



Planning & Zoning  
Community Development  
Conservation Commission  
Historic District Commission  
Arts & Culture Commission

PLANNING & DEVELOPMENT DEPARTMENT  
City Hall - Second Floor  
31 Wakefield Street  
Rochester, New Hampshire 03867-1917  
(603) 335-1338 - Fax (603) 335-7585  
Web Site: [www.rochesternh.net](http://www.rochesternh.net)

RECEIVED

JUN 17 2015

### APPLICATION FOR A VARIANCE

TO: BOARD OF ADJUSTMENT  
CITY OF ROCHESTER

Phone No 617-896-4947

DO NOT WRITE IN THIS SPACE

CASE NO 2015-17

DATE FILED 6-17-15

[Signature]  
ZONING BOARD CLERK

Name of applicant OCW RETAIL-ROCHESTER, c/o The Wilder Companies (on behalf of Tenant, IHOP)

Address 800 Boylston Street Suite 1300 Boston, MA

Owner of property concerned SAME  
(If the same as applicant, write "same")

Address SAME  
(If the same as applicant, write "same")

Location 160 Washington Street Rochester, NH

Map No. 130 Lot No. 38 Zone HC-2

Description of property Existing Shopping Center - new restaurant

Proposed use or existing use affected Building accent lighting (up lighting) on new IHOP restaurant.

The undersigned hereby requests a variance to the terms of Article 42,  
Section 28(d)(1)(a) and asked that said terms be waived to permit building accent lighting (up lighting)

If applicable in this case, the undersigned also requests a waiver from the requirement to  
provide a certified plot plan, (see attached request sheet) Yes \_\_\_\_\_ No ✓ (N/A)

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 [Signature]  
(Applicant)

Continue on Page 2

(Page 2)

**CRITERIA FOR VARIANCE**

Case # 2015-17

Date 6-17-15

A Variance is requested by The Wilder Companies, Ltd., on behalf of IHOP

from Section 42.28 Subsection (d)(1)(A)

of the Zoning Ordinance to permit: building accent up-lighting

at 160 Washington Street (IHOP) Map 130 Lot 38 Zone RC ~~RC~~

Facts supporting this request:

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

Location is within an existing shopping center that already includes site lighting and other building lighting. The additional lighting levels  
will be insignificant to the existing background lighting and will not impact surrounding properties.

2) Granting the variance is not contrary to the public interest because: The proposed lighting will

only enhance the new restaurant and will improve visibility for new customers. The location of the existing shopping center is such  
that it is located significantly above the surrounding roadway network and much of the center is not visible.

3.) Denial of the variance would result in unnecessary hardship to the owner because of the following special circumstances of the property: At the time of the adoption of Section 42.28 in August of 2014  
the building design had been completed and the Tenant was not made aware of the recently enacted Zoning bylaw. Building lighting  
is an important element to the this tenant's design and presence at the shopping center and given the location of the IHOP

building on the site, the building lighting is key to attracting customers and its ultimate success. If the business fails after the significant  
investment in the construction of this new building, the owner is left with a vacant building with limited new tenant options to replace IHOP.

4.) Granting the variance would do substantial justice because: Substantial investment in new building  
would allow Owner to see return on investment. In addition, the success of this tenant will positively impact the rest of the shopping center  
and allow it to remain economically viable.

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

lighting primarily for its negative impacts on surrounding properties and roadways. The lighting levels associated with the accent lighting  
will not have any noticeable impact on lighting emanating from the shopping center.

Name OCW Retail-Rochester, LLC c/o The Wilder Companies, Ltd. Date: 6/10/15



March 9, 2015

Ref: 52190.01

Mr. Seth Creighton  
Department of Planning and Development  
Second Floor, City Hall  
31 Wakefield Street  
Rochester, NH 03867-1917

**RECEIVED**

**JUN 17 2015**

Re: Site Plan Modification  
130-38-HC-14  
IHOP  
Rochester Crossing  
160 Washington Street

Mr. Creighton:

On behalf of our client, OCW Retail-Rochester, LLC, VHB is pleased to submit the enclosed application for a modification of approval 130-38-HC-14 for the IHOP Restaurant within Rochester Crossing. The modification proposed is to provide ground and building mounted accent lighting for the certain features of the building as shown on the attached plans. It is our understanding that this modification will require approval by the Planning Board. As such, we respectfully ask that this application be added to the agenda for the April 6<sup>th</sup> Planning Board Meeting.

We have enclosed the following materials for your review:

- Modification Application (15 copies)
- Application Fee: \$125.00
- Site Plan w/ Building Accent Light Locations Shown - (15) 11x17 copies, (1) full size copy
- Building Photometrics Plans, 3/6/2015 – (15) 11x17 copies, (1) full size copy
- Lighting Catalog/Cut Sheets (15 copies)
- Waiver Request (see below)

Waiver Request – Section 6 (E) (8): A waiver is requested to allow vertical surface illumination levels that slightly exceed the 4 fc max. requirement for the left side of the building's portico roof lighting as shown on the enclosed Left Tower and Portico Roof Lighting Levels Plan. The lighting levels for all of the other

**Engineers | Scientists | Planners | Designers**

2 Bedford Farms Drive  
Suite 200  
Bedford, New Hampshire 03110  
P 603.391.3900  
F 603.518.7495



Mr. Seth Creighton  
Ref: 52190.01  
March 9, 2015  
Page 2



areas of the proposed building lighting will be less than the 4 fc maximum requirement. The following reasons are provided in support of this waiver request:

1. The light levels only slightly exceed 4 fc in a small area immediately adjacent to the proposed portico lights on the left side of the building. Based on the photometrics plan, it is the architect's professional opinion that these light levels do not create the impression of "hot spots" or over-lighting of the building's decorative elements and do conform to the intent of the regulations.
2. Project site topography and visibility of commercial business: Although the property directly abuts Spaulding Turnpike on the north, and Washington Street to the west, the IHOP building will not be visible from the Turnpike or Washington Street due to the fact that the site is significantly higher than the adjacent roadways. Due to its topographical characteristics the site slopes sharply down to Spaulding Turnpike and more gradually down to Washington Street where the shopping center's only access is located. The ultimate success of a business like IHOP is, in large part, dependent on capturing potential customers from the roadways. Building accent lighting, if done tastefully can help attract customers where reliance of direct visibility from the roadway is not possible and signage is not enough. Surrounding businesses outside of Rochester Crossing have an advantage as they are situated at generally the same elevation as the adjacent roadway and have excellent sight lines to the building.
3. The additional visibility created by the accent lighting is consistent with a commercial corridor and will not adversely impact sensitive receptors such as residential homes or businesses in the vicinity.
4. The waiver, if granted, would not generate any light trespass or glare that would impact vehicular or pedestrian traffic, nor is any of the lighting directed toward stands of trees or habitat areas.

VHB appreciates your continued assistance on this project. Please let me know if you have any questions or require an additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "B. Anderson", with a long horizontal flourish extending to the right.

Bryant A. Anderson, P.E.  
Senior Project Engineer  
banderson@vhab.com

cc: Kelli Burke, The Wilder Companies  
Terry Case, Mr. Stax, Inc.  
Jonathan Dupree, NRD



**Modification to Approved Project**  
**City of Rochester, New Hampshire**

Case # 130-38-HC-14 Property Address 160 Washington Street

Type of project: Site Plan X; Subdivision \_\_\_\_\_; Line Adjustment \_\_\_\_\_; Other \_\_\_\_\_

Project name I.H.O.P. Restaurant

Date of original Planning Board approval May 16, 2014 (Planning & Development Approval)

Description of modification To provide ground mounted and roof/wall accent lighting for the  
previously approved I.H.O.P. restaurant within the Rochester Crossing site.

Name of applicant or agent filling out this form OCW Retail-Rochester, LLC (c/o The Wilder Companies)  
800 Boylston Street, Ste. 1300, Boston, MA 02199

Phone Number: 617-841-9200 Email Address: kburke@wilderco.com

Applicant? Kelli Burke Agent? Bryant Anderson (VHB) Today's date 3/9/2015  
banderson@vhb.com, 603-391-3900

**Please note:** Modifications are reviewed by the Planning Board but no public hearing is held and no notices are required. (In contrast, projects, which are considered to have a potential impact upon abutters, are considered amendments for which notice and a public hearing is required.) There is a \$125.00 fee for a modification. For very simple matters ("administrative modifications") approved by staff, there is no fee.

