

City of Rochester Planning Department  
31 Wakefield Street  
Rochester, NH 03867  
(603) 335-1338



RECEIVED  
AUG 18 2015  
Planning Dept.

**\*PRELIMINARY\***  
**Site Plan Application**

Check one of the following: ☒ Design Review ☐ Conceptual (design review is strongly encouraged)

**Property information**

Tax map #: 216; Lot #'s: 8, 9, & 10; Zoning district: Granite Ridge Development  
Property address/location: 76, 68, & 60 Farmington Road # acres: 28.14  
Name of project (if applicable): Proposed Commercial Development

**Proposed project**

Describe proposed project: The proposed project includes the development of ±164,000 sf of multi-use commercial space, associated parking, landscaping, utilities, stormwater drainage systems, and an extension to the City's Marketplace Boulevard which is under construction.

*Nonresidential:* current bldg. size 3,310 s.f.; total proposed bldg. size 163,660 s.f.

*Residential:* current # units N/A; total proposed # units N/A

City water? ☒ yes no; how far is City water from the site? 50 ft  
City sewer? ☒ yes no; how far is City sewer from the site? 100 ft

**Applicant/Agent**

Property owner (include name of individual): Lot 10: Public Service of NH (Jenny Snyder, Real Estate Agent), Lot 9: Stratham Industrial Properties, Inc. (Mark Stevens), Lot 8: Packys Investment Properties LLC (Wayne Packy Campbell)

Property owner mailing address: Lot 10: Tax Accounting, P.O. Box 3430, Manchester, NH 03105, Lot 9: P.O. Box 432 Stratham, NH 03885, Lot 8: 60 Farmington Rd Suite, 400 Rochester NH 03867

Property owner phone #: Lot 10: (603) 634-2746, Lot 9: (603) 778-7521, Lot 8: (603) 332-1100  
email: N/A

*Applicant/developer #1* (if different from property owner): Farmington Associates, LLC (Doug Richardson)

Applicant/Developer mailing address: 322 Reservoir Street, Needham, MA 02494

Applicant/developer phone #: (781) 559-3301 email: drichardson@waterstoneretail.com

*Applicant/developer #2* (if different from property owner): NH Services, LLC (Bernard W. Pelech)

Applicant/Developer mailing address: c/o Wholey & Pelech, 55 Congress Street, Unit B, Portsmouth, NH 03801

Applicant/developer phone #: (603) 436-6121 email: bernie@wholey-pelech.com

Engineer/designer/agent: Tighe & Bond, Inc. (Kenneth A. Mavrogeorge, PE)

Engineer/designer/agent phone #: (603) 433-8818 email: kamavrogeorge@tighebond.com

  
Signature

8/17/15  
Date

[Office use only. Payment of fee. Amount \$ \_\_\_\_\_ Check # \_\_\_\_\_ Date paid \_\_\_\_\_]

### **Authorization to enter subject property**

*I hereby authorize members of the Rochester Planning Board, Zoning Board of Adjustment, Conservation Commission, Planning Department, and other pertinent City departments, boards and agencies to enter my property for the purpose of evaluating this application including performing any appropriate inspections during the application phase, review phase, post-approval phase, construction phase, and occupancy phase. This authorization applies specifically to those particular individuals legitimately involved in evaluating, reviewing, or inspecting this specific application/project. It is understood that these individuals must use all reasonable care, courtesy, and diligence when entering the property.*

Signature of property owner: \_\_\_\_\_

Date: \_\_\_\_\_

W-2157-1  
August 18, 2015

Mr. Seth Creighton, Chief Planner  
City Hall, Second Floor  
31 Wakefield Street  
Rochester, NH 03867-1917

RECEIVED

AUG 18 2015

Planning Dept.

**Re: Preliminary Site Review Submission  
Proposed Commercial Development  
60 Farmington Road (Route 11), Rochester, New Hampshire**

Dear Mr. Creighton:

On behalf of Farmington Associates, LLC and NH Services, LLC; enclosed please find the following information related to the proposed commercial development at 60 Farmington Road (Route 11) in Rochester, NH:

- One (1) Preliminary Site Plan Application;
- Check in the amount of \$125.00 for Preliminary Site Plan Review fee;
- Three (3) 22" x 34" copies of the Preliminary Site Plans, dated August 18, 2015;
- Twenty-two (22) 11" x 17" copies of the Preliminary Site Plans, dated August 18, 2015;
- Twenty-two (22) copies of Project Narrative dated August 18, 2015.

