



Amendment to Approved Project
City of Rochester, New Hampshire

Case # 222-93-HC-15 Property Address 11 Milton Road

Type of project: Site Plan ☒; Subdivision ☐; Lot Line Adjustment ☐; Other ☐

Project name Hannaford To Go Grocery Pick Up Service

Date of original Planning Board approval Review was 11/12/2015 and Decision was 11/13/2015 (see attached)

Description of amendment The drive thru grocery service will be replaced with just a pick up service. The existing gull wing and call box will be removed and we'll restripe the parking lot to it's original layout configuration. We'll install four new bollards and use the back side of the ADA sign posts to reserve spaces for th service. This will free up 16 parking spaces for the site and total site disturbance will be less than 100 SF.

Would this affect a wetland or wetland buffer or require a conditional use? Yes ☐ No ☒

Applicant Name: J M Lord for Hannaford Bros., Co. LLC

Mailing Address: PO Box 28, Rye Beach NH 03871-0028

Phone Number: 603-502-3650 Email Address: jmlord560@gmail.com

Please note: There is a \$125.00 fee for amendments. They are reviewed by the Planning Board and a public hearing is held. Abutters must be renotified by the applicant. The applicant must submit any supplementary materials necessary to explain and support the amendment, such as a narrative and plans. This form, the abutter's list, the fee, and other necessary materials must be submitted by the applicable deadline date.

Name of applicant or agent filling out this form J M Lord

Please check box: Applicant ☒ Agent ☐

Signature of person completing form: J. Merrill Lord Date: 7/6/2023

Signature of property owner (if different): J. Merrill Lord Date: 7/6/2023

'HANNAFORD-TO –GO' PROJECT NARRATIVE

Hannaford added a grocery pick-up location at their store located at 11 Milton Road in 2015. This was an early version where customers announced their arrival through a call box, and then pulled forward to be under a small gull-wing canopy where transactions took place.

That proposal called for the reallocation of 18 existing parking spaces within the parking lot into a designated drive aisle that contained the call box and the gull wing canopy. The 19' deep parking spaces allowed for a 12' drive aisle, a 6' wide chevron island to service customers from and a 1' chevron strip between the proposed drive aisle and the adjacent parking spaces, and the proposed drive aisle was protected from the adjacent parking spaces with the use of curb stops.

That technology and time have changed the way the Grocery delivery service works and now the most efficient way is to reserve spaces within the parking lot that customers can use, where they park and call.

The proposed change would be to eliminate the gull wing, call box and queue lane restoring the 18 parking spaces to the site by restriping this portion of the parking lot. We'd use the back of the ADA bollards adding four (4) new bollards for the Hannaford to Go. We'd then use the back of two (2) of these bollards for Expectant mothers and Veteran parking.

The impact on the Site would be de-minimus in nature because:

- There would be no increase in impervious area and would disrupt less than 100 SF of pavement area to make the changeover.
- Existing curbing and landscaping will not be disturbed;
- No further lighting would be added to the project.
- There will be no additional impact to drainage;
- The grading will remain the same;
- Internal traffic patterns will not be affected;
- Vehicular and pedestrian safety will be maintained.

If approved by the City, Hannaford will apply for all necessary permits from the City's Code Division for the construction work of the work.



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

Planning and Development
Arts and Culture Commission

Historic District Commission
Conservation Commission

Notice of Decision of Minor Site Review

Applicant:	J.M. Lord / Maple Rock, LLC (Hannaford)
Project location:	11 Milton Road
Type of project:	Addition of grocery pick up location
Case #	222 – 93 – HC – 15
Date of site review:	Thursday, November 12, 2015
Date of decision:	Friday, November 13, 2015

Dear Mr. Nanda:

This notice is to inform you that your application for Minor Site Plan Review, as presented, per Section 3.5 #2 as identified above, has been **Approved** by the Special Site Review Committee with the following conditions:

- One existing non-ADA parking-space must retrofitted, signed/striped as ADA
- The “gull wing” lighting must be changed to downcast lighting (as required by Site Plan Regulation Article III, Section 6), and said lights must be shut off during ‘closed’ hours.

It is the applicant's responsibility to obtain any other applicable permits from local, state, and federal agencies. Contact the City of Rochester Building, Zoning, and Licensing Services Department at 332-3508 to apply for any necessary permits, including a building permit and certificate of occupancy when applicable. This approval is valid for one year. If a building permit has not been issued or work has not substantially begun on the site pursuant to this approval, then this approval shall be null and void.

