



RECEIVED
DEC 08 2015
Planning Dept.

Conditional Use Permit Application
City of Rochester, New Hampshire

Date: December 8, 2015

Property information

Tax map #: 216; Lot #'s): 11; Zoning district: GRD

Property address/location: 92 Farmington Road

Name of project (if applicable): The Ridge

Property owner

Name (include name of individual): Waterstone Rochester, LLC (Josh Levy)

Mailing address: 322 Reservoir Street Needham, MA 02494

Telephone #: (781) 559-3301 Fax (781) 559-3307

Applicant/developer (if different from property owner)

Name (include name of individual): same as owner

Mailing address: same as owner

Telephone #: same as owner Fax #: same as owner

Engineer/designer

Name (include name of individual): Tighe & Bond, Inc. (Kenneth A. Mavrogeorge, PE)

Mailing address: 177 Corporate Drive Portsmouth, NH 03801

Telephone #: (603) 433-8818 Fax #: (603) 433-8988

Email address: kmavrogeorge@tighebond.com Professional license #: 13326

Proposed Project

Please describe the proposed project: A conditional use permit is being sought for the construction of two 30 ft tall pylon signs at the Ridge commercial development. The development was originally approved in May of 2014.

Please describe the existing conditions: The proposed development (approved in May 2014) is currently under construction. An outdoor advertising sign has been installed along Rt11.

Submission of application

This application must be signed by the property owner, applicant/developer (if different from property owner), and/or the agent.

I/we hereby submit this Conditional Use application to the City of Rochester Planning Board pursuant to the City of Rochester Zoning Ordinance and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As applicant/developer (if different from property owner)/as agent, I attest that I am duly authorized to act in this capacity.

Signature of property owner: _____
(Josh Levy)

Date: _____

Signature of applicant/developer: Same as owner

Date: _____

Signature of agent: N/A

Date: _____

R-0195-3
November 16, 2015

Mr. Jim Grant, Director
Building, Zoning, and Licensing Services
31 Wakefield Street
City Hall, Second Floor
Rochester, NH 03867-1917

**Re: Sign Permit Application, The Ridge Marketplace
Farmington Road (Route 11), Rochester, New Hampshire**

Dear Mr. Grant:

On behalf of Waterstone Rochester, LLC, we are pleased to present the following information supporting a Sign Permit Application for the above referenced project:

- One copy of the Sign Permit Application;
- Check in the amount of \$730.00 for Sign Application Review Fee;
- One 22" x 34" copy of the Overall Site Plan, 1 of 1 dated November 13, 2015;
- One 24" x 36" copy of the Pylon Sign Plan for the Ridge Marketplace, dated November 16, 2015;

As you are aware, the Ridge Marketplace project was originally approved at the May 2014 Planning Board meeting. The approved site plan called for two (2) 30 ft tall pylon signs to be installed along Route 11 (one sign at each of the two entrances to the development). Even as changes to the site plan were made over the past year to meet tenant requirements, the locations of these signs have not changed. The enclosed sign permit application is for the two pylon signs as originally approved by the Planning Board.

We look forward to working with you and your staff on this project. Please contact me at (603) 433-8818 if you have any questions.

Sincerely,



Kenneth A. Mavrogeorge, P.E.
Project Manager

J:\R\0195 Route 11 Investments Rochester, NH\ADMIN\R-0195-3\2701953-053_Sign Permit Application_Cover Letter.Doc

Enclosures

Cc: Doug Richardson, Waterstone Rochester, LLC (via email)
Josh Levy, Waterstone Rochester, LLC (via email)
Seth Creighton, Rochester Planning Department (via email)

Kenneth A. Mavrogeorge

From: Kenneth A. Mavrogeorge
Sent: Tuesday, December 08, 2015 9:24 AM
To: 'Seth Creighton'
Cc: Jim Grant; 'jim.campbell@rochesternh.net'; 'drichardson@waterstoneretail.com'; 'jlevy@waterstoneretail.com'; Debbie Black
Subject: The Ridge Conditional Use Permit Application
Attachments: 2701953-053_Sign Permit Application_Cover Letter.pdf; copy of check.pdf; R01953_SIGN OVERALL SITE PLAN_20151113.pdf; Signed Sign Permit.pdf; The Ridge Marketplace- Pylon Sign 11 16 15.pdf; 2701953-055_Conditional Use.pdf

Seth,

Attached you will find an Application for a Conditional Use Permit for the two pylon signs at the Ridge and a copy of the sign application and supporting documents recently submitted to the Zoning Office on November 16, 2015. It is our understanding that the off premises signs, such as the two that are proposed, are allowed with Conditional Use Approval granted by the Planning Board, under section 42.34 of the previous version of the City Zoning Ordinance.

