



City Planning
Community Development
Economic Development
Zoning Development

PLANNING, DEVELOPMENT AND ZONING DEPARTMENT

City Hall – Second Floor
31 Wakefield Street
ROCHESTER, NH 03867-1917
(603) 335-1338

RECEIVED

MAR 21 2012

Planning Dept.

175.1
1/12/25

APPLICATION FOR VARIANCE
TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

1

DO NOT WRITE IN THIS SPACE

CASE NO. 2012-08

DATE FILED 3/21/12

Phone No. (603) 335-7522

C. Lewis
ZONING BOARD CLERK

Name of Applicant Snecma SAFRAN Group & Albany International

Address 216 Airport Drive; Rochester, NH 03867

Owner of property concerned City of Rochester
(if same as applicant write "same")

Address 31 Wakefield Street; Rochester, NH 03867
(if same as applicant write "same")

Location of property Airport Drive

Map No. 242 Lot No. 6 Zone I-2/A

Description of property 2,145' 1,226'/756' 1,982'
(give length of frontage, side lines rear lines)

Proposed use or existing use affected Parking requirements.

The undersigned hereby requests a variance to the terms of Article 42.9 Section (b)(17)

And asks that said terms be waived to permit parking requirements to be determined by the number of employees rather than the size of the building resulting in 369 parking spaces rather than 573 required by using the area of the building. (Max. employees/shift is 217 resulting in the need for 145 spaces.)

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 constitutes grounds for a variance The size of the building is based on the type of equipment that will be installed and does not provide a reasonable means of calculating the parking needs of the facility.

Signed

[Signature]
(As Agent for the Applicant)

CRITERIA FOR VARIANCE

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Case # _____ MAR 21 2012
Date: _____ Planning Dept.

A Variance is requested by Snecma Safran Group & Albany International # 7

from Section 42.9 Subsection (b)(17)

of the Zoning Ordinance to permit: parking requirements per the number of employees
in the maximum shift rather than by the size of the building.

at Airport Drive Map 242 Lot 6 Zone I-2/A

Facts supporting this request:

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

Using the smaller number of spaces derived at by using the employee count will have no
affect whatsoever on surrounding property values.

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

impervious pavement is good for the environment; why require parking that's not needed?

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

would result in the need to construct more than 200 spaces beyond what is proposed to
satisfy the needs of the applicants.

4.) Granting the variance would do substantial justice because: It will allow the project
to be constructed in a reasonable manner and consistent with the actual needs of the users.

5.) The use is not contrary to the spirit of the ordinance because: The ordinance
strives to ensure that all uses have adequate parking. In this case, the size of the building
bears no reasonable relationship to the number of employees; rather, the building size is
necessary to accommodate the equipment that is needed for the manufacturing process.

Name _____

Arthur H. Nickless, Jr., Agent

Date: _____

3/21/12



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APPLICATION FOR VARIANCE
TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

2

DO NOT WRITE IN THIS SPACE

CASE NO. 2012-08

DATE FILED 3/21/12

Phone No. (603) 335-7522

C. Lewis
ZONING BOARD CLERK

Name of Applicant Snecma SAFRAN Group & Albany International

Address 216 Airport Drive; Rochester, NH 03867

Owner of property concerned City of Rochester
(if same as applicant write "same")

Address 31 Wakefield Street; Rochester, NH 03867
(if same as applicant write "same")

Location of property Airport Drive

Map No. 242 Lot No. 6 Zone I-2/A

Description of property 2,145' 1,226'/756' 1,982'
(give length of frontage, side lines rear lines)

Proposed use or existing use affected Installation of an 8-foot high security fence.

The undersigned hereby requests a variance to the terms of Article 42.10 Section (a)

And asks that said terms be waived to permit an 8-foot high fence when the ordinance limits fence height to 6-feet.

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 constitutes grounds for a variance given the remote location of the facility coupled with the critical need to secure the perimeter of the site, relief from the height limitation is warranted.

