



Planning & Zoning
Community Development
Conservation Commission
Historic District 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

NOTICE OF PUBLIC HEARING

Dear Abutter:

You are hereby notified of a **Public Hearing** to be held at **7:00 p.m.** on **Wednesday, October 6, 2010** in Conference Room 1 at the Community Center, 150 Wakefield Street, concerning the following:

2010-26 Application by Hillside Design Group (for Highfield Commons) for a variance under Article 42.8 Section (b)(5) of the City's Zoning Ordinance to permit two temporary signs (64 sq. ft. total) where one sign of 32 sq. ft is allowed and Article 42.8 Section (c)(2) to allow a temporary marketing billboard.

Location: Washington Street
Tax Map 237, Lots 3 and 8, Residential 1 Zone

You are welcome to attend the public hearing and comment on the proposal. You can also submit comments by letter, fax, or email (caroline.lewis@rochesternh.net). The project application is available for review by the public in the Planning Department, 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.


Caroline Lewis, Zoning Secretary
cc: file



Planning
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City Hall - Second Floor
31 Wakefield Street
ROCHESTER, NEW HAMPSHIRE 03867-1917
(603) 335-1338 - Fax (603) 335-7585
Web Site: <http://www.rochesternh.net>

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SEP 16 2010
Planning D-

APPLICATION FOR A VARIANCE

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. 2010-26

DATE FILED 9-16-10

C. Blum
ZONING BOARD CLERK

Phone No 603-413-4660

Name of applicant HighField Commons

Address 501 D.W. Highway Unit F Merrimack NH

Owner of property concerned Same

(If the same as applicant, write "same")

Address Same

(If the same as applicant, write "same")

Location Washington Street

Map No. 237

Lot No. 3, 8

Zone R-1

Description of property Proposed 370 unit Residential Dev.

Proposed use or existing use affected Same

The undersigned hereby requests a variance to the terms of Article 42.8 Section b.5

and asked that said terms be waived to permit Construction of two

marketplace signs where one is allowed

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 E. C. Blum
(Applicant)

Date 9/16/10

CRITERION FOR VARIANCE

Case # _____

Date: _____

A Variance is requested by High Field Commons
from Section 42.8 Subsection b.5
of the Zoning Ordinance to permit: Two 325F Marketing Signs
Where one is allowed
at Washington Street Map 23B Lot 3.8 Zone R-1

Facts supporting this request:

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

See enclosed letter

2) Granting the variance is not contrary to the public interest because: _____

See enclosed letter

3.) Denial of the variance would result in unnecessary hardship to the owner because of the following special circumstances of the property: _____

See enclosed letter

4.) Granting the variance would do substantial justice because: _____

See enclosed letter

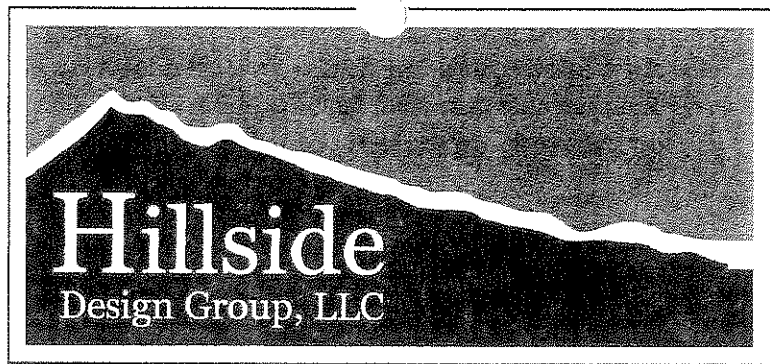
5.) The use is not contrary to the spirit of the ordinance because: _____

See enclosed letter

Name CHRIS STRICKER Date: 9/16/10

September 16, 2010

City of Rochester
Planning & Development Department
Kenneth N. Ortmann
City Hall – Second Floor
31 Wakefield Street
Rochester, New Hampshire 03867



Re: **Variance Application - "Highfield Commons" Subdivision Plan**
Tax Map 237-3, 8 – Washington Street
Rochester, New Hampshire 03867
HDG Project # 081210

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SEP 16 2010

PLANNING DEPT

Dear Chairman and Board Members:

