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Planning Dept.

**MINOR SITE PLAN APPLICATION**  
**City of Rochester, New Hampshire**

Date: May 10, 2011 [office use only. Check # \_\_\_\_\_ Amount \$ \_\_\_\_\_ Date paid \_\_\_\_\_]

**Property information**

Tax map #: 230; Lot #(s): 21; Zoning district: I-2

Property address/location: 35 Industrial Way

Brief project description: Change of Use from office space to fitness/health care use

**Property owner**

Name (include name of individual): Nashua V.P. & Arthur Sullivan Revocable Trust

Mailing address: 670 North Commercial St #303, Manchester, NH 03101

Telephone #: 603 231-2600 Email address: T.Sheldon@Bradysullivan.com

**Applicant/developer** (if different from property owner)

Name (include name of individual): Timothy C. Sheldon

Mailing address: same as owner

Telephone #: same as owner Email address: same as owner

**Engineer/surveyor/designer** (if applicable)

Name (include name of individual): \_\_\_\_\_

Mailing address: \_\_\_\_\_

Telephone #: \_\_\_\_\_ Email address: \_\_\_\_\_

Check one:

☒ Nonresidential project

☐ Residential project

## Nonresidential projects (if applicable)

Check all that apply:

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- ☒ change of use      ☐ new building      ☐ building addition  
☐ new parking area      ☐ expansion of existing parking area  
☐ new signage;      ☐ exterior lighting      ☐ other site changes

Describe current use/nature of property: Currently vacant. Last use was office space for Entersys. 35 Industrial Way has 133,000 sf of space divided between 2 bldgs.

Describe proposed use/activity: Southerly half of the first 55,000 sf building to house Greater Rochester YMCA and its health, fitness and childcare programs in 26,000 sf. Site will include a 2,000 sf outside playground for child care program. Site to be fenced in.  
# parking spaces: existing: 1000 ; total proposed: existing

Current square footage of building 55,000 Proposed square footage of building same

City water? yes X no   ; How far is City water from the site?   

City sewer? yes X no   ; How far is City sewer from the site?   

If City water, what are the estimated total daily needs? 2500-3,200 gallons per day

Where will stormwater be discharged? Existing catch basin/retention basin system

## Residential projects (if applicable)

Number of existing dwelling units:    Total number of proposed dwelling units:   

New building(s)?    Addition(s)/modifications to existing building(s)?   

Describe current use/nature of property:   

Describe proposed use/activity:   

# of parking spaces: existing:    total proposed:   

## Comments

Please feel free to add any comments, additional information, or requests for waivers here:

Please review attached site plan and project description

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**Submission of application & acknowledgement about process**

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 Site Plan application to the City of Rochester Planning Board pursuant to the City of Rochester Site Plan Regulations 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. **I also acknowledge that this project could be referred to the Planning Board for a new, full Planning Board review at the request of any person after any Minor Site Approval and that I would need to renotify abutters in that case** (in accordance with RSA 674:43 III).

Signature of property owner: 

Date: 5-10-2011

Signature of applicant/developer: 

Date: 5-10-2011

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

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

**Authorization to enter property**

*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: 5-10-2011

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## Greater Rochester of YMCA

### ~35 Industrial Way~

The YMCA of Strafford County has entered into an agreement with the owners of Brady Sullivan Technology Park to lease/purchase 26,214 square feet of workspace in the former Cabletron Engineering Building at 35 Industrial Way. This new use, approved by the Rochester Zoning Board of Adjustment at their April 13, 2011 meeting, represents a change of use from office space to health, fitness and childcare use.

Now owned and managed by Brady Sullivan Properties, this complex consists of two interconnected buildings totaling approximately 210,000 square feet on 27.64 acres. Building 35, the proposed location of the YMCA facility, has 130,000 square feet on both one and two stories sections and currently houses Measured Progress (storage and processing of educational tests), Smart Assistive Technologies (low vision technology), and Goffstown Transportation (Rochester school bus provider). The adjoining building, 35E Industrial Way, has 83,000 square feet on three stories and houses the Radianse (electronic detection systems) on the ground floor. Located off the Ten Rod Road exit from the Spaulding Turnpike and at the top of Industrial Way overlooking the City in a north/northeasterly direction, this campus style development is custom made to support a synergistic mix of office, R & D, technology and educational uses.

The YMCA currently leases 5,000 square feet of space at the Rochester Ice Rink on Lowell Street where it has been servicing the individual and family health and fitness needs of Rochester residents for nearly 15 years. This lease with the City of Rochester expires in February, 2013, creating a need to relocate to a new facility. The YMCA has outgrown its current location and in a strategic marketing move to better service the growing health, fitness, child and youth care needs of Greater Rochester's residents, this new site will allow the YMCA to offer a wider range of program offerings in a state of the art facility.

The strategic plan for reutilizing this space includes creating childcare and youthcare spaces to service the clients of the facility as well as the general public and employees of the Ten Rod Road Industrial Park. Health and fitness programs will also be housed within the existing facility and shall include general fitness classes, aerobics, spinning and yoga programs. All activities will be housed within the envelope of the existing structure with the exception of a small, enclosed, outside play area for the childcare programs. This area will be 2,000 sf in size, will be fenced in and access is secured from inside the building.

