

HIGHFIELD COMMONS OF ROCHESTER

MASTER PLAN

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HIGHFIELD COMMONS

Compliance to Rochester PUD Ordinances

- A. Zoning - Highfield Commons is located in an R-1 zone which permits PUD's.
- B. Tract Size – 214 contiguous acres that exceeds the required 25 acres.
- C. Ownership – Highfield Commons LLC. Gary and Sharon Hussey property is under agreement to James Mullaney, c/o Mullaney Realty, 89 So. State Street, Concord, NH 03301.
- D. Permitted Uses
 - 1. Residential Use – Single-Family, Townhouses, Multi-Family and housing for persons 55 and over are all permitted with the PUD Ordinance.
 - 2. Non-Residential Use – Educational or Institutional Facility, General Store, Deli, Coffee Shop with living quarters, Meeting House, Bed & Breakfast, Restaurant and/or Convention Rooms, Health, Fitness or Dance Facilities and Sales office for the sale or rental of property are all specifically allowed under the PUD.
 - 3. The multi-family units will be provided with a minimum of 2 parking spaces per unit. All other residential uses shall be provided with two parking spaces per unit. It is our intention that all utilities be underground.
 - 4. The overall density is less than 2 dwelling units per acre. Our non-residential uses are substantially less than the 25% permitted.
 - 5. No building is proposed in excess of four stories.
 - 6. The street design of Highfield Commons promotes a sustainable community living environment. All major street right-of-ways will be a minimum of 50' with a minimum of 30' of paving where on-street parking is permitted, 24' otherwise. One-way street right-of-ways with on-street parking will be a maximum of 50' with a minimum of 20' of paving. Any access road, i.e., alleys will have a minimum of 30' right-of-way with a minimum of 18' of paving. On properties opposite alleyways, a minimum spacing of 54' will be provided from garage door to garage door.
 - 7. All applicable local, state and federal laws relating to public health and safety, building construction, drainage, nuisances and protection of natural and cultural resources will be adhered to.

Parking

1. Trucks over 2 ton, boats, campers and trailers shall be parked in rear yards only.
2. Garages shall follow the specifications of outbuildings.
3. A minimum of two off-street parking places per single-family residence shall be provided.
4. A minimum of 54' between garage doors across alleys.

Height

1. Ground floors, except entry vestibules and outbuildings shall have a minimum elevation of 21 inches.
2. Interior ceiling heights shall be a minimum of 7' 8".
3. Maximum building height on single-family shall be 28 feet measured to the eaves.
4. The principal roof shall be a symmetrical gable or hip with a slope between 6:12 and 12:12 for a 1 or 1-1/2 story homes. Between 5:12 and 12:12 for two-story homes.
5. A shed roof shall have a pitch between 2:12 and 6:12 and be permitted only when attached to the principal roof or wall.

Streetscape

1. The delineation of public and private realms shall be employed along the front yard. Appropriate traditional home designs, at times, will not provide the covered front porch or friendly front-stoop that we find so desirable. In these cases, picket fencing, entry hedges, and tasteful stone or masonry walls, subject to the approval of the HAC, will be encouraged.
2. There shall be one deciduous shade tree of no less than 1-1/2" caliper (subject to regional availability) planted between the sidewalk and the edge of paving, with a maximum spacing of 60 ft.
3. Deciduous shade trees for the non-residential and multi-family components of Highfield Commons will be articulated with an individual landscape plan that is essential for site plan approval.
4. All streets terminating within the development will have an appropriate cul-de-sac and adequate turnaround layout. In no event, will a permanent dead-end street exceed 1500 ft. Where grading easements are unavailable from abutters, reasonable retaining device will be aesthetically pleasing within City right of way.
5. All driveways will be paved with asphalt, cement, granite, or brick.

