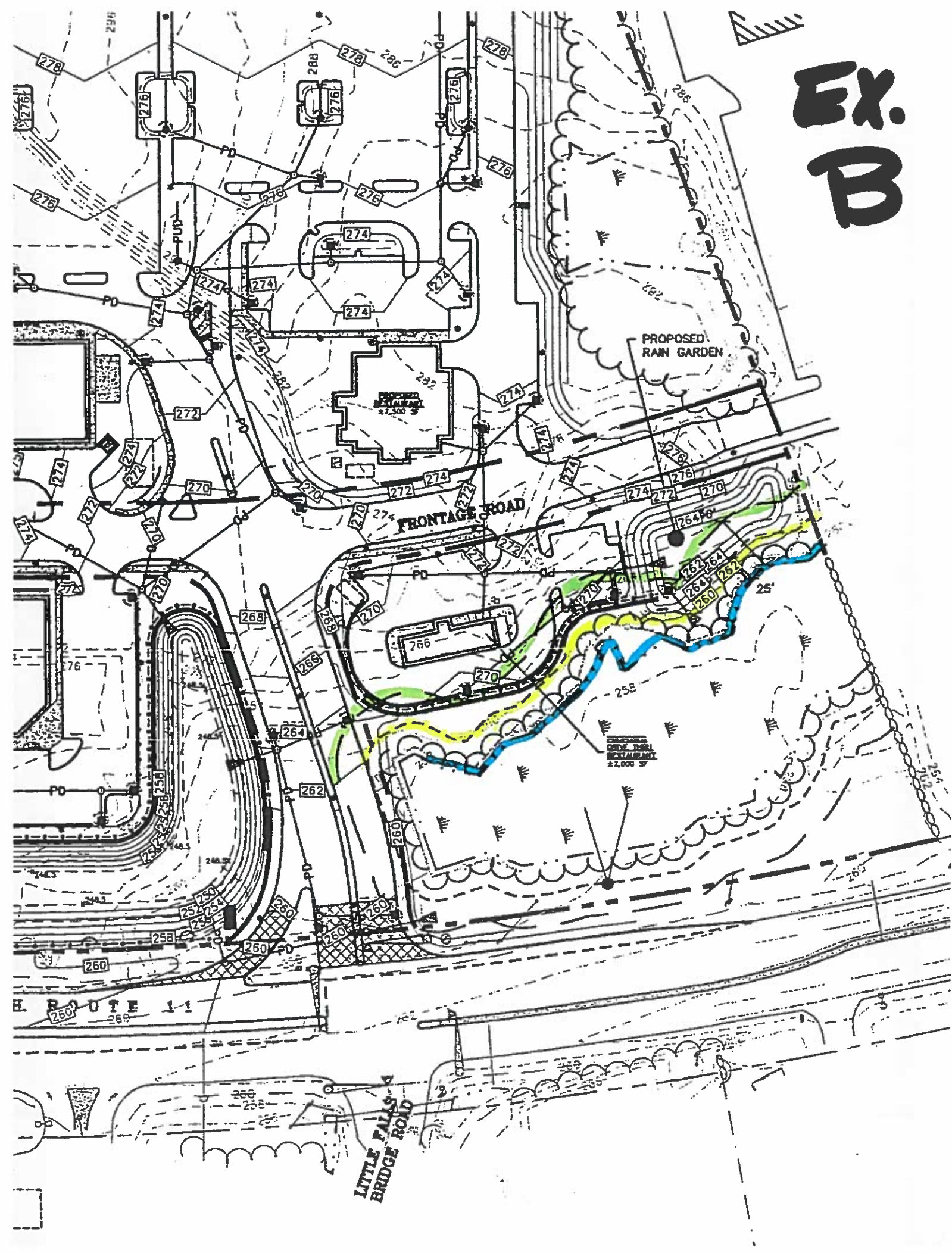
SEE SHEETS C-3A, C-3B, AND C-3C FOR MORE DETAILED INFORMATION AND SHEET C-3D FOR EXISTING AND PROPOSED PHARMACY STRUCTURE TABLES