In addition, the previous version of the City's Zoning Ordinance permits one pole sign for each drive-in establishment in the Granite Ridge Zone (maximum surface area for each sign=150 sf). In order to reduce the number of pole signs along Rt 11, the applicant is proposing to consolidate these signs into the two pylon signs proposed (total surface area=1,200sf). Since The Ridge is currently proposed to have eight drive-in establishments (food service, counter service retail, etc.) on site, a total of 1200 sf of sign surface area is permitted.

We respectfully request to be referred to be placed on the next available Planning Board meeting agenda to discuss these two pylon signs. We are available to meet with City staff at your convenience to review the proposal and address any questions.

Sincerely,

Ken Mavrogeorge

Kenneth A. Mavrogeorge, P.E. | Project Engineer

Tighe & Bond | 177 Corporate Drive | Portsmouth, NH 03801 | 603.433.8818

www.tighebond.com | Follow us on: [Twitter](#) [Facebook](#) [LinkedIn](#)

Tighe&Bond



Sign Permit Application

City of Rochester, New Hampshire
Department of Building Zoning and Licensing Services
31 Wakefield St. Rochester, NH
Telephone: (603) 332-3508
Fax: (603) 509-1912

Application Suitable for HDC/Planning Dept. Review
Building, Zoning and Licensing Signature _____
***Must Have Department of Building, Zoning and
Licensing Services
Sign Off First***

Historic District Commission Review Required
Must Have Planning Department Sign Off

Issue Date: _____

Permit #: _____

(This area for office use only)

Map # _____

Lot # _____

Block # _____

Zoning _____

☐ Yes ☐ No Staff Signature _____ Date _____
Approved By Staff Signature _____ Date _____

Historic District Guidelines - SIGNAGE

Please complete the following application and submit it to the Department of Building, Zoning and Licensing Services, along with the application fee (\$9.00 per \$1000.00 of signage cost, rounded up to the next \$1000.00 plus a \$10.00 application fee). Please note: a minimum permit fee of 20.00 will be charged for all applications of \$1000.00 or less, except for portable signs that are charged a flat fee of \$10.00. There is no charge for Historic District Commission Review.

If HDC review is required, applicant **must** attend HDC meeting. See Planning Department for meeting dates.

Address of proposed sign(s): 92 Farmington Road **Historic District Y / (N)**

Assessor's Map: 216 Lot: 11 Block: _____ Zoning District: Granite Ridge District

Applicant: Waterstone Rochester, LLC

Address (Street/City/State/Zip): 322 Reservoir Street Needham, MA 02494

Phone number(s): 781-559-3301

Email: drichardson@waterstoneretail.com

Property Owner: Same as Above

Address (Street/City/State/Zip): _____

Phone number(s): _____

How many signs currently exist on the property? one (1)

How many of the existing signs are being removed? Zero (0)

What is the total area of all existing signs that will remain on the property? 576 sf

What is the frontage of the principal building on the property? Approximately 2,800 lf of frontage (sum of all buildings)

Please answer the following questions for each proposed sign.

	Sign 1	Sign 2	Sign 3	Sign 4	Sign 5	Sign 6
What type of sign are you proposing: pole sign, wall sign, projecting sign, portable sign or other (specify)?	Pylon	Pylon				
For pole signs:						
Indicate the setback from the front property lines	>15 ft	>15 ft				
Indicate the setback from the side property lines.	>15 ft	>15 ft				
How high above the ground is the top of the proposed pole sign?	29'-8"	29'-8"				
Will the proposed sign be single or double faced?	Double	Double				
What is the area of the proposed sign?	600 sf	600 sf				
The proposed sign will be made of what material (s)?	See attached	See attached				
Will the proposed sign be illuminated? If so, how: external illumination, internal illumination, or individual letter illumination?	Internal	Internal				
Are you proposing a changeable copy sign? These include electronic message signs or similar technologies. Please note: flashing or animated signs of red, amber, or green colored lights shall not be permitted.	No	No				

Please check the following boxes as they are completed.

