PLANNING AND DEVELOPMENT DEPARTMENT
City Hall - Second Floor
31 Wakefield Street
Rochester, New Hampshire 03867-1917
(603) 335-1338 • Fax (603) 335-7585
www.rochesternh.net

Planning & Zoning
Community Development
Conservation Commission
Historic District Commission

CK # 3030-175.00
CK # 3029-37.80

APPLICATION FOR A VARIANCE

TO: **BOARD OF ADJUSTMENT**
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE
CASE NO. 2014-17
DATE FILED 8/21/14
ZONING BOARD CLERK

Phone No **(508) 270-1400**

Name of applicant **A: Cumberland Farms, Inc./ B: Paul J. Navelski**
Address **A: 100 Crossing Boulevard, Framingham, MA 01702**
B: PO Box 2075, Rochester, NH 03866

Owner of property concerned: **Same**
(If the same as applicant, write "same")
Address **Same**
(If the same as applicant, write "same")

Location **A: 79 Milton Road & B: 2 Flat Rock Bridge Road**

Map No. 210 Lot No. **A: 55 & B: 56** Zone **Highway Commercial (HC)**

Description of property **Cumberland Farms, Inc. retail motor fuel outlet & Martin's Family Restaurant**

Proposed use or existing use affected **Retail motor fuel outlet which includes a 4,650 sq. ft. convenience store and fueling dispensing area with 6 dispensers (12 fueling positions) and an overhead canopy.**

The undersigned hereby requests a variance to the terms of Article **42.29** Section **(c)(3) and (f)(6)** and asked that said terms be waived to permit **a total of four (4) signs on the building and canopy, including the one (1) sign that is already permitted on the building.**

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.

Signed _____
(Applicant)
Attorney for Applicants

08-21-14P04:27 RCVD

CRITERIA FOR VARIANCE

Case # 2014-17

Date: 8/21/14

A Variance is requested by **Cumberland Farms, Inc.**

from Section **42.29**, Subsection **(c)(3) and (f)(6)** of the Zoning Ordinance to permit **a total of four (4) signs on the building and canopy, including the one (1) sign that is already permitted on the building**

at **79 Milton Road** Map No. **110** Lot No **A:55 & B: 56** Zone **Highway Commercial (HC)**

Facts supporting this request:

1) The proposed use would not diminish surrounding property values because:

See attached

2) Granting the variance is not contrary to the public interest because:

See attached

3.) Denial of the variance would result in unnecessary hardship to the owner because of the following special circumstances of the property:

See attached

4.) Granting the variance would do substantial justice because:

See attached

5.) The use is not contrary to the spirit of the ordinance because:

See attached

Name _____ Date: 8/21/14

J:\PLAN\ZBA\Applications\Variance Criteria.doc

CUMBERLAND FARMS, INC.
79 Milton Road, Rochester, NH
Map 110, Lot 55 & 56

APPLICATION FOR VARIANCES

Introduction

The Applicant, Cumberland Farms, Inc., is the current owner of the property located at 79 Milton Road in Rochester, New Hampshire. Cumberland Farms, Inc. operates an existing convenience store/gas station on the site. The property is depicted on the City of Rochester's tax maps at Map 210, Lot 55. The property consists of an existing building which contains 2,481 square feet. The property also includes gasoline dispensers, utilized for the sale of gasoline to the general public. The property is located in the Highway Commercial (HC) District. Retail sales and gas operations are permitted as a matter of right in the HC Zone.

Paul J. Navelski is the current owner of the property located at 2 Flat Rock Bridge Road in Rochester, New Hampshire. Mr. Navelski currently operates a drive-in restaurant on the site within an existing building containing 858 square feet. The property is depicted on the City of Rochester's tax maps at Map 210, Lot 56.

Cumberland Farms, Inc. intends to purchase Lot 56 from Mr. Navelski and merge the Lot with Lot 55 to completely raze and rebuild the existing convenience store/gas station building and replace the canopy and gasoline dispensers that currently exist on Lot 55. In addition, the drive-in restaurant on Lot 56 will be removed.

Copies of plans depicting the proposed project and signage are attached hereto. The number of gas dispensers will be changed from four (4) dispensers, with eight (8) fuel pumps, to six (6) dispensers with twelve (12) fuel pumps. As a result of the improved site layout, the activity on the site will be moved further back from the frontage, thus facilitating the location of the required vegetative buffer, and increasing traffic flow within the property, resulting in a more safe environment for members of the public utilizing the business. In addition, we have enclosed copies of elevations of the proposed new building. The façade will certainly result in an increased aesthetic presentation of the property, all of which is understood to be of importance to the City, as this area represents one of the gateways to the City of Rochester.

During the course of its review, Cumberland Farms, Inc. has identified that it will need to seek a variance from **Section 24.29** of the Rochester Zoning Ordinance. Specifically, Cumberland Farms, Inc. needs a variance for the total number of wall signs, as the ordinance permits one sign for lot street frontage (**Section 42.29 (c) (3)**) and only two (2) wall signs for any one business (**Section 42.29 (f) (6)**. Cumberland Farms proposes two (2) wall signs on the building and two (2) wall signs on the canopy, or a total of four (4) signs instead of the one or two permitted, as depicted on the attached drawings. Despite the need for the variance, Cumberland Farms total wall signage of 87.40 Sq. Ft. is approximately one-fifth (1/5) of the maximum allowed, which is 424.50 sq. ft. [84.9 sq. ft. x 5].

Request for Variances
Facts Supporting this Request

1. The proposed use would not diminish surrounding property values because:

It is respectfully submitted that all of the surrounding properties have a value associated with them that is premised upon the existence of the same type of structures already located upon the Applicant's property. In this instance, the location, modernization and aesthetic upgrades planned will have no negative affect upon any abutter, with respect to its property, as the use will be consistent with the existing and surrounding use. In this instance, the signage requested is far less than permitted by the Rochester Zoning Ordinance. Granting the variances will not diminish the surrounding property values.

2. Granting the variance is not contrary to the public interest because:

The Applicant respectfully submits that the proposed use and requested signage represents a reasonable use of the property in question. The requested wall signage on the canopy is in keeping with local uses and the character of the surrounding properties and is appropriately sized and designed to balance the interests of visibility while minimizing light spillage via internal illumination.

3. Denial of the variance would result in unnecessary hardship to the owners because of the following special circumstances of the property:

Some of the general purposes of the ordinance are to promote health and welfare and to encourage the most appropriate land uses in various parts of the City. For the reasons set forth above, the Applicant respectfully submits that the restrictions that cannot be met by the Applicant are not necessary to enforce in order to protect the purpose of the ordinance. Thus, there is no conflict between the general public purpose of the ordinance, and enforcing the restrictions for which the Applicant seeks the variances.

In this instance, the Applicant seeks to modernize the facility and to move the structures away from the frontage of the property. The signage proposal on the canopy is suitable given the small nature of the signage. Due to the unique triangular characteristics of the property, the number of signs requested is appropriate. Denying the 4 signs would result in dramatically less public visibility, which would be a significant impediment to utilization of the property and could impair the public's safe and proper use of the site.