----- Office use below -----  
Fee paid? Yes \_\_\_\_\_ No \_\_\_\_\_ Check # \_\_\_\_\_ Staff initials that check received \_\_\_\_\_

Modification approved \_\_\_\_\_ Modification denied \_\_\_\_\_ Date of Planning Board action \_\_\_\_\_

Conditions \_\_\_\_\_

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

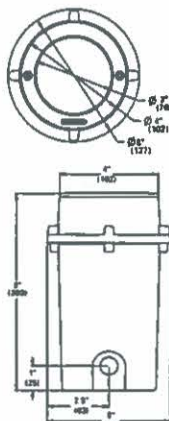
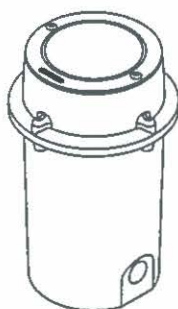




# **PARADOX 4** 4" Architectural In-Grade LED (Line Voltage)

## **Specifications**

L:	5"
	127 mm
W:	4"
	102 mm
H:	6"
	203 mm



CATALOG NUMBER	
NOTES	
TYPE	<b>L26</b>

## **DESCRIPTION**

Hydrel's Paradox Series sealed modular in-grade luminaires are multi-purpose units designed for up lighting architectural and landscape features. These units can be flush mounted into a variety of substrates including concrete or tile, landscape materials, and are IC rated up to 35 watts for wood or insulation applications as well. They are ideal when aperture size or luminaire depth is a priority.

## **ORDERING INFORMATION**

EXAMPLE: PDX4 B 9LED WHT53K MVOLT SP FLC 12S TKO LPI

PDX4	B	9LED	WHT53K	MVOLT	SP
Model*	Material*	LED Array*	LED Color*	Voltage*	Light Distribution*
PDX4	SS Stainless Steel BSS Brushed Stainless Steel B Bronze	9LED	WHT53K Cool White WHT41K Neutral White WHT30K Warm White AMB Amber BLU Blue GRN Green RED Red	120 <sup>1,3</sup> MVOLT*	LED SP Spot MFL Medium Flood
FLC	12S	TKO	LPI		
Lens*	Conduit Entry*	Accessories*	Options	Lamp*	Listing
FLC Flat Lens Clear FLCAS Flat Lens Clear, Anti-Slip FLCSR Flat Lens Frosted, Slip Resistant	12S* Two 1/2" NPT Side (Standard) 12B* Two 1/2" NPT Bottom 20S* Two M20X 1,5 Side (Standard) 20B* Two M20X 1,5 Bottom	Internal TKO Tilt Kit Optic	LDIM In-line dimming 120 volt only	LPI LED Array Included	IEC* International Electrotechnical Commission

Suitable For Wet Locations

## **\*Required Categories**

### **Notes:**

- 1 120 Volt power supply is magnetic and dimmable using standard incandescent dimming controls when ordered with LDIM option.
- 2 MVOLT = 120-277 electronic power supply, non-dimmable.
- 3 Only for use in 60HZ applications.
- 4 Only for use in 50HZ applications.

NOTE: Hydrel Reserves The Right To Modify Specification Without Notice. Any dimension on this sheet is to be assumed as a reference dimension. \*Used for information purposes only. It does not govern manufacturing or inspection requirements." (ANSI Y14.5-1973)



20660 Nordhoff St., Suite B • Chatsworth, CA 91311 • www.hydrel.com  
 Phone: 866.533.9901 • Fax: 866.533.5291

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 5/27/14  
 PDX4\_LINEV\_LED

## FEATURES & SPECIFICATIONS

IP67  

**DOOR MATERIAL:** Die cast bronze or stainless steel.

**HOUSING:** Die cast bronze and injection molded thermoplastic. The housing is U.V. stabilized, impact and corrosion resistant for use in all types of environments.

**LAMP TYPE:** LED: Monochromatic LED, 9W

**VOLTAGE:** See ordering guide.

**LIGHT DISTRIBUTION:** See ordering guide.

**LENS/SEAL:** Tempered clear flat borosilicate glass. The patent pending door / lens seal uses proprietary knife edge technology to secure the assembly to the housing. Two captive screws hold the assembly in place. The lens is notched to provide maximum aperture opening.

**FIXTURE AIMING:** The Paradox™ Series uses optical aiming filters with the LED light source when the TKO kit is ordered. The TKO kit consists of 4 filters: 5°, 10° and 15° tilt and 5° axial spread.

**CONDUIT ENTRIES:** Two 1/2" NPT side entries standard, two 1/2" bottom entries are optional.

**ACCESSORIES:** See ordering guide for a list of accessories.

**POWER MODULE:** Integrally mounted modular LED driver, prewired for easy installation and maintenance.

**POWER SUPPLY:** Integrally mounted transformer.

**FINISH:** Natural bronze or stainless steel with a brushed finish.

**LISTING:** CSA, CSA<sub>US</sub>

**RATED:** IC, non-IC, ground mounted recessed.

**HYDREL**

20660 Nordhoff St., Suite B • Chatsworth, CA 91311 • [www.hydrel.com](http://www.hydrel.com)  
Phone: 866.533.9901 • Fax: 866.533.5291

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5/27/14  
PDX4\_LINEV\_LED

# FLD-OL-40-D2/4/8

Cree OL Series™ Flood Luminaire - 40° Flood Optic - Direct Rotatable 2', 4', or 8'

L27

## Product Description

Slim low profile design. Luminaire is constructed from rugged die cast aluminum housing and die cast end caps for superior heat dissipation and durability. Integral weather-tight LED driver compartment and high performance aluminum heat sinks. Rugged die cast mounting pads provide for solid and secure luminaire mounting. Optional field adjustable extruded mounting arms to space luminaire up to 18" (457mm) away from the mounting surface. Luminaire body is rotatable 360° in 5° increments for proper aiming and uniform illumination. Rotation is clearly marked with index marks on end caps.

## Performance Summary

Utilizes BetaLED® Technology

Patented NanoOptic® Product Technology

Made in the U.S.A. of U.S. and imported parts

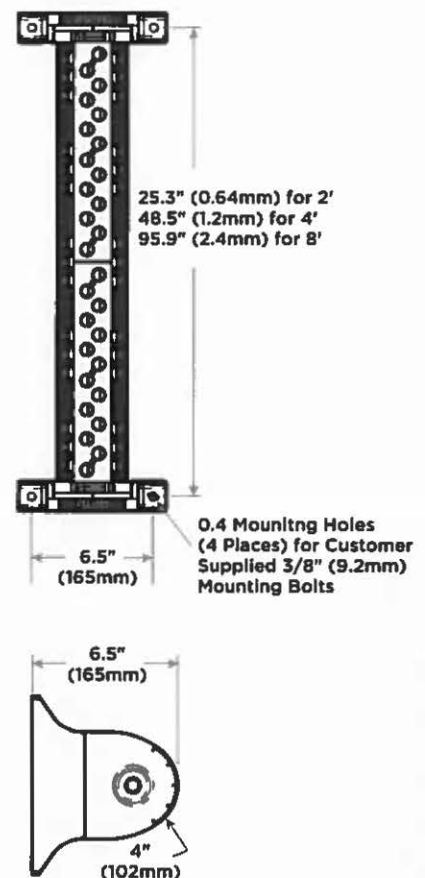
CRI: Minimum 70 CRI

CCT: 5700K (+/- 500K) Standard, 4000K (+/- 100K), 3500K (+/- 100K)

Limited Warranty¹: 10 years on luminaire / 10 years on Colorfast DeltaGuard® finish

## Accessories

Field Installed Accessories	
<b>9" (229mm) Extension Arm</b> Spaces luminaire center 9" (229mm) away from the mounting surface <b>XA-XFR9SV</b> <b>XA-XFR9WH</b> <b>XA-XFR9BK</b> <b>XA-XFR9PB</b> <b>XA-XFR9BZ</b>	<b>18" (457mm) Extension Arm</b> Spaces luminaire center 18" (457mm) away from the mounting surface <b>XA-XFR18SV</b> <b>XA-XFR18WH</b> <b>XA-XFR18BK</b> <b>XA-XFR18PB</b> <b>XA-XFR18BZ</b>
<b>12" (305mm) Extension Arm</b> Spaces luminaire center 12" (305mm) away from the mounting surface <b>XA-XFR12SV</b> <b>XA-XFR12WH</b> <b>XA-XFR12BK</b> <b>XA-XFR12PB</b> <b>XA-XFR12BZ</b>	



