



City of Rochester, New Hampshire

Zoning Board of Adjustment

Special Exception Application

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. 2-22-27

DATE FILED 7/7/22

CO
ZONING BOARD CLERK

Applicant: Easterseals NH, Jason Teaster, Vice President of Facilities

E-mail: jteaster@eastersealsnh.org

Phone: 603-545-5199

Applicant Address: 555 Auburn St Manchester NH 03013

Property Owner: FMH Health Services LLC

Property Owner Address: One Park Plaza Nashville, TN 37203-6527

Variance Address: 13 Healthcare Dr Rochester, NH 03867

Map Lot and Block No: 0243/0039/0003

Description of Property (give length of lot lines): Commercial surgical center/care and treatment

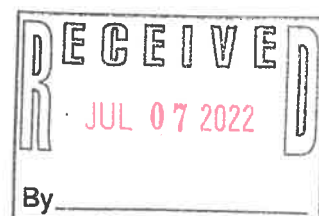
Proposed use or existing use affected: Adult day care center

The undersigned hereby requests a special exception as provided in section 275-22.2 of the Zoning Ordinance to permit Adult day care center

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 constitute grounds for a Special Exception.

Signed: Jason Teaster

Date: 7/27/2022





City of Rochester, New Hampshire

Zoning Board of Adjustment

275.22 Special Exception Sheet

(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 275.22, 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.
- (3) 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: The building provides space needs to provide adult day care programing to Easterseals NH clients

(2) The proposal is detrimental, injurious, obnoxious, or offensive to the neighborhood. Yes ☐ No ☒
Reasoning: Existing services are provided on the abutting property. Granting this request will provide temporary location to minimize disruption and continue services during construction.

(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: There is ample parking at the facility.

(4) Adequate and appropriate facilities and utilities will be provided to ensure the proper operation of the proposed use or structure. Yes ☒ No ☐ Reasoning: The facility meets all necessary life safety requirements per site visit by Deputy Chief Adam Hughes on 7/25/2022.

(5) The proposed use or structure is consistent with the spirit of the ordinance and the intent of the Master Plan. Yes ☒ No ☐ Reasoning: This requested use meets the intent of the master plan by promoting health, safety, morals, order, convenience, prosperity, or the general welfare as well as efficiency and economy in the process of development.

Please check section 275.22 of the Zoning Ordinance for any additional specific conditions that apply to your Special Exception request.

Jason Teaster

From: George Shawn <Shawn.George@hcahealthcare.com>
Sent: Wednesday, July 27, 2022 11:37 AM
To: Jason Teaster
Cc: Higginbotham Caleb - Portsmouth; David Saitz
Subject: Special Exception Application

Caution: This is an external email. Please take care when clicking links or opening attachments. If you receive questionable content, please contact the Easterseals IT Help Desk.

To whom it may concern:

Frisbie Memorial Hospital is negotiating to enter into a lease agreement with Easterseals NH to allow use of the Skyhaven Surgery Center at 13 Healthcare Drive, Rochester NH for purposes of temporarily locating their adult day care program. FMH is aware that Easterseals NH is submitting the special exception application to the Zoning Board of Adjustment. Thank you.

Shawn George, CHFM CHSP
Director of Facilities Mgmt. & Safety Officer
Frisbie Memorial Hospital

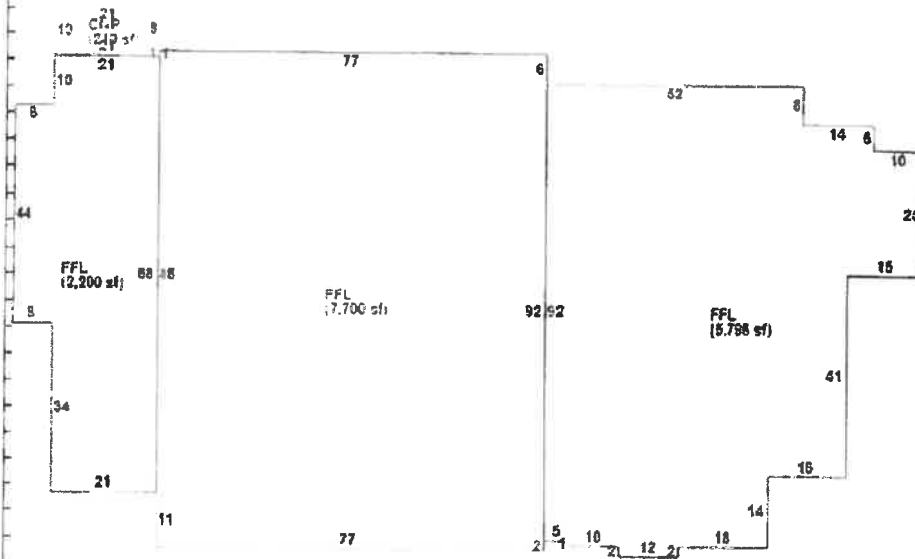
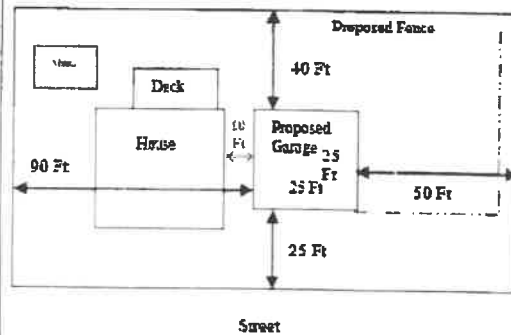
Office - 603-602-5427 (new number as of 5/5/2021)
Mobile - 603-781-9669

