



BUILDING, ZONING & LICENSING DEPARTMENT
31 Wakefield Street,
Rochester, New Hampshire 03867-1917
(603) 332-3976- Fax (603) 509-1912
Web Site: 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:

2014-03 Application by Granite Ridge Marketplace for a variance under Article 42.8 Section (c)(2)&(5) of the City's Zoning Ordinance to permit three (3) general advertising signs in excess of the required 150 sq. ft. size and 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). 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. 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 & 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

pd # CK# 23640
pd 228-40
3.20.14

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

APPLICATION FOR A VARIANCE

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

Phone No. 603-433-8818 (Tighe-Boud)
603-436-6121 (ARTY TELECH)

DO NOT WRITE IN THIS SPACE

CASE NO. 2014-03

DATE FILED 2-18-14

Karen Green
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, STURACUM NH, 03885
(If the same as applicant, write "same")

Location FARMINGTON RD Rt 11

Map No. 216 Lot No. 11 Zone GRD

Description of property 85± A RAW LAND Rt 11

Proposed use or existing use affected MULTI TENANT RETAIL CENTER 250,000^{sq}

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 3 GENERAL ADVERTISING
SIGNS IN EXCESS OF 150^{sq} AND 30' IN HEIGHT

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

CRITERIA FOR VARIANCE

Case # 2014-03

Date: 2/18/14

A Variance is requested by GRAVITE RIDGE MARKETPLACE
from Section 42.8 Subsection (C)(2)(5)
of the Zoning Ordinance to permit: 3 GENERAL ADVERTISING

SIGNS EXCEEDING THE SIZE LIMITATIONS + HEIGHT LIMITATIONS OF SUB-
SECTION (C)(5)
at FARMINGTON RD (RT 11) Map 216 Lot 11 Zone GRID

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 RT 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 SIGNS WILL NOT SUBSTANTIALLY ALTER THE
CHARACTERISTICS OF THE NEIGHBORHOOD NOR THREATEN
PUBLIC HEALTH SAFETY OR WELFARE

Name _____

Date: 2/18/14

BERNARD TELER ATTY FOR APPLICANT

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 three general outdoor advertising signs in connection with the entertainment and retail center it proposes on site.

Because the signs exceed the size limitations and height limitations of Subsection C5, a variance is requested and because the signs 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 three general advertising signs 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 three general advertising signs as proposed are necessary and an integral part of the overall proposal.

The Applicant believes that the three general advertising signs 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

