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AUG 15 2016

Planning Dept.

RESIDENTIAL SITE PLAN APPLICATION (townhouses, apts., etc.)
City of Rochester, New Hampshire

Date: AUGUST 12, 2016 [office use only. fee paid _____ amount \$ _____ date paid _____]

Property information

Tax map #: 23T-8 Lot #(s): See Abutters List 1; Zoning district: PUD

Property address/location: 183 WASHINGTON STREET

Name of project (if applicable): HighField Commons PUD

Size of site: 200+ acres; overlay zoning district(s)? PUD

Property owner

Name (include name of individual): SDJ Development of Rochester LLC
183 WASHINGTON STREET LLC

Mailing address: 746 D.W. HIGHWAY Unit B Merrimack NH

Telephone #: 603-424-6904 Fax #: 603-424-8998

Applicant/developer (if different from property owner)

Name (include name of individual): SAME

Mailing address: _____

Telephone #: _____ Fax #: _____

Engineer/designer

Name (include name of individual): Leach Nordstrom Associates

Mailing address: 10 Commerce PARK North Suite 3B Bedford NH

Telephone #: 603-627-2881 Fax #: —

Email address: Jmerritt@Leach Professional license #: —
nordstrom.com

Proposed use

The applicant is not bound by information on bedrooms and ownership arrangement unless that is a condition of approval.

Total number of proposed dwelling units: 370; number of existing dwelling units: 60+

Proposed bedrooms/unit: N/A; total number of proposed bedrooms: N/A

(continued Residential Site Plan application Tax Map: _____ Lot: _____)

New building(s)? NA addition(s)/modifications to existing building(s)? NA

Townhouses/rowhouses: _____ flats: _____ duplexes: _____ freestanding detached units: _____

Proposed ownership - leasehold: _____ fee simple conveyance: _____ condominiums: _____

Utility information

City water? yes X no _____; How far is City water from the site? _____

City sewer? yes X no _____; How far is City sewer from the site? _____

If City water, what are the estimated total daily needs? NA gallons per day

Where will stormwater be discharged? NA

Other information

parking spaces: existing: NA total proposed: NA; Are there pertinent covenants? NA

Describe existing conditions/use (vacant land?): MAsleep plan Amendment

Check any that are proposed: variance _____; special exception _____; conditional use _____

Wetlands: Is any fill proposed? _____; area to be filled: _____; buffer impact? _____

Proposed <u>post-development</u> disposition of site (should total 100%)		
	Square footage	% overall site
Building footprint(s) – give for each building		
Parking and vehicle circulation		
Planted/landscaped areas (excluding drainage)		
Natural/undisturbed areas (excluding wetlands)		
Wetlands		
Other – drainage structures, outside storage, etc.		

Comments

Please feel free to add any comments, additional information, or requests for waivers here:

(continued Residential Site Plan application Tax Map: _____ Lot: _____)

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 Site Plan application to the City of Rochester Planning Board pursuant to the City of Rochester Site Plan Regulations 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: ECW

Date: 8/12/16

Signature of applicant/developer: ECW

Date: 8/12/16

Signature of agent: [Signature]

Hillside Design Group Date: 8/12/16

Authorization to enter subject property

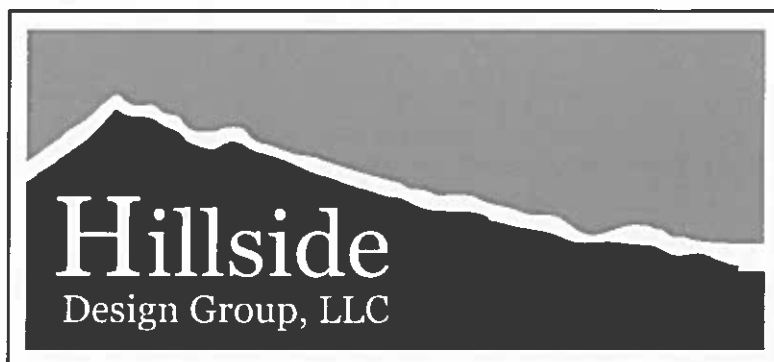
I hereby authorize members of the Rochester Planning Board, Zoning Board of Adjustment, Conservation Commission, Planning Department, and other pertinent City departments, boards and agencies to enter my property for the purpose of evaluating this application including performing any appropriate inspections 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: ECW

