

# City of Rochester, New Hampshire

# Zoning Board of Adjustment

#### **Variance Application**

TO: BOARD OF ADJUSTMENT CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE	3
CASE NO. 2-23-17	
DATE FILED 5 16 23	
CSI	
ZONING BOARD CLERK	

Applicant: SWD Property Management, LLC		55
E-mail: iarnold@orr-reno.com Phone: 223-9172		
Applicant Address: PO Box 716, Exeter, NH 03833		
Property Owner (if different):		
Property Owner Address:		
Variance Address: 25 Old Dover Rd.		
Map Lot and Block No: <u>132/39</u>		
Description of Property: 8.6 acres +/-		
Proposed use or existing use affected: <u>proposed 10.700sf +/- retail building</u>		
The undersigned hereby requests a variance to the terms of the Rochester Zoning Ordinance, Ch. 275, Section 5110	ble 18	9-B
and asks that said terms be waived to permit retail use in the R-2 Zoning District		
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 variance. I understand that while presenting my case the testimony should be confined to the 5 criteria and how they pertain to my case.		ž
Signed:		

Attorney for Applicant





4 - 12

es 1 - 1 C

\* \*





# City of Rochester, New Hampshire

# Zoning Board of Adjustment

#### **Variance Criteria**

1) Granting the variance would not be contrary to the public interest because: See attached
2) If the variance were granted, the spirit of the ordinance would be observed because:
See attached
3) Granting the variance would do substantial justice because:
See attached
4.) If the variance were granted, the values of the surrounding properties would not be diminished because:
See attached
<ul> <li>a. Owning to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in an unnecessary hardship because: <ol> <li>No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property because:</li> </ol> </li> </ul>
See attached
And: ii. The proposed use is a reasonable one because:
See attached
b. Explain how, if the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owning to the special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in the strict conformance with the ordinance, and a variance is therefore necessary to enable reasonable use of it.
See attached

#### NARRATIVE IN SUPPORT OF VARIANCE APPLICATION

This variance application concerns 25 Old Dover Road, Rochester, New Hampshire (the "Property"), owned by SWD Property Management, LLC, which is owned by the Dumont family. The Dumonts seek to construct an additional building on the Property containing approximately 10,700 sf, for retail use.

The Property is 8.5 acres and has an existing single-story building containing approximately 70,500 square feet. There are ten (10) rental units within the building, leased for various uses, including retail, warehouse, medical offices, manufacturing, and distribution. Earlier this year, the Property was rezoned from General Industrial to Residential-2.

Retail sales are not an allowed use in the R-2 Zoning District. The current uses of the Property (including retail) are pre-existing nonconforming uses, and are entitled to continue. However, the construction of a new 10,700 retail building requires a variance from Section 275-5.1 of the Zoning Ordinance, which the Dumonts now seek.

#### 1. The variance will not be contrary to the public interest.

A variance is contrary to the public interest if "it unduly and in a marked degree conflicts with an ordinance-such that it violates the ordinance's basic zoning objectives." Farrar v. City of Keene, 158 N.H. 684, 691 (2009) (internal quotations omitted). In determining whether a variance would violate basic zoning objectives, the Board should examine whether the variance would alter the essential character of the locality, or whether granting the variance would threaten public health, safety, or welfare. Id.

Granting the variance would not alter the essential character of the locality. There are several existing retail uses on the Property, and the properties to the south contain a mix of commercial and industrial uses. The abutting property to the north is a retail bank/credit union. There are currently no residential uses within this pocket of the R-2 District. Thus, the new retail building would be consistent with the character of the area.

Nor would the retail use threaten public health, safety or welfare. General retail uses are innocuous, and the proposed tenant is a reputable national organization.

#### 2. The spirit of the ordinance is observed.

The New Hampshire Supreme Court has determined that the requirement that a variance not be contrary to the public interest "is co-extensive and related to the requirement that a variance be consistent with the spirit of the ordinance." <u>Chester Rod & Gun Club v. Town of Chester</u>, 152 NH 577, 580 (2005). As such, this criterion overlaps with the public interest requirement and for the reasons set forth above, the variance would observe the spirit of the ordinance.

