



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 12, 2011** in the City Hall Council Chambers concerning the following:

2011-25 Application by The Frisbie Foundation for the following:

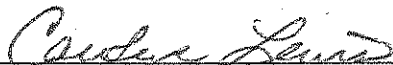
- (I) Special exception under Article 42.14 Table 1 (B)(6) of the City's Zoning Ordinance to allow an office building in the Agricultural Zone.
- (II) Variance under Article 42.23 (c)(8) to allow an office building larger than a footprint of 2,500 sq. feet in an Agricultural Zone.
- (III) Variance under Article 42.9 (b)(9) to allow 104 parking spaces when 155 are required.

Location: 245 Rochester Hill Road
Map 243 Lot 38-1 Agricultural 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

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

E-MAIL: slawler@norwayplains.com
WEB: www.norwayplains.com

2 Continental Boulevard (03867) P. O. Box 249
Rochester, New Hampshire 03866-0249
Telephone (603) 335-3948
Alton Office (603) 875-3948
NH (800) 479-3948
Fax (603) 332-0098

September 22, 2011

Zoning Board of Adjustment
Planning, Development & Zoning
31 Wakefield Street
Rochester, NH 03867

RECEIVED

SEP 22 2011

Planning Dept.

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

Dear Board Members:

On behalf of The Frisbie Foundation, we hereby submit the following applications:

I. Special Exception per Article 42.14b(c):

The Foundation is proposing a second medical office building on their parcel where Rochester Hill Family Practice Building is and adjacent to their Skyhaven Medical building. This new building will be a one-story building and contain 7,800 total square feet.

II. Variance to the terms of Article 42.23(c)(8):

This section of the ordinance deals with the criteria required for a special exception for an office in the Agricultural zone. This variance request deals with the footprint of the building (7,800 s.f. vs. 2,500 s.f.) and parking in the side yard.

III. Variance to the terms of Article 42.9(b)(9):

This section of the ordinance deals with required parking spaces for a medical office building. The calculation is made using either the square footage of the building (1 space per 100 s.f.) or the number of professionals and staff (5 spaces per professional and 1 space per staff member). The required number of spaces is the greater of the two methods of calculation. In this case, the required spaces given the square footage of the proposed building are 78 spaces. Using the professionals and staff, the required number is 27.

The Rochester Hill Family Practice Medical Office Building was granted a variance to allow the lesser of the two criteria in 2006. Currently, there are 9 professionals and 32 staff members requiring 77 spaces. Therefore, using the lesser criteria, a total number of spaces required for the two buildings would be 104.

We monitored the 174 parking spaces at this facility and the Skyhaven Medical Office Building

September 23, 2011

Re: Frisbie Foundation

this past summer and earlier this month to determine the actual number of spaces used, in which, no more than 71 spaces being used for both facilities. Based on the total square footage of both existing buildings, these equates to approximately 2.5 space per 1,000 square foot of gross floor area.

For comparison, the Institute of Transportation Engineers publication *Parking Generation* cites an average parking supply of 4.0 spaces per 1000 square feet and an average peak demand of 3.2 spaces per 1000 square feet for medical office buildings, based on data from 86 sites across the country. Clearly, the parking space requirements of the Rochester Zoning Ordinance for medical office buildings have resulted in excess parking spaces being constructed on these two sites.

As stated above, that these same variances and special exception were granted for the construction of the Rochester Hill Family Practice in 2006. I would also like to point out that once the new zoning ordinance is enacted, none of these approvals we are seeking would be required. This area is slated to be changed to Office Commercial -2 and the parking requirements will become part of the Site Review regulations. Thus, the Planning Board could waive the parking requirements.

Thank you for your consideration.

