



City of Rochester, New Hampshire  
 Department of Building, Zoning & Licensing Services  
 31 Wakefield Street \* Rochester, NH 03867  
 (603) 332-3508 \* Fax (603) 509-1912  
 Web Site: www.rochesternh.net

**APPLICATION FOR SPECIAL EXCEPTION**

TO: **BOARD OF ADJUSTMENT  
 CITY OF ROCHESTER**



**DO NOT WRITE IN THIS SPACE**  
 CASE NO. 2017-06  
 DATE FILED 7/19/17  
Julia Libby  
 ZONING BOARD CLERK

Phone No. 332-6551

Name of applicant Fenton Groen (McGroen Partners, LLC)

Address 120 Washington Street, Suite 302, Rochester, NH 03839  
 ( if same as applicant, write "same" )

Owner of Property Concerned McGroen Partners, LLC  
 ( if same as applicant, write "same" )

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

Location of property 120 Washington Street - corner of Washington Street & Brocks Street

Map No. 123 Lot No. 65 Zone Commercial

The undersigned hereby requests a special exception as provided in

Article: \_\_\_\_\_ Section: <sup>b</sup> 42.226 and 42.22 c. 14 of the Zoning Ordinance

Description of Property \_\_\_\_\_  
 (give length of the lot lines) Frontage 281' + 41' Sides 273' + 82' Rear 95' + 140' + 79'

Proposed use or existing use affected To install a 12' satellite antennae to receive and send radio signals  
 for a radio station tenant.

Signed [Signature] Date 7/19/2017  
 (Applicant)

fenton@groenconstr -  
 uction.com

## 42.22 Special Exceptions

### (a) General Provisions

- (1) Certain uses, structures, or conditions are designed as Special Exceptions (E) in this ordinance. Upon application, the Board of Adjustment may, subject to the appropriate conditions and safeguards, grant a permit for these special exceptions and no others.
- (2) Special Exceptions, for which conformance to additional standards is required, may be permitted in their respective districts, subject to the satisfaction of the requirements and standards set forth in this Section 42.23, in addition to all other requirements of this ordinance. All such uses are hereby declared to possess such special characteristics that each shall be considered as an individual case.
- (2) The Board of Adjustment may require that a site plan for development for a proposed Special exception be submitted showing the location of all buildings, parking areas, traffic access, open spaces, landscaping, and any other pertinent information that may be necessary to determine if the proposed special exception is in harmony with the intent of this ordinance.

### (b) Considerations Governing Granting Special Exceptions: In acting upon an application for a special exception, the Board of Adjustment shall take into consideration whether:

- (1) The specific site is an appropriate location for the proposed use or structure  
YES  NO  Reasoning: We are proposing to lease office space to a small radio station group.  
The proposed 12' satellite dish is needed for their operations. The proposed location is nearly hidden from public view. It can not be mounted on the roof due to wind loads.
- (2) The proposal is detrimental, injurious, obnoxious, or offensive to the neighborhood  
YES  NO  Reasoning: The proposed location is on the back of our retaining wall and is hidden from abutters and is nearly hidden from public view. Vegetation will substantially screen the structure.
- (3) There will be undue nuisance or serious hazard to pedestrian or vehicular traffic, including the location and design of access ways and off street parking  
YES  NO  Reasoning: The proposed location is not in or near any vehicle or pedestrian traffic. It would be difficult for access for graffiti.
- (4) Adequate and appropriate facilities and utilities will be provided to insure the Proper operation of the proposed use or structure  
YES  NO  Reasoning: The satellite side will be mounted on the back side of our large block retaining wall on a bracket fastened to the wall only. The cast-in-place top curb of the wall will easily support the satellite dish and any associated wind load. The top of the dish will be at the top of the wall.
- (5) The proposed use or structure is consistent with the spirit of this ordinance and the intent of the Master Plan  
YES  NO  Reasoning: The radio station office is a commercial us and the satellite dish is required for their operation.

**Please check Section 42.22 of the Rochester Zoning Ordinance for any additional specific conditions that apply to your Special Exception request.**



120 Washington Street, Suite 302  
Rochester, NH 03839

## **Project Narrative for Special Exception Application Satellite Dish Antennae Installation**

**Property Owner:** McGroen Partners, LLC  
**Location:** 120 Washington Street  
Rochester, New Hampshire 03839

McGroen Partners is planning to enter into a lease agreement with Word Radio to lease office space at 120 Washington Street in Rochester. Word Radio owns and manages a group of five small to medium radio stations and currently has offices in New Durham, NH.

Word Radio will move their full station operations from New Durham to Rochester in stages and when they begin to manage the station automation out of their new offices in Rochester, they will need a satellite dish antennae to receive radio signals.

This operation will require a 12' dish. The wind load on this dish, if it were to be mounted on the building roof, would exceed the engineered load of the steel roof bar joists. It would also really stand out with high visibility from both Washington Street and Route 16.