The Property was recently rezoned from General Industrial to R-2 Zoning. The primary motivator for this rezoning was to facilitate the development of a nearby City-owned property for affordable housing, several parcels to the South. However, the spirit of the ordinance is to allow the reasonable use and development of property, and as discussed in more detail below, the developable area at issue is not well suited for residential use. As such, granting the variance to allow retail use is consistent with the spirit of the ordinance.

#### 3. Substantial justice is done.

Substantial justice is done where granting a variance will not cause harm to the general public that outweighs the benefit to the applicant. See Malachy Glen Associates v. Town of Chichester, 155 N.H. 102, 109 (2007). Allowing this variance would cause no harm to the general public. A retail use is consistent with the historic use of the Property, and the surrounding uses on the west side of Old Dover Road. In connection with the rezoning effort, some concern was expressed about continuing to allow industrial uses adjacent to the river. However, the proposed retail use does not pose the same perceived environmental threats as many industrial uses, and is more aligned with the public interest in that regard. Granting the variance will bring new development, services and tax revenue to the City and its residents. Likewise, the benefit of the variance to the Dumonts is substantial. Without it, the vacant portion of the Property cannot be reasonably developed, as it is not well-suited for any of the permissible uses in the-R-2 Zoning-District (discussed in more detail below).

#### 4. The value of surrounding properties is not diminished.

Granting this variance will not diminish surrounding property values. Until a few months ago, the Property was zoned General Industrial, and all of the uses on the west side of Old Dover Road are commercial/industrial. Although these properties have now been rezoned to R-2, the current uses are entitled to continue as pre-existing nonconforming uses. The proposed retail building will be less obtrusive and more fitting with the residential uses across the street. And the addition of approximately 10,000 sf of new retail space to a corridor already heavily developed with other industrial and commercial uses will not have any detrimental impact to the residences across the street.

# 5. <u>Literal enforcement of the provisions of the ordinance would result in an</u> unnecessary hardship.

The Property is unique in several respects:

- It is the largest lot in this pocket of the former General Industrial Zoning District, at over 8.5 acres.
- It has an existing single story building dating to 1960 on the site, which contains pre-existing nonconforming uses, and limits redevelopment potential.
- It is on the very edge of the zoning district, and abuts the R-1 District to the East, and the Neighborhood Mixed Use District to the North and West.
- It contains a relatively small area of undeveloped, but developable land immediately adjacent to the Neighborhood Mixed Use District, where small retail

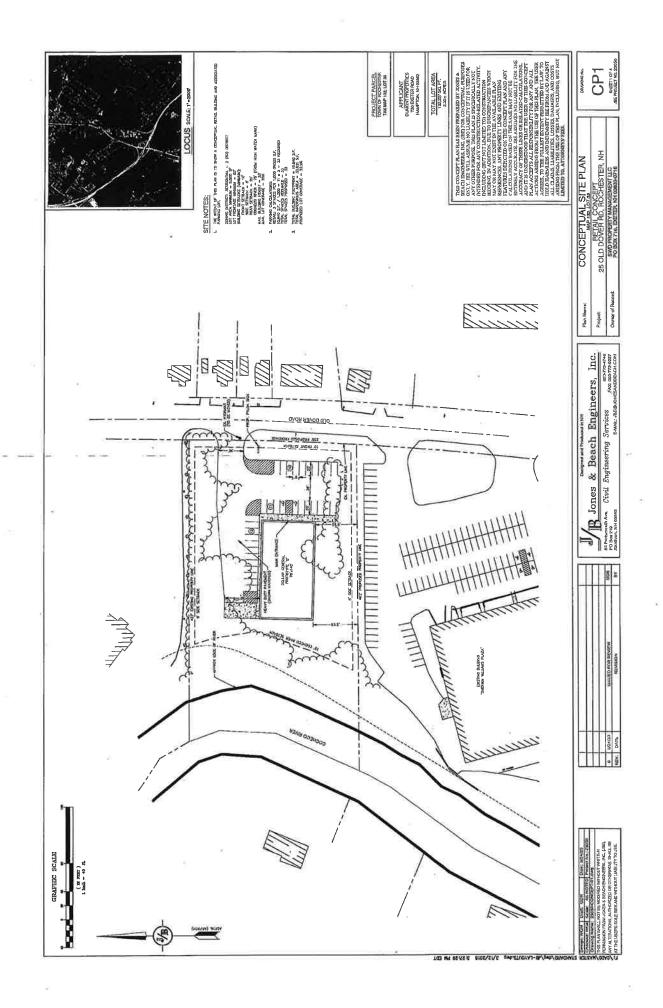
- uses are allowed by right.
- The area of proposed development is sandwiched between the existing parking lot to the south, and retail uses to the north, making it poorly suited for the permitted uses in the R-2 District