Signed

[Signature]
(As Agent for the Applicant)

CRITERIA FOR VARIANCE

Case # _____

RECEIVED

Date: _____ MAR 21 2012

A Variance is requested by _____ Snecma Safran Group & Albany International Planning Dept.

from Section _____ 42.10 _____ Subsection _____ (a) _____ # 2

of the Zoning Ordinance to permit: _____ an 8-foot high security fence when the ordinance only allows a 6-foot high fence.

at _____ Airport Drive _____ Map _____ 242 _____ Lot _____ 6 _____ Zone I-2/A

Facts supporting this request:

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

The fence will not impact surrounding properties as the nearest residence is over 3,000 feet from the proposed facility.


2) Granting the variance is not contrary to the public interest because: Neither the general public nor any abutter will be affected by this fence that will be constructed entirely on the subject premises.

3.) Denial of the variance would result in unnecessary hardship to the owner because of the following special circumstances of the property: Having a secure facility is extremely important to the companies who will be operating at this location. An 8-foot high fence provides a much more secure environment especially given the remote location of the site.

4.) Granting the variance would do substantial justice because: it will allow a necessary and reasonable use of the property without impacting abutting property.

5.) The use is not contrary to the spirit of the ordinance because: Limits on fence heights are designed to prevent spite fences from being erected along common boundaries. This fence will not be placed along the perimeter boundaries of the lot nor are there any abutting uses or buildings that could be affected by an extra 2-feet of fence height.

Name _____


Arthur H. Nickless, Jr., Agent

Date: _____

7/24/12



PLANNING, DEVELOPMENT AND ZONING DEPARTMENT

City Hall – Second Floor
31 Wakefield Street
ROCHESTER, NH 03867-1917
(603) 335-1338

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MAR 21 2012

Planning Dept.

City Planning
Community Development
Economic Development
Zoning Development

APPLICATION FOR VARIANCE
TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

#3

DO NOT WRITE IN THIS SPACE

CASE NO. 2012-08

DATE FILED 3/21/12

Phone No. (603) 335-7522

C. Lewis
ZONING BOARD CLERK

Name of Applicant Snecma SAFRAN Group & Albany International

Address 216 Airport Drive; Rochester, NH 03867

Owner of property concerned City of Rochester
(if same as applicant write "same")

Address 31 Wakefield Street; Rochester, NH 03867
(if same as applicant write "same")

Location of property Airport Drive

Map No. 242 Lot No. 6 Zone I-2/A

Description of property 2,145' 1,226'/756' 1,982'
(give length of frontage, side lines rear lines)

Proposed use or existing use affected Industrial access road in the Agricultural Zone.

The undersigned hereby requests a variance to the terms of Article 42.14 Table 1 Section (E)(1)

And asks that said terms be waived to permit an industrially related use, i.e., an access road servicing an industrial user, in the Agricultural Zone.

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 constitutes grounds for a variance the access road needs to be routed as proposed in order to accommodate the use as well as to minimize wetland impacts.

Signed

[Signature]
(As Agent for the Applicant)

CRITERIA FOR VARIANCE

Case # _____ RECEIVED

Date: _____ MAR 21 2012

A Variance is requested by _____ Snecma Safran Group & Albany International Planning Dept.

from Section _____ 42.14 Table 1 _____ Subsection _____ (E)(1) #3

of the Zoning Ordinance to permit: _____ an industrially related use, i.e., an access road servicing an industrial user, in the Agricultural Zone.

at _____ Airport Drive _____ Map _____ 242 _____ Lot _____ 6 _____ Zone I-2/A

Facts supporting this request:

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

There are no residential or agricultural buildings within 3,000 feet of the proposed access road.

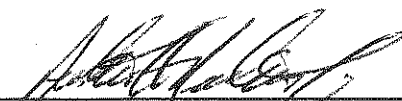
2) Granting the variance is not contrary to the public interest because: As proposed, the access road will minimize wetland impacts while providing accessibility to this large industrial facility.

3.) Denial of the variance would result in unnecessary hardship to the owner because of the following special circumstances of the property: The wetlands on the property present a difficult challenge to meet state and federal rules regarding wetland impacts. Avoidance and minimization of wetland impacts is required by DES, EPA & the Army Corps of Engineers.