Hillside Design Group, LLC. has submitted an application for a Variance from **Section 42.8 Signs - Sub-Section b.5 Signs permitted in Any R-1, R-2 Zone;** of the City of Rochester Zoning Ordinance. The Highfield Commons project is for the construction of 370 signal family homes on the referenced parcel. The applicant is requesting the variance from the requirements of Section 42.8.b.5 to allow for the erection of a temporary marketing sign at the entrance to the project. The Zoning Ordinance allows for one 32 square foot sign for this use and the applicant is requesting to increase that to two 32 square foot signs angled to be visible to each direction of traffic flow on Washington Street. The applicant is requesting this variance due to the overall size of the project and the existing speed and traffic on Washington Street. HDG will be present to further discuss the Variance at the scheduled hearing. The following is a breakdown of the 5 Variance conditions:

1. *The proposed use would not diminish surrounding property values because:* **By granting this variance the board would be allowing the developer to increase its temporary marketing signs from one 32SF sign to two which will allow for better visibility of the project, but will in no way diminish surrounding property values due to an increase in marketing signs for allowed temporary signs. As such the applicant feels that this variance would not affect surrounding property values in the area.**

2. *Granting the variance is not contrary to the public interest because:* **The applicant believes that the reason behind this ordinance was to have consistent marketing signs for developments throughout the City, which would be in the public's interest. In our case we have a project that is over 300 units in size with multiple phases, engineers, and architects that need to be shown on the marketing plans and still be readable to the average car passing the site. Also due to the speeds and traffic on Washington Street the applicant believes that having two signs set up as a triangle, one facing each direction of flow, will allow the project signage to be seen and read from traffic without negatively affecting the driver field of vision while driving. So the applicant believes that by granting this variance it would not be contrary to the public interest due to the fact we believe one sign facing east and one facing west is safer for the public in this area.**

3. *Denial of the variance would result in unnecessary hardship to the owner because of the following special circumstances of the property:* **As stated previously the overall size of this project limits the size of the marketing signage due to the multiple phases and the overall traffic and speeds on Washington Street which limits the amount of time an individual has to read and understand the marketing signage. As such we feel that if we are unable to show the two signs we are requesting for marketing that it would result in an unnecessary hardship on the applicant.**

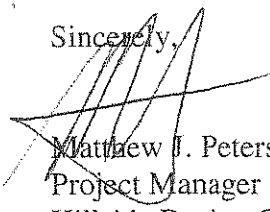
501 D.W. Highway, Unit F • Merrimack NH, 03054 • Office 603-424-1132 • Fax 603-424-8998

4. *Granting the variance would do substantial justice because:* **By granting this variance the applicant would be able to better market its product best way it feels to be successful with this project in these very difficult economic times. As such the applicant feels that this request gives them the best chance to market the site and be successful with the project which would do substantial justice for the applicant.**

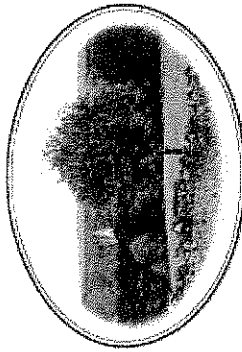
5. *The use is not contrary to the spirit of the ordinance because:* **The current City of Rochester Zoning Ordinance allows for temporary marketing signage for a project on site and this applicant is seeking is to allow for one sign in each direction of traffic flow, so we feel that due to the fact that signs are allowed in the ordinance this would not be contrary to the spirit of the ordinance.**

If you have any questions or comments please contact me at (603) 496-3684.

Sincerely,



Matthew J. Peterson
Project Manager
Hillside Design Group, LLC
501 D.W. Highway, Unit F
Merrimack, NH 03054



Highfield Commons

A Planned,
Environmentally Friendly Community
Designed by Donald Powers, Architects
Providence, Rhode Island

EXCLUSIVELY MARKETING BY:



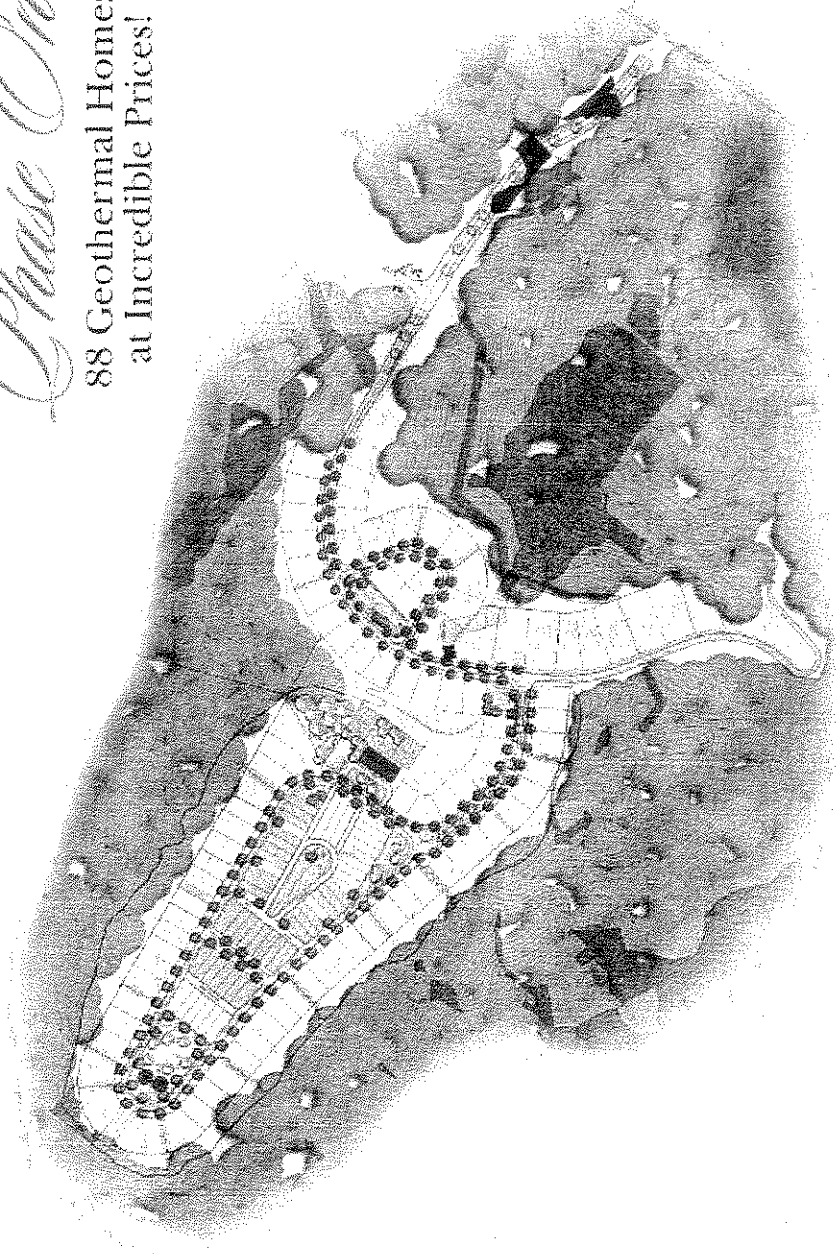
RESIDENTIAL BROKERAGE

Ralph Pope
603-617-1101

Pamela Bailey
603-770-0369

www.NewEnglandMoves.com

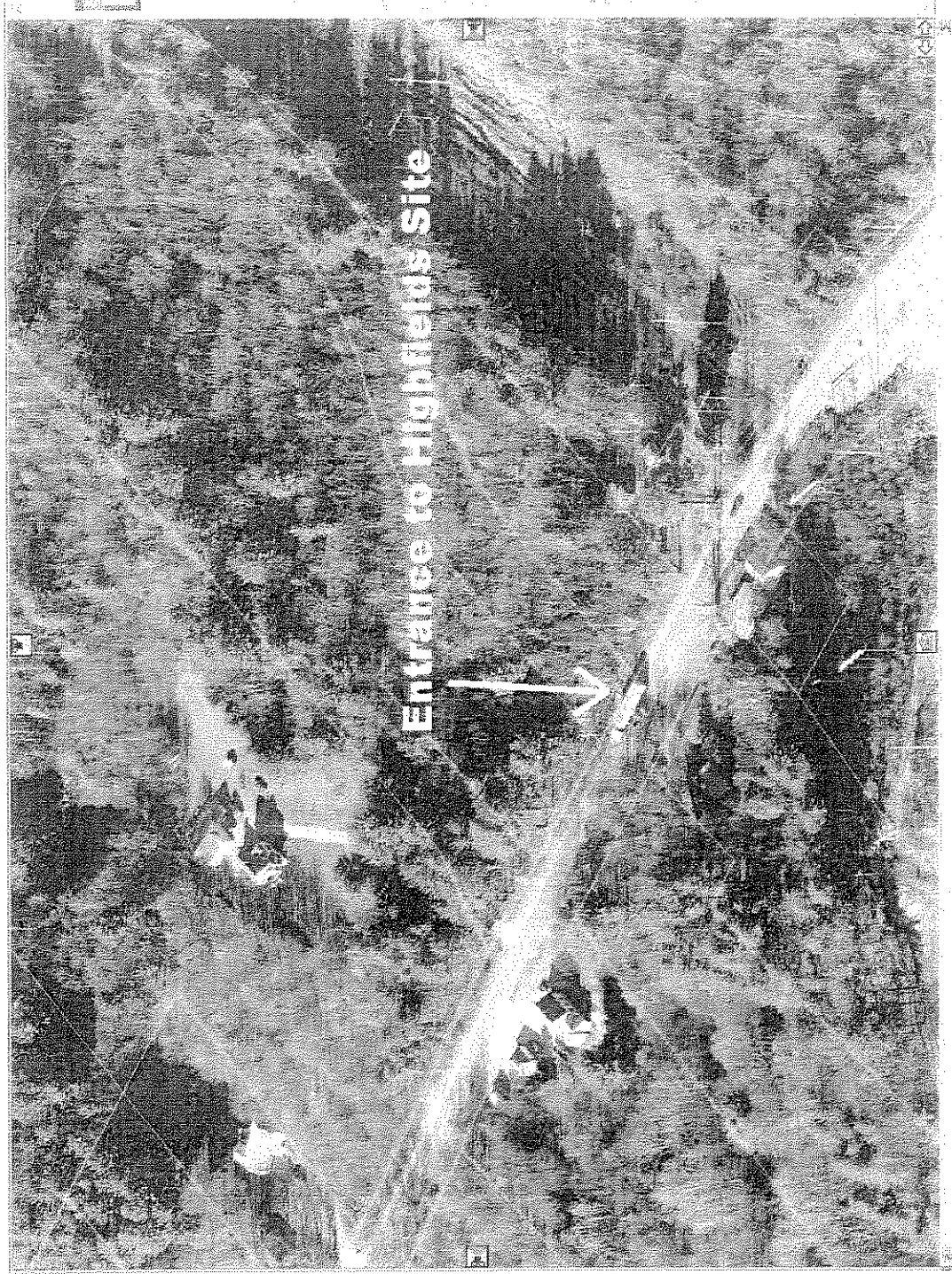
Phase One
88 Geothermal Homes
at Incredible Prices!



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SEP 16 2010

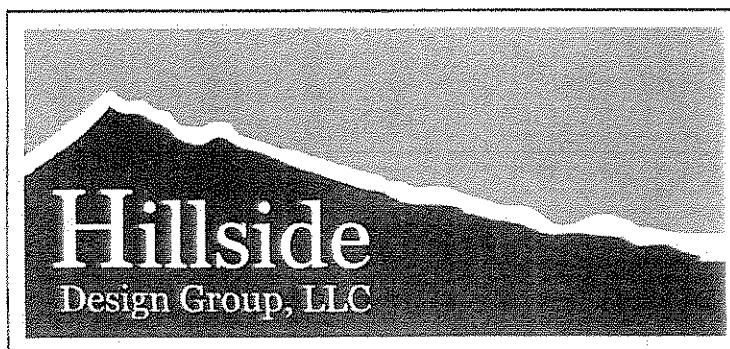
Planning Dept.