## Ordering Information

Example: FLD-OL-40-D2-07-D-UL-SV-350-OPTIONS

FLD-OL	40			D				
Product	Optic	Mounting	LED Count (x10)	Version	Voltage	Color Options	Drive Current	Options
FLD-OL	40° Flood	D2° D4° D8°	07 14	D	UL Universal 120-277V UH Universal 347-480V	SV Silver (Standard) BK Black BZ Bronze PB Platinum Bronze WH White	350 350mA 525 525mA 700 700mA	<b>40K 4000K Color Temperature</b> - Color temperature per light bar; minimum 80 CRI <b>35K 3500K Color Temperature</b> - Color temperature per light bar; minimum 80 CRI <b>DIM 0-10V Dimming</b> - Control by others - Refer to dimming spec sheet for details - Can't exceed specified drive current

¹ See [www.cree.com/lighting/products/warranty](http://www.cree.com/lighting/products/warranty) for warranty terms

\* D = Direct Rotatable; 2 = 2' (6m); 4 = 4' (1.2m); 8 = 8' (2.4m)



Rev. Date: 06/19/2014





## Product Specifications

### CONSTRUCTION & MATERIALS

- Slim low profile design
- Luminaire is constructed from rugged extruded aluminum housing and die cast end caps for superior heat dissipation and durability
- Integral weather-tight LED driver compartment and high performance aluminum heat sinks
- Rugged die cast mounting pads provide for solid and secure luminaire mounting
- Optional field installable extruded aluminum arms to space luminaire up to 18" (457mm) away from the mounting surface
- Luminaire body is rotatable 360° in 5° increments for proper aiming and uniform illumination. Rotation is marked on end caps with index marks
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Standard is silver. Bronze, black, white, and platinum bronze are also available

### ELECTRICAL SYSTEM

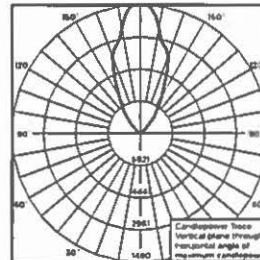
- Input Voltage: 120-277V or 347-480V, 50 / 60Hz, Class 1 drivers
- Power Factor: > 0.9 at full load
- Total Harmonic Distortion: < 20% at full load
- 36" (914mm) outdoor rated flexible cord provided for electrical connection
- Integral 10kV surge suppression protection standard
- To address inrush current, slow blow fuse or type C / D breaker should be used

### REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Enclosure rated IP66 per IEC 60529 when ordered without P or R options
- Consult factory for CE Certified products
- 10kV surge suppression protection tested in accordance with IEEE / ANSI C62.412
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- RoHS Compliant
- Meets Buy American requirements within ARRA

## Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP certified laboratory.



ITL Test Report #: 68434  
FLD-OL-40-RD-24-14-D-UL-700  
Initial Delivered Lumens: 4588

IES Files  
To obtain an IES file specific to your project consult:  
<http://www.cree.com/lighting/tools-and-support/exterior-ies-configuration-tool>

## Lumen Output, Electrical, and Lumen Maintenance Data

40° Flood Distribution												
LED Count / R (m)	5700K		4000K	System Watts 120-480V	TOTAL CURRENT						50K Hours Projected Lumen Maintenance Factor @ 55°C (58°F)**	
	Initial Delivered Lumens	Initial Delivered Lumens			120V	208V	240V	277V	347V	480V		
350mA @ 25°C (77°F)												
2ft (0.6m)	07	1,271	1,115	19	0.16	0.11	0.08	0.09	0.07	0.07	93%	
	14	2,492	2,196	35	0.28	0.18	0.18	0.16	0.11	0.09		
4ft (1.2m)	07	2,542	2,229	35	0.28	0.18	0.18	0.16	0.11	0.09		92%
	14	4,981	4,371	64	0.54	0.32	0.28	0.25	0.15	0.13		
8ft (2.4m)	07	5,083	4,459	64	0.54	0.32	0.28	0.25	0.15	0.13	90%	
	14	9,966	8,742	126	1.00	0.61	0.56	0.53	0.28	0.26		
525mA @ 25°C (77°F)												
2ft (0.6m)	07	1,855	1,627	25	0.21	0.16	0.11	0.09	0.08	0.09		92%
	14	3,638	3,191	50	0.41	0.25	0.22	0.20	0.12	0.15		
4ft (1.2m)	07	3,711	3,255	50	0.41	0.25	0.22	0.20	0.12	0.15	90%	
	14	7,275	6,382	94	0.81	0.48	0.41	0.37	0.28	0.21		
8ft (2.4m)	07	7,421	6,510	94	0.81	0.48	0.41	0.37	0.28	0.21		
	14	14,551	12,764	187	1.61	0.94	0.81	0.73	0.55	0.46		
700mA @ 25°C (77°F)												
2ft (0.6m)	07	2,338	2,051	37	0.32	0.23	0.17	0.18	0.11	0.09	90%	
	14	4,584	4,021	66	0.55	0.33	0.29	0.26	0.20	0.15		
4ft (1.2m)	07	4,676	4,102	66	0.55	0.33	0.29	0.26	0.20	0.15		
	14	9,359	8,043	126	1.09	0.64	0.54	0.48	0.37	0.27		
8ft (2.4m)	07	9,353	8,204	126	1.09	0.64	0.54	0.48	0.37	0.27		
	14	18,338	16,188	251	2.17	1.26	1.08	0.96	0.73	0.54		

\* For more information on the IES BUG (Backlight-Uniformity-Correction) Rating visit [www.cree.com/PDF/Files/IES/IES-1H-15-18-Bug-Ratings-Addendum.pdf](http://www.cree.com/PDF/Files/IES/IES-1H-15-18-Bug-Ratings-Addendum.pdf). Valid with no tilt.  
\*\* Projected L<sub>70</sub>(100) Hours: >60,000. For recommended lumen maintenance factor data see TD-13

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[www.cree.com/lighting](http://www.cree.com/lighting)

T (800) 236-6800 F (262) 504-5415





136 Washington Street (U.S. Route 202)  
Bathurst, New Hampshire  
and to  
Constructing

**Proposed Building Access**  
**Light Locations**

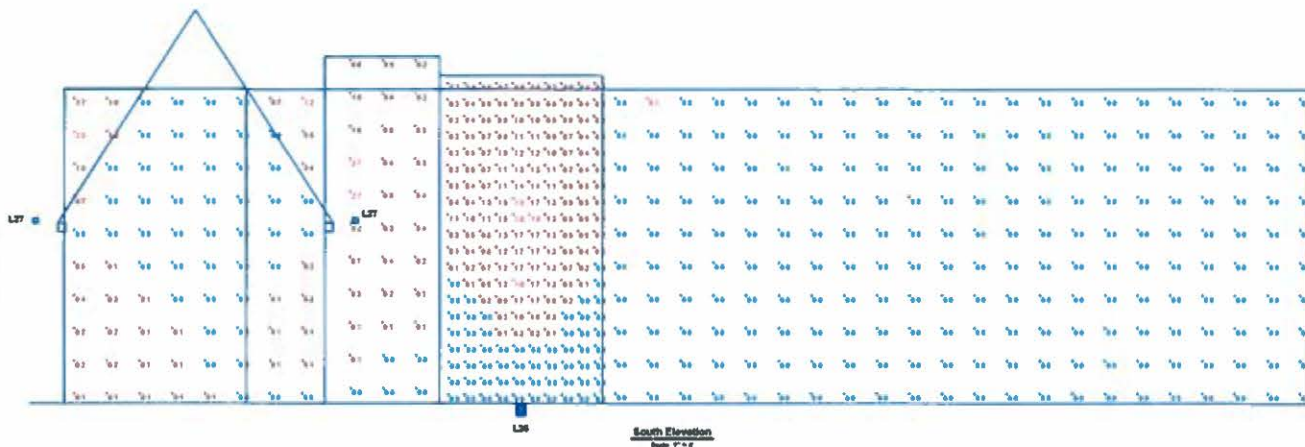
MUTED Number	Speed/Distance Balls / Rings	Days
10-4	10' 10'	10-10-10
10-10	10' 10'	10-10-10
10-1	10' 10'	10-10-10