Sketch Plan

Instructions:

- 1) Show the Property lines and road(s).
- 2) Show the proposed Structure and all existing structures.
- 3) Show the Measurements from the proposed structure to all lot lines, measure straight through existing structures if needed.
- 4) Include the dimensions of the proposed structure.
- 5) If installing a fence – show the location.

Sample Plan:



Signature

James L. L...

Date

7/27/2022

ENCLOSURE 10/10/00



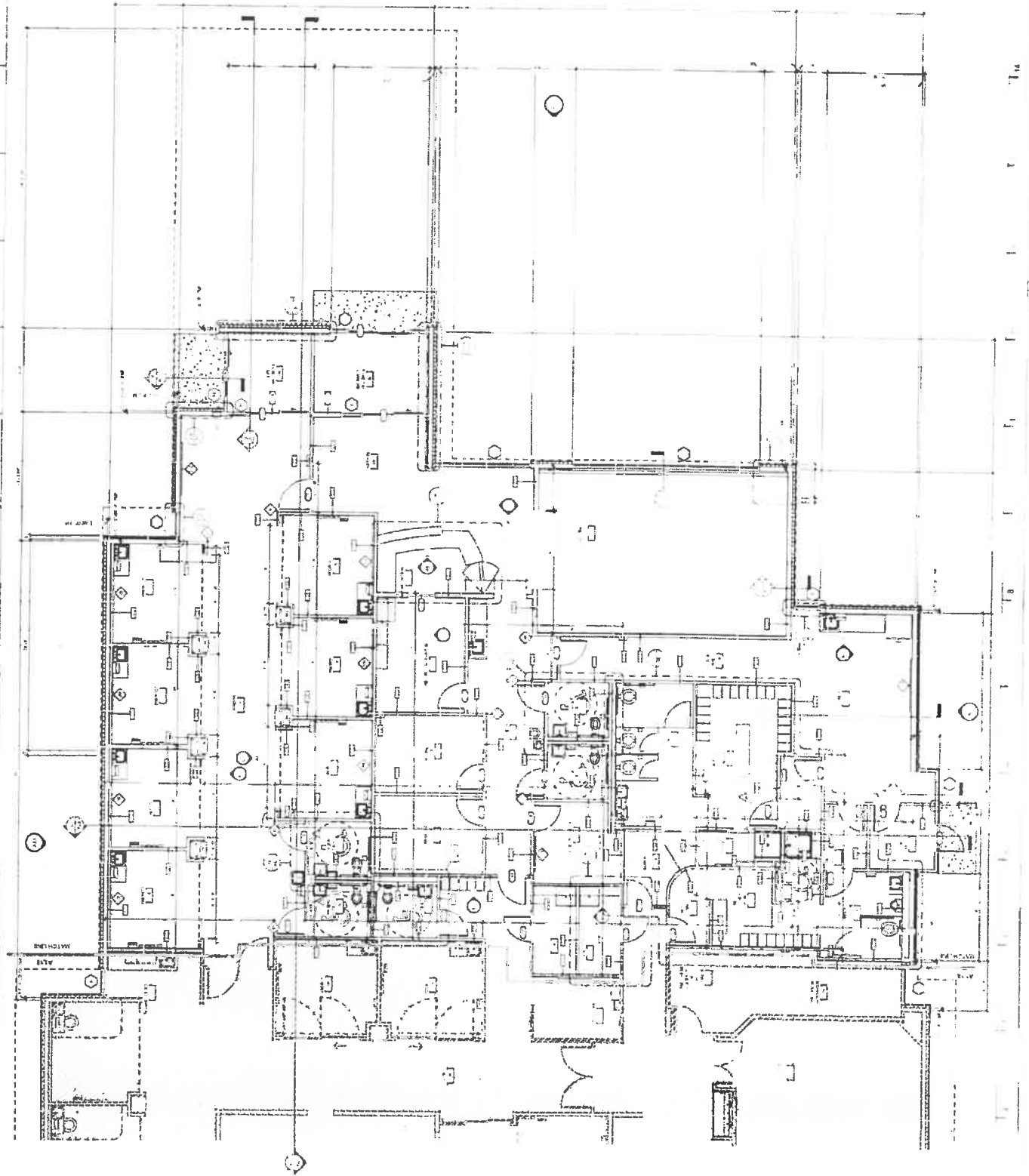
SECTION A

SKYHAVEN
AMBULATORY
SURGERY CENTER

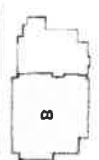
NO. DESCRIPTION UNIT

A1.1A

DATE: 10/10/00