2010-26

September 16, 2010

City of Rochester
Planning & Development Department
Kenneth N. Ortmann
City Hall – Second Floor
31 Wakefield Street
Rochester, New Hampshire 03867



Re: **Variance Application - "Highfield Commons" Subdivision Plan**
Tax Map 273-3, 8 – Washington Street
Rochester, New Hampshire 03867
HDG Project # 081210

Dear Chairman and Board Members:

Hillside Design Group, LLC. has submitted an application for a Variance from **Section 42.8 Signs - Sub-Section c.2 Signs permitted in Any B-1, B-2 or Granite Ridge Zone;** of the City of Rochester Zoning Ordinance. The Highfield Commons project is for the construction of 370 signal family homes on the referenced parcel. The applicant is requesting the variance from the requirements of Section 42.8.c.2 to allow for the erection of a temporary marketing billboard at the entrance to the project. The Zoning Ordinance does not allow for billboards and as such the applicant is requesting that it be allowed to construct two 32 square foot temporary marketing signs/billboards angled to be visible to each direction of traffic flow on Washington Street. The applicant is requesting this variance due to the overall size of the project and the existing speed and traffic on Washington Street. HDG will be present to further discuss the Variance at the scheduled hearing. The following is a breakdown of the 5 Variance conditions:

1. *The proposed use would not diminish surrounding property values because:* By granting this variance the board would be allowing the developer to install temporary marketing signs/billboards that will allow for better visibility of the project, but will in no way diminish surrounding property values due to an increase in marketing signs/billboards for the project. As such the applicant feels that this variance would not affect surrounding property values in the area.

2. *Granting the variance is not contrary to the public interest because:* The applicant believes that the reason behind this ordinance was to have consistent marketing signs for developments throughout the City, which would be in the public's interest. In our case we have a project that is over 300 units in size with multiple phases, engineers, and architects that need to be shown on the marketing plans and still be readable to the average car passing the site. Also due to the speeds and traffic on Washington Street the applicant believes that having two signs set up as a triangle, one facing each direction of flow, will allow the project signage/billboard to be seen and read from traffic without negatively affecting the driver field of vision while driving. So the applicant believes that by granting this variance it would not be contrary to the public interest due to the fact we believe one sign/billboard facing east and one facing west is safer for the public in this area.

3. *Denial of the variance would result in unnecessary hardship to the owner because of the following special circumstances of the property:* As stated previously the overall size of this project limits the size of the marketing signage/billboard due to the multiple phases and the overall traffic and speeds on Washington Street which limits the amount of time an individual has to read and understand the marketing signage. As such we feel that if we are unable to show the two signs/billboard we are requesting for marketing that it would result in an unnecessary hardship on the applicant.

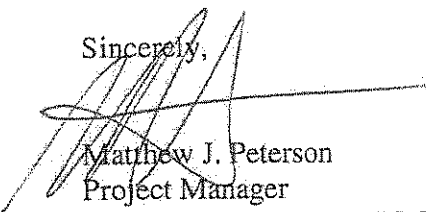
501 D.W. Highway, Unit F • Merrimack NH, 03054 • Office 603-424-1132 • Fax 603-424-8998

4. *Granting the variance would do substantial justice because:* By granting this variance the applicant would be able to market its product the best way it feels to be successful with this project in these very difficult economic times. As such the applicant feels that this request gives them the best chance to market the site and be successful with the project which would do substantial justice for the applicant.

5. *The use is not contrary to the spirit of the ordinance because:* The current City of Rochester Zoning Ordinance allows for temporary marketing signage for a project on site and this applicant is seeking is to allow for these signs to contain more than the allowed information and as such may constitute a billboard however due to the size of the project the applicant believes what we are proposing would not be contrary to the spirit of the ordinance.

If you have any questions or comments please contact me at (603) 496-3684.

Sincerely,



Matthew J. Peterson
Project Manager
Hillside Design Group, LLC
501 D.W. Highway, Unit F
Merrimack, NH 03054

Unofficial Property Record Card - Rochester, NH

General Property Data

Parcel ID 0237-0003-0000
 Prior Parcel ID --
 Property Owner 183 WASHINGTON ST LLC
 % CHESAPEAKE DEV LLC
 Mailing Address 501 DANIEL WEBSTER HWY
 City MERRIMACK
 Mailing State NH Zip 03054
 Parcel/Zoning R1

Account Number 35753
 Property Location 27 HUSSEY HILL RD
 Property Use MIX RES/CU
 Most Recent Sale Date 5/28/2009
 Legal Reference 3743-558
 Grantor HIGHFIELD COMMONS OF ROCHESTER,
 Sale Price 1,350,001
 Land Area 139.640 acres