FINAL APPROVAL BY ROOMESTER PLANNING BOARD

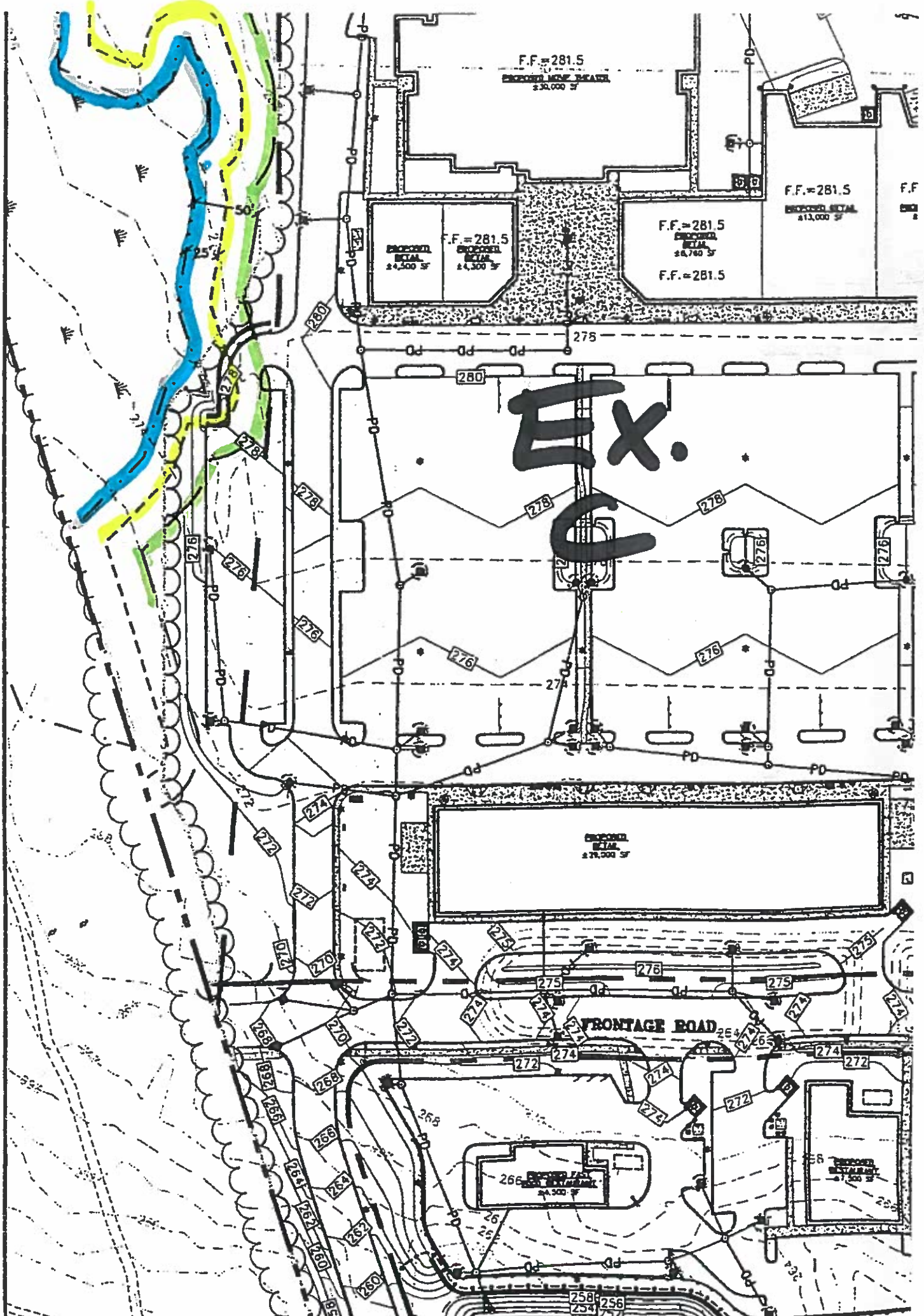
1. The first part of the paper is a review of the literature on the effects of the 1997 Asian financial crisis on the economies of the Asian countries. It discusses the impact of the crisis on the real economy, the financial system, and the labor market. It also discusses the policy responses of the Asian countries to the crisis.