The proposed use is reasonable because it will allow the facility to be upgraded. The result will be that the building containing the convenience store and canopy that will be located further away from the frontage, thus increasing the safety of the patrons of the site.

4. Granting the variances would do substantial justice because:

The grant of the variances would result in substantial justice as it would allow the Applicant's property to be utilized in a similar fashion as it is currently used. In addition, the aesthetic quality of the property would be far superior to the existing structures. Granting the variance would do substantial justice because the requested wall signage will promote safe and

efficient access to the site by the public traveling on Milton Road and help ensure that the new store is not economically disadvantaged by inferior visibility to surrounding uses. Accordingly, the benefit to the Applicant would exceed the burden to the public, thus resulting in substantial justice being done.

5. The use is not contrary to the spirit of the ordinance because:

The Applicant respectfully submits that if the variances are granted, the spirit of the ordinance would be observed as the use in question is suitable, considering the existing operation on the property. The use is not contrary to the spirit of the ordinance as, the requested wall signage is in keeping with the character, size and amount of signage for nearby and similarly situated commercial uses. Granting the variances would therefore result in an encouragement of the most appropriate use of the land. Further, given the configuration of the lot, there would be no negative affect upon abutters and/or the public's health welfare or safety.

0210	0055	0000			1 of 1	COMMERCIAL	TOTAL ASSESSED: 457,100
MAP	BLOCK	LOT	LOT2	LOT3	CARD	Rochester	!615!

Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
79		MILTON RD, ROCHESTER

OWNERSHIP

Unit #:

Owner 1:	VSH REALTY INC V0899
Owner 2:	
Owner 3:	
Street 1:	100 CROSSING BLVD #9003
Street 2:	
Twn/City:	FRAMINGHAM
St/Prov:	MA Cntry: Own Occ: N
Postal:	01702-5401 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains .85 AC of land mainly classified as RETAIL/SVC with a(n) CONVENIENCE Building Built about 1979, Having Primarily CONC BLOCK Exterior and MEMBRANE Roof Cover, with 1 Units, 0 Baths, 2 HalfBaths, 0 3/4 Baths, 0 Rooms Total, and 0 Bdrms

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
325	254,300	39,300	0.850	163,500	457,100
Total Card	254,300	39,300	0.850	163,500	457,100
Total Parcel	254,300	39,300	0.850	163,500	457,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 185.81 | /Parcel 185.8

Legal Description

Entered Lot Size

Total Land: 0.85

Land Unit Type: AC

User Acct: 27653

GIS Ref

GIS Ref

Insp Date

Parcel ID 0210-0055-0000

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2013	325	FV	234,300	37900	.85	133,800	406,000	406,000	Year End Roll	9/4/2013
2012	325	FV	234,300	37900	.85	133,800	406,000	406,000	Year End Roll	9/20/2012
2011	325	FV	234,300	37900	.85	133,800	406,000	406,000	Year End Roll	9/27/2011
2010	325	FV	234,200	37900	.85	133,800	405,900	405,900	roll	8/26/2010
2009	325	FV	234,200	37900	.85	148,700	420,800	420,800	Year End Roll	9/24/2009
2008	325	FV	240,900	41600	.85	148,700	431,200	431,200		8/25/2008
2007	325	FV	240,900	41600	.85	148,700	431,200	431,200	Year End Roll	9/26/2007
2006	325	FV	240,900	41600	.85	148,700	431,200	431,200	Year End Roll	9/14/2006

PRINT

Date	Time
08/25/14	16:20:06

LAST REV

Date	Time
08/05/14	15:43:19

tom

615

USER DEFINED

Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
TREMOR CO CORP	997-464	2	5/27/1977	Val Lnd&Bldg	36,000	No	No	4		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/9/2013	6368	SIGN	1,000	C	2/4/2014			
7/31/2013	5812	ADDITION	700,000	O				
7/30/2013	5784	SIGN	20,000	C	2/4/2014			
1/14/2011	11-65	SIGN	3,000	C	3/10/2011			
8/5/2005	1044	ELECTRIC	1,200	C	3/28/2006			
5/1/1996	111		80,000	C				ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
7/31/2009	OWN ADD CHG	VB	VERNA
3/28/2006	MEAS+INSPCTD	TM	TOM

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
Z	B2	BUSINESS	100	U	0	SEPTIC
o				t	9	CITY WATER
n				l	5	GAS
Census:				Exmpt		
Flood Haz:						
D	RO	ROCHESTER		Topo	1	LEVEL
s				Street	1	PAVED
t				Traffic	5	HEAVY

Sign: ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
325	RETAIL/SVC		0.85		PRIMARY A SITE		1.0	0	165,000	1.166	3014									163,515						163,500	

Total AC/HA:	0.85000	Total SF/SM:	37026.00	Parcel LUC:	325	RETAIL/SVC	Prime NB Desc	COMMERCIAL	Total:	163,515	Spl Credi		Total:	163,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted Database: AssessPro

kareng

2014

0210	0056	0000			1 of 1	COMMERCIAL	TOTAL ASSESSED:	207,200
MAP	BLOCK	LOT	LOT2	LOT3	CARD	Rochester	!616!	

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		FLAT ROCK BRIDGE RD, ROCHESTE

OWNERSHIP

Unit #:

Owner 1: NAVELSKI PAUL J
Owner 2:
Owner 3:
Street 1: P O BOX 2075
Street 2:
Twn/City: ROCHESTER
St/Prov: NH | Cntry: | Own Occ: N
Postal: 03866-2075 | Type:

PREVIOUS OWNER

Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov: | Cntry:
Postal:

NARRATIVE DESCRIPTION

This Parcel contains .44 AC of land mainly classified as RESTAURANTS with a(n) SNACK BAR Building Built about 1968, Having Primarily CLAPBOARD Exterior and MEMBRANE Roof Cover, with 1 Units, 0 Baths, 2 HalfBaths, 0 3/4 Baths, 0 Rooms Total, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
326	38,100	9,600	0.440	159,500	207,200
Total Card	38,100	9,600	0.440	159,500	207,200
Total Parcel	38,100	9,600	0.440	159,500	207,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 246.67 | /Parcel 246.6

Legal Description

User Acct: 27654
GIS Ref
GIS Ref
Insp Date

Entered Lot Size
Total Land: 0.44
Land Unit Type: AC

PREVIOUS ASSESSMENT

Parcel ID 0210-0056-0000

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2013	326	FV	49,100	9600	.44	130,500	189,200	189,200	Year End Roll	9/4/2013
2012	326	FV	49,100	9600	.44	130,500	189,200	189,200	Year End Roll	9/20/2012
2011	326	FV	49,100	9600	.44	130,500	189,200	189,200	Year End Roll	9/27/2011
2010	326	FV	54,000	12800	.44	130,500	197,300	197,300	roll	8/26/2010
2009	326	FV	54,000	12800	.44	145,000	211,800	211,800	Year End Roll	9/24/2009
2008	326	FV	54,400	12800	.44	145,000	212,200	212,200		8/25/2008
2007	326	FV	54,400	12800	.44	145,000	212,200	212,200	Year End Roll	9/26/2007
2006	326	FV	54,400	12800	.44	145,000	212,200	212,200	Year End Roll	9/14/2006