☐ A drawing of the proposed sign(s) must be submitted, which indicates height, overall dimensions, colors, materials, illumination specifications and method of mounting the sign(s). Photographs with a written description covering these items may be used. If Historic District Commission review is required, a colored rendition of all proposed signage must be included.

☐ An outline of the building façade and a sketch of the property must be submitted, which must include the following information: dimensions of the building façade and site, including all existing signs, location, height and overall dimensions of all proposed signs.

The Department of Building, Zoning and Licensing Services and Rochester Historic District Commission will not review incomplete applications. All questions must be answered and all applicable check boxes must be checked. Failure to do so shall result in an incomplete application which will not be processed. The undersigned attests that the supplied information is accurate and complete and requests that the Department of Building, Zoning & Licensing Services proceed with processing this application under the requirements of the City of Rochester Sign Regulations.

Cost of Construction: \$80,000 Permit Fee: \$730.00

Permit fee is based on \$9.00 per \$1,000.00 of Construction Cost (Rounded Up Nearest \$1,000.00) plus a \$10.00 application fee. Minimum Permit Fee is \$20.00

Applicant Signature

Date

Contractor Information: TBD

Address: TBD

Phone: TBD

Cell: TBD

E-mail: TBD

****DEPARTMENT OF BUILDING, ZONING AND LICENSING SERVICES USE ONLY****

*** OFFICE USE ONLY - DO NOT WRITE IN THIS SPACE ***

Paid: ☐ Cash \$

☐ Check #

THIS PERMIT IS ☐ ISSUED with the following conditions:

☐ DENIED for the following reason(s):

Approved By:

Date:

DIRECTOR OF BUILDING, ZONING AND LICENSING SERVICES

**THE RIDGE
MARKETPLACE**

Farmington Road
(Route 11)
Rochester, NH

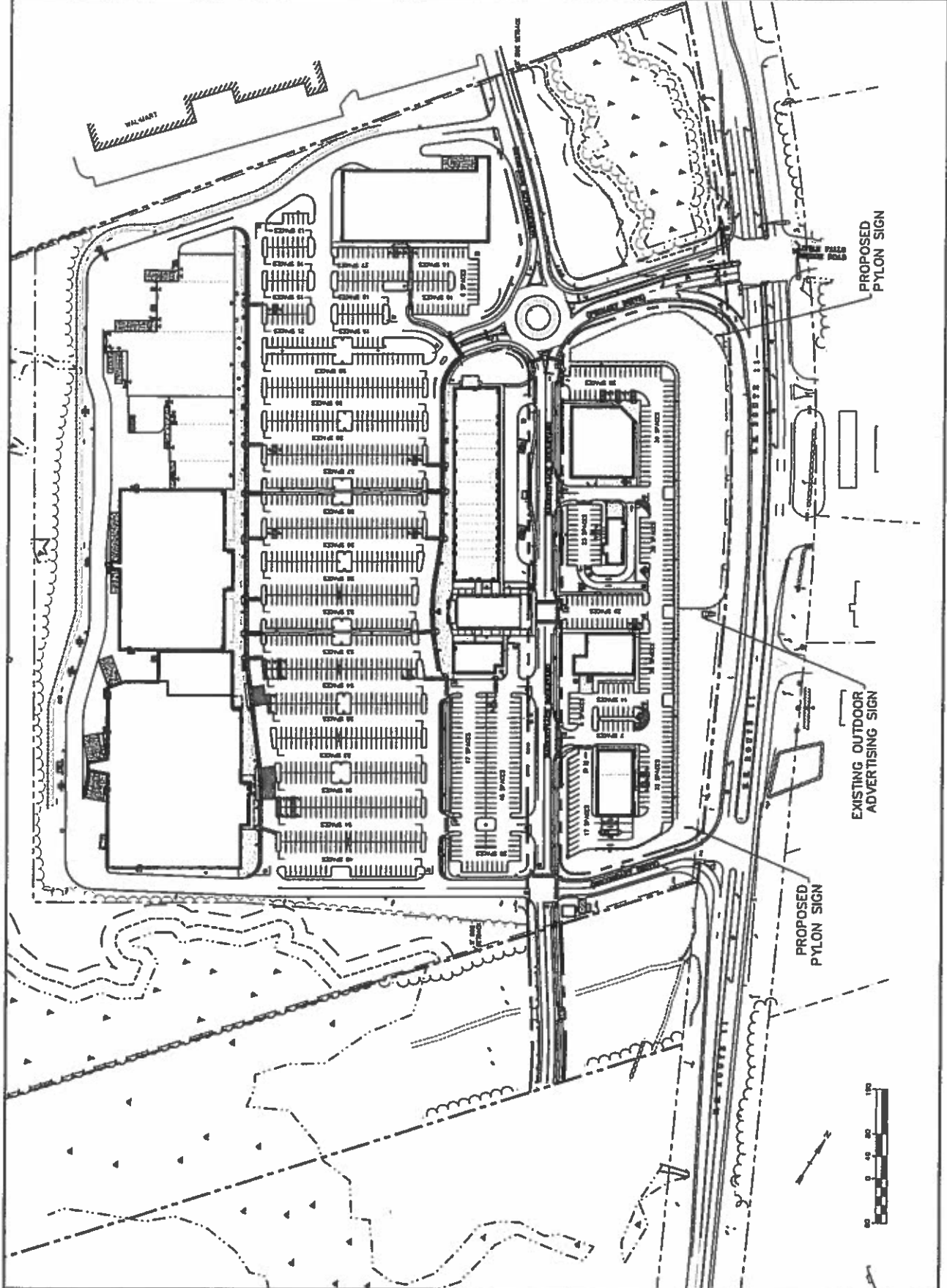
November 13, 2015

DATE	NOV 13 2015
PROJECT NO.	15-0103
FILE	03/01/15/01/03
DESIGNED BY	WAB
CHECKED BY	WAB
APPROVED BY	

OVERALL SITE PLAN

SCALE: AS SHOWN

1 of 1

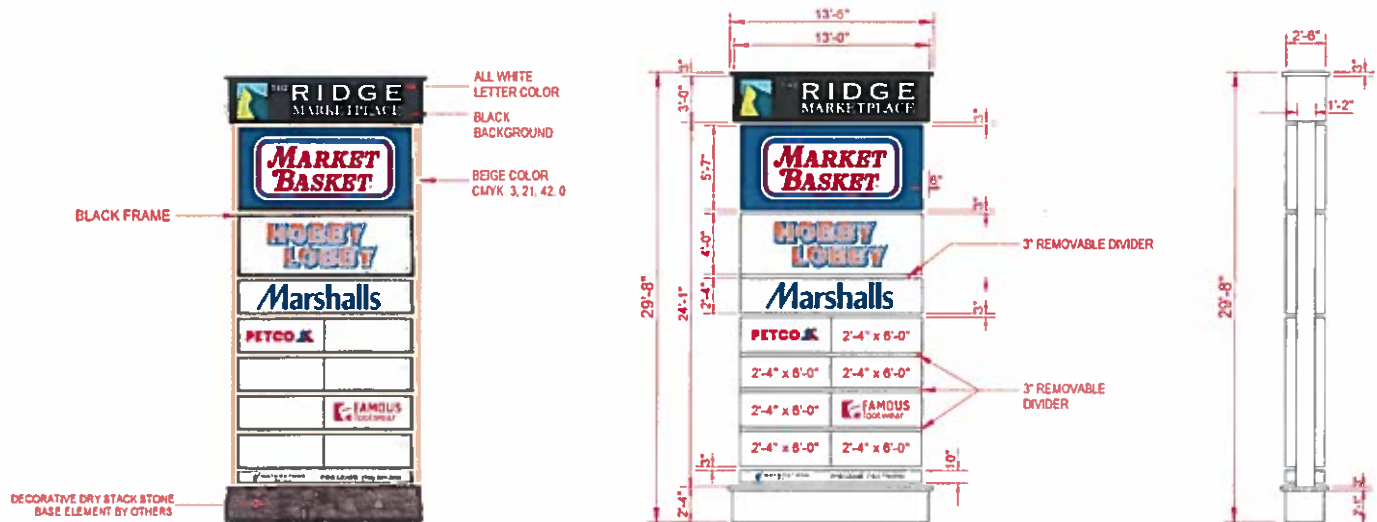


PYLON SIGNS (2)

NH Route 11 - 92 Farmington Road, Rochester, NH

THE RIDGE MARKETPLACE

Owner: Waterstone Retail
Location: Rochester, NH



Note:

- Proposal for 2 duplicate signs in main & secondary entrance.
- (2) Signs provide conduit (2) 1" from base of sign to future reader board.
- Signs will be made of a galvanized steel frame wrapped in baked enamel aluminum. Faces will be flat, lexan material.

Date: 11.16.15