Date: 8/12/16

August 12, 2016

City of Rochester
Planning & Development Department
Jim Campbell, Chief Planner
City Hall – Second Floor
31 Wakefield Street
Rochester, New Hampshire 03867



**Re: Master Plan Amendment to Highfield Commons PUD & Notice of Decision
Tax Maps 237; Lots 3, 3-140, 3-174, & 8-1 & Tax Map 246-9
Washington Street & Hussey Hill Road
Rochester, New Hampshire**

Dear Chairman and Board Members:

183 Washington Street, LLC is requesting an amendment to the overall Master Plan for the Highfield Commons Planned Unit Development and modifications to the Notice of Decision as outlined below.

This request comes as we continue to develop the Highfield Commons Planned Unit Development and make modification due to environmental concerns and overall land planning to meet current economic and market demands.

The Highfield Commons PUD has been modified over the years from the original in 2002 to a revised layout and Masterplan color up in 2005 to the modification in 2009 and 2010. With all the previous amendments the applicant has been working within the City's PUD ordinance to address latest environmental concerns, economic changes and market modifications. We believe that after reviewing multiple planning board meetings minutes from the last 15 or so years that our proposed amendments here are in line with the first Overall Masterplan and with all the changes along the way. The following information outlines our proposed amendments and changes to the Notice of Decision:

- Original 2002 masterplan notes called for the following:

Residential Uses:

- Apartments (2-24 unit bldgs. and 4-30 unit bldgs.)	168 units
- Row houses	73 units
- Single Family	127 lots
- <u>55 and Over</u>	<u>22 lots</u>
Total	390 units

- Amended 2016 masterplan notes modified to the following:

Residential Uses:

- Apartments (2-48 unit bldgs. and 2-56 unit bldgs.)	208 units
- Town Home – Multi Floor (Row house)	72 units
- Single Family (bigger lot sizes)	66 lots
- <u>Town Home – Single Floor Designed for 55 and Over</u>	<u>24 units</u>
Total	370 units

Next based on the City of Rochester Planned Unit Development Ordinance with June 18, 2004 amendments date, the applicant believes that the proposed changes all meet the intent of the ordinance based on the following:

- Section 42.31.c.4 Planned Unit Development - Process:

The applicant must submit a formal yield plan in a format acceptable to the Planning Board (2002 plan). The yield plan is the theoretical layout/design/plat showing the number of lots/units/level of development and number of bedrooms (if appropriate) that could reasonably be construed to be approvable and buildable under the existing, conventional zoning. The intent is not for the developer to spend significant funds to create a detailed, engineered yield plan (as it will not be built) but rather to present a reasonably realistic baseline level of development against which the Planning Board can compare the density proposed for the PUD. In most cases, this baseline level of development should be considered fluid and approximate. The planning board must vote to endorse the yield plan as meeting the objective of this paragraph.

- Section 42.31.c.9 Planned Unit Development - Process:

Landowners may apply to amend all or a portion of an approved PUD following the same process applicable to the establishment of a PUD (the applicant has submitted the required information with this package). A landowner may extinguish a PUD by notifying the Planning Board in writing that he/she does not intend to utilize the PUD.

The remaining information in the Ordinance mainly outlines all the development items as we move forward with actual site design for each phase. The applicant has reviewed the requirements and we believe we will meet all the standards as we move forward with each phases engineering.

Lastly the applicant would like to ask the planning board to modify the Notice of Decision for the Highfield Commons Planned Unit Development based on current environmental and market conditions that have changed since 2002. The applicant has the following questions, suggestions, and recommendations to be reviewed and discussed by the board.

- Documents:

(2) Update to have the submitted 2016 amended PUD plan if approved by the board.

- General Guidelines:

(7) Update to the phase to clear up any confusion (Phase 1, Phase 2, and Phase 3).

- Process:

(4) Update phases.

- Density:

(1) Update Maximum units section per new note on Masterplan and remove all other reference.