The general public purpose of the R-2 District is to "enhance older residential areas through sensitive, small scale building construction," to "foster new development in remaining open spaces," and to "allow a mix of residential types and limited nonresidential uses." <u>See</u> Zoning Ordinance §275-5.3. Generally, the purpose of limiting retail uses in residential areas is to create cohesive neighborhoods. <u>See id.</u>

However, there is no fair and substantial relationship between those purposes and the prohibition of retail uses on this Property. Given the existing commercial and industrial uses on the Property, and on the properties to the south, and the retail business abutting to the north, an additional retail building on the Property will not be what undermines a cohesive residential neighborhood. To the contrary, it will help further the general purposes of fostering new development in remaining open spaces and allowing a mix of non-residential uses.

Moreover, the developable area on the Property cannot be reasonably used for the permitted uses in the R-2 District. For example, it is not a practical location for single or multifamily-residential uses because it is-sandwiched between the existing parking-lot to the south, and a retail drive-through bank to the north. Senior housing and daycares are equally poorly suited for the Property, for the same reason. The size and location of the Property are also not well-suited for a wind energy system.

Although retail uses are not allowed by right, the proposed use is a reasonable use of the Property, given the surrounding existing uses, location and size of the Property.



# 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-		Residential Distri	al Districts	S	ŭ	Commercial Districts	l District	s	Industrial Districts	strial ricts	Spe	Special	Criteria/Conditions
Institutional Uses	R1	R2	NMU	AG	DC	0C	GR	НС	GI	RI	HS	AS	Reference
Adult day-care center	ľ	İ	E	E	Ь	Ь	1	Ь	E	1	P	1	Article 22
Adult day-care home	1	ш	田	E	Ь	Ь	Į	Ь	1	I	P	1	Article 22
Adult-oriented establishment	1	Ì	j	įį	Î	Į	I	1	***	С	1		Article 22
Agricultural building, reuse of existing	၁	Ü	l	۲	Ü	Д	Ĺ		ı	ı	li.	Ü	Article 22
Antique shop	1	ပ	Ь		Ь	Ь	Ь	Ь	ţ	1	f	ľ	Article 21
Artist studio	Ï	၁	Ь	ĵ	Ь	Ь	Ţ	Ъ	Ţ	1	Ţ	ſ	Article 21
Bank	Î	Ĺ	C	1	P	P	Ь	P		1		3	Article 21
Convenience store	Î	Э	Ь	Ì	Ь	Е	Ъ	Ь	I	I	ţ	Į.	Article 21
Day care-1 (day-care residence)	Ь	Ь	Ъ	Ъ	Ъ	Ъ	İ	Ъ	Ţ	Ĭ	Ъ	1	
Day care-2 (day care - family)	1	ш	Ь	E	Ь	Ъ	Ĩ	Ь	Į	1	Ь	1	Articles 20 and 21
Day care-3 (day-care center)	1	Ï	田	E	Ь	Ь	I	Ь	E	į	E	1	Article 22
Florist	1	İ	Ь	-	P	1	P	P		ļ	1	1	
Funeral home	1	Î	C	Î	P	Ь	Ĭ	Ь	Ţ	1,	P	ţ	
Gas station	1	Ĩ	Ĭ	1	Ï	1	Ь	Ь	Ţ			1	Articles 20 and 21
Grocery store	1	ľ	f	ľ	P		Ъ	Ь	1	ļ		1	
Hospital	1	1	1	Ì	Ь	Ь	Ì	Ь	Ī	L	Ь	ţ	
House of worship	1	Э	C	C	Ъ	С	ĺ	Ь	J	Ţ	Ь	1	Article 21
Housing unit sales	I	E		1	Ţ	I	Ī	Ь	Ь	1	J	1	
Laundry establishment-1	1	ပ	Ь	Ĩ	Ь	ĺ	ĵ	Ь	Ï	Į,	ļ	f	Article 21