4.) Granting the variance would do substantial justice because: it will allow a necessary and reasonable use of the property without impacting abutting property. The majority of the property is zoned I-2 so no reasonable agricultural use can be made of that portion which is zoned Agricultural.

5.) The use is not contrary to the spirit of the ordinance because: roads are allowed in all zones in the city, including the A zone, and industrial traffic, i.e., trucks, routinely travel those roads. Because this road is on private property, a variance is required.

Name _____


Arthur H. Nickless, Jr., Agent

Date: _____

3/21/12

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MAR 21 2012

Planning Dept.

NORWAY PLAINS ASSOCIATES, INC.
SURVEYORS - ENGINEERS - TRANSPORTATION PLANNERS

31 Mooney Street
Alton, New Hampshire 03809
Alton Office (603) 875-3948
E-MAIL: anickless@norwayplains.com
WEB: www.norwayplains.com

2 Continental Boulevard (03867) P. O. Box 249
Rochester, New Hampshire 03866-0249
Telephone (603) 335-3948
NH (800) 479-3948
Fax (603) 332-0098

March 20, 2012

Mr. Ralph Torr, Chair
Zoning Board of Adjustment
Planning, Development & Zoning
31 Wakefield Street
Rochester, NH 03867

Re: Variance Requests - Snecma SAFRAN Group/Albany International - Map 242, Lot 6

Dear Ralph:

On behalf of the above referenced applicant and the City of Rochester (owner of the property), we hereby submit application and supporting data for the variances outlined below. As you are aware, Albany International and Snecma SAFRAN Group have joined together to propose a new 343,000 square foot manufacturing facility in the Granite State Business Park. Specifically, the facility will be located on a 50-acre tract located on the easterly side of the NH Northcoast Railroad. Access to the site will be made via a bridge and new road to be constructed by the city.

A Site Plan Review application has been submitted to the Planning Board for their initial review at their April 2 meeting. The site as proposed will require the following variances:

- ▶ ① **Article 42.9 (b)(17)** - To allow the parking spaces required to reflect the number of employees rather than the gross floor area of the building. The proposed building will contain about 343,412 square feet and there will be 217 employees in the building during the maximum shift. The size of the building is dictated by the machinery it will contain and not the number of employees needed. The ordinance calls for 1 parking space for every 1.5 employees or 1 space per 600 square feet of gross floor area. Using the floor area results in the need for 573 spaces. Using the employee ratio, the requirement is 145 spaces. As presently proposed, there will be 369 parking spaces available.
- ▶ ② **Article 42.10(a)** - To allow an 8-foot high fence where a maximum of 6-feet is allowed. Securing the site is of maximum importance to the applicants. An 8-foot fence provides the extra measure of security that the applicants feel is needed.
- ▶ ③ **Article 42.14 Table 1(E)(1)** - To allow an industrial related use, i.e., an access road servicing an industrial use, in the Agricultural Zone. The property is split between the Agricultural and Industrial-2 zones. To minimize wetland impacts, an access road needs to be constructed that will encroach into the Agricultural Zone.

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MAR 21 2012

Page 2.

March 20, 2012

Snecma SAFRAN Group/Albany International Dept.

We look forward to discussing these matters with you and the other members of the ZBA and thank you in advance for your consideration.