(3) Remove from NOD.

- Uses:
 - (1) Granny flats: **Remove from NOD.**
 - (2) Live/work units: **Remove from NOD.**
 - (4) Full range of uses: **Remove from NOD.**
 - (5) Residential adjustments: **Remove section d, & e from NOD.**
 - (6) Age restricted units: **Modify or Remove section per new Density note on Masterplan.**
 - (7) Meeting house: **Modify or Remove from NOD.**
 - (8) Nonresidential uses, generally: **Modify or Remove from NOD.**
- General Design: (ok with this section)
- Landscaping: (ok with this section)
- Traffic/Circulation:
 - (1) Corridor study: **Modify or Remove from NOD.**
 - (2) Entry point: **Modify or Remove from NOD.**
 - (6) Future road connection: **Modify or Remove from NOD, not sure where supposed to be.**
 - (8) One way street: **Remove from NOD, no one way streets.**
 - (9) Cross Section: **Modify to City standard or Remove from NOD.**
 - (10) Curbing: **Modify or Remove from NOD.**
 - (12) Service lanes: **Remove from NOD.**
 - (13) City service lane: **Remove from NOD.**
- Parking
 - (3) **Remove from NOD.**
 - (4) **Remove from NOD.**
- Sidewalks/path: (ok with this section)
- Utilities: (ok with this section)
- Environmental Aspects: (ok with this section)
- Open Space:
 - (4) Plaza: **Remove from NOD.**
- Architectural Design:
 - (1) The Master Plan: **Remove from NOD**
 - (2) Models for architecture: **Remove from NOD**
 - (4) Garages: **Remove from NOD**
 - (6) Architectural styles: **Modify or Remove from NOD**
 - (11) Foundation: **Modify or Remove from NOD**
- Miscellaneous: (ok with this section)

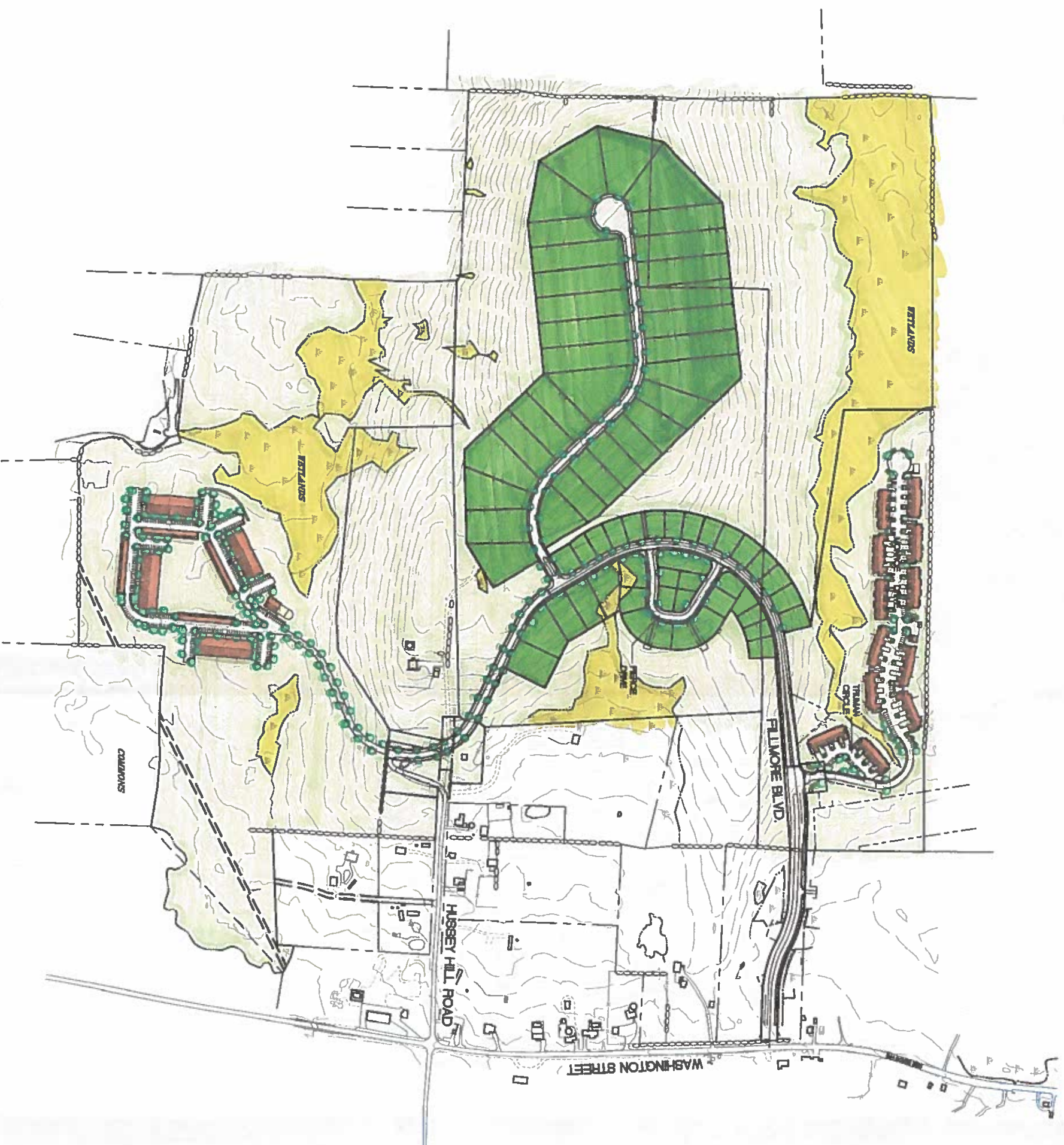
In conclusion the applicant is asking for the planning board to accept and approve the 2016 amended Master Plan and modify the Notice of Decision per the above items. The applicant is requesting these modifications to the Highfield Commons Planned Unit Development due to environmental concerns and market changes over last 15 years. We thank you in advance for your consideration on this project and will be present to discuss the amendments and the scheduled hearing.