We propose to mount the dish behind the large block retaining wall at rear of our developed area. The dish will be installed on a custom engineered bracket that will be entirely supported by the block wall and by the 18" reinforced concrete cap that was cast in place on the top of the wall. The top of the dish will be at or slightly below the top of the wall cap and the close edge will be 2' to 3' back from the wall to discourage vandalism.

The location chosen will be shielded by trees from the rear abutters. The dish will not be visible at all from Washington Street or Route 16 and will only be visible for about 40' to 50' from Brock Street when almost perpendicular to the dish.

There will be no impact on wetlands behind the wall and almost no visibility from abutters.

Sincerely,  
Fenton Groen  
Manager, McGroen Partners, LLC

WASHINGTON STREET

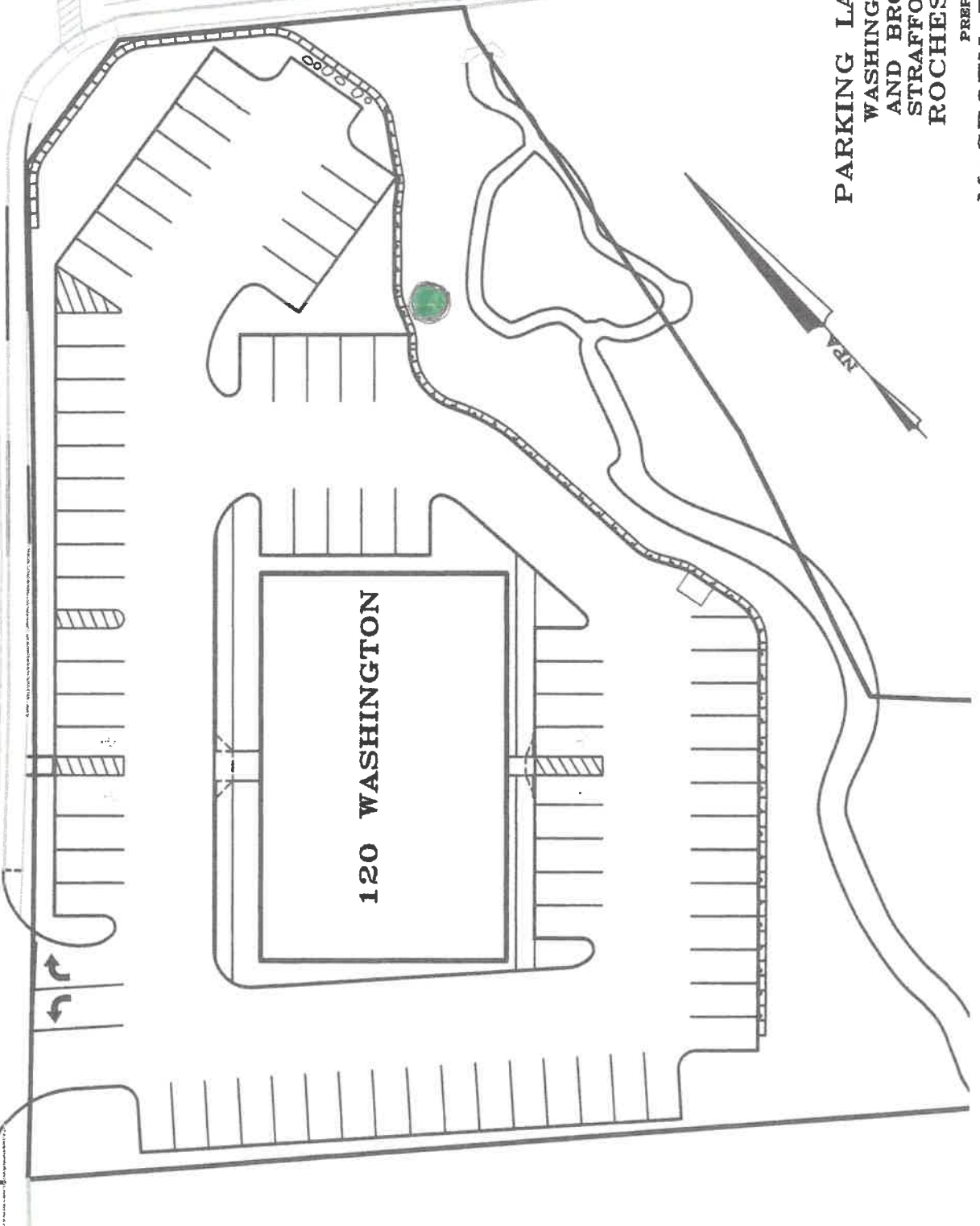
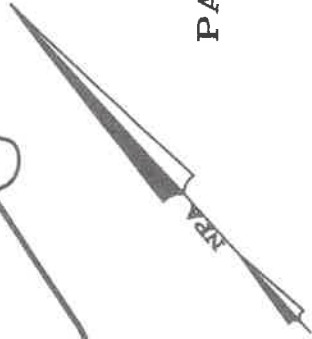
BROCK STREET