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
NAVELSKI PAUL J	1751-708	2	5/26/1994	Divorce	4,000	No	No	4		
NAVELSKI HARRY	994-303		3/17/1977			No	No			

PRINT

Date	Time
08/25/14	16:12:47

LAST REV

Date	Time
07/22/14	08:55:00

tom
616

USER DEFINED

Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Prior Id # 1
Prior Id # 2:
Prior Id # 3:
ASR Map
Fact Dist
Reval Dist
Year:
LandReason
BldReason

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/2/2004	260	ELECTRIC	6,000	C	12/28/2004			

ACTIVITY INFORMATION

Date	Result	By	Name
10/15/2010	EXT ONLY	TM	TOM
10/29/2001	NO INSP	GN	GAYE

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
Z	B2	BUSINESS	99	U	0	SEPTIC
o	R1	RESIDENCE 1	1	t	9	CITY WATER
n				l	5	GAS
Census:				Exmpt		
Flood Haz:						
D	RO	ROCHESTER		Topo	1	LEVEL
s				Street	1	PAVED
t				Traffic	5	HEAVY

Sign: ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
326	RESTAURAN		0.44		PRIMARY ASITE		1.0	0	165,000	2.196	3014									159,456						159,500	

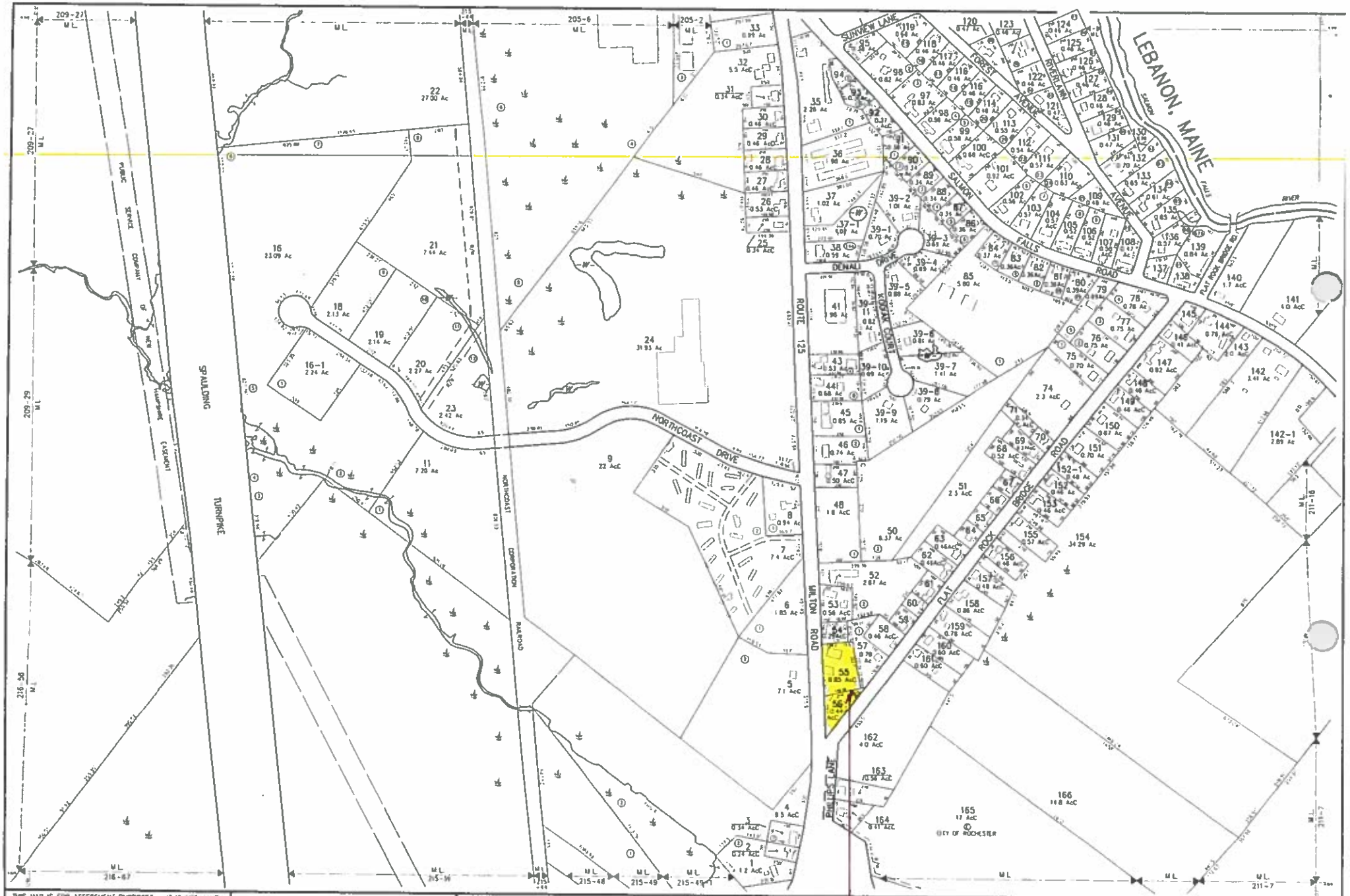
Total AC/HA: 0.44000 | Total SF/SM: 19166.40 | Parcel LUC: 326 RESTAURANTS | Prime NB Desc: COMMERCIAL

Total: 159,456 | Spl Credi | Total: 159,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed Database: AssessPro

kareng

2014



THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.
THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM
PHOTOGRAPHY DATE: APRIL 28, 1990
COMPLETION DATE: JUNE 30, 1992

PRODUCED BY AND/OR FOR: CAI Technologies

LEGEND
AREA SURVEYED — AC
AREA CALCULATED — ACC
RECORD DIMENSION — MM
SCALED DIMENSION — MM'S
MATCH LINE — ML
WATER — W
EXEMPT PROPERTY — E
SUBDIVISION LOT NO. — 3
BUILDING
POINT OF INTEREST
COMMON OWNERSHIP
WETLANDS