If you have any questions or comments please contact me at (603) 496-3684.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matthew J. Peterson', with a long horizontal stroke extending to the right.

Matthew J. Peterson
Project Manager
Hillside Design Group, LLC
746 D.W. Highway, Unit B
Merrimack, NH 03054



GENERAL NOTES:
1. PREPARED FOR:
103 WASHINGTON STREET PARTNERS LLC
2100 NEW YORK AVENUE, SUITE 200
WASHINGTON, DC 20005

1. THE FOLLOWING CHART OUTLINES THE ALLOWED PROJECT DENSITY CALCULATIONS:
2. THE PURPOSE OF THIS PLAN IS TO SHOW THE OVERALL HARBORFIELD COMMONS PLANNED UNIT DEVELOPMENT MASTERPLAN COLOR UP ON THE REDZONED PARCEL.

APPROXIMATE TOTAL ACRES:	223 ACRES	2402 ACRES
LANDING OPEN SPACE REQUIRED:	2015	60215
MAXIMUM IMPERVIOUS SURFACE:	5035	15418
RESIDENTIAL USES:		

APARTMENTS:	208 UNITS
TOWN HOME - MULTI FLOOR (ROW HOUSE)	72 UNITS
SINGLE FAMILY - (INCREASED LOT SIZES)	66 UNITS
TOWN HOME - SINGLE FLOOR (ROW HOUSE FOR 50 UNITS)	24 UNITS
TOTAL UNITS	370 UNITS

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**OVERALL MASTER PLAN
HIGHFIELD COMMONS PUD**

MAP 237 LOT 3-174
WASHINGTON STREET
ROCHESTER, NEW HAMPSHIRE
STRAFFORD COUNTY

APPLICANT	DATE OF RECORD
183 WASHINGTON STREET PARTNERS LLC 744 DR HIGHWAY, UNIT B MERRIDALE, NH 03054	183 WASHINGTON STREET PARTNERS LLC 744 DR HIGHWAY, UNIT B MERRIDALE, NH 03054

KVA
KELCH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commack Park North, Suite 2B, Babylon, NY 08110 Phone (516) 687-4881

[illegible]

GRAPHIC SCALE