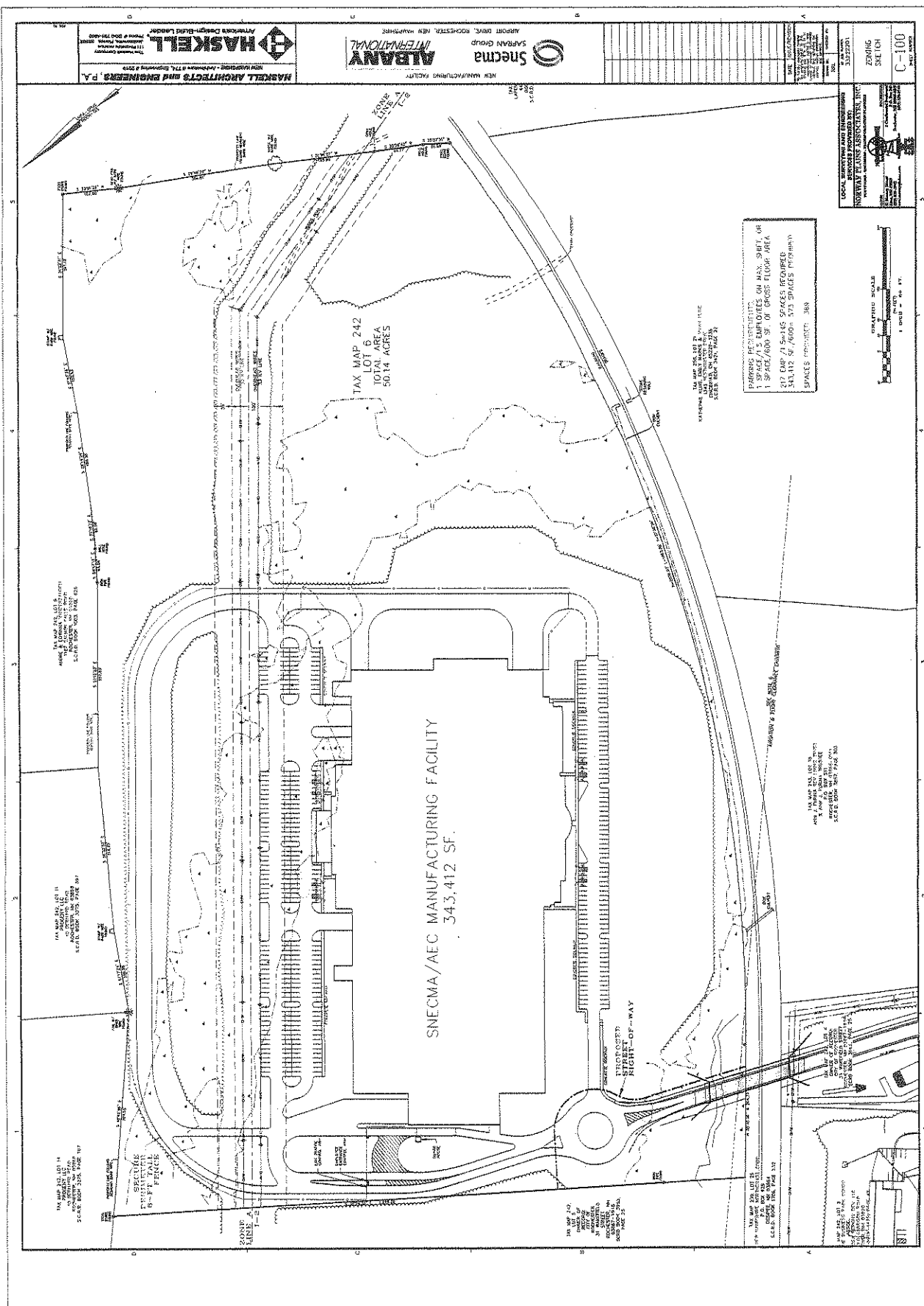
Sincerely,

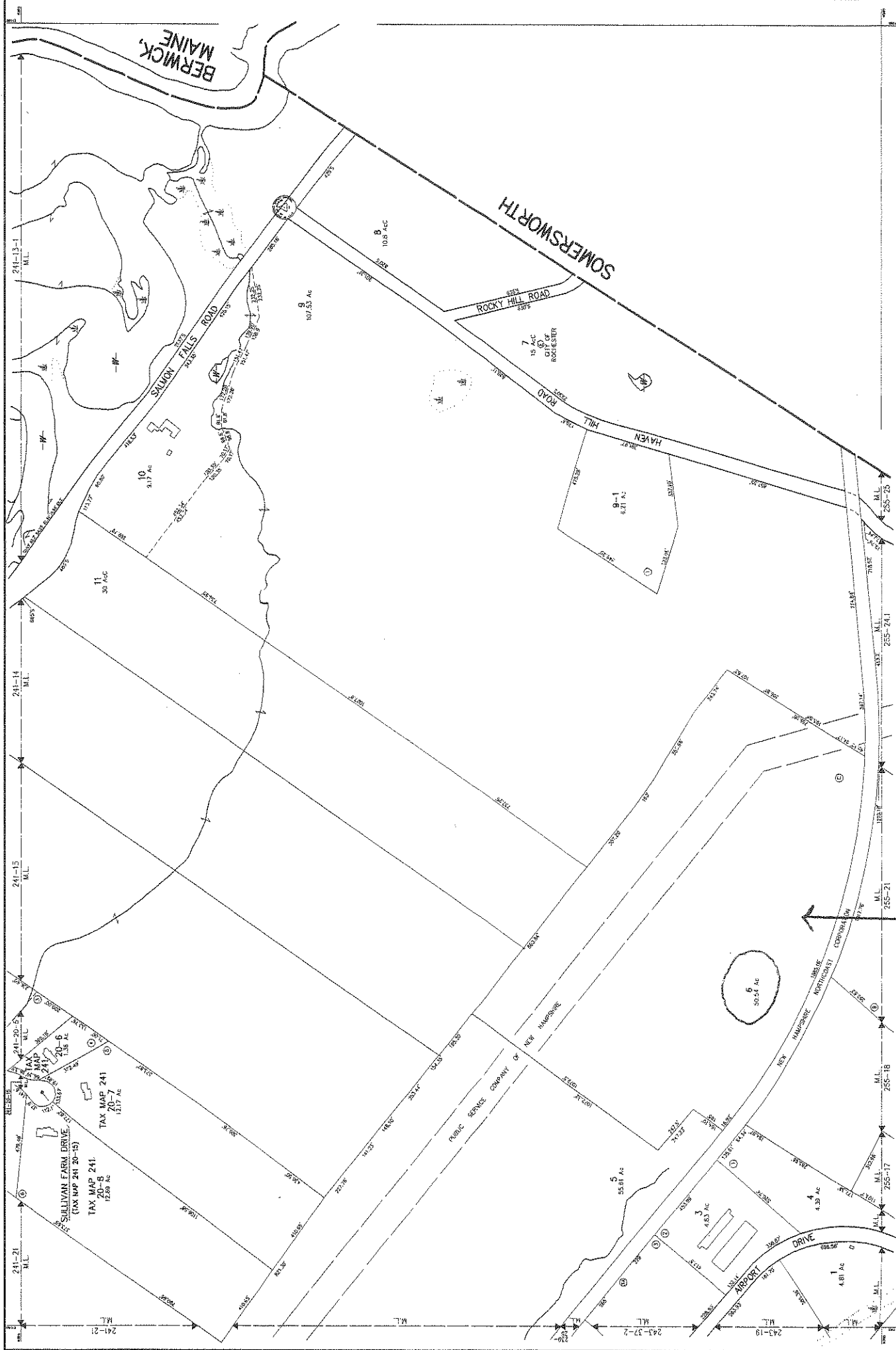
NORWAY PLAINS ASSOCIATES, INC.

By:



Arthur H. Nickless, Jr., PLS, President





PROPERTY MAPS ROCHESTER NEW HAMPSHIRE		INDEX DIAGRAM 240-241 242 243 244 245	MAP NO. 242
SCALE 1" = 200' FEET 0 10 20 30 40 50 60 70 80 METERS 0 10 20 30 40 50 60 70 80		REVISED TO: APRIL 1, 2011	
LEGEND ASSESSOR'S MAP AREA ENCLOSED RECENT REVISION SQUAD DISTRICT WATER USE WATER		LEGEND ASSESSOR'S MAP AREA ENCLOSED RECENT REVISION SQUAD DISTRICT WATER USE WATER	
PRODUCED IN 1992 BY CARTOGRAPHIC ASSOC. INC. PROFESSIONAL CONSULTANTS 11 PLEASANT STREET, LITTLETON, NEW HAMPSHIRE 03043 (603) 444-8788 • (800) 337-6618 • FAX (603) 444-8888 • WWW.CARTO.COM			
THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE. THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM. PHOTOGRAPHY DATE: APRIL 26, 1990 COMPLETION DATE: JUNE 30, 1992			