Please be advised: Any parties may appeal this decision to the full Planning Board if the appeal is filed within 20 days from the date of decision. If you decide to commence with the project before this 20-day period has expired, you do so at your own risk.

Thank you for your cooperation in the review process. I wish you the best of luck with your project. If you have any questions please feel free to contact me.

Sincerely,

Seth Creighton
Chief Planner

cc: all via email November 16, 2015: Planning Board; O. Friend-Gray, Assistant City Engineer; J. Grant, BZL Department J. Marsh, Economic Development Specialist; R. Vincent, Assessor; T. Wilder, Fire Department; Scott Dumas, Police Department; File

ABUTTER LIST

City of Rochester, NH
Please Print or Type

Applicant: J.M Lord/ Maple Rock LLC **Phone** 603-502-3650

Project Address: 11 Milton 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 submitting the application.

LEGAL OWNER OF SUBJECT LOT

Map	Lot	Zone	Owner Name	Mailing Address
222	93	HC	Hannaford Bros. Co., LLC	PO Box 1000, MS 6000, Portland Me 04104

ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
215	058/0001	Conservancy Foundation Inc.	40 Temple Street, Nashua NH 03060
222	0094	Lilac Mall Associates LLC c/o GSG Rochester Prop Co. LLC	923 Elm Street, PMB7, Manchester, NH 03101
222	0092	Lounes & Joan C. Yacoub	12 Greenfield Drive, Somersworth, NH 03878
222	0088	ErvinFazekas Rev Trust & Christopher Fazekas	42 Summer Street, Rochester, NH 03867
222	0087	IOCMA Inc. c/o Irving Oil Ltd Attn: Corp RE	PO Box 868, Calais, ME 04619
222	0059	Kandis M & Craig R Brunelle	6 Norway Plains Road, Rochester NH 03867
222	059/0001	Golden Oaks Development	35 Jenkins Road, Lee, NH 03861
222	0058	12 Milton Road LLC c/o O'Neil Chris	32 Pine Street, Freeport, ME 04032
222	0057	Tolly Holdings LLC c/o Craig Schreck	140 Mill Road, North Hampton, NH 03862
222	0055	Maine Atlantic Properties Inc.	24 Harriman Drive , Auburn, ME 04210-8300

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

I, the undersigned, acknowledge that it is the responsibility of the applicant or his/her agent to fill out this form. 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 – Assess Pro (located in the Revenue Bldg at 19 Wakefield Street)

On this date: 7/6/2023, This is page 1 of 2 pages.