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

By: 

Scott A. Lawler, P.E., Project Engineer

cc: Joe Shields



PLANNING, DEVELOPMENT AND ZONING DEPARTMENT

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

City Planning
Community Development
Economic Development
Zoning Development

APPLICATION FOR SPECIAL
EXCEPTION
TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. _____

DATE FILED _____

Phone No. 332-5221

ZONING BOARD CLERK

Name of Applicant The Frisbie Foundation

Address 11 Whitehall Road; Rochester, NH 03867

Owner of property concerned Same

(if same as applicant write "same")

Address Same

(if same as applicant write "same")

Location of property 245 Rochester Hill Road

Map No. 243 Lot No. 38-1 Zone A

The undersigned hereby requests a special exception as provided in

Article 42.14 Section B (6) Of the Zoning Ordinance.

Description of property 285' 410' 571'
(give length of frontage, side lines rear lines)

Proposed use or existing use affected Office in the Agricultural Zone

Signed _____

(As Agent for the Applicant)



PLANNING, DEVELOPMENT AND ZONING DEPARTMENT

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

City Planning
Community Development
Economic Development
Zoning Development

APPLICATION FOR VARIANCE
TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. _____

DATE FILED _____

Phone No. (603) 332-5221

ZONING BOARD CLERK

Name of Applicant The Frisbie Foundation

Address 11 Whitehall Road, Rochester, NH 03867

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

Address Same
(if same as applicant write "same")

Location of property 245 Rochester Hill Road

Map No. 243 Lot No. 38-1 Zone A

Description of property 285' +/- 410 +/- 571' +/-
(give length of frontage, side lines rear lines)

Proposed use or existing use affected Medical office

The undersigned hereby requests a variance to the terms of Article 42.23 Section (c)(8)

And asks that said terms be waived to permit Construction of an office building in the Agricultural zone
that is more than 2,500 square foot footprint and to allow parking in the side yard.

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 ordinance limits the building footprint, but doesn't limit the total square footage. Therefore, the construction of a medical office building of appropriate size would require multiple floors. A single story office building would be consistent with the surrounding medical office building owned by the applicant.

Signed _____

(As Agent for the Applicant)

CRITERION FOR VARIANCE

CASE # _____

DATE _____

A variance is request by The Frisbie Foundation

from Section 42.23 subsection (c)(8)

of the Zoning Ordinance to permit: Construction of an office building in the Agricultural zone that is More than 2,500 square foot footprint and to allow parking in the side yard

at 245 Rochester Hill Road Map 243 Lot 38-1 Zone A

Facts supporting this request:

1.) The proposed use would not diminish surrounding property values because: The proposed building Will be an attractive design, matching the existing medical office building constructed on the parcel

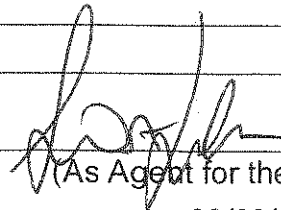
as the parcel to the north. The proposed comprehensive rezoning would change the zone of this Parcel to allow medical office buildings with no limitations to the square footprint.

2.) Granting the variance would be of benefit to the public interest because: The variance will allow the construction of a medical office building with a single story with easier and safer access into the proposed building.

3.) Denial of the variance would result in unnecessary hardship to the owner because of the following special circumstances that distinguish it from other properties similarly zoned: The ordinance limits the building footprint, but doesn't limit the total square footage. Therefore, the construction of a medical office building of appropriate size would require multiple floors. A single story office building would be consistent with the surrounding medical office building owned by the applicant.

4.) Granting the variance would do substantial justice because: The variance would result in a better Development than what could result using the criteria set forth in the current ordinance.

5.) The use is not contrary to the spirit of the ordinance because: The existing ordinance does not prohibit an office building as large as proposed, only requires it to have a footprint larger than 2,500 square feet. Additional, the parking within the side yard will be adjacent to existing parking that will also be screened from the roadway.