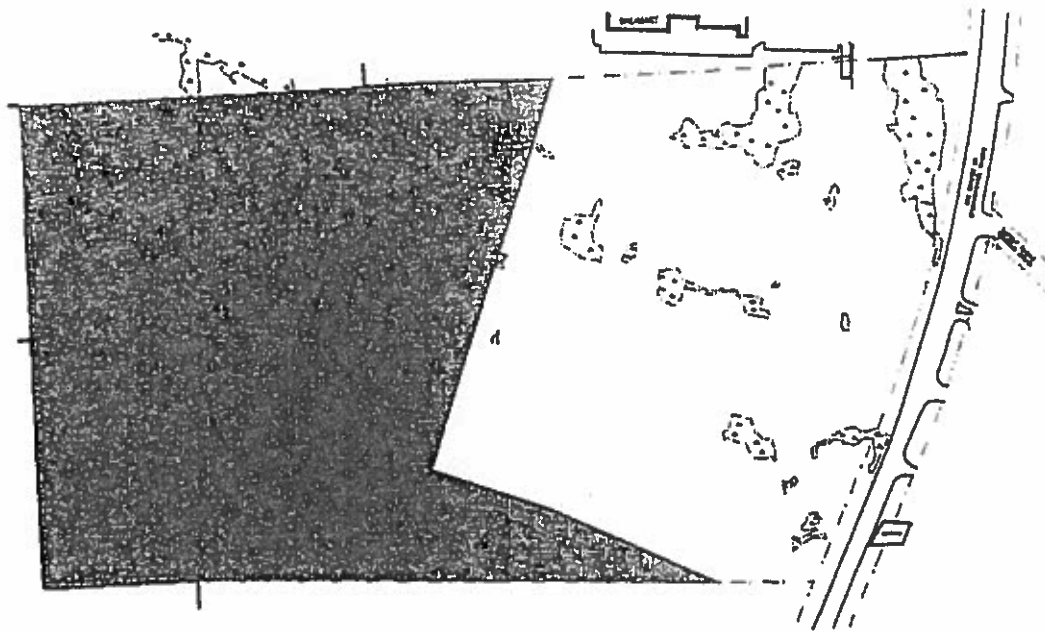


EX.  
B





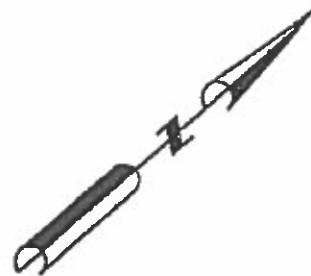
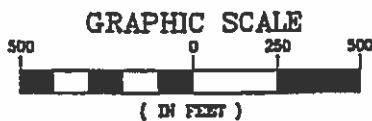




#### LEGEND



PROPOSED EASEMENT  $\pm 46.2$  ACRES  
 UPLANDS WITHIN EASEMENT  $\pm 31.1$  ACRES  
 WETLANDS WITHIN EASEMENT  $\pm 15.1$  ACRES



**APPLEDORE**  
 ENGINEERING INC

177 Corporate Drive  
 Portsmouth, New Hampshire 03801  
 (603) 433-8818

ael@appledoreeng.com

PROPOSED CONSERVATION EASEMENT PLAN  
 PROPOSED EXCAVATION AREA  
 FARMINGTON ROAD  
 SEVERINO TRUCKING  
 Rochester, New Hampshire

DATE: NOVEMBER 16, 2008  
 SCALE: AS SHOWN  
 PROJECT NO: 2420  
 FILE NO: 2420\_SITE.dwg

9 OF 12