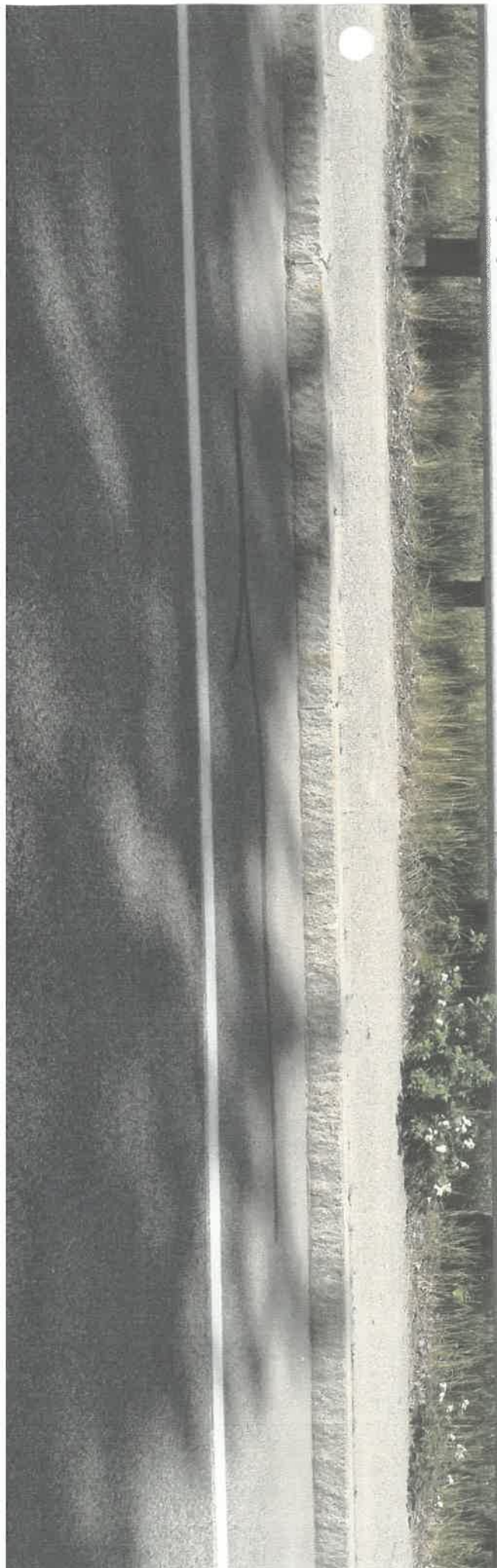
120 WASHINGTON

PARKING LAYOUT SKETCH  
WASHINGTON STREET  
AND BROCK STREET  
STRAFFORD COUNTY  
ROCHESTER, N.H.

PREPARED FOR:

McGROEN PARTNERS, LLC







# 0 Abutters List Report

Rochester, NH

July 20, 2017

## Subject Property:

Parcel Number: 0123-0066-0000  
CAMA Number: 0123-0066-0000  
Property Address: 120 WASHINGTON ST

Mailing Address: MCGROEN PARTNERS LLC  
120 WASHINGTON ST STE 302  
ROCHESTER, NH 03839-5504

## Abutters:

Parcel Number: 0123-0051-0000  
CAMA Number: 0123-0051-0000  
Property Address: 10 BROCK ST

Mailing Address: BOODEY JOHN  
10 BROCK ST  
ROCHESTER, NH 03867-4431

Parcel Number: 0123-0064-0000  
CAMA Number: 0123-0064-0000  
Property Address: 11 BROCK ST

Mailing Address: LAROCHELLE ARTHUR & PRISCILLA  
11 BROCK ST  
ROCHESTER, NH 03867-4401

Parcel Number: 0123-0067-0000  
CAMA Number: 0123-0067-0000  
Property Address: 5 JANET ST

Mailing Address: PETRIN SUSAN A  
19141 SABAL ST  
ORLANDO, FL 32833-5784

Parcel Number: 0123-0068-0000  
CAMA Number: 0123-0068-0000  
Property Address: 130 WASHINGTON ST

Mailing Address: GTY MA/NH LEASING INC  
125 JERICHO TPK SUITE 103  
JERICHO, NY 11753

Parcel Number: 0123-0078-0000  
CAMA Number: 0123-0078-0000  
Property Address: 125 WASHINGTON ST

Mailing Address: IAN JOSEPH CAMPBELL LLC  
P O BOX 77  
FARMINGTON, NH 03835-0077

Parcel Number: 0123-0086-0000  
CAMA Number: 0123-0086-0000  
Property Address: 3 WOODLAWN RD

Mailing Address: MCKINNEY BRENT G  
110 STRAFFORD RD  
ROCHESTER, NH 03867-4123



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