Applicant or Agent: J. M. Lord

Planning Staff Verification: _____ **Date:** _____



ROCHESTER
HANNAFORD
STORE # 8317

MAPLEROCK, LLC

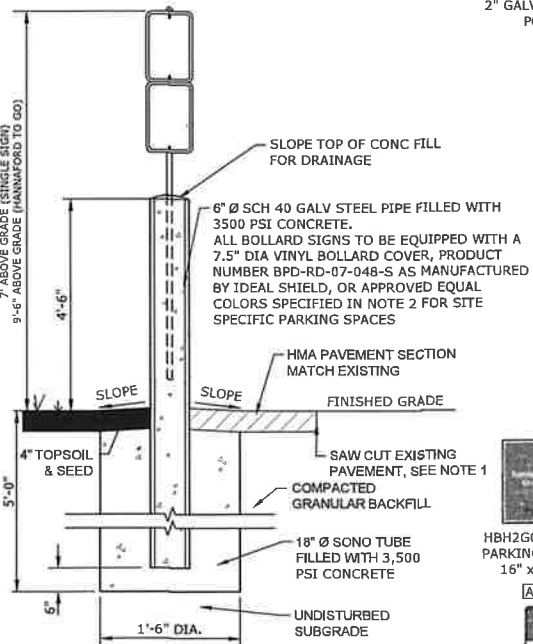
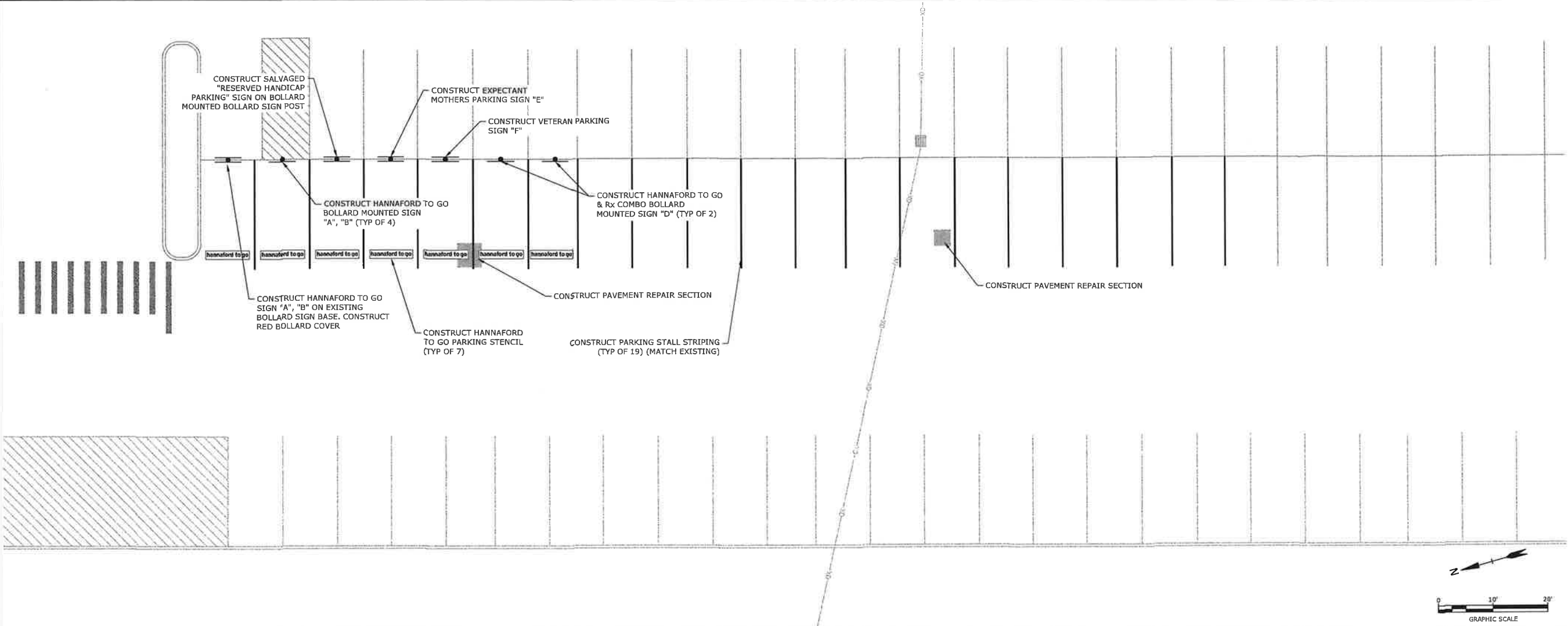
11 MILTON ROAD,
SUITE 2 ROCHESTER,
NEW HAMPSHIRE
04074