The impact of the YMCA's programs, which are conducted for the most part before and after the end of the normal business day, will be negligible on this building's tenants and will have no detrimental effect with those property owners within the Ten Rod Road Industrial Park. Even during the day, with nearly sixty percent (60%) of the facility dedicated to the storage and processing of educational tests by tenant Measured Progress, the demand for daytime parking is minimal leaving over 800 parking spaces vacant at any given time. In addition, any truck traffic entering the campus is restricted to a rear driveway system that is completely separated from two other driveways that provide access to parking allocated

to YMCA users. Measured Progress utilizes the rear of the building mainly for storage activities. They do have a small 3,500 sf office space component and there are times during the summer months when they receive educational tests from states they have contracts with and they bring in over 100 part time employees to process those tests. Truck traffic is extremely limited due to the nature of their business.

Goffstown Bus also generates large vehicle traffic to and from the site and all of this activity is restricted to the rear driveway with no vehicles allowed to pass through the balance of the site's parking fields. They have 18 school buses that service the Rochester School District. Bus traffic is limited to the early morning student pick up runs as they begin their operations throughout the city at 6:40am and return by 8:40 am. The afternoon pick up runs begin at 2:00 pm with returns completed by 4:00 pm.

What is important to note here is that the peak volumes of traffic generated by this use are wholly different than that which was generated by the previous use. While office users flood the morning and evening peak hour traffic rush hours, health and fitness users are spread out throughout the day and off peak hour. Moreover, the bus traffic is specifically limited to non-peak hour trips. Such a change in use will have a beneficial effect on the roadways compared to what could have resulted from office occupancy.

In addition to the offsetting of parking demands between daytime and nighttime users, the ingress/egress flow characteristics of the traffic to the Granite State College facility is also different than those for the other industrial park tenants. They operate principally in the evening hours as they function as an on-line educational facility and have student classroom activities in the evening hours and on weekends.

The renovation work now underway on Ten Rod Road will only serve to make the reverse flows less constricting. Again, the flexible scheduling that involves nighttime and weekend classes will create no adverse impacts on the traffic flow characteristics at the Ten Rod Road or Route 11 intersections.

Large business and industrial parks can only gain value when there is a synergy of active and interactive uses. The addition of a health and fitness center to nearby Park tenants will be a valuable asset to their employees and to their employee recruitment activities. YMCA fitness programs are designed to accommodate employees' schedules. Before work, noontime and after hours programs are offered daily by the YMCA. The inclusion of a preschool childcare center and an afterschool program at the facility will lessen the burden of employees due to this well-run and secure center being less than a minute away from their workplace. Parents utilizing these programs will feel comfortable knowing that State certified childcare programs are right next door.

Given the negligible impact of this YMCA use and its proposed operations within the Ten Rod Road Industrial Park, I respectfully request that this Minor Site Review be approved as proposed.

**ABUTTER LIST**City of Rochester, NH  
Please Print or Type**RECEIVED**

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Applicant: C/Tim SheldonPhone 231-2600**Project Address:**35 Industrial Way

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
✓ 230	21	I-2	<sup>LLC</sup> Naphua VP-AWS Revocable Trust	670 N. Commercial St. <sup>Suite 30</sup> Manchester, NH 03101

**ABUTTING LOT OWNERS**

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
✓ 221	1	<del>George and Ann Stearns</del>	<del>78 Ten Rod Rd, Rochester, NH</del>
✓ 221	24	<del>Scott Brock Rev Trust Scott Brock</del> <del>Brock, Maurice M. Trust Trustee</del>	<del>46 A Ten Rod Road</del> <del>P.O. Box 2005, Rochester, NH 03866</del>
✓ 230	20	36 Industrial Way Credits Association	P.O. Box 773, N. Andover, MA 01845-
✓ 230	19	Locals Heating Systems Co	20 Industrial Way, Rochester, NH 03867
✓ 122	93	Public Serv. Co. of NH <sup>40 Tax Accounting</sup>	P.O. Box 3430, Manchester, NH 03105
✓ 230	17	Rogers Centre Trust	10 Industrial Way, Rochester, NH 03867
✓ 221	1	Alvin J. Coleman + Son	9 NH Route 113 Conway, NH 03788-9506

**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**


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 - Assess Pro (located in the Revenue Bldg at 19 Wakefield Street)