SCALE: 1" = 200'
FEET 100 0 100 200 300 400 500
METERS 50 0 50 100 150
REVISED TO APRIL 1, 2015

PROPERTY MAPS
ROCHESTER
NEW HAMPSHIRE

INDEX DIAGRAM
206 205
209 211
216 215

MAP NO. 210

Pictometry Online 1.10.2

Welcome Karen Gi

Workspace Source: Parcel 79 Milton Rd. 0210-0055-0000 Preferences

Pictometry Online 1.10.2

Welcome Karen G

Workspace Source: Parcel

2 Flatrock Bridge Rd
0210-0056-0000

Preferences

LEGEND

IRON PIN FOUND	UTILITY POLE	SIGN	
CONCRETE BOUND FOUND	UTILITY POLE	DECIDUOUS TREE	
MAGNETIC SPIKE FOUND	GUY ANCHOR	TREE PIT	
DRILL HOLE FOUND	GUY ANCHOR	TEST BORING	
VERTICAL CONCRETE CURB	TELEPHONE ANCHOR	PORCELAIN TEST	
SLOPED GRANITE CURB	CATCH BASIN	LIGHT POLE	
STANDARD CONCRETE UP CURBING	WATER LINE	UNDERGROUND ELECTRIC AND TELEPHONE	
STANDARD CONCRETE SIDEWALK	WATER VALVE	WETLAND LINE	
OVERHEAD SERVICE WIRES	FIRE HYDRANT	SPOT ELEVATION	
DOUBLE SOLID YELLOW LINE	GAS VALVE	CONTOUR ELEVATION	
SINGLE SOLID WHITE LINE	GAS LINE		
STANDARD SIGN LINE	UNDERGROUND TELEPHONE LINE		

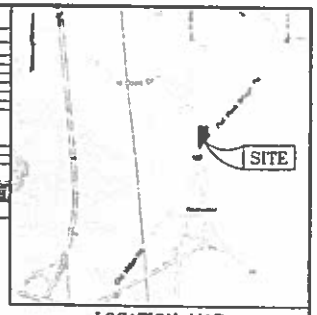
TABLE OF ZONING REGULATIONS – ROCHESTER, NH

ZONE HIGHWAY COMMERCIAL

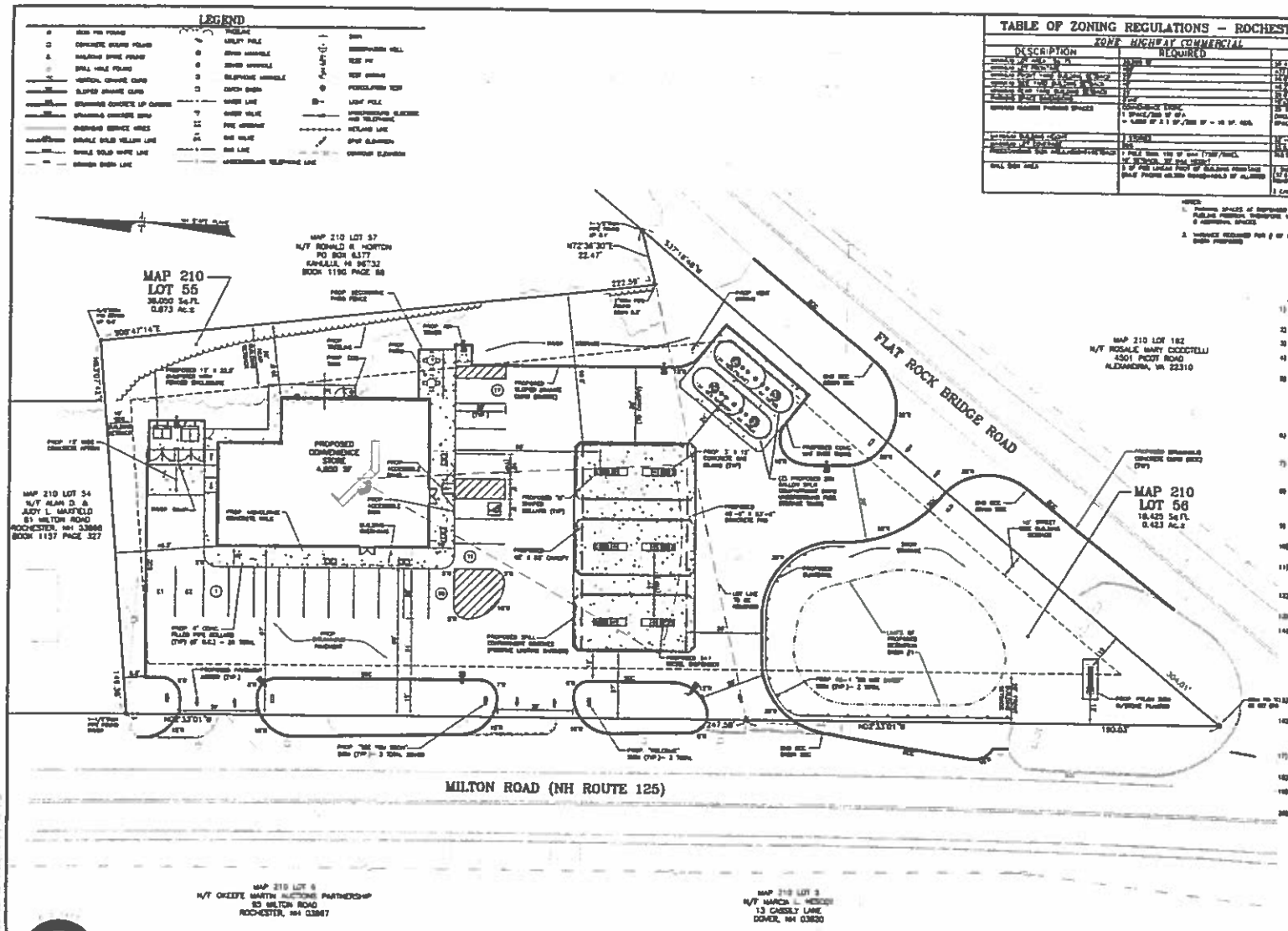
DESCRIPTION	REQUIRED	PROVIDED
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

NOTES:

1. [illegible]
2. [illegible]



LOCATION MAP



NOTES:

1) THE BOUNDARY INFORMATION SHOWN HEREON FOR MAP 210 LOTS 55 & 56 IS THE RESULT OF A STANDARD BOUNDARY SURVEY BY THIS OFFICE.

2) ABBREVIATED MAP 210 LOTS 55 & 56

3) ZONING DISTRICT: HIGHWAY COMMERCIAL

4) LOT AREA = 38,475 Sq.Ft. = 1.296 Ac.±

5) EXISTING USE: LOT 55 IS CURRENTLY OCCUPIED BY A CUMBERLAND FARMS RETAIL MOTOR FUEL OUTLET WHICH INCLUDES A 2,401 SF CONVENIENCE STORE AND A FUEL DISPENSING AREA WITH 4 DISPENSERS (8 FUELING POSITIONS) AND AN OVERHEAD CANOPY. LOT 56 IS CURRENTLY OCCUPIED BY MARTINS FAMILY RESTAURANT.

PROPOSED USE: RETAIL MOTOR FUEL OUTLET WHICH INCLUDES A 4,800 SF CONVENIENCE STORE AND A FUEL DISPENSING AREA WITH 6 DISPENSERS (12 FUELING POSITIONS) AND AN OVERHEAD CANOPY.

6) ALL BUILDINGS AND SITE CONSTRUCTION SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) AS PUBLISHED IN THE FEDERAL REGISTER, VOL. 56, NO. 144, DATED JULY 26, 1991, REVISED JULY 23, 2004.