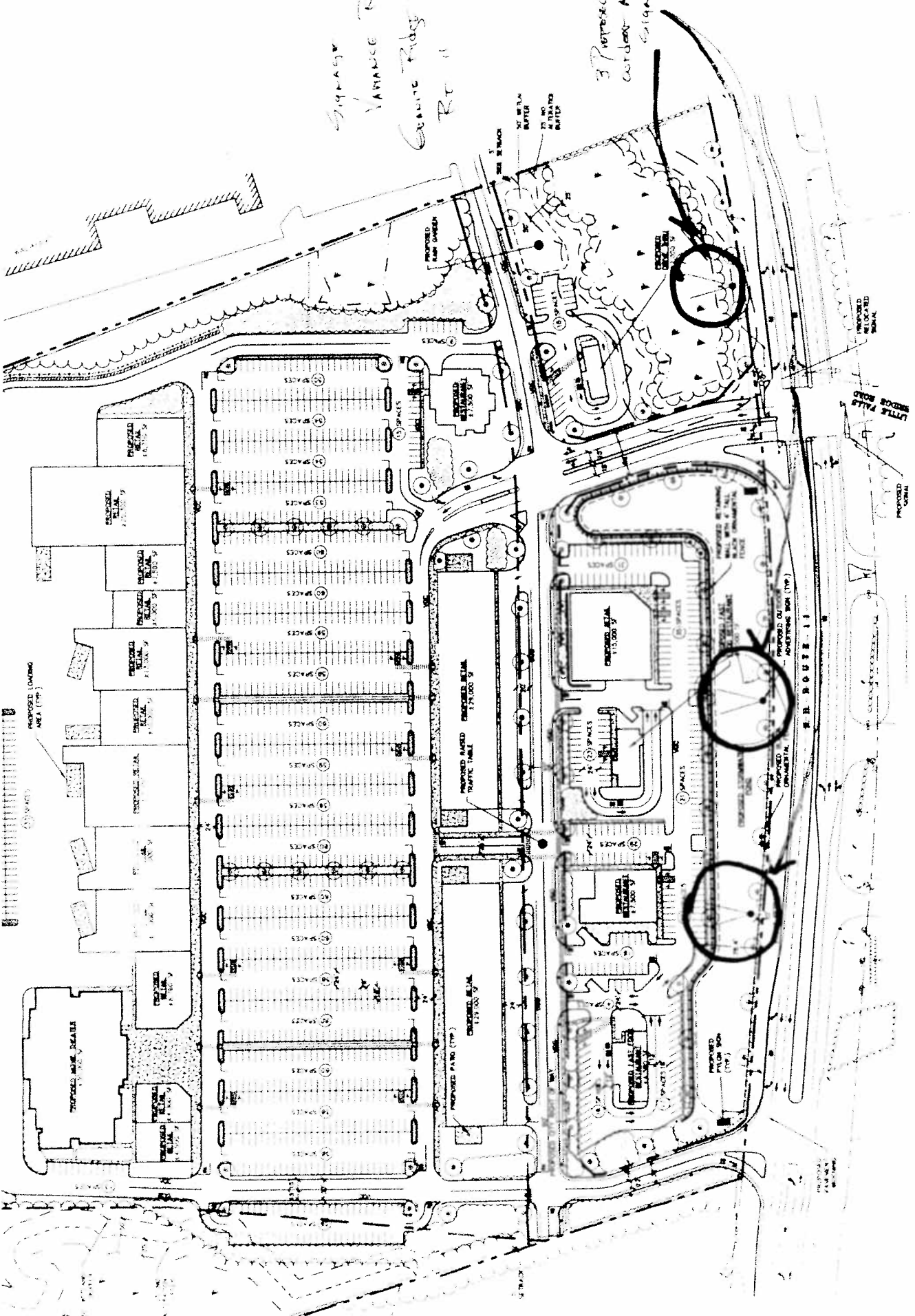
By:



BERNARD W. PELECH

Signage
 VARIANCE REQUEST
 Granite Ridge Waterpark
 Re: 1

3 Proposed
 outdoor Advertising
 Signs



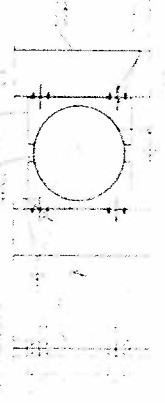
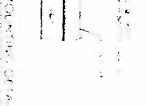
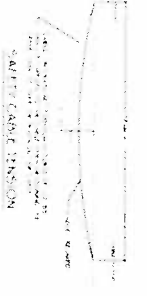
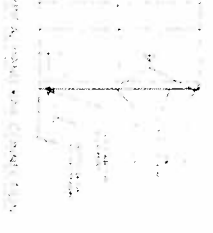
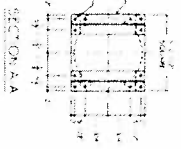
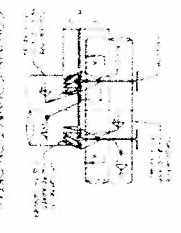
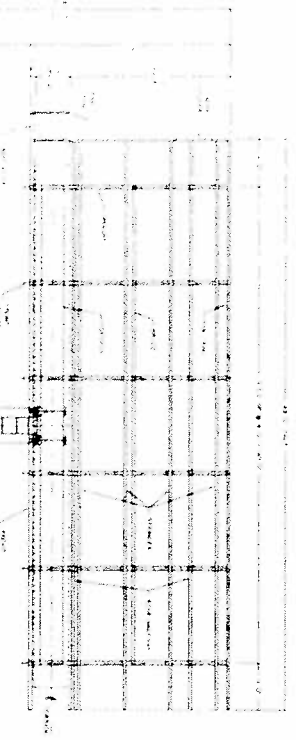
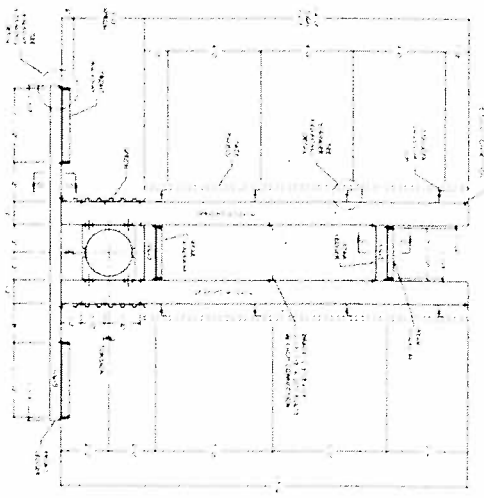
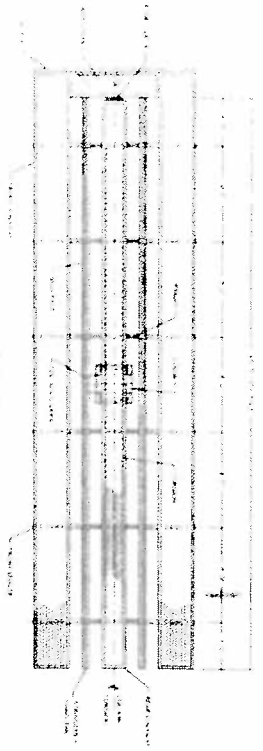


GRANITE RIDGE MARKETPLACE

Print Date: 02/18/2014

Image Date: 11/17/2012

Level: Community



NOTES AND SPECIFICATIONS

1. The bridge shall be constructed in accordance with the following specifications:

1. The bridge shall be constructed in accordance with the following specifications:
2. The bridge shall be constructed in accordance with the following specifications:
3. The bridge shall be constructed in accordance with the following specifications:
4. The bridge shall be constructed in accordance with the following specifications:
5. The bridge shall be constructed in accordance with the following specifications:
6. The bridge shall be constructed in accordance with the following specifications:
7. The bridge shall be constructed in accordance with the following specifications:
8. The bridge shall be constructed in accordance with the following specifications:
9. The bridge shall be constructed in accordance with the following specifications:
10. The bridge shall be constructed in accordance with the following specifications:

RMS
Outdoor Inc.

10000 10th Avenue, Suite 100
Denver, CO 80231
Phone: (303) 755-1000
Fax: (303) 755-1001
Email: info@rmsoutdoor.com
Website: www.rmsoutdoor.com

