

City of Rochester Planning Department
31 Wakefield Street
Rochester, NH 03867
(603) 335-1338



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NOV - 8 2011

Planning Dept.

PRELIMINARY
Site Plan Application

Check one of the following: ☒ Design Review ☐ Conceptual (design review is strongly encouraged)

Property information

Tax map #: 243; Lot #'s): 38-1; Zoning district: AGRICULTURAL

Property address/location: 245 ROCHESTER HILL ROAD; # acres: 3.95

Name of project (if applicable): SITE PLAN EXPANSION

Proposed project

Describe proposed project: To construct an approximate 8,000 square foot medical office building at the existing Rochester Hill Family Practice site. The proposed medical office building will become the new location for Rochester Pediatrics.

Nonresidential: current bldg. size 16,095 +/- s.f.; total proposed bldg. size 8,000 +/- s.f.

Residential: current # units _____; total proposed # units _____

City water? yes X no ____; how far is City water from the site? Already on site

City sewer? yes X no ____; how far is City sewer from the site? Already on site

Applicant/Agent

Property owner (include name of individual): The Frisbie Foundation

Property owner mailing address: 11 Whitehall Road, Rochester, NH 03867

Property owner phone # 603-332-5221 email: J.Shields@fmhospital.com

Applicant/developer (if different from property owner): _____

Applicant/developer phone # _____ email: _____

Engineer/designer/agent: Scott A. Lawler, P.E., Norway Plains Associates, Inc.

Engineer/designer/agent phone # 603-335-3948 email: slawler@norwayplains.com

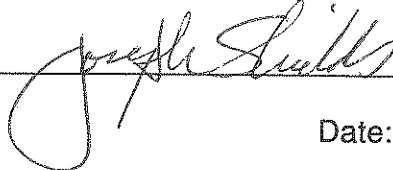
Signature

Date

[Office use only. Payment of fee. Amount \$ _____ Check # _____ Date paid _____]

Authorization to enter subject 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: 11/7/11

NORWAY PLAINS ASSOCIATES, INC.

SURVEYORS - ENGINEERS - TRANSPORTATION PLANNERS

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November 8, 2011

Mr. Michael Behrendt, Planner
Planning, Development & Zoning
31 Wakefield Street
Rochester, NH 03867

Re: The Frisbie Foundation - Map 243, Lot 38-1 - Rochester Hill Road

Dear Michael:

On behalf of The Frisbie Foundation, we hereby submit preliminary plans and application for a proposed 8,000 square foot medical office building. The proposed building will be constructed on their 3.95-acre site located on Rochester Hill Road, opposite the Skyhaven Airport. This parcel currently has a 16,095 square foot medical office building, which comprises of the Rochester Hill Family Practice and Joslin Diabetes Center.

The parcel is located in the Agricultural zone, which required a variance and a special exception by the Rochester Zoning Board of Adjustments to allow an office building greater than a 2,500 square foot footprint in the district. These were granted by the ZBA on October 12, 2011.

The proposed building will be the future location for the existing Rochester Pediatric practice, which is presently located at 163 Rochester Hill Road. The practice currently has 5 providers and about 12 staff employees.

Access and parking for the new building will be via the existing driveway and parking lot for the Rochester Hill Family Practice. A variance was also granted to allow for a reduction in the total number of parking spaces required by the Ordinance. As a result, a new 24 spaces parking lot will provide parking for the patients and the staff will use the existing parking lot.

The proposed building will be wood framed and will match the existing building architectural design. Similar to all of the other Frisbie medical office buildings, the site will be nicely landscaped. Municipal water and sewer will service the proposed building, which is already on site.

We look forward to discussing this project with staff and the Planning Board. Thank you for your consideration

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

By: 
Scott A. Lawler, PE, Project Engineer

cc: Joe Shields, Frisbie Foundation