PROJECT NO:	M5012-080
DATE:	06/02/2023
FILE:	M5012-080_DSGN.DWG
DRAWN BY:	NHW
CHECKED:	AFS
APPROVED:	PMC

H2GO SITE PLAN & DETAILS

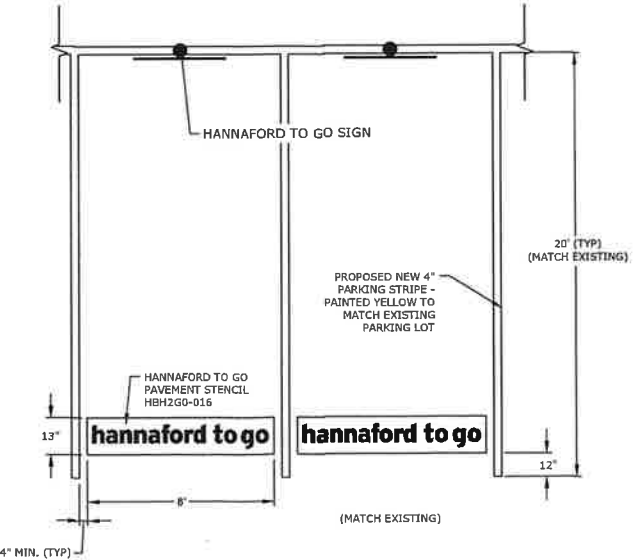
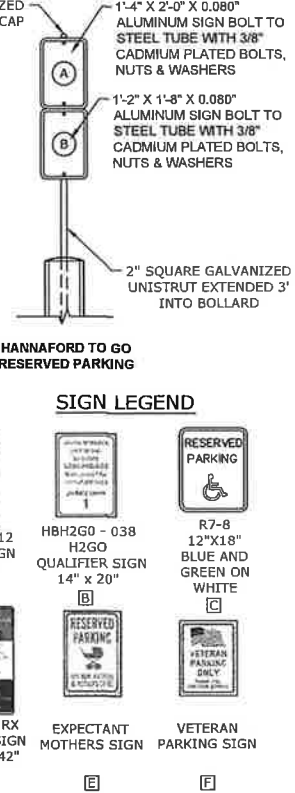
SCALE: AS SHOWN

C-102

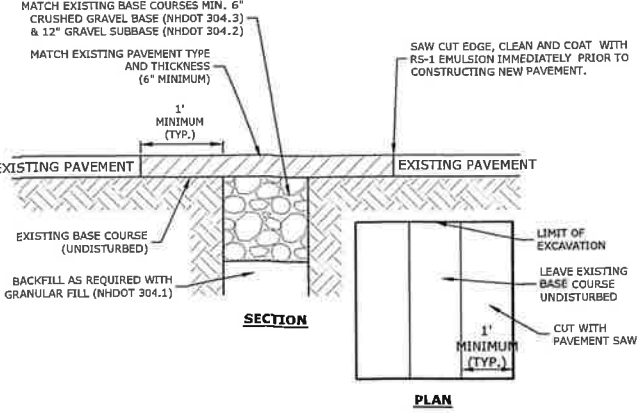


- NOTES**
- CONTRACTOR TO SAW CUT EXISTING PAVEMENT BEFORE REMOVING EXISTING SIGNAGE OR EXCAVATING FOR NEW SIGN FOUNDATIONS.
 - PLASTIC COVERING AS MANUFACTURED BY IDEAL SHIELD, OR APPROVED EQUAL, WITH COLORS SPECIFIED BELOW:
H2GO PARKING: RED
EXPECTANT MOTHERS: GREEN
VETERANS PARKING: RED