275 Attachment 2:1

# ROCHESTER CODE

Sales-Service-Office-	R	Residenti;	Residential Districts	S	ŏ	mmerciz	Commercial Districts	S <sub>1</sub>	Indu Dist	Industrial Districts	Spe	Special	Criteria/Conditions
Institutional Uses	R1	R2	NMU	AG	DC	0C	GR	НС	GI	RI	HS	AS	Reference
Laundry establishment-2	ľ	Ĭ,	Ь	ĵ	Ь	ĵ	Ĺ	Ь	1	1	Į,	ľ	
Library		C	P	С	Ъ	Ь	Į	Ь	ţ	i	1	1	Article 21
Marina	1	1	1	ĵ	j	ĵ	1	P	J			1	
Museum	Î	သ	Ь	C	Ь	Ь	Ь	Ь	I	į	ı	1	Article 21
Office	Ī	Ĩ	Ь	Ţ	Ь	Ь	P	P	Ь	P	5005	3	
Office, medical			၁	Ĺ	Ь	Ь	P	Ь	С	1	P	Ь	Article 21
Office, professional	1	Ĩ	Ь	Ì	P	Ь	P	Ь	P	1	1	Ţ	
Personal service establishment	İ	1	Ь	1	Ь	Ь	Р	Ь	ı	ı		1	
Retail sales (under 5,000 square feet)	1	Ï	Ь	Ì	Ъ	田	Ь	Р	1	1	1	1	
Retail sales (5,000 to 30,000 square feet)	1	Ĩ	į	ĵ	Ь	Ì	Ь	Ъ		1	1	1	
Retail sales (over 30,000 square feet)	1	Ĭ	Ĩ	1	Ţ	ì	Ь	Ь	I	1	1	]	
Retail service		1	С		Ь	P	P	Ъ			1	I	Article 21
School, K-12	C	၁	C	C	C	P	Í	C	3	Į,	ţ	Ţ.	Article 21
School, other	1	С	С	C	Ь	Ь	ĵ	P	С		Ţ	1	Article 21
Secondhand shop	1	С	P	1	Ь	Ь	1	Ь	ļ		1	1	Article 21
Service establishment	L	Ï	C	ľ	С	ĵ	P	C	P	Į,	ţ	ţ	Article 21
Shelter		Î	1	Ĩ	Ħ	Э	Ĭ	Ь	E	田	Э	1	
Small wind energy systems	Ъ	Ь	Ь	Ь	Ы	Ь	Ь	Ь	Ь	Ь	Ъ	Ы	Article 20
Temporary use shelter		Î		Ĭ	E	Е	Ĭ	Ь	E	丑	E	ľ	
Vehicle sales, new		1	С	Ī	Ì	Ĩ	P	P	Į	Ţ	I	1	Articles 20 and 21
Vehicles sales, used	1	1	၁	à	1	Ĩ	P	Ь	į	ļ	1	1	Article 20
Vehicle service	ľ	Ĭ	ľ	ï	1	ĺ	Ъ	Ь	Ь	Ī,	Į,	Į,	
Yard sale, commercial	1	ij		Ĩ		Ĭ	Ì	၁	I	l	ļ	į	Articles 20 and 22





### 25 Old Dover Road

City of Rochester, NH 1 inch = 188 Feet



www.cai-tech.com

May 16, 2023 0 188 376 564



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.