**C-3**



STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Front Tower	*	0.8 fc	1.6 fc	0.0 fc	N/A	N/A
Front (Shout) Wall	+	0.6 fc	0.9 fc	0.0 fc	N/A	N/A
Parson Left Wall	+	0.2 fc	2.6 fc	0.0 fc	N/A	N/A
Parson Right Wall	+	0.2 fc	1.3 fc	0.0 fc	N/A	N/A
Parson High Wall	+	0.6 fc	2.7 fc	0.0 fc	N/A	N/A

LUMINAIRE SCHEDULE						
Symbol	Label	Qty	Catalog Number	Description	Lamp	Notes
	L27	4	FLD-CL 26 - 14-DCONFIGURED FROM 28 JULY-2014 (700MA) CONFIGURED FROM FLD-CL 26 14-DCONFIGURED (700MA)	CONFIGURED FROM THIRTY-THREE LIGHT EMITTING DIODES LEDIN VERTICAL BASE CONV	FLD-CL 26 - 14-DCONFIGURED LEDIN VERTICAL BASE CONV	Absolute 0.85 38
	L28	1	FCM-BLED VINTON 3.5-18V FLC MFL 200MA	STMA 3.5-18V PARAGON SERIES 84 GRADE LED FIXTURE 84 DAYLIGHT LED WITH MEDIUM FLOOD DISTRIBUTION TEMPERED CLEAR PLAT BOROSILICATE GLASS LENS	84 DAYLIGHT LED FCM-BLED VINTON 3.5-18V FLC MFL 200MA	Absolute 0.85 10.58

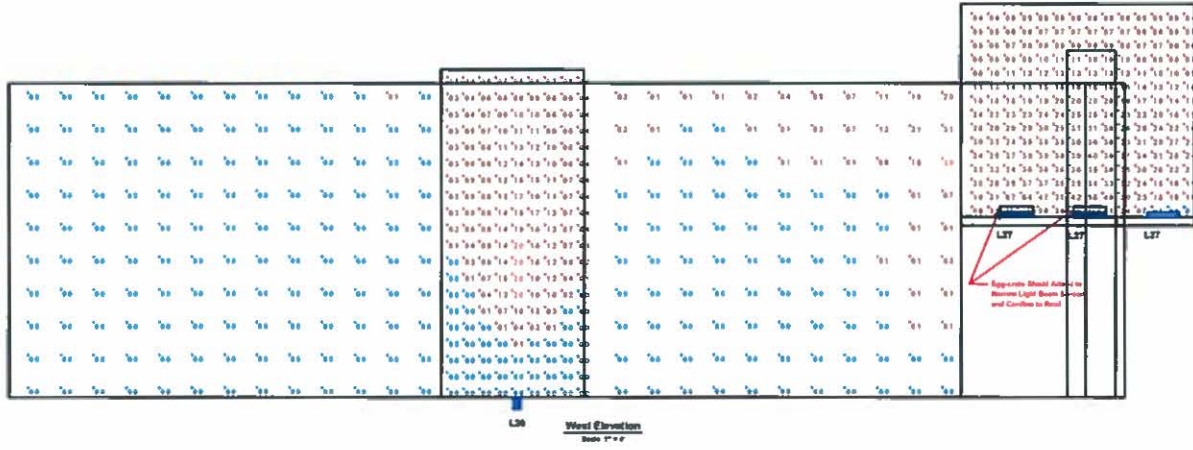


IHOP  
FRONT TOWER LIGHTING LEVELS  
ROCHESTER, NY

Designer  
JRM  
Date  
MAR 6, 2015  
Scale  
AS NOTED  
Drawing No.  
14258-F-R2



signed  
 on  
 APR 6, 2015  
 at  
 NOTED  
 following No.  
 58-W-R2







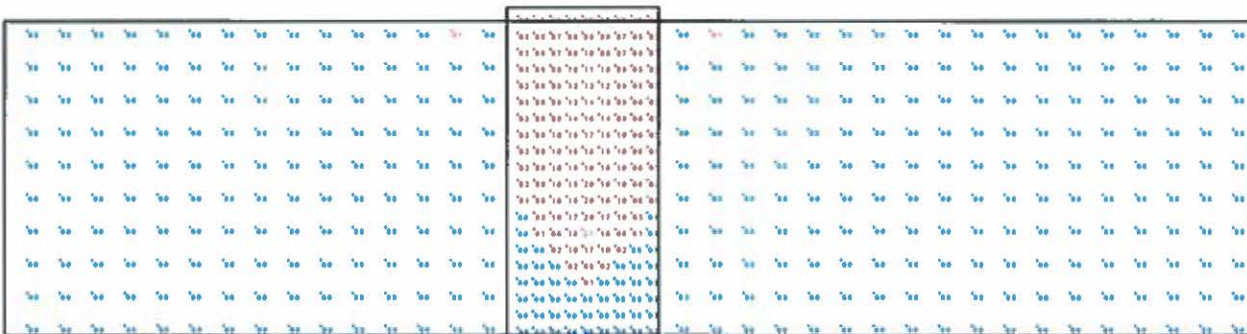
IHOP  
Tower Uplight and Periscope Roof Lighting  
Rochester, NY

Designer  
JRM  
Date  
MAR 6, 2015  
Scale  
As Noted  
Drawing No.  
14258-N

1 of 1

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	Phi	Lumens	LLF	Watts
	L28	1	PD44 BLEED WATTSKY WHOLE FLC WP1, 525MA	STDA 3.6-10PH PARADISE SERIES BY ORACLE LED FUTURE BULB DAYLIGHT LEDS WITH MEDIUM FLUO DISTRIBUTION TEMPERED CLEAR FLAT BOMBULCATE GLASS LENS	8X DAYLIGHT LEDS	PD44 BLEED WATTSKY WHOLE FLC WP1, 525MA	Absolute: 0.80	10.98	

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
LH North Wall	+	0.00%	0.10%	0.00%	N/A	N/A
RH North Wall	+	0.00%	0.10%	0.00%	N/A	N/A
North (Floor) Tower Wall	+	0.00%	0.10%	0.00%	N/A	N/A



L28  
North Elevation  
Scale: 1" = 4'

Estimated values include direct and interpolated components.





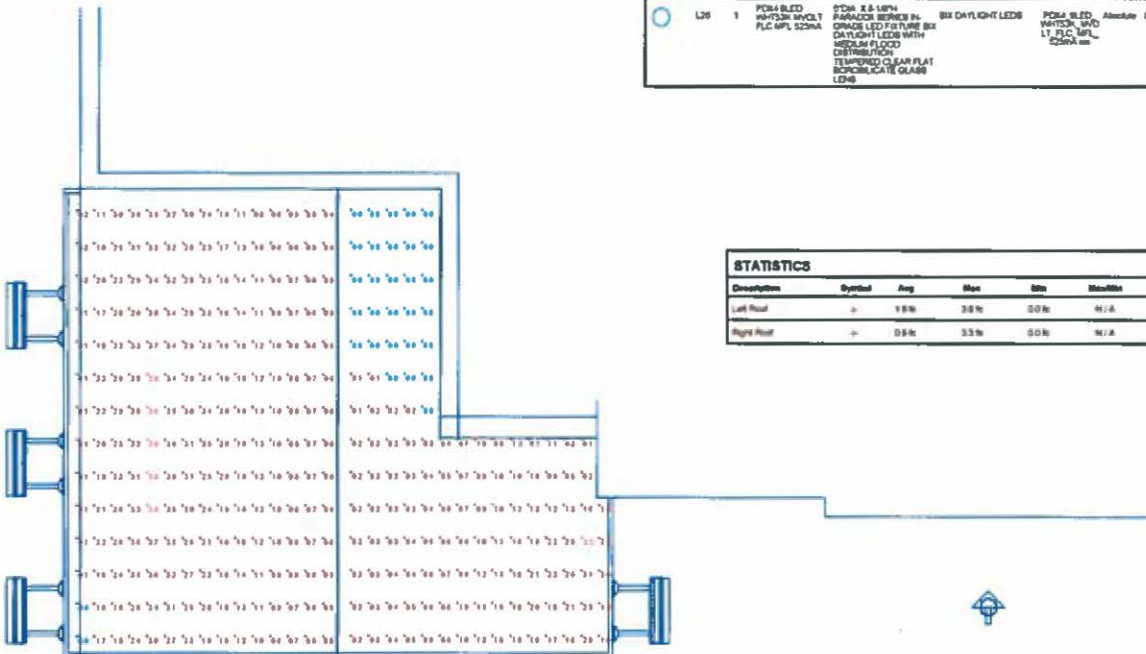
IHOP  
PORTICO ROOF PLAN LIGHTING LEVELS  
ROCHESTER, NY

Designer  
JRM  
Date  
MAR 8, 2015  
Scale  
AS NOTED  
Drawing No.  
14258-P-R2