HIGHFIELD COMMONS

SUMMATION AND OVERVIEW

It is imperative to emphasize to the Rochester Planning Board that the final design of Highfield Commons has yet to be discovered. In order to create a neighborhood with the highest possible efficiency and optimal aesthetics, it is important to preserve, at this stage of Master Plan, some reasonable level of flexibility of design. It is equally important that the Master Plan reflect an accurate portrayal of what will be presented for subsequent sub-division approval. For this reason, we represent that any subsequent design changes will maintain the approximate mix of residential uses. In no event, will we propose greater than 120 2BR multi-family units, nor will we propose less than the 18 age-restricted, 55 & older units. It is further understood that all non-residential uses will remain part of the development. We wish to reserve some flexibility to increase the number of townhouses and reduce the single-family accordingly.

Another important consideration would be the flexibility to add adjoining parcels to the PUD. Please note, our Homeowners Association Instrument provides for contiguous parcels to join Highfield Commons. As explanation, we are attempting to avoid becoming an island surrounded by conventional development. Additional contiguous parcels that may wish to become a part of our development would, of course, require approval from the Rochester Planning Board. We will be proposing our main entrance through the Migliore property. As consideration for an entrance through the Migliore property, approximately 8-acres on the northerly and westerly boundary, will be deeded

to Migliore. It is our intention to provide, during the sub-division approval process, streetscape and parkland landscaping plans for your approval. Good land planning dictates that the non-residential components, as well as the multi-family, and townhouse sites, will present landscape plans as a component of the site-plan approval. In this manner, creativity and efficiency are not stifled. We propose that these uses would require individual site-plan approvals. The architecture, landscape, parking and drainage will be satisfactorily addressed with site-plan approval.

8. All structures have been placed so as to create a 50' buffer from all abutting residential uses. All roads have been placed so as to create a 50' buffer from all abutting residential uses. Excepted are: access roads, as allowed for within the PUD ordinance. A landscape plan will be submitted for Planning Board approval as part of the site plan and sub-division process.
9. Private Roads – In the event private roads are designed, their ownership and maintenance shall be provided for with the homeowners instrument subject to the approval of the City of Rochester.
10. Covenants and restrictions have been provided for Planning Board approval and subsequent recording at the Strafford County Registry of Deeds. Please note that a 50' conservation easement will be placed on any land contiguous to Axe Handle Brook and will include pedestrian access. Further note that a 25' no-cut restriction will be placed on any single-family lot that abuts wetlands.
11. Highfield Commons will be serviced by municipal water and sewer, space permitting.
12. All covenants, restrictions and easements provide for municipal enforcement.
13. Highfield Commons will afford public access to all community facilities.
14. Highfield Commons will include permitted use of Live Work units in the townhouse component around Central Square only. The uses permitted will be consistent with the City of Rochester acceptable customary Home Occupations and any permitted uses in PUD ordinance must also serve as primary residence. All signs must be approved by the HAC. A maximum of two non-resident employees will be permitted.

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Community Development Standards

Specifications

1. All building plans shall be approved by the HAC for conformity to the code.
2. All building materials shall conform to the HAC Master list.
3. Any variance to the code must be granted by the HAC on the basis of architectural merit.

Yard

1. The front setback shall not exceed 25% of the width of the lot.
2. Any lot with less than 60' of frontage must be serviced by a driveway from a rear alley.
3. All buildings will preserve a building separation of a minimum of 10 ft, unless side-walls conform to City of Rochester building codes with regard to fire-retardant materials.
4. Attached garages must be attached to the rear 50% of the side façade. Detached garages must be located in the rear. Both of these are subject to terrain.
5. Privacy fences or landscaping shall be encouraged for any lot with less than 60 ft. of frontage, subject to the approval of HAC.

Porch

1. All homes must have a covered front porch or alternatively a friendly front-stoop or front yard fencing or landscaping, subject to the approval of the HAC.
2. Covered front and side porches will have a minimum depth of 6 ft.

Outbuildings

1. Outbuildings shall not exceed 22 ft. in height measured to the eaves.
2. Outbuildings located on property lines shall minimize windows to abutting property.
3. Garage apartments shall not exceed one bedroom.
4. Accessory building rental units (maximum one per single-family detached lot) shall not exceed one bedroom, nor shall more than 20% of the single-family lots be permitted in accessory rental units.
5. All outbuildings shall receive design approval from the HAC.