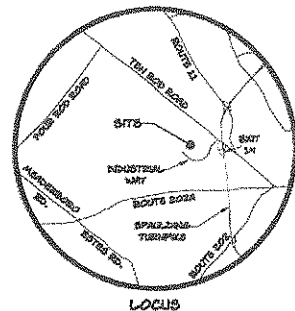
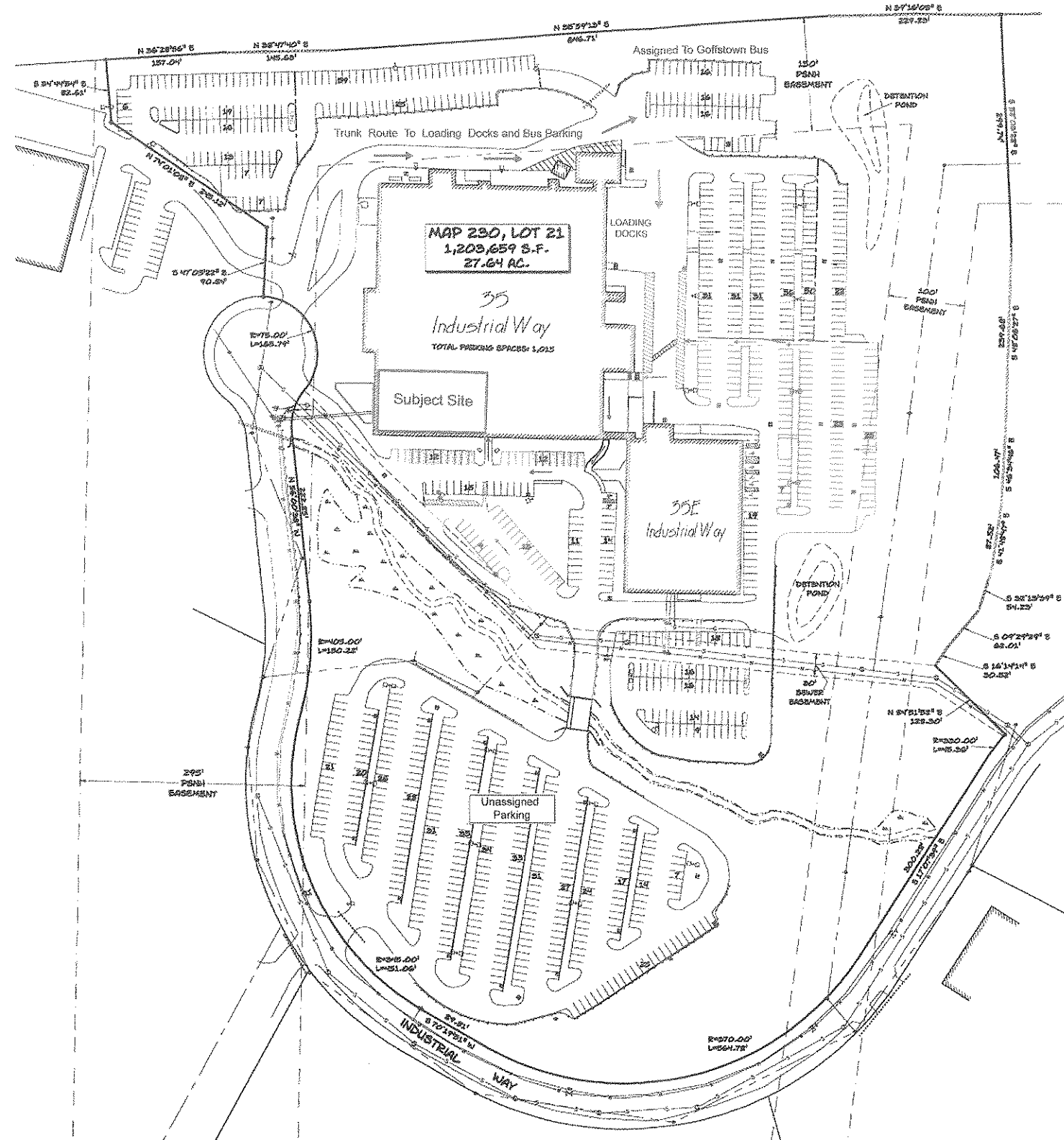
on this date: 5/13/11, This is page 1 of 1 pages.

Applicant or Agent: Timothy C. StillStaff Verification: 7/1/11 5/16/11



LEGEND

- PROPERTY LINE
- LIMITS OF JURISDICTIONAL WETLANDS
- - - POND BASIN
- - - UTILITY BASIN
- - - EXISTING OVERHEAD WIRES
- - - EXISTING WATER MAIN
- - - EXISTING SEWER MAIN
- - - EXISTING NATURAL GAS MAIN
- - - EXISTING DRAIN LINE
- - - PARKING AREA LIMITS
- - - EXISTING HYDRANT
- - - EXISTING WATER VALVES
- - - EXISTING UTILITY POLES
- - - EXISTING DRAIN MAN HOLE
- - - EXISTING SEWER MAN HOLE
- - - EXISTING CATCH BASIN
- - - EXISTING BOUNDARY MONUMENT



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INDUSTRIAL WAY  
TAX MAP 230, LOT 21  
ROCHESTER, NH  
PREPARED FOR  
NASHUA VP, LLC & ARTHUR W.  
SULLIVAN REVOCABLE TRUST

1"=80' OCTOBER 2009  
GRAPHIC SCALE



FILE NO. 141  
PLAN NO.  
DWG. NO. 09115/CONDO-1  
F.B. NO. N/A

NORWAY PLAINS ASSOCIATES, INC.