Current Property Assessment

Card 1 Value Building Value 0 Yard Items Value 0 Land Value 82,201 Total Value 82,201

Building Description

Building Style N/A
 # of Living Units N/A
 Year Built N/A
 Building Grade N/A
 Building Condition N/A
 Finished Area (SF) N/A
 Number Rooms 0
 # of 3/4 Baths 0

Foundation Type N/A
 Frame Type N/A
 Roof Structure N/A
 Roof Cover N/A
 Siding N/A
 Interior Walls N/A
 # of Bedrooms 0
 # of 1/2 Baths 0

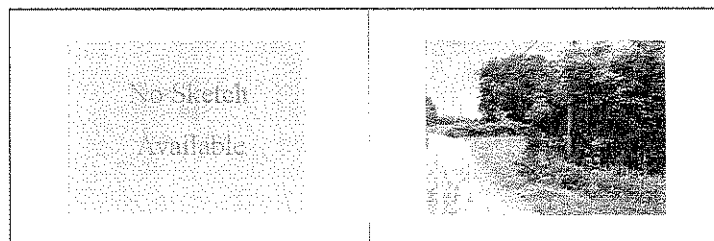
Flooring Type N/A
 Basement Floor N/A
 Heating Type N/A
 Heating Fuel N/A
 Air Conditioning 0%
 # of Bsmt Garages 0
 # of Full Baths 0
 # of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 139.640 acres of land mainly classified as MIX RES/CU with a(n) N/A style building, built about N/A, having N/A exterior and N/A roof cover, with N/A unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Unofficial Property Record Card - Rochester, NH

General Property Data

Parcel ID 0237-0008-0000
Prior Parcel ID
Property Owner 183 WASHINGTON ST LLC
% CHESAPEAKE DEV LLC
Mailing Address 501 DANIEL WEBSTER HWY
City MERRIMACK
Mailing State NH Zip 03064
Parcel Zoning R1

Account Number 23117
Property Location 0 WASHINGTON ST
Property Use CARD
Most Recent Sale Date 5/28/2009
Legal Reference 3743-558
Grantor HIGHFIELD COMMONS OF ROCHESTER,
Sale Price 1,350,001
Land Area 63.530 acres

Current Property Assessment

Card 1 Value Building Value 0 Yard Items Value 0 Land Value 5,886 Total Value 5,886

Building Description

Building Style N/A
of Living Units N/A
Year Built N/A
Building Grade N/A
Building Condition N/A
Finished Area (SF) N/A
Number Rooms 0
of 3/4 Baths 0

Foundation Type N/A
Frame Type N/A
Roof Structure N/A
Roof Cover N/A
Siding N/A
Interior Walls N/A
of Bedrooms 0
of 1/2 Baths 0

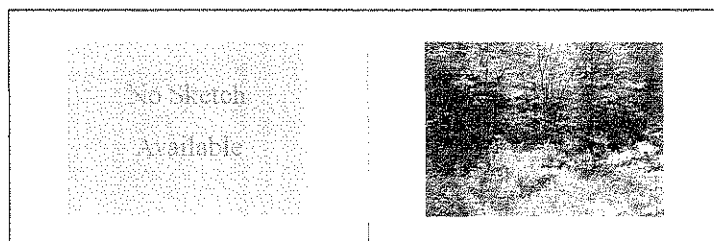
Flooring Type N/A
Basement Floor N/A
Heating Type N/A
Heating Fuel N/A
Air Conditioning 0%
of Basement Garages 0
of Full Baths 0
of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 63.530 acres of land mainly classified as CARD with a(n) N/A style building, built about N/A, having N/A exterior and N/A roof cover, with N/A unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Tax Map 237 Lots 3, 8 & 8-1
183 Washington Street, LLC
501 Daniel Webster
Highway Unit F
Merrimack, NH 03054

Tax Map 130 Lot 40
Ronald & Patricia Leclair
176 Washington Street
Rochester, NH 03869-5504

Tax Map 130 Lot 42
Public Service Co. of NH
c/o Tax Accounting
P.O. Box 3430
Manchester, NH 03105-3430