(As Agent for the Applicant)

09/23/11

Date



PLANNING, DEVELOPMENT AND ZONING DEPARTMENT

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

City Planning
Community Development
Economic Development
Zoning Development

APPLICATION FOR VARIANCE TO: BOARD OF ADJUSTMENT CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. _____

DATE FILED _____

Phone No. (603) 332-5221

ZONING BOARD CLERK

Name of Applicant The Frisbie Foundation

Address 11 Whitehall Road, Rochester, NH 03867

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

Address Same
(if same as applicant write "same")

Location of property 245 Rochester Hill Road

Map No. 243 Lot No. 38-1 Zone A

Description of property 285' +/- 410' +/- 571' +/-
(give length of frontage, side lines rear lines)

Proposed use or existing use affected Medical office

The undersigned hereby requests a variance to the terms of Article 42.9 Section (b)(9)
And asks that said terms be waived to permit Parking spaces equal to the lesser of the two criteria set forth in the ordinance (i.e., Using the number of professional persons keeping office and staff vs. the total gross floor area of the buildings).

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 ordinance Uses a multiplier for medical office building (1 space per 100 s.f. of gross floor area) that is unrealistic. Based on comprehensive parking studies, the actual usage is at least half of the required amount.

Signed _____

(As Agent for the Applicant)

CRITERION FOR VARIANCE

CASE # _____

DATE _____

A variance is request by The Frisbie Foundation

from Section 42.9

subsection (b)(9)

of the Zoning Ordinance to permit: Parking spaces equal to the lesser of the two criteria set forth in the Ordinance, (i.e., Using the number of professional persons keeping office and staff vs. the total gross Floor area of the buildings.

at 245 Rochester Hill Road

Map 243

Lot 38-1

Zone A

Facts supporting this request:

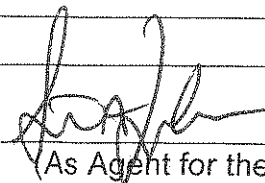
1.) The proposed use would not diminish surrounding property values because: The proposed building will not require anywhere near the number of required spaces when using the total square footage of the buildings; this would result in unused pavement and will detract from the overall complex.

2.) Granting the variance would be of benefit to the public interest because: It will allow the construction of another medical office building within the complex without the construction of paved parking spaces that are necessary for the proper operation of the facility.

3.) Denial of the variance would result in unnecessary hardship to the owner because of the following special circumstances that distinguish it from other properties similarly zoned: The ordinance uses a multiplier for medical offices (1 space per 100 square feet of gross floor area) that is extremely higher than is necessary. Comprehensive parking studies show that the actual usage is at least half of the required amount.

4.) Granting the variance would do substantial justice because: It will result in a better development than what could be resulting from using the higher number of parking spaces for the buildings. The additional parking spaces are not warranted and result in additional pavement and storm water.

5.) The use is not contrary to the spirit of the ordinance because: The sprit of the ordinance is to ensure all commercial facilities have enough parking to serve the public. Based on historical parking evaluations, the lesser of the criteria set forth in the ordinance is sufficient to accommodate the public utilizing the parking lots.



(As Agent for the Applicant)

09/23/11

Date

NORWAY PLAINS ASSOCIATES, INC.

SURVEYORS - ENGINEERS - TRANSPORTATION PLANNERS

E-MAIL: drhodes@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

September 21, 2011

Mr. Joe Shields, Vice President
Frisbie Memorial Hospital
11 Whitehall Road
Rochester, NH 03867

Re: Parking lot evaluation for the proposed new medical office building south of the Rochester Hill Family Practice building.

Dear Joe:

As requested, Norway Plains Associates, Inc. has monitored the parking space usage at the Skyhaven Medical Office Building (SMOB) and Rochester Hill Family Practice building (RHFP) on the west side of NH108 across from Skyhaven Airport in order to estimate parking demand based on building size and number of doctors and staff. This information has been used to evaluate the parking space needs for the proposed new medical office building to be located south of the Rochester Hill Family Practice building.

The existing buildings are 11,750 and 16,095 square feet and are occupied by a total of 15 providers and 45 other staff. There are 174 parking spaces for the two buildings. It appears that parking lot #3 is used by the staff in both buildings. Because of this overlap, the numbers for the two buildings have been combined for analysis purposes.