1 of 1

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Notes	Pos	Lottery	L.P.	Watts
	L27	4	FLD-CL-2M-14-DO-CONF	CONF FROM 28 14-DO-CONF OPTIC 200A LINEAR FLOOD CONF FROM 28 14-DO-CONF OPTIC 200A LINEAR FLOOD CONF FROM 28 14-DO-CONF OPTIC 200A LINEAR FLOOD CONF FROM 28 14-DO-CONF OPTIC 200A LINEAR FLOOD	CONF FROM 28 14-DO-CONF OPTIC 200A LINEAR FLOOD CONF FROM 28 14-DO-CONF OPTIC 200A LINEAR FLOOD CONF FROM 28 14-DO-CONF OPTIC 200A LINEAR FLOOD CONF FROM 28 14-DO-CONF OPTIC 200A LINEAR FLOOD	FLD-CL-2M-14-DO-CONF	Absolute	0.00	36
	L28	1	PCBA BLEED WH/330 INVOLT FLC 6PL 5250A	FOR 8.5-10FT PARADE SERIES IN- GRADE LED FUTURE BX DAYLIGHT LEADS WITH MEDIUM FLOOD DISTRIBUTION TEMPERED CLEAR PLAT REPUBLICAN GLASS LENS	8X DAYLIGHT LEADS	PCBA BLEED WH/330 INVOLT FLC 6PL 5250A	Absolute	0.00	10.58

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Left Road	+	1.0 ft	3.0 ft	0.0 ft	N/A	N/A
Right Road	+	0.8 ft	3.3 ft	0.0 ft	N/A	N/A



Plan View  
Scale: 1" = 1'

EXHIBIT A

ROCHESTER ZONING BOARD OF ADJUSTMENT

**RECEIVED**  
JUN 17 2015

Supplement in support of the  
Application of OCW Retail-Rochester, LLC for a  
Variance from Performance Standards governing lighting requirements  
I-HOP Restaurant at Rochester Crossing  
Located at 160 Washington Street  
Located in the B-2 Zoning District  
Map 130, Lot 38

Summary of Relief Requested

OCW Retail-Rochester, LLC of 800 Boylston Street, Suite 1300, Boston, MA 02199 , on behalf of its  
Tenant, IHOP Restaurant, (hereinafter "Applicant") seeks relief for the following:

A variance to the terms of Article 42, Section 42.28 (d), 1 A

Brief Statement of Relevant Facts

On May 16, 2014 A Notice of Decision was issued to OCW Retail-Rochester, LLC by the Rochester Planning Board for approval of a Site Plan to modify a previously approved restaurant pad at Rochester for an IHOP restaurant (Case# 130-38-HC-14). Building design drawings were prepared for the new restaurant and such plans included building accent lighting features. The Applicant was not made aware of restrictions on lighting. Applicant subsequently filed a building permit application in July of 2014. This application included a full set of building drawings dated 6/23/14. These drawings included provisions for building accent lighting including details for same.

On 9/23/14, a Building Permit was issued (#8472). Copy Enclosed.

During the construction of the building and during a site visit performed by the City of Rochester Planning Staff, certain lighting fixtures were identified to be in violation of the Site Plan Regulations Section 6(E)(8) which "discourages exterior lighting of buildings except for highlighting of exceptional architecture".

A Modification of the Site Plan for a Waiver Request from Section 6(E)(8) was made on March 10, 2015 requesting a waiver to allow vertical surface illumination levels that slightly exceed the 4 fc maximum requirement for the left side of the buildings portico roof lighting. Lighting levels for all other areas of the proposed building lighting are less than the 4fc maximum requirement. A copy of this application is enclosed.

**On April 6, 2015, the Planning Board approved the Waiver.**

During the Staff's TRG report for the above Waiver Request which was issued to applicant on March 30, 2015, it was noted that in addition to a waiver of the Site Plan Regulations, that the Zoning Ordinance Section 42.28(d)(1)(A) requires that all new lighting comply with the Site Plan Regulations, as well as be "shielded to avoid sky glow". The staff report concluded that a variance from Section 42.28(d)(1)(A) would therefore be required.



### Criteria for the Sign Variance

#### 1. The proposed use will not diminish surrounding property values

1. The additional lighting created by the accent lighting is consistent with a commercial corridor and will not adversely impact sensitive receptors such as residential homes or businesses in the vicinity. It is located within an existing 300,000 SF shopping center where background lighting levels are established by site lighting, building lighting for the shopping center buildings as well as the background lighting of the existing roadways. The proposed accent lighting will not provide any perceptible increase to the lighting levels at Rochester Crossing.

#### 2. Granting the variance is not contrary to the public interest

2. The accent lighting will not generate any light trespass or glare that would impact vehicular or pedestrian traffic and therefore is not contrary to the public interest. It is in the public interest for there to be safe notice and visibility to buildings and access to the shopping center located in an area zoned for business use.

#### 3. Denial of the variance would result in an unnecessary hardship to the owner because of the unique circumstances of this property.

Project site topography and visibility of commercial business: Although the property directly abuts Spaulding Turnpike on the north, and Washington Street to the west, the IHOP building will not be visible from the Turnpike or Washington Street due to the fact that the site is significantly higher than the adjacent roadways. Due to its topographical characteristics the site slopes sharply down to Spaulding Turnpike and more gradually down to Washington Street where the shopping center's only access is located. The ultimate success of a business like IHOP is, in large part, dependent on capturing potential customers from the roadways. Building accent lighting, if done tastefully can help attract customers where reliance of direct visibility from the roadway is not possible and signage is not enough. Surrounding businesses outside of Rochester Crossing have an advantage as they are situated at generally the same elevation as the adjacent roadway and have excellent sight lines to the buildings. Rochester Crossing does not enjoy this level of visibility.

#### 4. Granting of the variance would do substantial justice.

It is in the interest of the City as well as the applicant that the shopping center be successful and that the businesses located within the center, be able to compete on a balanced platform with other competitors. The recession of 2008 greatly impacted leasing efforts and it took 7 years to find a suitable, high quality tenant for the final pad location. Commercial retailers are focused on "brand". Many of today's most successful retailers accomplish this branding through building design and signage. The success of the retailer is identified with the brand identity. Building design elements such as the color and material selection are an important part of the design but accent lighting also plays a very important role in this. Tasteful lighting enhances the building and landscaping features including stone towers and portico eaves and creates a pleasing and inviting atmosphere which can contribute to the success of the business, in this case IHOP and the success of the business is paramount to a successful shopping center.

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

The Zoning Ordinance sets performance standards to control lighting primarily for potential negative impacts on surrounding properties and roadways. The lighting levels generated by the IHOP accent lighting will be imperceptible from surrounding properties and roadways.

***This Card Must Be Placed In Plain View On The Job Site  
City of Rochester***



Building Permit # 8472

Map/Lot 0130-0038-0000

Date Issued 9/23/2014

Date Expires 9/23/2015

Permit Granted to Applicant: OCW RETAIL ROCHESTER LLC

Owner OCW RETAIL ROCHESTER LLC

Work Permitted NEW IHOP RESTAURANT TO BE CONSTRUCTED ON PREVIOUSLY APPROVED  
RESTAURANT PAD SITE IN THE ROCHESTER CROSSING DEVELOPMENT

Location 160 WASHINGTON ST

Signed **James Grant**

The applicant shall conform to the terms and specifications of the application on file at the Building, Zoning and Licensing Services Office to the provisions of all codes, ordinances, and regulations relating to construction, alteration, addition or removal of buildings or structures as adopted by the City of Rochester.