Property Location 25 OLD DOVER RD Vision ID 466 CURRENT OWNER		ITO.	UTILITIES	Parc		0132/ 003	39/ 0000/	// l	ONING	6	Card# 1 Sec# 1	ਰ ਰ	0 9	count # 466 lg # 1 ASSESSMEN		Land Print [	Land Use 4000 Print Date 2/27/	Land Use 4000 Print Date 2/27/2023 10:22:50 A	2:50 A
SWD PROPERTY MANAGEMENT LLC		0 CITY WATER C 0 CITY SEWER 0 NONE	VATER	0	0 ILEVEL NEIGHBORHO 3008	L <b>JBORHOOD</b> 3008		IN   INDUSTRIAL	IN INDUSTRIAL  NHBD NAME  COMMERCIAL GONIC	ABIL	Description 3G	2 4 4	400 Pr 400	Prior Assessed 1,452,200 405,900		Current Assesse 1,452,200 405,900		VISION ROCHESTER, NH	Z X HZ
NH 03833-0716		UTL/ST/TRA 0 CTY WTR PBO 0 PAVED 0 MEDIUM	UTL/ST/TRAF CTYWTR PBO PAVED MEDIUM		Year Code		EXEMPTIONS Desc	Ons Description	5	8		4	400	#	115,700	115,700	002	NS IDON	E/
RECORD OF OWNERSHIP	(IP	BK-VO		S	DATE	SALEP	PRICE	SAL	SALE CODE	,	1 -		PREVIO	US ASSE	Otal 1,973,800 1,973,800 PREVIOUS ASSESSMENTS (HISTORY	1,9/3,800			
SWD PROPERTY MANAGEMENT LLC COOLIDGE-IMC BUILDING EQUITIES TRD REALTY CORP OLD DOVER RD ASSOC IMC MAGNETICS CORP	T LLC ITIES	2885 1732 1533 1307 1286	37 747 310 604 453	10-2; 03-0; 11-28 04-28 01-12	10-22-2003 03-02-1994 11-28-1990 04-28-1987 01-12-1987	<del>-</del>	1,250,001 1,000,000 0 0		02 99 99	2020	BLDG LAND OB	4,1		2021 BLDG LAND OB	F -,		2022 BLDG LAND OB		1,452,200 405,900 115,700
											Total		1,940,800	-	Total 1,973,800 To	73,800		tal	1,973,800
				BUILDING NOTES	SNOTES									AF	PRAISED	VALUES	SUMMAR		
												∢ <	ppraised E	Suilding Va	Appraised Building Value (Card)	(0.7)		₹.	1,446,500
												( ∢	ppraised (	Jutbuilding	Appraised Cutbuilding Value (Bldg)	olug <i>)</i> [g)			115,700
												∢	Appraised Land Value (Bldg)	and Value	(Bldg)	i .			405,900
													Total Appraised Parcel Value	ised Parce	el Value			_	1,973,800
			BUILL	BUILDING PERMIT RECORD	MIT REC	SORD							Valuation Method	<b>fethod</b>					ပ
Issue Date Permit Id Desc	Description	Price	85	Insp Date	% C Stat	ē	9	nit wall h	Notes lace das unit wall hung unit using existing hookups	ing existi	nd hookiir	y.							
	SIGN HEATING SYS	13,6		02-18-2021	100 100 100 100 100 100 100 100 100 100	2 0	2 wall signs for rooftop unit;	or Sherwi	2 wall signs for Sherwin Williams; rooftop unit;	מ	n n	1	Total Appraised Parcel Value	ised Parc	el Value			1,	1,973,800
	TRIC	5,000		04-29-2019	_		Wire 2 medica	al rooms,	Wire 2 medical rooms, 2 office spaces, 2 meeting rooms office retrofit:	aces, 21	meeting ro	oms	Date	2	VISIT/CI	HANGE HISTO Purpost/Result	ISTORY esult	NON THE	Notes
12827 12827	IRIC TRIC	2,000		04-15-2016 04-15-2016 04-15-2016			ADD SINK; NVC; TENA NT EIT	₫					08-10-2020 04-29-2019		OWN, EXTO	OWN ADD CHG EXT ONLY		PER OWNER E Permit #: M-19-	/NER E M-19-
	MANUAL PLUMBING WATER HEATE			03-24-2015 03-24-2015 12-15-2011 03-16-2012 12-29-2010	86666		GAS PIPING;	5					04-29-2019 04-29-2019 04-15-2016 04-15-2016	119 116 117 118 118 118 118 118 118 118 118 118		EXT ONLY MEAS+INSPCTD MEAS+INSPCTD MEAS+INSPCTD		Permit #: E-19- Permit #: 12827 Permit #: 12833	E-19- 12827 12833 12658
			1			7	AND LI	NE VAL	LAND LINE VALUATION SECTION	ECTION				į.		-	ŀ		
LandU	Land Type		Loc Adj	UnitPric	UnitPric Size Adj	Cond		_	Infl1 Infl1 Adj	Adj Infl2	Infl2 Adj	j Infl3	Infl3 Adj	Adj UnitPrice	₫.	§ T	ssed ue	Notes	
MANUFACT 4.590	PRIMARY EXCESS A	о. ш	1,000	90,000 10,000	1.00000	1.00	3008 1 3008 1	1.000						90,000 10,000	360,000		360,000 45,900		
	Total Card Land Units	Land Unit	ts	8.59 AC	П	Parcel To	Total Land Area	Area	8.59	AC						-	Total Land Value	Value	405,900
Disclaimer. This information is believed to be correct but is subject to change and is not warranteed	correct but is	subject to c	hange and	is not warrai	Iteed.														