The occupied parking spaces in each of eight distinct parking areas (shown on the attached plan) were counted periodically throughout the day on July 19 and 26 and again on September 13 and 20. The highest number of occupied spaces observed at one time was 71, at 2:00 pm on September 20. The greatest number of occupied spaces in each of the eight parking areas is tabulated below. It should be noted that these numbers did not occur during the same time period.

<u>Parking lot #</u>	<u>Number of spaces</u>	<u>Max. spaces occupied</u>
1	16	6
2	21	8
3	31	28
4	16	10
5	25	10
6	21	4
7	21	12
8	23	2
Total	174	80

Parking for the two buildings is provided at a rate of 6.25 spaces per 1000 square feet

(one space per 160 square feet) and 2.9 spaces per employee (total of providers and staff). The peak observed parking demand was 2.55 spaces per 1000 square feet of floor area. For comparison, the Institute of Transportation Engineers publication *Parking Generation* cites an average parking supply of 4.0 spaces per 1000 square feet and an average peak demand of 3.2 spaces per 1000 square feet for medical office buildings, based on data from 86 sites across the country. Clearly, the parking space requirements of the Rochester Zoning Ordinance for medical office buildings have resulted in excess parking spaces being constructed on these two sites.

It is proposed that 23 parking spaces be constructed for the new 7,800 square foot medical office building. Based on the observed peak parking demand of 2.55 spaces per 1000 square feet, 20 parking spaces will be needed to meet the needs of the new building. The 23 new spaces exceed that number. In addition, existing parking area #8, which is directly in front of the proposed building, is available for use if needed since it is rarely used under present conditions.

With the construction of the new 7,800 square foot building and 23 additional parking spaces, there will be a total of 35,645 square feet of medical office space and 197 parking spaces. This will provide an overall parking supply rate of 5.5 spaces per 1000 square feet of office space. The parking supply rate will be more than double the observed peak parking demand. Clearly, a reduction to the parking requirements of the Rochester Zoning Ordinance is appropriate.

Please let me know if you have any questions or if further information would be helpful.

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

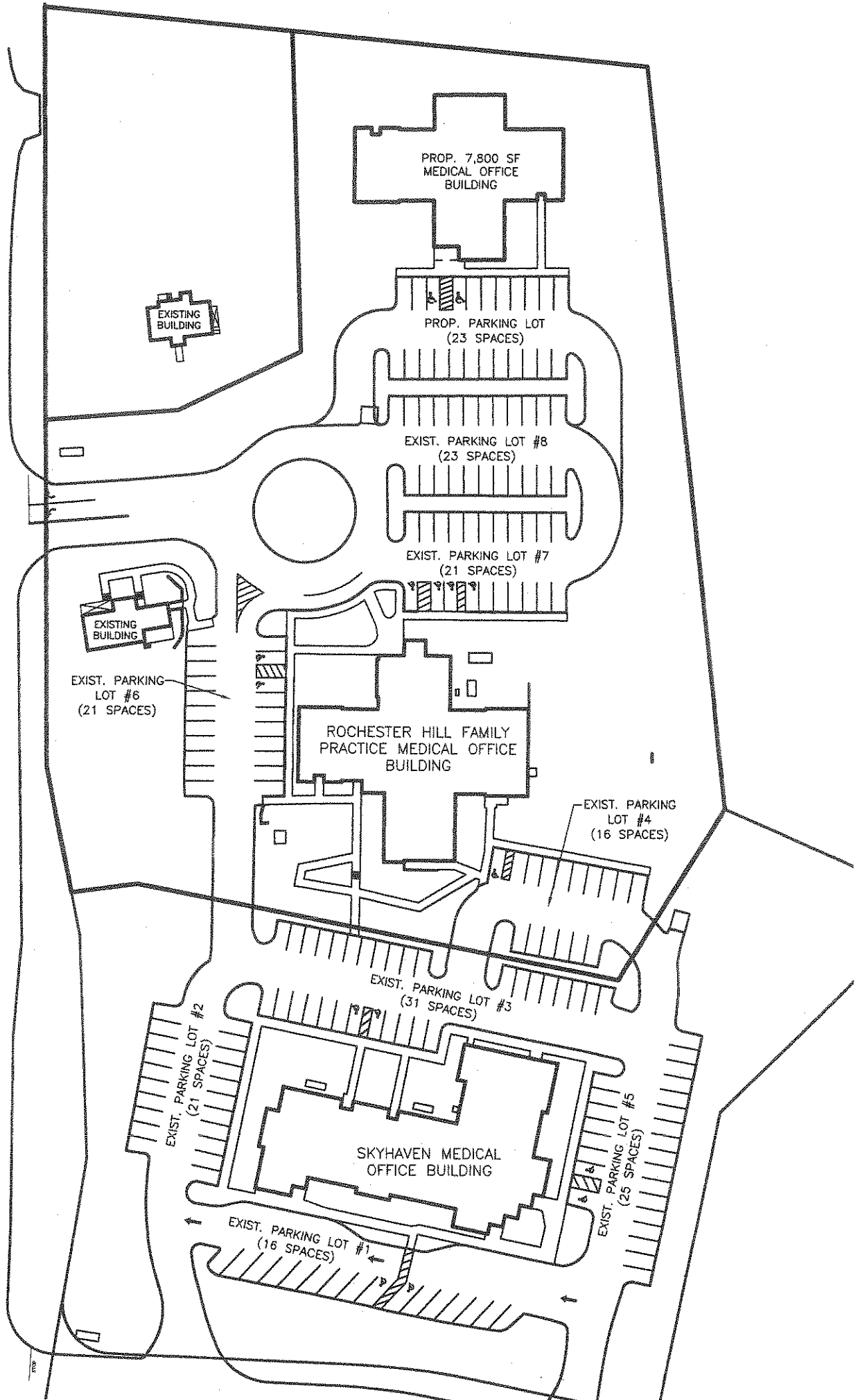
By: 