**SEE REVERSE SIDE FOR INSPECTION SIGN-OFFS**

**SPECIAL CONDITIONS AND NOTES**

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**CONTRACTORS**

PRINCIPAL CONSTRUCTION GROUP LLC

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**THIS PERMIT EXPIRES 1 YEAR AFTER DATE ISSUED. PERMITS SHOULD BE RENEWED  
PRIOR TO EXPIRATION DATE. FEE WILL BE BASED ON WORK REMAINING.**



Zoning District(s): Overlay District(s):		Business 2 (B2), Residence 1 (R) ° Wetland Conservation District Regulatory Floodway Zone	
Zoning Regulation Requirements		Required	Provided
MIN. LOT AREA		NONE	49.3± AC++
FRONTAGE		NONE	~ FT
FRONT YARD SETBACK		25 FT	> 25 FT
SIDE YARD SETBACK		0 FT	> 0 FT
REAR YARD SETBACK		25 FT	> 25 FT
WETLAND SETBACK (BUFFER)		50 FT	50 FT***
MAX. BUILDING HEIGHT		35 FT	≤ 35 FT
MAX. BUILDING COVERAGE		50 %	≤ 50 %
MIN. OPEN SPACE		25 %	≥ 25 %
PAVEMENT SETBACK (FRONT)		15 FT	≥ 15 FT
	(SIDE)	10 FT	≥ 10 FT

Zoning Regulation Requirements	Required	Provided
MIN. LOT AREA	NONE	49.3± AC**
FRONTAGE	NONE	- FT
FRONT YARD SETBACK	25 FT	> 25 FT
SIDE YARD SETBACK	0 FT	> 0 FT
REAR YARD SETBACK	25 FT	> 25 FT
WETLAND SETBACK (BUFFER)	50 FT	50 FT***
MAX. BUILDING HEIGHT	33 FT	≤ 35 FT
MAX. BUILDING COVERAGE	50 %	≤ 50 %
MIN. OPEN SPACE	25 %	≥ 25 %
PAVEMENT SETBACK (FRONT)	15 FT	≥ 15 FT
(SIDE)	10 FT	≥ 10 FT

- CHART BASED ON B2 DISTRICT REQUIREMENTS.
- INCLUDES PROPOSED RIGHT-OF-WAY AND EXCLUDES DRAINAGE EASEMENT AREA (LOT 248-21).
- 0-FT WETLAND SETBACK AT DETENTION BASIN OUTLET, CONDITIONAL USE PERMIT REQUIRED.

Description	Spaces	
	Required	Provided
STANDARD SPACES	~	1,392
ACCESSIBLE SPACES *	26	40
TOTAL SPACES	1,502**	1,432
BICYCLE SPACES ***	75	7 RACKS
LOADING SPACES	17	19

Description	Spaces	
	Required	Provided
STANDARD SPACES	~	1,392
ACCESSIBLE SPACES *	26	40
TOTAL SPACES	1,502**	1,432
BICYCLE SPACES ***	75	7 RACKS
LOADING SPACES	17	19