Land Use 4000 Print Date 2/27/2023 10:22:50 A		- 8				
of 1 Account# 466 of 1 Bldg# 1	進	(# 006'89) 133	88	]		
Card # 1	22 22 22 22 22 22 22 22 22 22 22 22 22	86		.001	Appr. Value 115,700 1,000 800 3,900	2,410,815
	l w				A FEATURES(B)  Unit Price Grade Adj. 2.57 1.00 7.18 1.00 7.18 1.00 7.18 1.00	Unit Cost 34.16
0039/ 0000/ / SONTINUED)	Percentage 100 0		1.000 60 1,446,500			2.110N a Ell Area 80 70,580
0132/ ETAIL (C	SAME SE	COST / MARKET VALUATION  2,410,8: t t train Code nodeled inn %		nment	tion Yr Blt 1982 1960 1960 1960	BUILDING SUB-AREA SUMMARY SECTION LIVING Area Floor Area Elor Area
Parcel ID STRUCTION D		COST / MA RCN Year Built Depreciation Code Remodel Rating Year Remodeled	Eurotional Obsol Economic Obsol Trend Factor Special Adj Condition % Percent Good RCNLD Dep % Ovr Dep Ovr Comment Misc Imp Ovr Comment	Cost to Cure Ovr Cost to Cure Ovr Comment	TEMS(L) / XF - BI Grade Condition C AV C AV C AV C AV	6-4KE-4 SUM Living Area 70,580
VO COV	Extra Fixture(s) Extra Fix Bating Extra Fix Rating Code 4000 MANUF	RCN Year Built Depreciation Co Remodel Rating Year Remodel Rating Year Remodel Results Peared Remodel Results Peared Remodel Results Peared Remodel Results Peared Remodel Results Peared Remodel Results Peared Remodel Results	Eurocional Ob Economic Ob Trend Factor Special Adj Condition % Percent Good RCNLD Dep % Ovr Dep Ovr Com Misc Imp Ovr Misc Imp Ovr	Cost to	<b>8 YARD IT</b> Dim 2 0 90000 12 24 10	ILDING SU
COLD DOVER RD  CCTION DETAIL	Description Industrial IND FLEX Average	CONC BLOCK BRICK VENR FLAT MEMBRANE AVERAGE	GAS FORCED W/A SPACE HTRS SAME	SAME	Outs         Dim 1         Dim 2         Grade         Condition         Yr Blt         % Gd           1         1         90000         C         AV         1982         50           2         10         12         C         AV         1960         60           1         12         24         C         AV         1960         60           9         10         10         C         AV         1960         60	Description BUILDING SU
K	000 14.00		00.00	- 4 P	8 - B - B - B - B - B - B - B - B - B -	1ST FLOOR
Vision ID 466 Constitution Cons	Element Model Style Grade Stories Units Comm Units Wall Height	112 12 12 100		Half Bath Ratin Half Bath Ratin Extra Fixture(s)	Code Description PA PAVING ASPH OD DOOR WD/MT TW TRUCK WELL OD DOOR WD/MT	Code FFL 1ST F