The development proposed at 60 Farmington Road is located across three parcels totaling approximately 28 acres of partially developed land on the western side of Route 11 (Farmington Road) in Rochester, New Hampshire. The commercial development is situated on Tax Map 216 Lots 8 & 9 while a portion of the proposed stormwater management system is situated on Tax Map 216 Lot 10. The project is bounded by the Eversource Transmission Main property and the Ridge Development to the northwest, Route 11 to the northeast, a Toyota dealership to the southeast and by residential properties to the southwest.

The proposed project includes the construction of a shopping center with approximately 164,000 sf commercial space including six buildings of various size and varying uses. At this time the proposed uses being considered for the project include an indoor recreation use, cinema, dry goods retail, a bank and both sit down and fast food restaurants. The proposed project includes the construction of associated site improvements including stormwater management systems, landscaping, utilities and an extension to the City of Rochester's Marketplace Boulevard, which is currently under construction on the adjacent properties to the north. Additional information regarding the proposed project is summarized in the enclosed Project Narrative dated August 18, 2015.

We respectfully request to be referred to the Technical Review Group (TRG) as well as the Planning Board and placed on their August 25, 2015 and September 14, 2015 meeting agendas respectively. We are available to meet with City staff at your convenience to review the plans and address any questions.

We look forward to working with both the TRG and the Planning Board on this project.  
Please contact me at (603) 433-8818 if you have any questions.

Sincerely,



Kenneth A. Mavrogeorge, P.E.  
Project Engineer

\\Srv\Projects\W\W2157 Waterstone Phase # 2 Rochester, NH\ADMIN\3221571-003\_Preliminary Design  
Review\_Cover Letter.Doc

Enclosures

Cc: Robert Graham; Route 11 Investments, Inc. (via email)  
Doug Richardson; Farmington Associates, LLC (via email)  
Josh Levy; Farmington Associates, LLC (via email)  
Bernard W. Pelech; NH Services, LLC (via email)

