



City of Rochester, New Hampshire

Economic Development Department
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Date: December 12, 2011

To: Rochester Planning Board
Rochester Planning Department

From: Karen Pollard, City of Rochester Economic Development

Re: Expansion of Granite State Business Park – Road Layout & Lot Line Revisions

CC: Dan Fitzpatrick, City Manager
Melodie Esterberg, Commissioner of Public Works

The City of Rochester and the Rochester Economic Development Commission (REDC) has a significant economic interest in the expansion of the Granite State Business Park, and over the last five years has played an increasingly active role in infrastructure planning and marketing the park to prospective industrial firms. The REDC created a Development Plan in 2006 that encompassed expansion of the park to “Phase II”, the acres on the other side of the active NH Northcoast rail line. The REDC also worked with the Rochester Council over the past 12 months to create a Tax Increment Financing District, acquire 130 acres of land along with preliminary site investigation and complete engineering for a city street with utilities to put these plans into action.

Preliminary meetings with Dan Wensley, Kenn Ortmann and Michael Behrendt provided the required steps for the Planning Board limited review and approval of the road layout in the business park relative to RSA 231:3 (attached). The road will be city-owned and constructed to provide access to the Phase II land and to square off Airport Drive into a T-intersection. There are 2 lot line revisions related to the road construction. Utilities will be expanded and relocated as part of the road construction project.

Hoyle, Tanner & Associates have worked with the city on development of these plans, layouts and documents for your review. We are bringing the road layout plan for your review at the Dec. 19, 2011 meeting and plan to return to the Board on Jan. 9, 2012 at which time representatives from Hoyle, Tanner will be available to answer questions of a technical nature. Please help us to make the most of their time by providing us with preliminary questions or topics on Dec. 19.

The presentation and approval of the city’s infrastructure plan does not encompass the private industrial site development that will be delivered to the Planning Board as an independent application for site review.