Sample Only

If you die tonight? Heaven or Hell

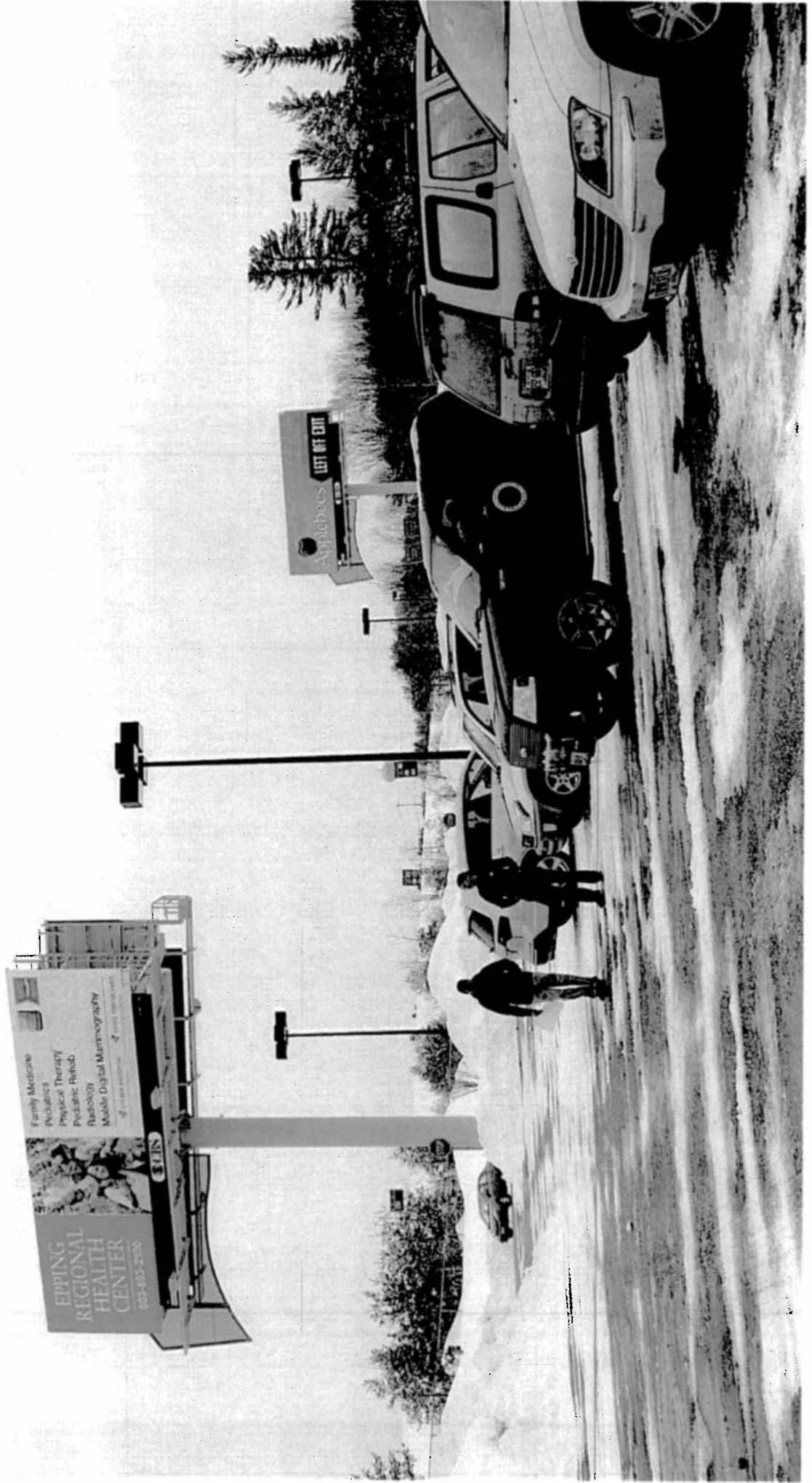
855-FOR-TRUTH

John 3:36

© CBS

DOWNTOWN BOSTON
LOGAN AIRPORT
NEW YORK CITY

Sample Only



City of Rochester, NH
Please Print or Type

Project Address: FARMINGTON Road Rt 11

LEGAL OWNER OF SUBJECT LOT

ABUTTING LOT OWNERS

[illegible]

Name of Professional or Easement Holder _____ Mailing Address _____

I, the undersigned, acknowledge that it is the responsibility of the applicant or his/her agent to fill out this form. 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 – Assess Pro (located in the Revenue Bldg at 19 Wakefield Street)

on this date: 2/25/14, This is page 1 of 3 pages.

Applicant or Agent: K. C. C. C. C.



0' Abutters List Report

Town of Rochester, NH
February 13, 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: 0209-0001-0000
CAMA Number: 0209-0001-0000
Property Address: 105 FARMINGTON RD

Mailing Address: TETREAU 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 JERICHO TPK SUITE 103
JERICHO, 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

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



www.cai-tech.com

2/13/2014

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Page 1 of 2



0' Abutters List Report

Town of Rochester, NH
February 13, 2014

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

177 Corp Dr.
Port, NH 03801



www.cai-tech.com

2/13/2014

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Page 2 of 2