# PROPOSED COMMERCIAL DEVELOPMENT 60 FARMINGTON ROAD (ROUTE 11) ROCHESTER, NEW HAMPSHIRE PRELIMINARY SITE PLANS

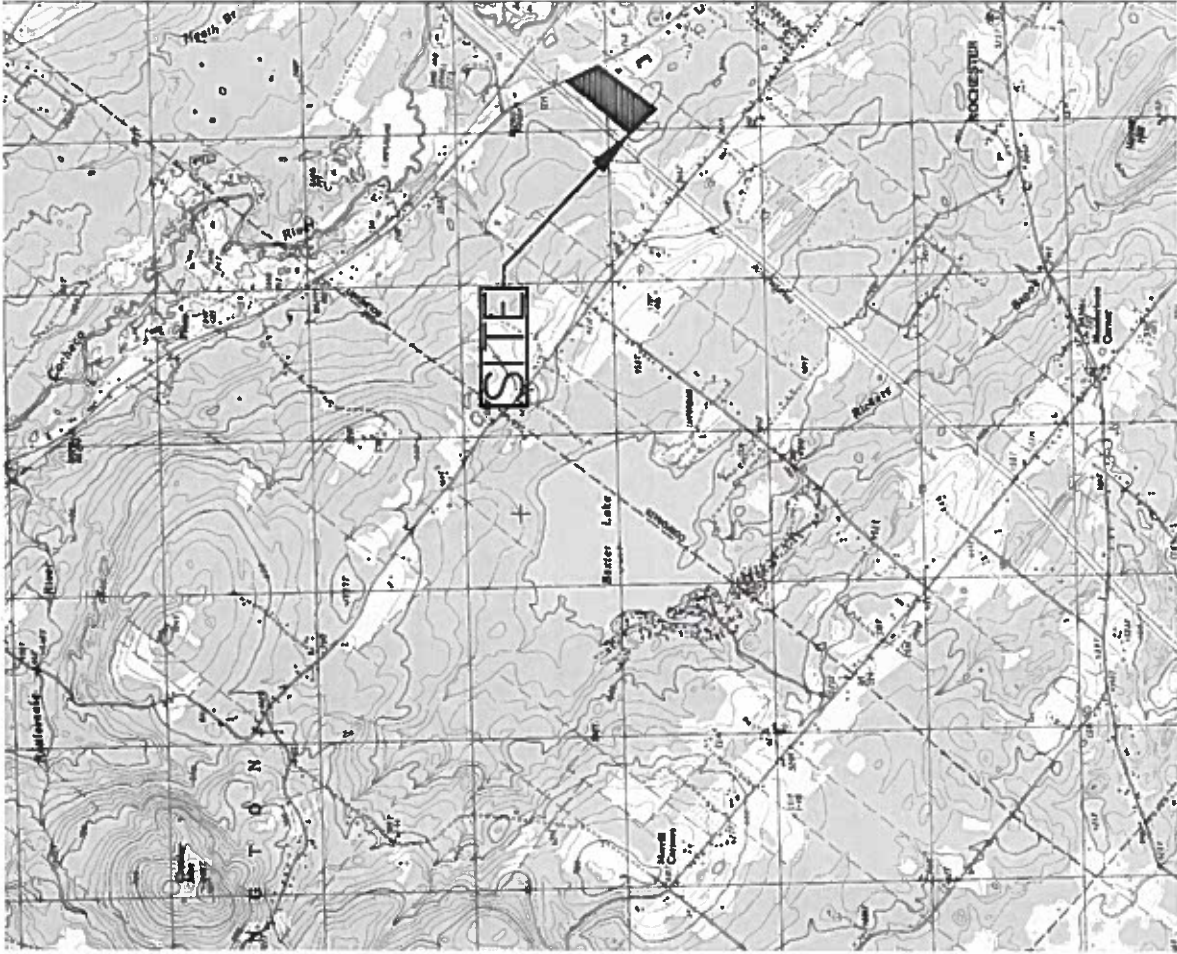
AUGUST 18, 2015

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Co-Applicant:  
  
Farmington Associates, LLC  
322 Reservoir Street  
Needham, MA 02494

Co-Applicant:  
  
NH Services, LLC  
C/O Wholey & Pelech  
55 Congress Street, Unit B  
Portsmouth, NH 03801

Prepared By:  
  
**Tighe&Bond**  
Consulting Engineers  
177 Corporate Drive  
Portsmouth, NH 03801



SCALE: 1"=2,000'

| SHEET TITLE                          | REVISED   |
|--------------------------------------|-----------|
| C-1 OVERALL EXISTING CONDITIONS PLAN | 8/18/2015 |
| C-2 OVERALL SITE PLAN                | 8/18/2015 |
| C-3 OVERALL GRADING PLAN             | 8/18/2015 |

| PERMIT                      | APPROVAL # |
|-----------------------------|------------|
| NHDES WASTEWATER CONNECTION | PENDING    |
| NHDOT DRIVEWAY              | PENDING    |
| NHDES ALTERATION OF TERRAIN | PENDING    |
| NHDES WETLAND DREDGE & FILL | PENDING    |