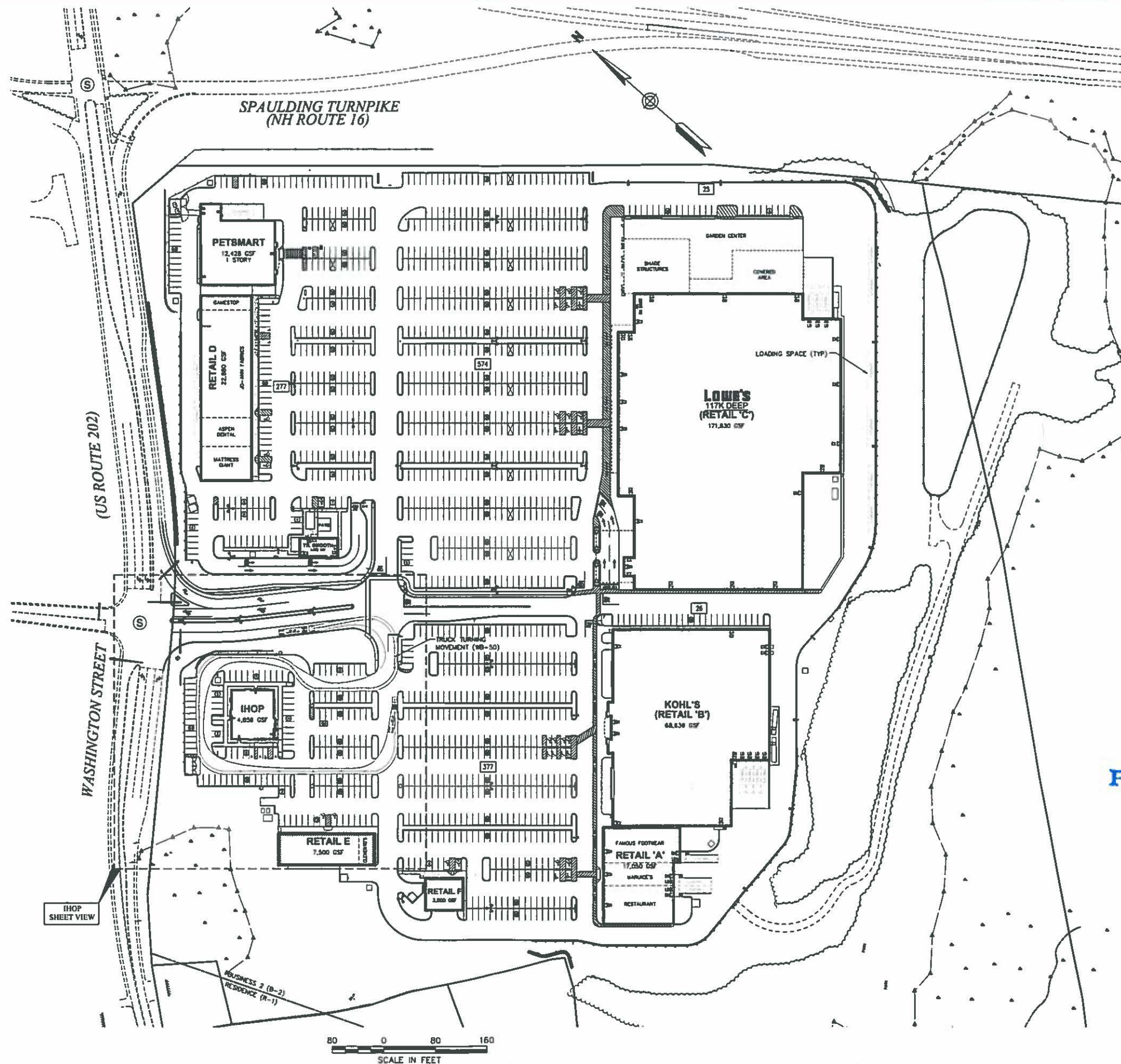
\*\*\* 5% OF REQUIRED PARKING

RETAIL A:		TOTAL =	157
	(SALES)	10,125 SF = 1 SPACE/200 SF =	51
	(STORAGE)	1,125 SF = 1 SPACE/800 SF =	2
	(SEATS)	122 SEATS = 1 SPACE/3 SEATS =	41
	(STOOLS)	105 STOOLS = 1 SPACE/2 STOOLS =	53
	(EMPLOYEES)	20 EMP. = 1 SPACE/2 EMP. =	10
	TOTAL =		
KOHL'S (RETAIL B):		TOTAL =	320
	(SALES)	61,839 SF = 1 SPACE/200 SF =	309
	(STORAGE)	6,800 SF = 1 SPACE/800 SF =	11
	TOTAL =		
LOWE'S (RETAIL C):		TOTAL =	704
	(SALES)	125,469 SF = 1 SPACE/200 SF =	627
	(STORAGE)	46,361 SF = 1 SPACE/800 SF =	77
	TOTAL =		
RETAIL D:		TOTAL =	107
	(SALES)	20,680 SF = 1 SPACE/200 SF =	103
	(STORAGE)	2,200 SF = 1 SPACE/800 SF =	4
	TOTAL =		
RETAIL E:		TOTAL =	44
	(SALES)	5,482 SF = 1 SPACE/200 SF =	27
	(STORAGE)	609 SF = 1 SPACE/800 SF =	1
	(SEATS)	43 SEATS = 1 SPACE/3 SEATS =	14
	(STOOLS)	0 STOOLS = 1 SPACE/2 STOOLS =	0
	(EMPLOYEES)	3 EMP. = 1 SPACE/2 EMP. =	2
	TOTAL =		
RETAIL F:		TOTAL =	15
	(SALES)	2,700 SF = 1 SPACE/200 SF =	14
	(STORAGE)	300 SF = 1 SPACE/800 SF =	1
	TOTAL =		
PETSMART:		TOTAL =	58
	(SALES)	11,165 SF = 1 SPACE/200 SF =	56
	(STORAGE)	1,243 SF = 1 SPACE/800 SF =	2
	TOTAL =		
HOP RESTAURANT:		TOTAL =	70
	(SEATS)	181 SEATS = 1 SPACE/3 SEATS =	60
	(STOOLS)	0 STOOLS = 1 SPACE/2 STOOLS =	0
	(EMPLOYEES)	20 EMP. = 1 SPACE/2 EMP. =	10
	TOTAL =		
TROPICAL SMOOTHIE (RESTAURANT C)		TOTAL =	27
	(SEATS)	42 SEATS = 1 SPACE/2 SEATS =	21
	(EMPLOYEES)	6 EMP. = 1 SPACE/1 EMP. =	6
	TOTAL =		
	TOTAL PARKING REQUIRED =		1,502

RETAIL A:		TOTAL =	157
	(SALES)	10,125 SF = 1 SPACE/200 SF =	51
	(STORAGE)	1,125 SF = 1 SPACE/800 SF =	2
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	(STOOLS)	105 STOOLS = 1 SPACE/2 STOOLS =	53
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TROPICAL SMOOTHIE (RESTAURANT C)		TOTAL =	27
	(SEATS)	42 SEATS = 1 SPACE/2 SEATS =	21
	(EMPLOYEES)	6 EMP. = 1 SPACE/1 EMP. =	6
	TOTAL =		
	TOTAL PARKING REQUIRED =		1,502

RETAL. A (17,050 SF):	$10,000 = 1/10,000 + 7,050/20,000 =$	1
KOHL'S (RET. B.) (88,839 SF):	$10,000 = 1/10,000 + 58,839/20,000 =$	9
LOWE'S (RET. C.) (171,100 SF):	$10,000 = 1/10,000 + 51,830/20,000 =$	9
RETAL. D (22,880 SF):	$10,000 = 1/10,000 + 12,880/20,000 =$	2
RETAL. E (7,500 SF):	$< 10,000 =$	0
RETAL. F (3,000 SF):	$< 10,000 =$	0
PETSMART (RET. C.) (12,500 SF):	$10,000 = 1/10,000 + 2,500/20,000 =$	1
WOP (RET. A.) (4,854 SF):	$< 10,000 =$	0
TROPICAL SMOOTHIE (RET. C.) (1,872 SF):	$< 10,000 =$	0
TOTAL LOADING REQUIRED =		17

RETAL. A (17,050 SF):	$10,000 = 1/10,000 + 7,050/20,000 =$	1
KOHL'S (RET. B.) (88,839 SF):	$10,000 = 1/10,000 + 58,839/20,000 =$	9
LOWE'S (RET. C.) (171,100 SF):	$10,000 = 1/10,000 + 51,830/20,000 =$	9
RETAL. D (22,880 SF):	$10,000 = 1/10,000 + 12,880/20,000 =$	2
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PETSMART (RET. C.) (12,500 SF):	$10,000 = 1/10,000 + 2,500/20,000 =$	1
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TROPICAL SMOOTHIE (RET. C.) (1,872 SF):	$< 10,000 =$	0
TOTAL LOADING REQUIRED =		17



Transportation  
Land Development  
Environmental Services

2 Bedford Farms Drive, Suite 200  
Bedford, New Hampshire 03110  
603.391.3900 • FAX 603.518-7495



1. THE INTENT OF THIS PLAN IS TO MODIFY THE ORIGINAL SITE PLAN APPROVAL (130-38 & 246-21-B2/R2-05) AND SUBSEQUENT SITE PLAN AMENDMENT (130-38 & 246-21-B2/R2-12) FOR THE ROCHESTER CROSSING DEVELOPMENT TO INCLUDE THE FOLLOWING:

- REPLACE THE PREVIOUSLY APPROVED RESTAURANT A (6,200 SF) WITH A 4,856 SF HOP RESTAURANT.
- REVISE THE BUILDING'S ENTRANCE LOCATION, ADJACENT PARKING LAYOUT, AND UTILITY SERVICE LOCATIONS FOR THE RESTAURANT A BUILDING PAD.

Certified by: \_\_\_\_\_

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

[illegible]

1	ISSUED FOR CONSTRUCTION	07/08/14	
No.	Revision	Date	Appr'd.
Designed by		Drawn by	Checked by
CAD checked by		Approved by	
Scale 1"=80'		Date April 25, 2014	

**IHOP Restaurant  
Rochester Crossing**

160 Washington Street (U.S. Route 202)

100 Washington Street (U.S. Route 202)  
Rochester, New Hampshire  
Issued for  
Construction  
JUN 17 2015

Drawing Title

## Master Plan



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Training Number

C-2

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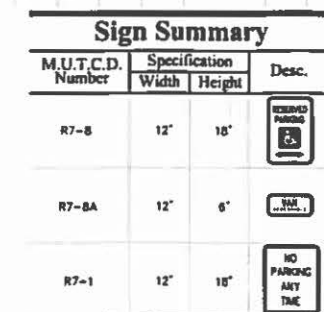
2 8

Project Number  
2190.01





Project Number  
52190.01



Type:	C13 - FAST FOOD	
Sty Ht:	1 - 1	
iv) Units:	1	Total: 26
Foundation:	1 - CONCRETE	
Frame:	01 - WOOD	
Time Wall:	32 - EIFS	
Sec Wall:	8 - BRICK VEN	25%
of Struct:	4 - FLAT	
of Cover:	11 - MEMBRANE	
Color:	OTHER	
w / Desir:	A - AVERAGE	

GENERAL INFORMATION			
Grade:	B - GOOD		
Year Blt:	2015	Eff Yr Blt:	
IL LUC:		Alt %:	
jurisdiction:		Fact:	
Const Mod:			
Lump Sum Adj:			

CONDOS INFORMATION	
Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION		
Phys Cond:	AV - Average	1.0%
Functional:		%
Economic:		%
Special:	NC - NEWCON	25%
Override:		%
Total:	25.75%	

CALC SUMMARY	
Basic \$ / SQ:	119.17
Size Adj.:	1.00879276
Const Adj.:	1.00749993
Adj \$ / SQ:	121.119
Other Features:	17848
Grade Factor:	1.30
Neighborhood Inf:	0.94999999
LUC Factor:	1.00
Adj Total:	758599
Depreciation:	195339
Depreciated Total:	563260

EC FEATURES/YARD ITEMS																		
de	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

Full Bath:		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	2	Rating:	SAME
A HBth:		Rating:	
Other Fix:		Rating:	

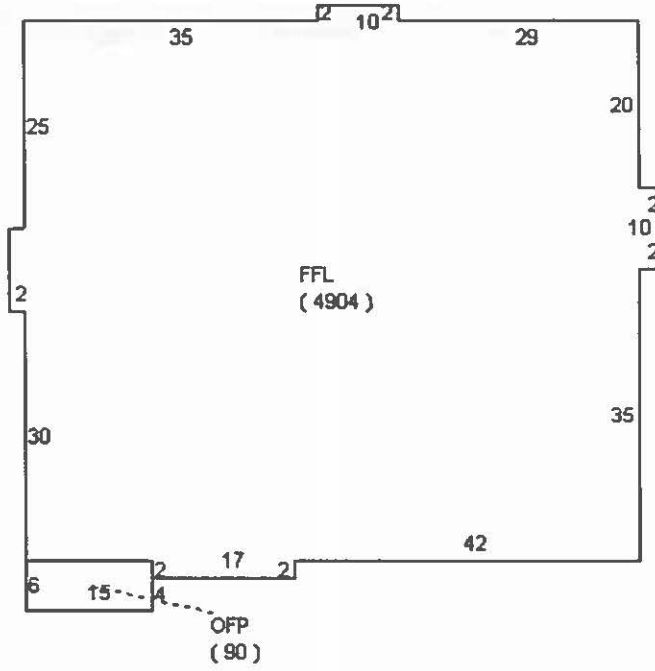
RESIDENTIAL GRID					
1st Res Grid	Desc:	# Units			
Level	FY LR DR D K FR RR BR FB HB L O				
Other					
Upper					
Lvl 2					
Lvl 1					
Lower					
Totals	RMs:	BRs:	Baths:	HB:	2