Tax Map 130 Lot 43-1
Route 202 LLC
c/o Jean M. Kane
117 Bow Street
Portsmouth, NH 03801

Tax Map 230 Lot 8
James L. & Suzanne H.
Thomas
25 Bickford Road
Rochester, NH 03867-4272

Tax Map 236 Lot 1
Gary & Robynn Jewell
73 Bickford Road
Rochester, NH 03867-4272

Tax Map 236 Lot 18
Robert A. Silva
129 Estes Road
Rochester, NH 03867-4233

Tax Map 236 Lot 19
Scott & Paula Wensley
125 Estes Road
Rochester, NH 03867-4248

Tax Map 246 Lot 11
Jonathan & Holly Clement
15 Hussey Hill Road
Rochester, NH 03867-4205

Tax Map 247 Lot 54 & 55
David & Judith Robbins
111 Estes Road
Rochester, NH 03867

Tax Map 236 Lot 20
Gerald & Lori Chasse
123 Estes Road
Rochester, NH 03867-4233

Tax Map 237 Lot 1-1
Donald N. Jr., Paula, Thomas
M.
& Lori Ann McCallion
PO Box 7143
Rochester, NH 03869-7143

Tax Map 237 Lot 3-1
Gary & Sharon Hussey
24 Hussey Hill Road
Rochester, NH 03867-4205

Tax Map 237 Lot 4
Woodbury C. Argereow, Jr.
23 Hussey Hill Road
Rochester, NH 03867

Tax Map 237 Lot 5
Joseph J. Migliore, III &
Angeles Getino Diaz
183 Washington Street
Rochester, NH 03839-5506

Tax Map 237 Lot 6 & 6-2
State of New Hampshire
John Morton Building
PO Box 483
Concord, NH 03301

Tax Map 237 Lot 6-1
Tax Map 130 Lot 41
Washington Street
Professional Center LLC
PO Box 1608
Rochester, NH 03866-1608

Tax Map 237 Lot 7
Paul W. Clement
30 Bickford Road
Rochester, NH 03867-4288

Tax Map 247 Lot 59
Ryan M. & Crystal Tanguay
85 Estes Road
Rochester, NH 03867

Tax Map 247 Lot 61
Dwight & Lois Meader
71 Estes Road
Rochester, NH 03867

Tax Map 246 Lot 3
Chesley Hill Partners LLC
260 Washington Street
Rochester, NH 03839-5426

~~Tax Map 246 Lot 5
City of Rochester
31 Wakefield Street
Rochester, NH 03867-1916~~

Tax Map 246 Lot 7
Betty Baun
10 Hussey Hill Road
Rochester, NH 03867-4205

Tax Map 246 Lot 8
Charles W. Hussey & Betty
Baun
21 Hussey Hill Road
Rochester, NH 03867-4205

Tax Map 246 Lot 9
Jean O. Shaw Rev. Tr.
Jean O. Shaw, Trustee
20 Hussey Hill Road
Rochester, NH 03867-4205

Tax Map 246 Lot 10
John & Valerie Lebrun
17 Hussey Hill Road
Rochester, NH 03867-4205

Surveyor:
Joseph M. Wichert, LLS, Inc.
802 Amherst St.
Manchester, NH 03104-5427

Engineer:
Robert G. Rook, P.E.
12 Sunset Avenue
Concord, NH 03301

Wetlands Scientist:
Cynthia Balcus
Stony Ridge Environmental
229 Prospect Mountain Rd.
Alton, NH 03809

~~Wetlands Scientist:
Cynthia Balcus
Stony Ridge Environmental
229 Prospect Mountain Rd.
Alton, NH 03809~~

Tax Map 130 Lot 39
Arthur & Vicki Walker
174 Washington Street
Rochester, NH 03839-5504

Tax Map 247 Lot 58
Julie A. & Andrew M. Britton
14 Vinewood Lane
Rochester, NH 03867

Tax Map 246 Lot 11
Jonathan Clement
15 Hussey Hill Road
Rochester, NH 03867-4205

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: Sept 15 2010, This is page 2 of 2 pages.

Applicant or Agent:  Matthew Peterson

Staff Verification: _____

N:\PLAN\Forms\Miscellaneous\Abutter list.doc (effective 7-12-10)