## PERMITTING DRAWINGS

## Proposed Commercial Development

Farmington  
Associates, LLC &  
NH Services, LLC

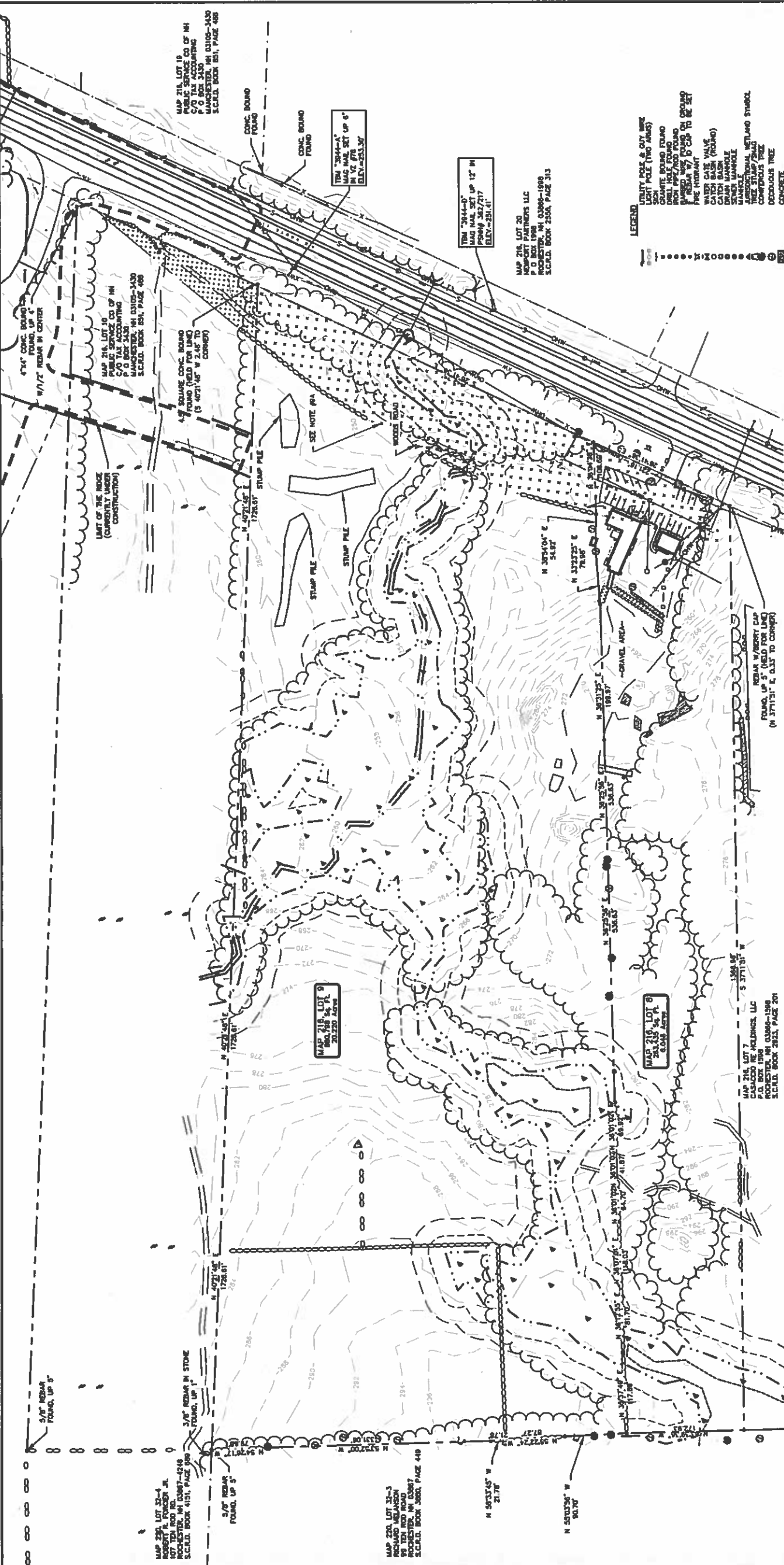
560 Farmington Road  
Route 11)  
Rochester, NH

| DATE      | DESCRIPTION      | PROJECT NO. | WKS |
|-----------|------------------|-------------|-----|
| 2/15/2018 | W2157            |             |     |
| 2/15/2018 | W2157-C-SITE.ARM |             |     |
| 2/15/2018 | 21570M18         |             |     |
| 2/15/2018 | SLR              |             |     |
| 2/15/2018 | KAM              |             |     |
| 2/15/2018 | GMM              |             |     |