BOLLARD SIGN DETAIL



- NOTES**
- STENCIL COLOR TO BE WHITE - MATCH EXISTING.
- HANNAFORD TO GO PARKING STRIPING DETAIL**



PAVEMENT REPAIR SECTION



ROCHESTER
HANNAFORD
STORE # 8317

MAPLEROCK, LLC

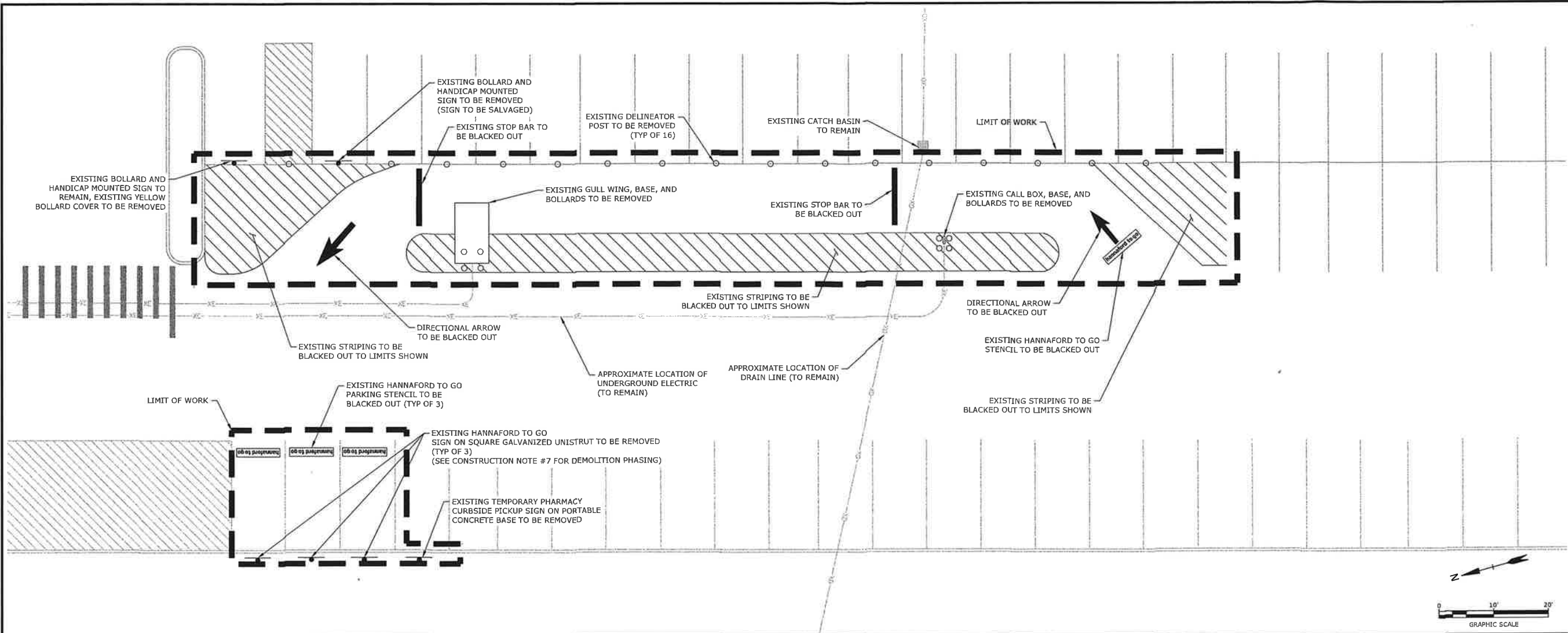
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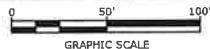
H2GO EXISTING CONDITION/
DEMOLITION PLAN

SCALE: AS SHOWN

C-101



KEY PLAN



- GENERAL NOTES**
- PROJECT LOCATION IS 11 MILTON ROAD, ROCHESTER, NEW HAMPSHIRE, STORE #8317
 - THE EXISTING UTILITIES ON SITE ARE NOT GUARANTEED BY THE OWNER OR THE ENGINEER. THE UTILITIES SHOWN ARE APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES, AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK AT NO ADDITIONAL COST TO THE OWNER.

- REFERENCE PLANS**
- "HANNAFORD TO GO" LILAC MALL ROAD, ROCHESTER, NH" PREPARED BY FAY, SPOFFORD & THORNDIKE, DATED OCTOBER 2015. PROVIDED BY MAPLE ROCK LLC, DATED 2/27/2023

- CONSTRUCTION NOTES**
- PRIOR TO COMMENCING ANY EXCAVATION WORK, THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIG SAFE (811) AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY ACTIVITIES TO VERIFY LOCATIONS OF UNDERGROUND UTILITIES AND NOTIFY APPROPRIATE GOVERNING BODIES.
 - ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION / DEMOLITION ACTIVITIES MUST BE REPLACED OR REPAIRED TO MATCH ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
 - CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND PROTECTION OF TRAFFIC DURING CONSTRUCTION ACTIVITIES. WORK SHALL BE COORDINATED WITH HANNAFORD REPRESENTATIVES AND THE STORE MANAGER.
 - ALL MATERIALS SCHEDULED TO BE REMOVED BECOMES THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES.
 - PAVEMENT MARKINGS MUST BE INSTALLED AS SHOWN, INCLUDING PARKING SPACES, ADA AND HANNAFORD SYMBOLS AND CROSSWALKS. CROSSWALKS AND PARKING STRIPING SHALL BE THERMOPLASTIC MARKINGS AND MUST MEET THE REQUIREMENTS OF AASHTO M249. ALL SYMBOLS WILL BE PAINTED AND MUST MEET THE REQUIREMENTS OF AASHTO M248 TYPE "F".
 - CONTRACTOR SHALL CAP UNUSED UTILITY LINES BELOW GRADE, AS REQUIRED.
 - CONTRACTOR SHALL USE EXISTING HANNAFORD TO GO PARKING SPACES AS TEMPORARY HANNAFORD TO GO PARKING SPACES DURING CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH OWNER TO UPDATE SIGNS AS REQUIRED TO ACCOMMODATE THE TEMPORARY PARKING.