Donald B. Rhodes, P.E., Vice president / Transportation

TO DOWNTOWN
ROCHESTER

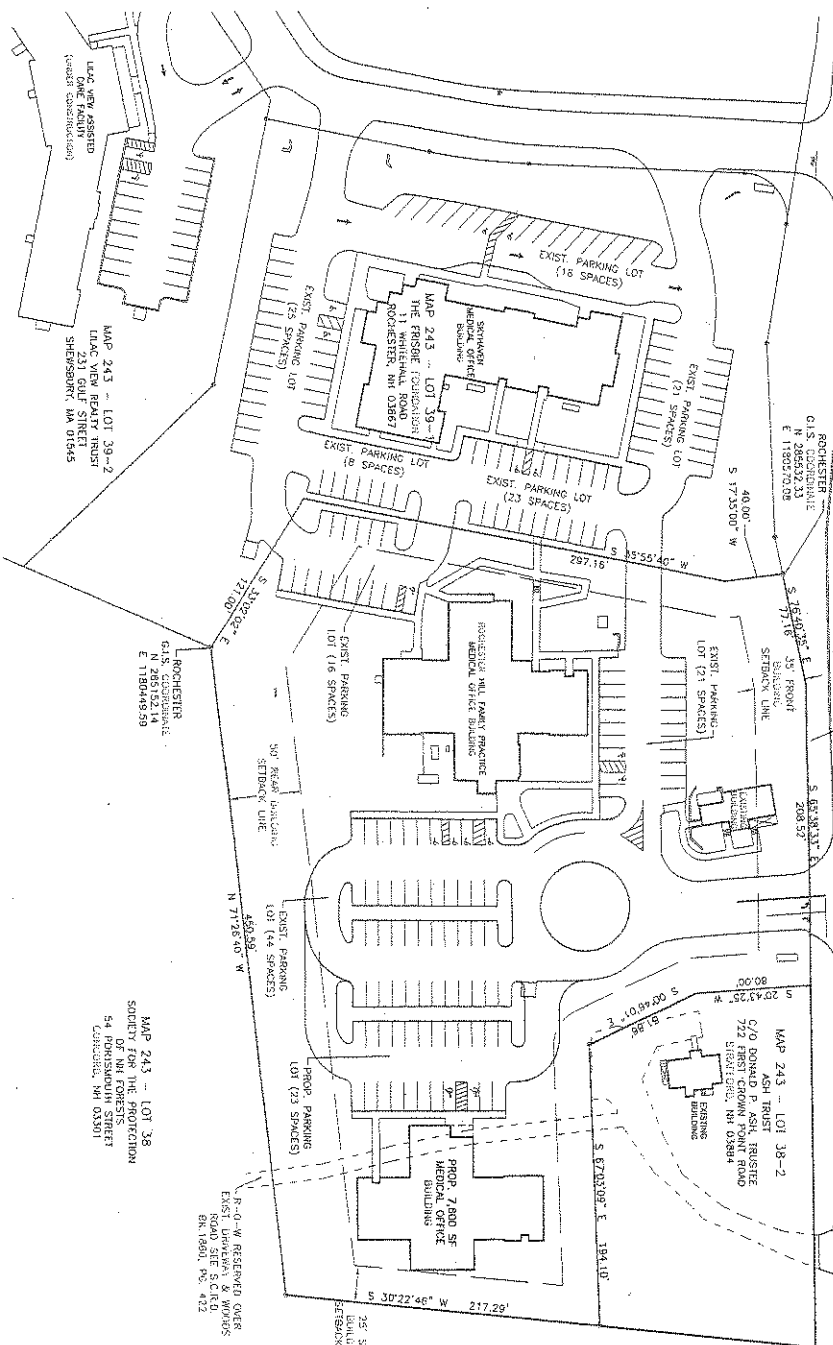
ROCHESTER HILL ROAD

NH ROUTE 108





NH ROUTE 108



$PAC \approx \frac{1}{2} PAC_{\text{max}}$

MAP 243 -- LOT 38
SOCIETY FOR THE PROTECTION
OF NH FORESTS
54 PRISMOUTH STREET
CONCORD, NH 03301

OVERALL SITE PLAN

245 ROCHESTER HILL ROAD—
OFFICE BUILDING
ROCHESTER HILL FAMILY MEDICAL

N.H. ROUTE 108
ROCHESTER, NH
FOR THE FRISBIE FOUNDATION

HER HILL, FAMILY MEET

OFFICE BUILDING
ROCHESTER HILL,
MICHIGAN

N.H. ROUTE 108
ROCHESTER, NH

SETTEMBER, 2011

GRAPHIC SCALE

(IN FEET)

NORWAY PLANTS ASSOCIATES, INC.

Unofficial Property Record Card - Rochester, NH

General Property Data

Parcel ID 0243-0038-0601	Account Number 27814
Prior Parcel ID -	Property Location 245 ROCHESTER HILL RD
Property Owner FRISBIE FOUNDATION	Property Use LIEU TAXES
Mailing Address 11 WHITEHALL RD	Most Recent Sale Date 9/14/2005
City ROCHESTER	Legal Reference 3259-134
Mailing State NH Zip 03867-3297	Grantor ASH TRUST C/O DONALD P ASH JR.
Parcel/Zoning A	Sale Price 415,000
	Land Area 0.006 acres

Current Property Assessment

Card 2 Value	Building Value 1,440,400	Yard Items Value 33,400	Land Value 0	Total Value 1,473,800
Total Parcel Value	Building Value 1,519,200	Xtra Features Value 33,400	Land Value 256,800	Total Value 1,569,400