LOCALITE BREIDINGER

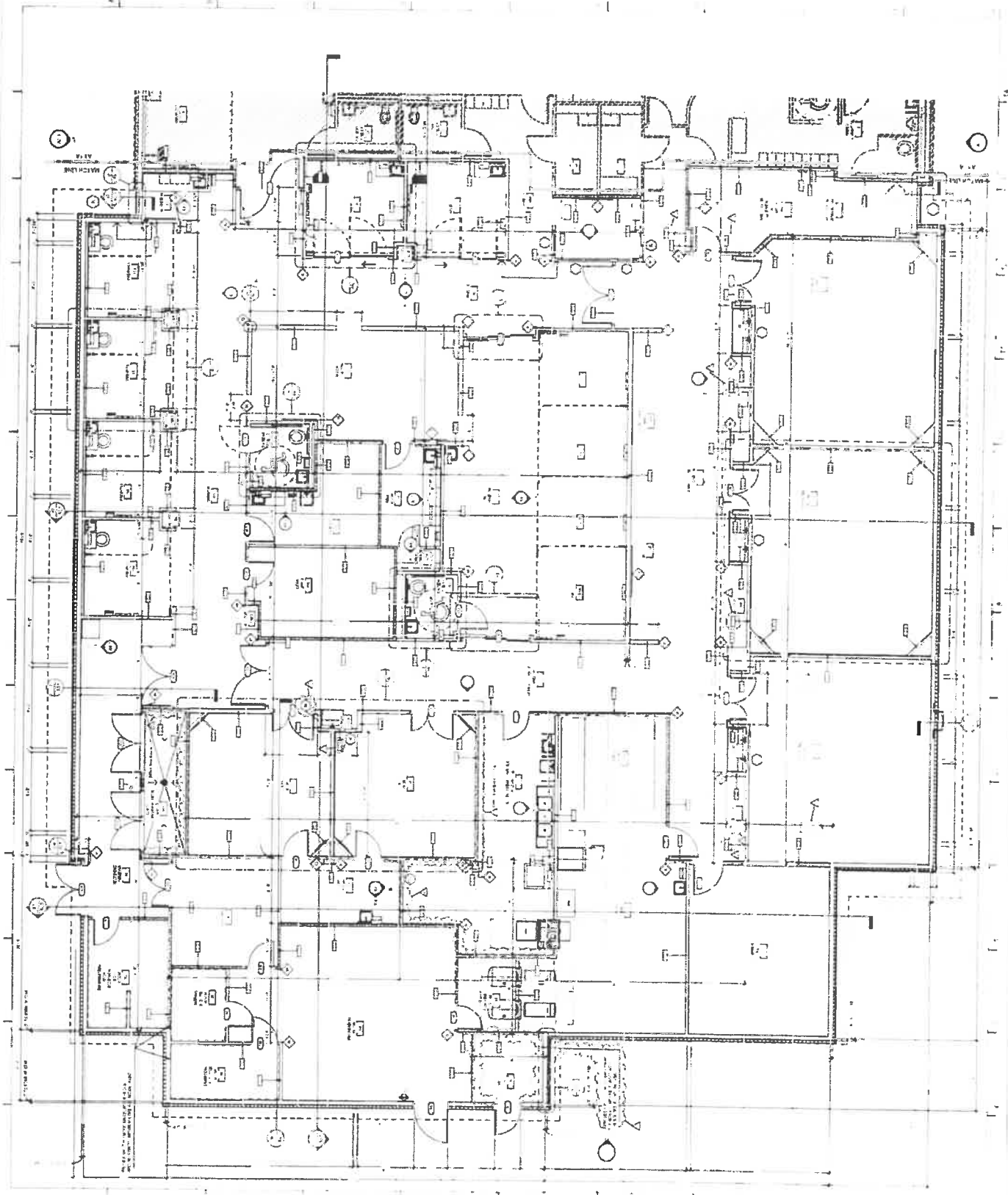


SKYHAVEN
AMBULATORY
SURGERY CENTER

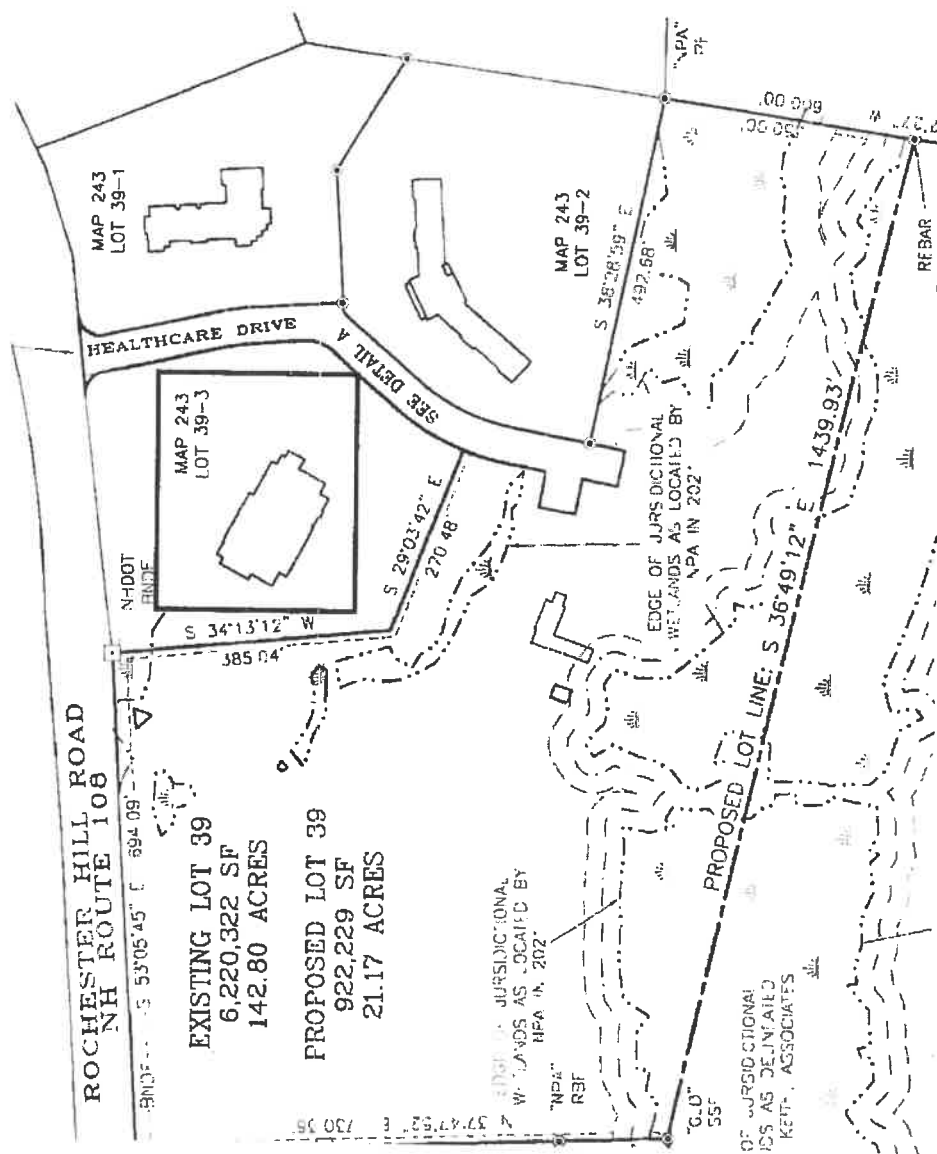
NO	DESCRIPTION	UNIT
1	1.000	1.000
2	2.000	2.000
3	3.000	3.000
4	4.000	4.000
5	5.000	5.000
6	6.000	6.000
7	7.000	7.000
8	8.000	8.000
9	9.000	9.000
10	10.000	10.000