7) THE LOCATIONS OF EXISTING SUBSURFACE UTILITIES SHOWN ON THIS PLAN WERE COMPILED FROM AVAILABLE RECORD DRAWINGS AND ARE NOT GUARANTEED TO BE CORRECT. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING SUBSURFACE UTILITIES PRIOR TO PERFORMING ANY WORK.

8) WRITTEN DIMENSIONS ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL NOT CHANGE THEIR SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWING AND/OR SPECIFICATION, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR.

9) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE 1-888-344-7233 PRIOR TO ANY EXCAVATION.

10) ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE CITY OF ROCHESTER AND THE STATE OF NEW HAMPSHIRE.

11) THE SUBJECT TRACT IS LOCATED WITHIN FLOOD ZONE "X" AS SHOWN FROM THE FLOOD INSURANCE RATE MAP FOR STRAFFORD COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS) PANEL 263 OF 455, MAP NUMBER 33017C0263D, EFFECTIVE DATE, MAY 17, 2005.

12) ALL CONSTRUCTION SHALL CONFORM TO THESE PLANS AND THE STANDARD CONSTRUCTION STANDARDS AS SUPPLIED BY CUMBERLAND FARMS.

13) A DRAIN PERMIT SHALL BE OBTAINED PRIOR TO INSTALLATION.

14) THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR COMPLIANCE AS THE SITE, THESE PLANS, PREPARED BY MHF DESIGN CONSULTANTS, INC., DO NOT EXTEND TO OR INCLUDE SUPERVISION PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES. NEITHER DO REPRESENTATIONS IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR AND/OR ENGINEER AS INCLUDED IN THE PLAN SET DOES NOT EXTEND TO ANY BLOCK SAFETY SYSTEMS THAT MAY NOW BE HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PROVIDE ADEQUATE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.

15) ALL UNDERGROUND STORAGE TANKS, PRODUCT PIPING AND VENT LINES SHALL COMPLY WITH CURRENT STATE AND EPA REGULATIONS.

16) ALL SNOW SHALL BE STORED IN THE AREA(S) NOTICED ON THIS PLAN AS SNOW STORAGE AREAS. IN THE EVENT THAT THE AREA(S) APPROVED FOR SNOW STORAGE BECOME FULL, THE OWNER SHALL IMMEDIATELY REMOVE EXCESS SNOW FROM THE SITE, AND SHALL NOT ALLOW SNOW TO BE STORED WITHIN PROPERTY LINES OR RIGHT AREAS.

17) ALL WASTE MATERIALS AND RECYCLABLES SHALL BE CONTAINED WITHIN THE BUILDING(S) OR APPROVED STORAGE FACILITIES AND SHALL NOT BE OTHERWISE STORED ON PROPERTY.

18) AREA SOILS DESIGNATION PER STRAFFORD COUNTY NRCS-HINSDALE LOAMY SAND.

19) EXISTING IMPERVIOUS COVERAGE: 33,144 SF (86.1%)
PROPOSED IMPERVIOUS COVERAGE: 33,330 SF (86.6%)

20) FOR MORE INFORMATION REGARDING THIS SITE PLAN CONTACT FRANK C. HOMBERG, MHF DESIGN CONSULTANTS, INC.

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

MHF Design Consultants, Inc.
44 Stiles Road, Suite 204
Salem, New Hampshire 03079
(603) 893-6720
ENGINEERS • PLANNERS • SURVEYORS
www.mhfdesign.com

79 MILTON ROAD
ROCHESTER, NEW HAMPSHIRE

Cumberland FARMS

CUMBERLAND FARMS INC.
100 CROSSING BLVD.
FRAMINGHAM, MA 01702

SITE PLAN

SCALE	1" = 20'
DATE	JULY 8, 2014
FILE	344359.dwg
DRAWN BY	CCC
CHECKED BY	DMT
	CFG04.0

56,175 SQUARE FEET
1.296 ACRES
V# 0899
Store# 5401
Gas Station# 2823

REVISIONS

NO.	DATE	REV. BY	DESCRIPTION

OWNERS OF RECORD:

MAP 210 LOT 55
CUMBERLAND FARMS INC.
100 CROSSING BOULEVARD
FRAMINGHAM, MA 01702
BOOK 597 PAGE 464

MAP 210 LOT 56
PAUL J. RAFFELSEN
P.O. BOX 3075
ROCHESTER, NH 03866
BOOK 1751 PAGE 708

FINAL APPROVAL BY ROCHESTER PLANNING BOARD

CERTIFIED BY: DATE:

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FINISH SCHEDULE

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
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[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