Unofficial Property Record Card - Rochester, NH

General Property Data

Parcel ID 0242-0006-0000	Account Number 1646
Prior Parcel ID -	Property Location 0 ROCHESTER HILL RD
Property Owner CITY OF ROCHESTER	Property Use CITY OF ROCH
Mailing Address 31 WAKEFIELD ST	Most Recent Sale Date 11/24/2010
City ROCHESTER	Legal Reference 3888-445
Mailing State NH Zip 03067-1916	Grantor KLINE KATHERINE & ELIZABETH & ET AL
Parcel Zoning A	Sale Price 0
	Land Area 50.540 acres

Current Property Assessment

Card 1 Value	Building Value 0	Yard Items Value 0	Land Value 193,900	Total Value 193,900
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Building Description

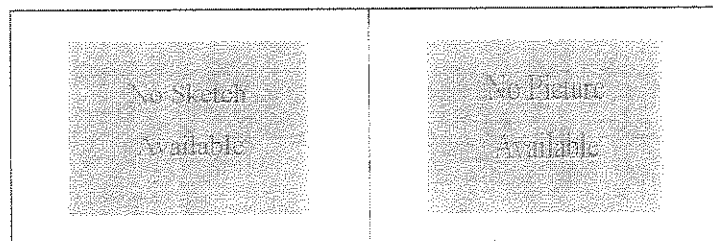
Building Style N/A	Foundation Type N/A	Flooring Type N/A
# of Living Units N/A	Frame Type N/A	Basement Floor N/A
Year Built N/A	Roof Structure N/A	Heating Type N/A
Building Grade N/A	Roof Cover N/A	Heating Fuel N/A
Building Condition N/A	Siding N/A	Air Conditioning 0%
Finished Area (SF) N/A	Interior Walls N/A	# of Bsmt Garages 0
Number Rooms 0	# of Bedrooms 0	# of Full Baths 0
# of 3/4 Baths 0	# of 1/2 Baths 0	# of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 50.540 acres of land mainly classified as CITY OF ROCH 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.

ABUTTER LIST

City of Rochester, NH
Please Print or Type

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MAR 21 2012

Applicant: Snecma SAFRAN Group & Albany International Phone: 330-7215 Planning Dept.

Project Address: Airport Drive

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
242	6	I-2	City of Rochester	31 Wakefield St.; Rochester, NH 03867

ABUTTING LOT OWNERS

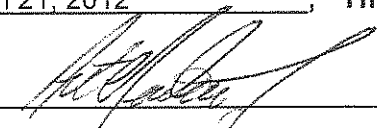
Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
241	14	Eldridge G. & Marjorie Rines	1125 Salmon Falls Rd.; Rochester, NH 03868
242	3	Airport Drive Business Park Condo Assoc., c/o Amarosa Perkins Dev., LLC	427 Old Garrison Rd.; Dover, NH 03820
242	4	City of Rochester	31 Wakefield Street; Rochester, NH 03867
242	5	City of Rochester	31 Wakefield Street; Rochester, NH 03867
242	9	Andre & Edwinna Vanderzanden	1187 Salmon Falls Rd.; Rochester, NH 03868
242	11	Progeny, LLC	40 Bernard rd.; Rochester, NH 03868
255	18	Ann J. Furina Revocable Living Trust	P.O. Box 511; Rochester, NH 03866-0511
255	21	Katherine Kline, Emily Marks & Vivian B. Kline	1343 Westminster Dr., Cincinnati, OH 45220-1235
255	24-1	Laperle Family Revocable Trust	28 Copperline Rd.; Epsom, NH 03234

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
Norway Plains Assoc., Inc./Richard Lundborn	P.O. Box 249; Rochester, NH 03866-0249
Round Pond Soil Survey/David Allain, CSS	374 Pond Hill Rd.; Barrington, NH 03825
B.H. Keith Associates/Barry Keith, CWS	P.O. Box 329; Freedom, NH 03836

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: March 21, 2012, This is page 1 of 1 pages.

Applicant or Agent:  Staff Verification: _____