#### Abutter's List - 25 Old Dover Road, Rochester, NH

Property	Parcel ID	Abutter Name	Abutter Address
694 Columbus Ave	0132-0040-0000	NORTHEAST CREDIT UNION	P O BOX 1240
			PORTSMOUTH, NH 03802-1240
710 Columbus Ave	0132-0045-0000	710 COLUMBUS AVENUE LLC	112 GATES ST
			PORTSMOUTH, NH 03801-4608
716 Columbus Ave	0131-0001-0000	PARTNERS HALEY & RICHARD	724 COLUMBUS AVE
			ROCHESTER, NH 03867
724 Columbus Ave	0131-0002-0000	PARTNERS HALEY & RICHARD	724 COLUMBUS AVE
			ROCHESTER, NH 03867
736 Columbus Ave	0131-0003-0000	KEVIN SIPULA	736 COLUMBUS AVE
¥	€	38	ROCHESTER, NH 03867
39 Old Dover Road	0132-0038-0000	41 OLD DOVER ROAD LLC	41 OLD DOVER RD
v 2			ROCHESTER, NH 03867-3445
41 Old Dover Road	0132-0037-0000	41 OLD DOVER ROAD LLC	41 OLD DOVER RD
			ROCHESTER, NH 03867-3445
43 Old Dover Road	0132-0036-0000	CITY OF ROCHESTER	31 WAKEFIELD ST
6			ROCHESTER, NH 03867
28 Old Dover Road	0132-0030-0000	DENNIS E. & CHERYL A.	28 OLD DOVER RD
20 010 0010, 11000	1	THOMPSON	ROCHESTER, NH 03867-3444
26 Old Dover Road	0132-0029-0000	MICHAEL T. & MARCIA	14 BRIALLIA CIR
		MAHAN	NEWMARKET, NH 03857
24 Old Dover Road	0132-0028-0000	MICHAEL R. ELDRIDGE	24 OLD DOVER RD
4			ROCHESTER, NH 03867
22 Old Dover Road	0132-0027-0000	RUTH WALLINGFORD	22 OLD DOVER RD
			ROCHESTER, NH 03867-3444
20 Old Dover Road	0132-0026-0000	KENNETH E. POULIN	20 OLD DOVER RD
			ROCHESTER, NH 03867
30 Old Dover Road	0132-0031-0000	OAKRIDGE CONDO	C/O EVERGREEN MANAGEMENT,
		ASSOCIATION	17 COMMERCE DR., BEDFORD,
		21	NH 03110; ATTN: BEVERLY
			CRESSEY, JOHN SULLIVAN &
		*	STEVEN MCINTIRE
Applicant:	0132-0039-0000	SWD PROPERTY	PO BOX 716
25 Old Dover Rd	7	MANAGEMENT, LLC	EXETER, NH 03833
Attorney		JOHN L. ARNOLD	ORR & RENO, P.A.
			45 SOUTH MAIN STREET
			CONCORD, NH 03301
Engineer		ATTN: WAYNE MORRILL	JONES & BEACH ENGINEERS INC.
			85 PORTSMOUTH AVENUE
TO TO			P.O. BOX 219
			STRATHAM, NH 03855