A1.1B

1/8" = 1'-0" (VERTICAL)



SITE PLAN REFERENCE



ZONING

275 Attachment 2

City of Rochester

Table 18-B Sales-Service-Office-Institutional Uses
[Amended 9-4-2018; 4-7-2020]

LEGEND

P = Permitted Use

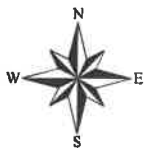
C = Conditional Use

E = Use Allowed by Special Exception

Sales-Service-Office- Institutional Uses	Residential Districts				Commercial Districts				Industrial Districts		Special		Criteria/Conditions Reference
	R1	R2	NMU	AG	DC	OC	GR	HC	GI	RI	HS	AS	
Adult day-care center	—	—	E	E	P	P	—	P	E	—	P	—	Article 22
Adult day-care home	—	E	E	E	P	P	—	P	—	—	P	—	Article 22
Adult-oriented establishment	—	—	—	—	—	—	—	—	—	C	—	—	Article 22
Agricultural building, reuse of existing	C	C	—	C	—	P	—	—	—	—	—	—	Article 22
Antique shop	—	C	P	—	P	P	P	P	—	—	—	—	Article 21
Artist studio	—	C	P	—	P	P	—	P	—	—	—	—	Article 21
Bank	—	—	C	—	P	P	P	P	—	—	—	—	Article 21
Convenience store	—	C	P	—	P	E	P	P	—	—	—	—	Article 21
Day care-1 (day-care residence)	P	P	P	P	P	P	—	P	—	—	P	—	
Day care-2 (day care - family)	—	E	P	E	P	P	—	P	—	—	P	—	Articles 20 and 21
Day care-3 (day-care center)	—	—	E	E	P	P	—	P	E	—	E	—	Article 22
Florist	—	—	P	—	P	—	P	P	—	—	—	—	
Funeral home	—	—	C	—	P	P	—	P	—	—	P	—	
Gas station	—	—	—	—	—	—	P	P	—	—	—	—	Articles 20 and 21
Grocery store	—	—	—	—	P	—	P	P	—	—	—	—	
Hospital	—	—	—	—	P	P	—	P	—	—	P	—	
House of worship	—	C	C	C	P	C	—	P	—	—	P	—	Article 21
Housing unit sales	—	—	—	—	—	—	—	P	P	—	—	—	
Laundry establishment-1	—	C	P	—	P	—	—	P	—	—	—	—	Article 21

CURRENT OWNER		UTILITIES		TOPO		ZONING		CURRENT ASSESSMENT				VISION	
FMH HEALTH SERVICES LLC		0 CITY WATER C		NEIGHBORHOOD		A AGRICULTURAL		Description		LUC Co	Prior Assessed	Current Assesse	ROCHESTER, NH
ONE PARK PLAZA		0 CITY SEWER		3400		NHBD NAME		BLDG	306	5,235,400	1,080,600		
		0 NONE		EXEMPTIONS		COMMERCIAL & INDU		LAND	306	199,000	199,000		
		UTL/ST/ TRAF		Year		Code		OB	306	59,800	105,800		
				Description									

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)												
Code	Description	L/B	Qty	Dim 1	Dim 2	Grade	Condition	Yr Blt	% Gd	Unit Price	Grade Adj.	Appr. Value
LM	LIGHT M/POL	L	13	1		C	AV	2014	80	312.50	1.00	3,300
PA	PAVING ASPH	L	1	35000		C	AV	2014	80	2.57	1.00	72,000
PK	PARK'G SPAC	L	1	57		C	AV	2014	100	0.00	1.00	0
GC	COMM CANO	L	1	1	1070	A	AV	2014	93	23.25	1.32	30,500
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description					Living Area	Floor Area	Elfr Area	Unit Cost	Undeprac Value		
CNP	CANOPY					0	210	0	22.92	4,813		
FFL	1ST FLOOR					15,696	15,696	15,696	356.04	5,588,446		
II Gross Liv / Lease Area												
						15,696	15,906	15,696		5,593,259		



13 Healthcare Drive

Rochester, NH

1 inch = 100 Feet



www.cai-tech.com

July 27, 2022



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Owner2

BillingAddress
55 INTERNATIONAL DR
231 GULF ST
ONE PARK PLAZA
555 AUBURN ST
ONE PARK PLAZA

City State Zip
PORTSMOUTH, NH 03801
SHREWSBURY, MA 01545
NASHVILLE, TN 37203-6527
MANCHESTER, NH 03103-4803
NASHVILLE, TN 37203-6527