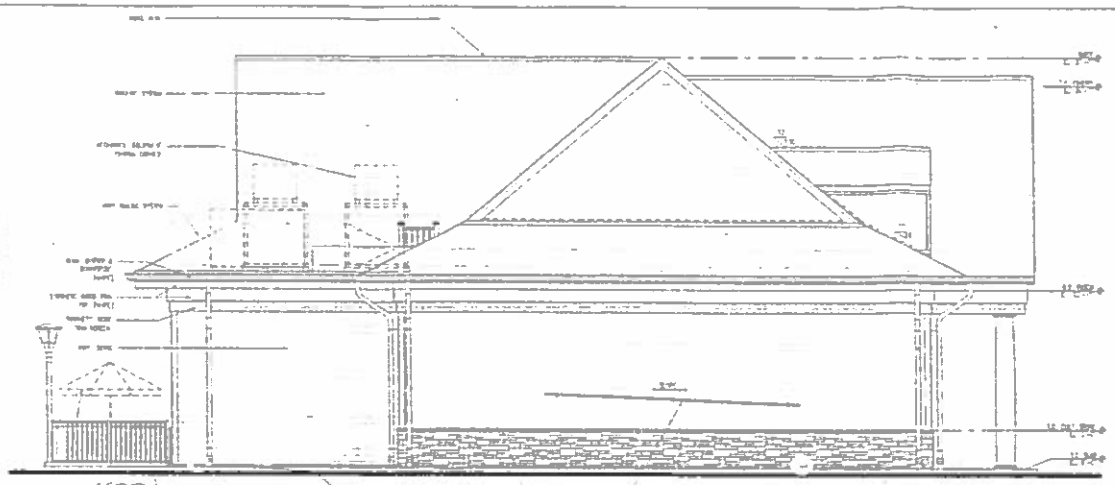
EXTERIOR FINISH SCHEDULE

FRONT WALL SIGNAGE SPECIFICATION

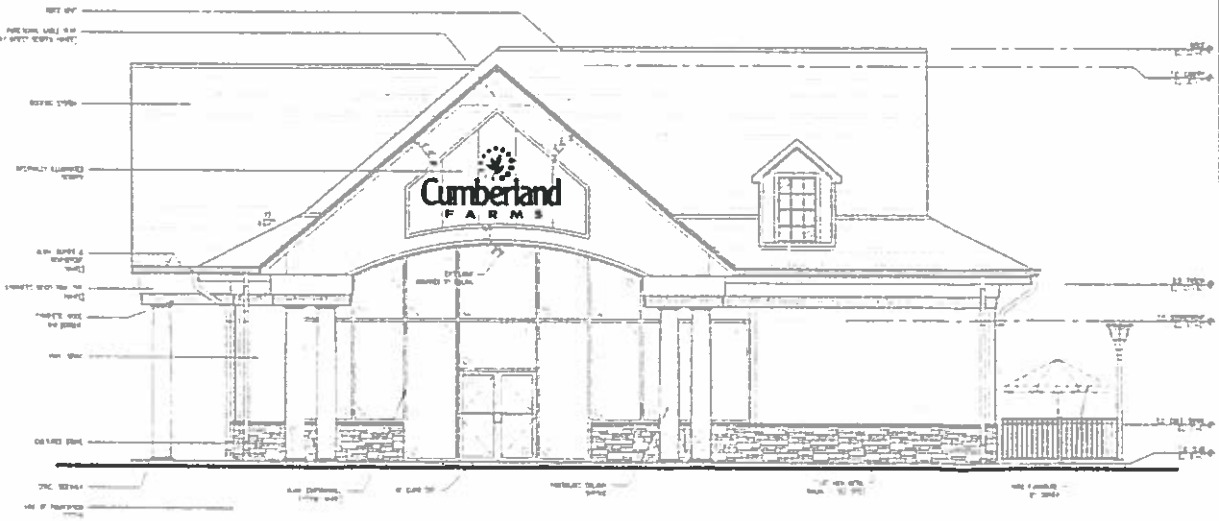
FRONT WALL SIGNAGE DETAIL

SIDE WALL SIGNAGE SPECIFICATION

SIDE WALL SIGNAGE DETAIL



BACK SIDE ELEVATION



FRONT ELEVATION

New Construction

Cumberland FARMS

Store # 14071
PROJ # V08495

Pearson Bridge & Melon Rd

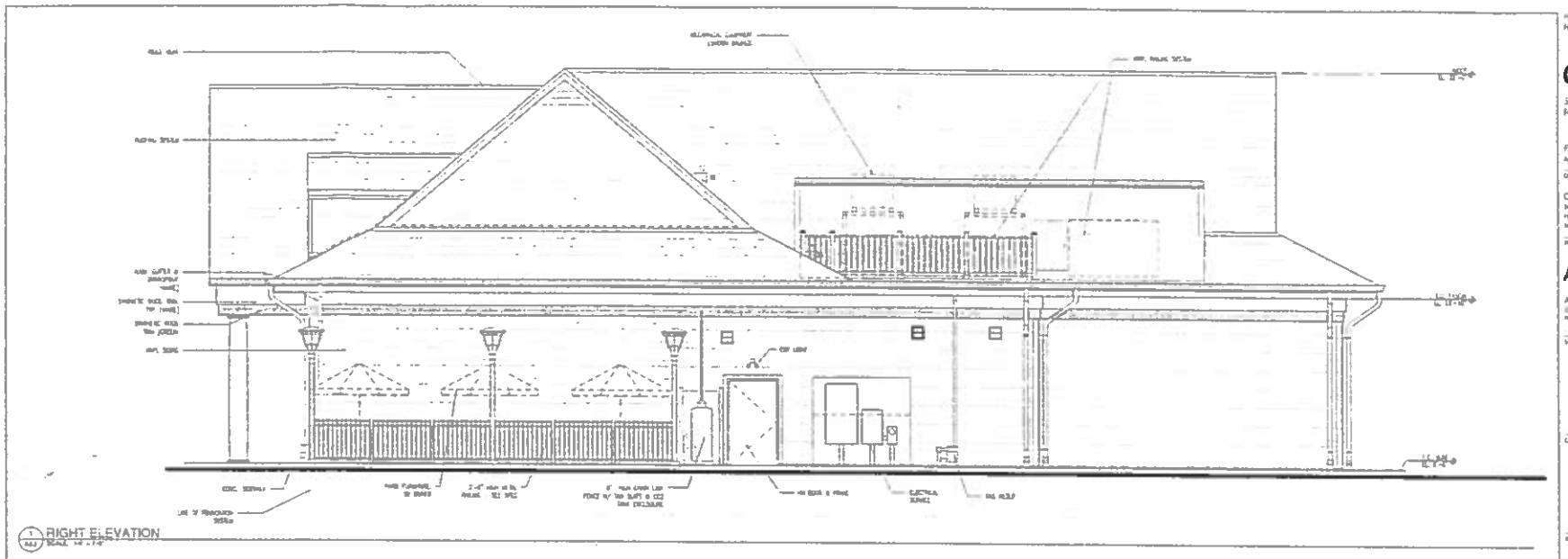
Cumberland Farms, Inc

ALLEVATO

Allevato Architects Inc

EXTERIOR ELEVATIONS

A3.1



1 RIGHT ELEVATION

1 LEFT ELEVATION

Project Type
New Construction

Cumberland
FARMS
Store # 5401
Prop # 708591

Flatrock Bridge & Milton Rd.
Rochester, NH Zip Island

Owner

Cumberland Farms, Inc.
165 Lawrence Bell
Hunnington, PA
tel 508 271 6614

Performing

ALLEVATO

Allevato Architects Inc.
[illegible]
tel 508 528 5778 fax 508 528 5780

Seal

Consultants

Revisions

Revision	Issued for
1	11.15.2017 RE SUBMISSION
2	12.21.2017 RE SUBMISSION

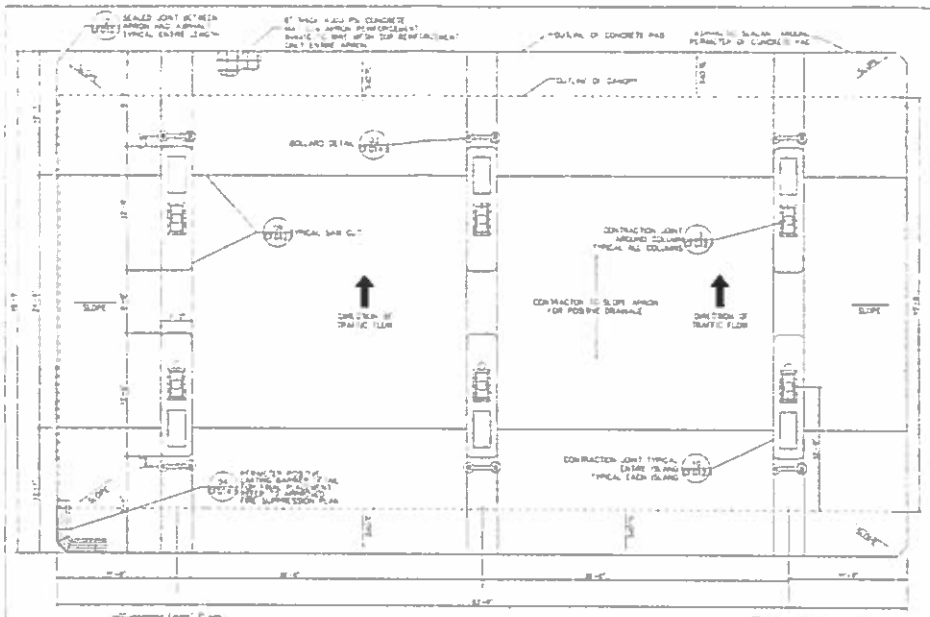
Key Plan

Title
EXTERIOR ELEVATIONS

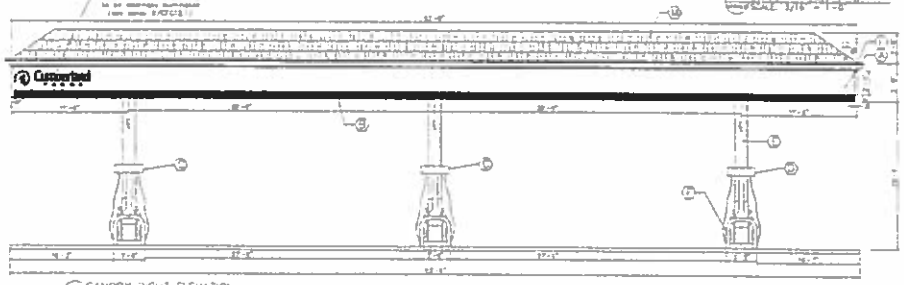
Date

Drawing No.
A3.2

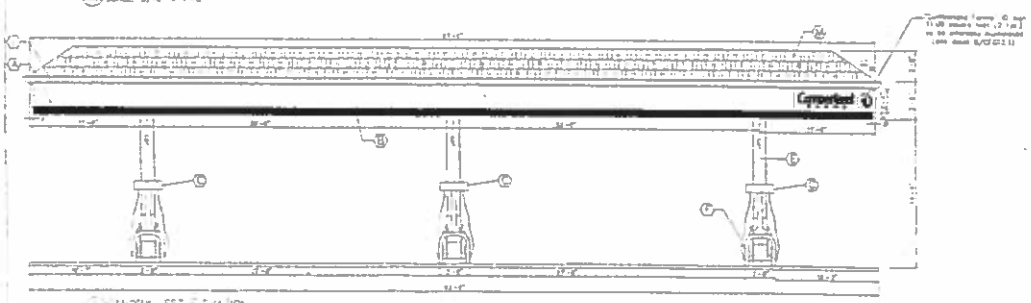
Project No.
1306.02



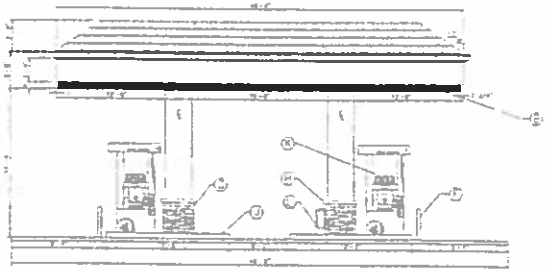
CANOPY PLAN VIEW