Building Description

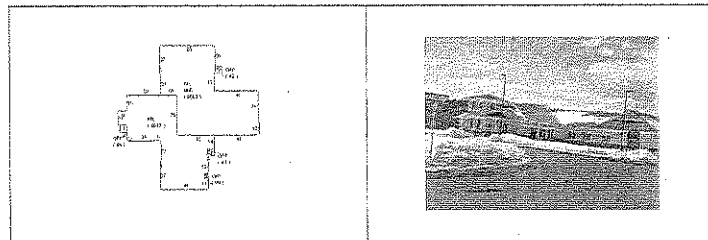
Building Style MED OFFICE	Foundation Type CONCRETE	Flooring Type AVERAGE
# of Living Units 2	Frame Type WOOD	Basement Floor CONCRETE
Year Built 2007	Roof Structure HIP	Heating Type FORCED H/A
Building Grade V GOOD-	Roof Cover ASPHALT SH	Heating Fuel GAS
Building Condition Average	Siding VINYL	Air Conditioning 100%
Finished Area (SF) 15285.1001	Interior Walls DRYWALL	# of Bsm't Garages 0
Number Rooms 0	# of Bedrooms 0	# of Full Baths 0
# of 3/4 Baths 0	# of 1/2 Baths 10	# of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 0.006 acres of land mainly classified as LIEU TAXES with a(n) MED OFFICE style building, built about 2007, having VINYL exterior and ASPHALT SH roof cover, with 2 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 10 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 0243-0035-0061	Account Number 27814
Prior Parcel ID -	
Property Owner FRISBIE FOUNDATION	Property Location 245 ROCHESTER HILL RD
	Property Use LIEU TAXES
Mailing Address 11 WHITEHALL RD	Most Recent Sale Date 9/14/2005
	Legal Reference 3259-134
City ROCHESTER	Grantor ASH TRUST C/O DONALD P ASH JR.
Mailing State NH Zip 03867-3297	Sale Price 415,000
Parcel/Zoning A	Land Area 3.950 acres

Current Property Assessment

Card 1 Value	Building Value 178,800	Yard Items Value 0	Land Value 266,800	Total Value 435,600
Total Parcel Value	Building Value 1,819,200	Xtra Features Value 33,400	Land Value 256,800	Total Value 1,809,400

Building Description

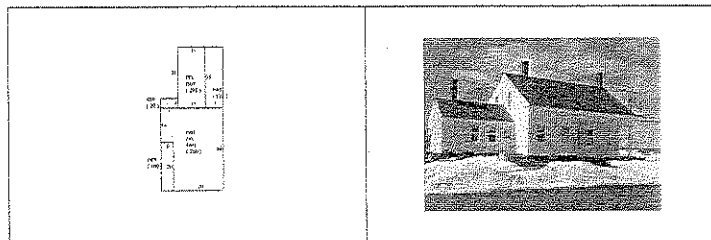
Building Style OFFICE	Foundation Type BRICK/STONE	Flooring Type AVERAGE
# of Living Units 1	Frame Type WOOD	Basement Floor CONCRETE
Year Built 1850	Roof Structure GABLE	Heating Type FORCED H/W
Building Grade GOOD	Roof Cover ASPHALT SH	Heating Fuel OIL
Building Condition Very Good	Siding CLAPBOARD	Air Conditioning 0%
Finished Area (SF) 1400	Interior Walls PLASTER	# of Bsmt Garages 0
Number Rooms 0	# of Bedrooms 0	# of Full Baths 0
# of 3/4 Baths 0	# of 1/2 Baths 2	# of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 3.950 acres of land mainly classified as LIEU TAXES with a(n) OFFICE style building, built about 1850, having CLAPBOARD exterior and ASPHALT SH roof cover, with 1 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 2 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

Applicant: The Frisbie Foundation Phone 603 332-5221

Project Address: 245 Rochester Hill Road

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	Owner Name	Mailing Address
243	38-1	The Frisbie Foundation	11 Whitehall Road; Rochester, NH 03867

ABUTTING LOT OWNERS

Map	Lot	Owner Name	Mailing Address
243	18	Pease Development Authority	55 International Drive, Portsmouth, NH 03801
243	38	Society for the Protection of NH forests	54 Portsmouth Street; Concord, NH 03301-5400
243	38-2	Ash Trust C/O Donald P. Ash Jr. Trustee	722 First Crown Point Road; Strafford, NH 03884
243	39-1	Same as applicant	Same as applicant

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 Association, Inc.	PO Box 249; Rochester, NH 03866-0249

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, Patriot

Database on this date: 09/22/2011, This is page 1 of 1 pages.

Applicant or Agent: 