OVERALL EXISTING  
CONDITIONS PLAN

SCALE: AS SHOWN

5



- NOTES:
1. REFERENCE: T44 MAP 281, LOTS 8, 9, & 10
  2. TOTAL PARCEL AREA: TAX MAP 281, LOT 8: 263.33 Sq. Ft. OR 8.046 Acres  
TAX MAP 281, LOT 9: 860.78 Sq. Ft. OR 24.220 Acres  
TAX MAP 281, LOT 10: 914.760 Sq. Ft. OR # 21 Acres
  3. OWNER OF RECORD: MAP 216, LOT 8  
SITE ADDRESS: 80 FARMINGTON ROAD  
PACIFIC INVESTMENT PROPERTIES, LLC  
10000 13TH AVENUE, SUITE 100  
ROCKFESTER, MN 55087-4377  
S.C.I.D. BOOK 2552, PAGE 335
  4. ZONE: CRANITE RIDGE DEVELOPMENT DISTRICT (CRDD)
  5. FLOOD HAZARD ZONE: "X", PER FIRM MAP #3107707940, DATED 5/17/08.
  6. HORIZONTAL DATUM BASED ON NEW HAMPSHIRE STATE PLANE(2000) NAD83(2011) DERIVED FROM STATIC GPS OBSERVATIONS PROCESSED BY THE NATIONAL GEODETIC SURVEY ON-LINE POSTPROCESSING USER SERVICE (OPUS).
  7. VERTICAL DATUM IS BASED ON NAVD83 PER DSR X-4-1833 (PUBLISHED ELEVY=224.157).
  8. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH AND IN COMPLIANCE WITH THE REQUIREMENTS OF THE STATE OF NEW HAMPSHIRE TO DEFINE UNMATTED RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.
  9. DUE TO THE COMPLEXITY OF RESEARCHING ROAD RECORDS AS A RESULT OF INCOMPLETE, UNORGANIZED, AND INCONSISTENT RECORDS, THE SURVEYOR HAS ATTEMPTED TO DETERMINE THE LOCATION AND WIDTH OF A ROADWAY RIGHT OF WAY, THE EXTENT OF ROUTE 11 (FARMINGTON ROAD) AS DOCUMENTED HEREIN IS BASED ON RESEARCH CONDUCTED AT STAFFORD COUNTY REGISTRY OF DEEDS, THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, AND THE CITY OF ROCKFESTER, NH.
  10. UNPAVED ADJACENT BOUNDARY FEATURES LIE BETWEEN THE STONE WALL AND THE CURRENT L.A.R.G. LOCATION. RECORDS PREPARING TO THE FORMER LOCATIONS OF FARMINGTON ROAD (A.K.A. FARMINGTON DOOR ROAD) AND ANY NOTICES OF DISCONTINUANCE HAVE NOT BEEN PROVIDED, PER ALTA/ACSM LAND TITLE SURVEY STANDARDS, SECTION 4 ALL RELEVANT DOCUMENTS SHALL BE PROVIDED TO THE JUNCTION.
  11. THE ACCURACY OF MEASURED UTILITY INVERTS AND PIPE SIZES/TYPES IS SUBJECT TO NUMEROUS FIELD CONDITIONS, INCLUDING, THE ABILITY TO MAKE VISUAL OBSERVATIONS, DIRECT ACCESS TO THE VARIOUS ELEMENTS, MANHOLE CONFIGURATION, ETC.
  12. JURISDICTIONAL WETLANDS DELINEATED BY COVE ENVIRONMENTAL SERVICES, INC. DURING OCTOBER 2014, IN ACCORDANCE WITH 1987 COMPS OF ENGINEERS WETLANDS DELINEATIONS MANUAL, TECHNICAL REPORT 10-10-14, WITH SPECIFIC HES MAPPING COMPLETED BY COVE ENVIRONMENTAL SERVICES, INC. DURING OCTOBER 2014.
- MAP 216, LOT 10 NOTES:

- REFERENCE PLANS:**
1. "PROPOSED SUBDIVISION AND OF MARY E. ORRINGER TOWN ROAD ROCKESTER, NH." BY BERRY SURVEYING & ENGINEERING. DATED JANUARY 14, 2000. S.C.A.D. PLAN #8-38
  2. "LOT LINE ADJUSTMENT FOR LAND OF KENNEDY I. & KAREN M. LARRECQUE & DONALD R. FORCER ON TEN ROD ROAD ROCKESTER, NH 03067 TAX MAP 220 LOTS 35-5 & 32-1." BY BRUCE L. MONROD LAND SURVEYOR. DATED AUGUST 28, 2000. S.C.A.D. PLAN #1-49
  3. "EXISTING CONDITIONS PLAN LAND OF STRATHAM INDUSTRIAL PROPERTIES INC. & PACIFIC INVESTMENT PROPERTIES LLC ROUTE 11/ FARMINGTON RD ROCKESTER, NH TAX MAP 216 LOT 8 & 9." BY BERRY SURVEYING AND ENGINEERING DATED OCTOBER 20, 2009. (NOT RECORDED)
  4. "ALTA/AS25U LAND TITLE SURVEY, NH ROUTE 11/ FARMINGTON RD ROCKESTER, NH, STRATFORD COUNTY" FOR RT 11 INVESTMENTS, INC. BY NORWAY PLANS ASSOCIATES, INC. DATED MAY, 2007.
  5. "PLAN OF LAND OF SPOKNER W. HAMILTON FARMINGTON ROAD ROCKESTER, NH" BY BERRY CONST. CO., INC. DATED JUNE 10, 1973 S.C.A.D. PLAM#8 ROCKESTER NH FOLLOWING:
    1. "PLAN OF LAND OF RICHARD L. COUSINEAU ROUTE 11, ROCKESTER, NH" BY BERRY CONST. CO., INC. DATED FEBRUARY 5, 1975 S.C.A.D. PLAN #18 ROCKESTER NH FOLLOWER #1.
    2. "SURVEY OF THE LAND OF NORTHCOTE APARTMENT COMPLEX ROCKESTER, NH." BY HOLDON ENGINEERING & SURVEYING. DATED JANUARY 5, 1982. S.C.A.D. PLAN#234-33
    3. "LAND PURCHASED FROM RUTTS ESTATE IN THE TOWN OF ROCKESTER, NH." BY PUBLIC SERVICE CO. OF NEW HAMPSHIRE ENGINEERING DEPARTMENT. DATED SEPTEMBER 1987 S.C.A.D. BOOK 051 PAGES 482 & 494.
  6. "STATE OF NH CITY OF ROCKESTER AS-BUILT WATER & SEWER EXTENSION PLAN & PROFILE." BY DELUCA-HOFFMAN ASSOCIATES, INC. DATED 2-23-94.
  7. "PROPOSED SITE REVIEW FOR 10 CASADOU, ROUTE 11, ROCKESTER, NH." BY BERRY SURVEYING AND ENGINEERING. DATED NOVEMBER 9, 1998. (NOT RECORDED)
  8. MAP 216, LOT 10 REFERENCE PLANS:
    1. "STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS PLANS OF PROPOSED FEDERAL AD PROJECT F-022-1(1)7", N.H. PROJECT NO. 1-304, NH ROUTE 11-BERRY WILSON HIGHWAY", DATED 1957, ON FILE WITH MBOT.
    2. "STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS PLANS OF PROPOSED FAP PROJECT NO. F-022-1(2)7", N.H. PROJECT #P-3812, HENRY WILSON HIGHWAY", DATED 1958, ON FILE WITH MBOT.
    3. "NH ROUTE 11 GENERAL PLANS", BY CDD CONSULTING ENGINEERS, DATED SEPTEMBER 2005.
    4. "STATE OF NH CITY OF ROCKESTER AS-BUILT WATER & SEWER EXTENSION PLAN & PROFILE". BY DELUCA-HOFFMAN ASSOCIATES, INC. DATED 2-23-94.
    5. "STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION CONSTRUCTION PLANS FEDERAL AD PROJECT X-A000(148) N.H. PROJECT NO. 14375, ROUTE 11", DATED 2008.
    6. "ALTA/AS25U LAND TITLE SURVEY NH ROUTE 11-FARMINGTON ROAD ROCKESTER, NH STRATFORD COUNTY FROM ROUTE 11 INVESTMENTS, INC.", BY NORWAY PLANS ASSOCIATES, INC. DATED MAY, 2007, NOT RECORDED.

- LANDSCAPED AREA  
LEDGE OUTCROP  
BOLLARD  
TRAFFIC FLOW DIRECTION ARROW  
DRAINAGE FLOW DIRECTION ARROW  
WELL  
LOT LINES  
STORAGE FENCE  
WATER MAIN  
CHIMNEY FENCE  
OVERHEAD WIRES  
SEWER LINE  
SEWER MANHOLE  
APPROX. ADJUTANT'S LOT LINE  
TREE LINE  
SHRUB LINE  
STONE WALL  
EDGE OF POORLY DRAINAGE WETLAND (SEE NOTE #11)  
EDGE OF INTERSECTIONAL WETLAND (SEE NOTE #11)  
EDGE OF TRAVELED HIGHWAY  
WATER MAIN PER REG. PLAN #  
SEE NOTE #10