SCALE 3/16" = 1'-0"



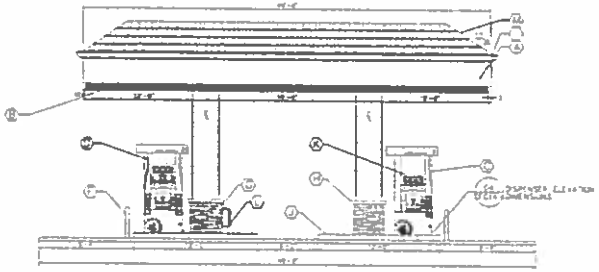
CANOPY RIGHT ELEVATION
SCALE 3/16" = 1'-0"



CANOPY LEFT ELEVATION
SCALE 3/16" = 1'-0"



CANOPY FRONT ELEVATION
SCALE 3/16" = 1'-0"

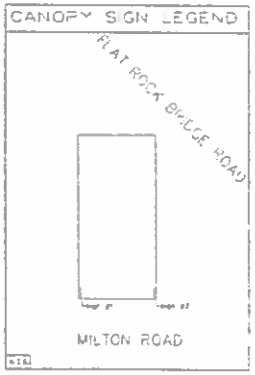


CANOPY REAR ELEVATION
SCALE 3/16" = 1'-0"

NOTES

1. COORDINATE APRON ELEVATIONS WITH CIVIL DRAWINGS AND FIELD ELEVATIONS.
2. DISPENSER SLABS TO BE SET IN PLACE AND USED AS A FORM TO POUR CONCRETE AROUND.
3. CONCRETE SPECIFICATIONS
   - ALL BEARING CAPACITY NOTE AS PER GEOTECHNICAL REPORT
   - CONC STRENGTH 4000psi @ 28 DAYS 28 TO 32 MPA
   - TROWELLED SMOOTH FINISH WITH TWO COATS OF ALKYD/CURING COMPOUND
   - CANOPY FOOTING CONC STRENGTH REFER TO DRAWINGS PROVIDED BY MANUFACTURER
4. ALL EQUIPMENT INSTALLATIONS MUST COMPLY WITH MANUFACTURER'S SPECIFICATIONS.
5. ALL EQUIPMENT AND CONSTRUCTION ARE NON AND FACILITY IS TO BE ATTACHED WALL-SURFACE.
6. REFER TO CANOPY MANUFACTURERS DRAWINGS FOR SPECIFIC CANOPY FOUNDATIONS.
7. REFER TO CANOPY MANUFACTURERS DRAWINGS FOR ARCHITECTURAL DETAILS ON CANOPY AND COLUMNS.
8. SEE CIVIL PLANS FOR ORIENTATION ON SITE AND FOR TRAFFIC FLOW
9. REFER TO CANOPY DETAIL SCHEDULE ON SHEET CF-2.1 FOR ADDITIONAL INFORMATION

CANOPY SIGN LEGEND



REVISIONS		
DATE	NO.	DESCRIPTION

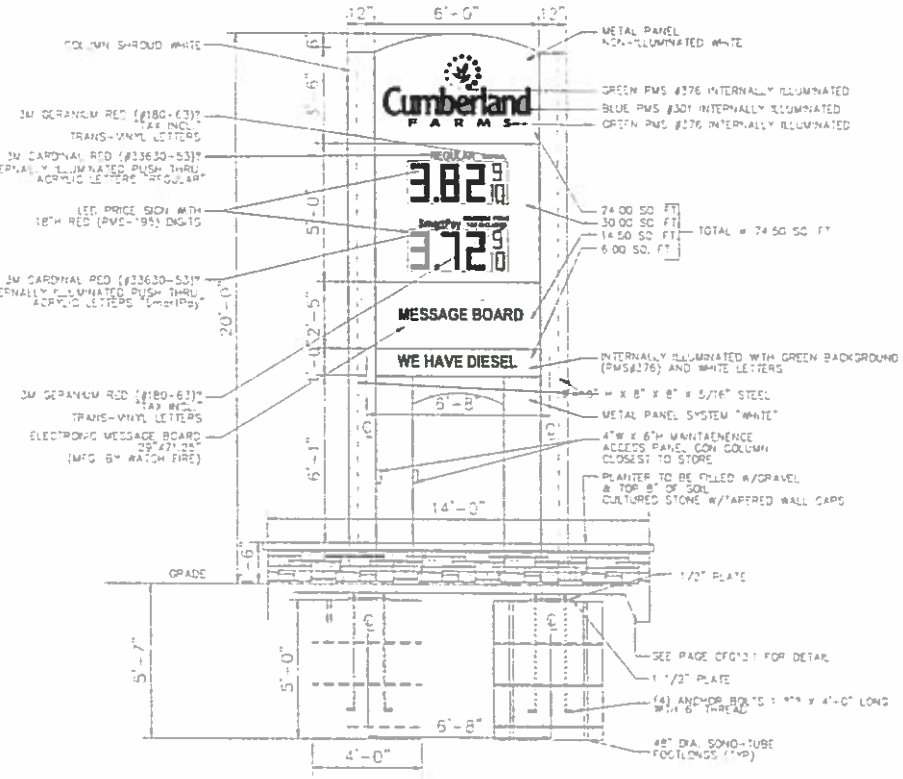
V60899
Store# 5401
Job Number# 852823

79 MILTON ROAD
ROCHESTER, NH

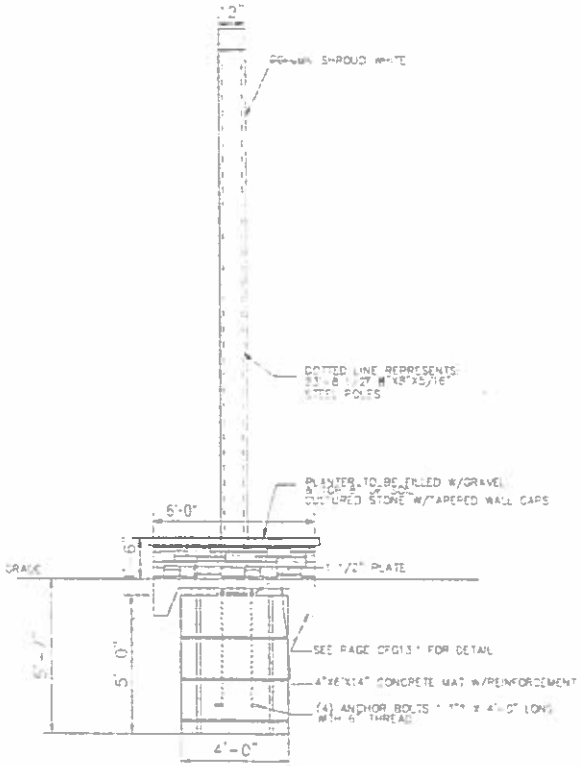
Cumberland

CANOPY PLAN & ELEVATIONS

CF-2.1



FRONT VIEW



SIDE VIEW

REVISIONS	V6 0899	79 MILTON ROAD ROCHESTER, NH
DATE / REV. BY / DESCRIPTION	Store# 5401	SCALE: 1/2" = 1'-0"
	Job Station# 662903	DATE: 5/07/04
		Cumberland FARMS
		SIGN PLAN CFG12

EXHIBIT "B"

AUTHORITY LETTER

To Whom It May Concern:

Paul J. Navelski (the "Owner") is the owner of the property located at 2 Flat Rock Bridge Road, Rochester, New Hampshire 03866 (the "Property"). The Owner hereby authorizes Cumberland Farms, Inc. and/or its agents, including, but not limited to, Hinckley, Allen & Snyder, LLP and any engineering, surveying or architecture firm that the above may designate, to execute, submit and prosecute applications and any applicable materials to the City of Rochester boards, commissions, agencies and the like (including, without limitation, zoning boards, planning boards and the Rochester Board of Selectmen) on behalf of the Owner, for the purpose of obtaining municipal permits and approvals and property rezonings for the development of the Property.

OWNER:

3-5-2014
Date

By: Paul J. Navelski
Paul J. Navelski

State of NEW HAMPSHIRE
County of STRAFFORD

Personally appeared the above-named Paul J. Navelski before me this 5 day of ~~November~~ MARCH, 201~~4~~7, known to be the person whose name is subscribed to the foregoing instrument and acknowledged that he/she executed the same for the purposes therein contained.

Notary Public/Justice of the Peace
My Commission Expires:

NOTARY PUBLIC
NEW HAMPSHIRE
MY COMMISSION EXPIRES MAY 9, 2017

ABUTTER LIST
FOR
CUMBERLAND FARMS, INC.
Map 210, Lots 55 & 56
79 Milton Road, Rochester, NH
2 Flat Rock Bridge Road, Rochester, NH

August 21, 2014

MAP/LOT	NAME/ADDRESS
OWNER/APPLICANT:	
Map 210/Lot 55	CUMBERLAND FARMS, INC. 100 CROSSING BLVD. FRAMINGHAM, MA 01702
MAP 210/LOT 56	PAUL J. NAVELSKI P.O. BOX 2075 ROCHESTER, NH 03866-2075
ABUTTERS:	
MAP 210/LOT 4	DANA S. COPP, TRUSTEE DANA S. COPP 1985 TRUST SHIRLEY L. COPP, TRUSTEE SHIRLEY L. COPP 1985 TRUST 635 SALMON FALLS ROAD ROCHESTER, NH 03868
MAP 210/LOT 5	MARCIA L. NESCOT 13 CASSILY LANE DOVER, NH 03820
MAP 210/LOT 6	O'KEEFE MARTIN AUCTIONS 85 MILTON RD ROCHESTER, NH 03867
MAP 210/LOT 54	ALAN D. AND JUDY L. MAXFIELD 81 MILTON RD ROCHESTER, NH 03867
MAP 210/LOT57	RONALD R. HORTON c/o PURCELL MANAGEMENT P.O. BOX 1813 DOVER, NH 03821-1813
MAP 210/LOT162	ROSALIE MARY CICCOTELLI 4501 PICOT RD ALEXANDRIA, VA 22310-2049

ABUTTER LIST
FOR
CUMBERLAND FARMS, INC.
Map 210, Lots 55 & 56
79 Milton Road, Rochester, NH
2 Flat Rock Bridge Road, Rochester, NH

August 21, 2014

PROFESSIONALS:

ATTORNEY	FRANCIS X. BRUTON, III, ESQUIRE BRUTON & BERUBE, PLLC 798 CENTRAL AVENUE DOVER, NH 03820
SURVEYOR	CHRISTOPHER M. FRANCHER, L.L.S. MHF DESIGN CONSULTANTS, INC. 44 STILES ROAD, SUITE ONE SALEM, NH 03079
ENGINEER	FRANK C. MONTEIRO, P.E. MHF DESIGN CONSULTANTS, INC. 44 STILES ROAD, SUITE ONE SALEM, NH 03079