REMODELING	
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN			
No Unit	RMS	BRS	FL
Totals			

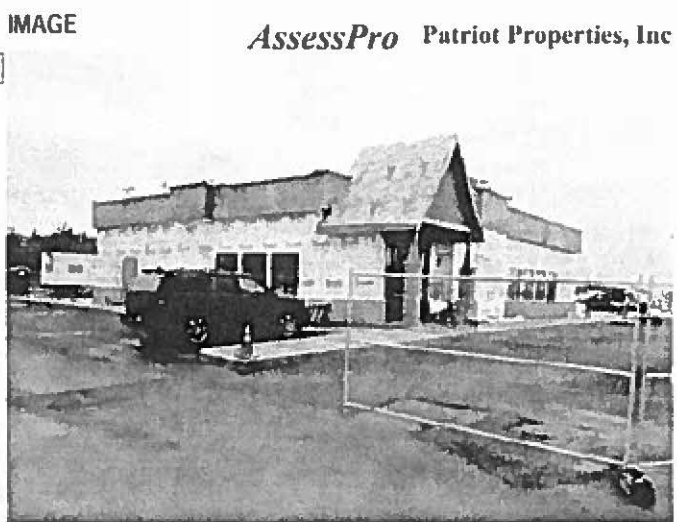
COMPARABLE SALES				
Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	149.58	
Special Features:	0	Val/Su Net:	112.80	
Final Total:	563300	Val/Su SzAd	114.87	

PARCEL ID	0130-0038-0000
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SUB AREA					SUB AREA DETAIL				
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu
FFL	1ST FLOOR	4,904	121.120	593,970					1
OFF	OPEN PORCH	90	27.020	2,432					

Net Sketched Area:		4,994	Total:		596,402
Size Ad	4904	Gross Are	4994	FinArea	4904











# O' Abutters List Report

Rochester, NH

June 16, 2015

## Subject Property:

Parcel Number: 0130-0038-0000  
CAMA Number: 0130-0038-0000  
Property Address: 160 WASHINGTON ST

Mailing Address: OCW RETAIL ROCHESTER LLC %  
WILDER CO  
800 BOYLSTON ST STE 1300 PRU T  
BOSTON, MA 02199

(1)

## Abutters:

Parcel Number: 0123-0068-0000  
CAMA Number: 0123-0068-0000  
Property Address: 130 WASHINGTON ST

Mailing Address: GTY MA/NH LEASING INC  
125 JERICHO TPK SUITE 103  
JERICHO, NY 11753

(2)

Parcel Number: 0123-0078-0000  
CAMA Number: 0123-0078-0000  
Property Address: 125 WASHINGTON ST

Mailing Address: IAN JOSEPH CAMPBELL LLC  
60 FARMINGTON RD  
ROCHESTER, NH 03867-4327

(3)

Parcel Number: 0129-0002-0000  
CAMA Number: 0129-0002-0000  
Property Address: 83 BROCK ST

Mailing Address: ROMAN CATHOLIC BISHOP % FINANCE  
& REAL ESTATE OFFICE  
P O BOX 310  
MANCHESTER, NH 03105-0310

(4)

Parcel Number: 0129-0003-0000  
CAMA Number: 0129-0003-0000  
Property Address: 59 BROCK ST

Mailing Address: CITY OF ROCHESTER  
31 WAKEFIELD ST  
ROCHESTER, NH

City-No Mailing Required

Parcel Number: 0130-0028-0000  
CAMA Number: 0130-0028-0000  
Property Address: 21 JANET ST

Mailing Address: PARKER MICHELLE  
21 JANET ST  
ROCHESTER, NH 03867-4409

(5)

Parcel Number: 0130-0029-0000  
CAMA Number: 0130-0029-0000  
Property Address: 19 JANET ST

Mailing Address: TALON DAVID & PAMELA J  
19 JANET ST  
ROCHESTER, NH 03867-4409

(6)

Parcel Number: 0130-0030-0000  
CAMA Number: 0130-0030-0000  
Property Address: 17 JANET ST

Mailing Address: DOWNS SHANE R & SHEENA D  
17 JANET ST  
ROCHESTER, NH 03867-4409

(7)

Parcel Number: 0130-0039-0000  
CAMA Number: 0130-0039-0000  
Property Address: 174 WASHINGTON ST

Mailing Address: WALKER ARTHUR & VICKI L  
174 WASHINGTON ST  
ROCHESTER, NH 03839-5504

(8)

Parcel Number: 0130-0040-0000  
CAMA Number: 0130-0040-0000  
Property Address: 176 WASHINGTON ST

Mailing Address: LECLAIR RONALD & PATRICIA  
176 WASHINGTON ST  
ROCHESTER, NH 03839-5504

(9)

Parcel Number: 0130-0042-0000  
CAMA Number: 0130-0042-0000  
Property Address: 173 WASHINGTON ST

Mailing Address: PUBLIC SERVICE CO OF NH % TAX  
ACCOUNTING  
P O BOX 3430  
MANCHESTER, NH 03105-3430

(10)



www.cai-tech.com

Data shown on this report 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 report.

3/10/2015

Page 1 of 2





# O' Abutters List Report

Rochester, NH  
March 10, 2015

Parcel Number: 0130-0043-0000 CAMA Number: 0130-0043-0000 Property Address: 19 LABRADOR DR	Mailing Address: ROUTE 202 L L C % JEAN M KANE 117 BOW ST PORTSMOUTH, NH 03801	(11)
Parcel Number: 0130-0043-0001 CAMA Number: 0130-0043-0001 Property Address: 26 LABRADOR DR	Mailing Address: ROUTE 202 L L C % JEAN M KANE 117 BOW ST PORTSMOUTH, NH 03801	(11)
Parcel Number: 0130-0044-0000 CAMA Number: 0130-0044-0000 Property Address: 2 FLORENCE DR	Mailing Address: BARSTOW WALTER H JR & BRENDA J 2 FLORENCE DR ROCHESTER, NH 03867-4221	(12)
Parcel Number: 0130-0053-0000 CAMA Number: 0130-0053-0000 Property Address: 1 FLORENCE DR	Mailing Address: SHEVENELL DAVID T & TAMMI L 1 FLORENCE DR ROCHESTER, NH 03867-4222	(13)
Parcel Number: 0237-0001-0000 CAMA Number: 0237-0001-0000 Property Address: 184 WASHINGTON ST	Mailing Address: MCCALLION DONALD F JR & PAULA A 7 JODY LN STRAFFORD, NH 03884	(14)
Parcel Number: 0237-0001-0001 CAMA Number: 0237-0001-0001 Property Address: 180 WASHINGTON ST	Mailing Address: MCCALLION DONALD N JR & PAULA & THOMAS M & LORI ANN 7 JODI LN STRAFFORD, NH 03884	(15)
Parcel Number: 0237-0006-0001 CAMA Number: 0237-0006-0001 Property Address: 177 WASHINGTON ST	Mailing Address: WASHINGTON ST PARTNERS LLC % CHESAPEAKE DEVELOPMENT LLC 501 DANIEL WEBSTER HWY MERRIMACK, NH 03054-3713	(16)
Parcel Number: 0246-0020-0000 CAMA Number: 0246-0020-0000 Property Address: 0 WASHINGTON ST	Mailing Address: CITY OF ROCHESTER 31 WAKEFIELD ST ROCHESTER, NH	
City-No Mailing Required		
Parcel Number: 0246-0021-0000 CAMA Number: 0246-0021-0000 Property Address: 0 WASHINGTON ST	Mailing Address: OCW RETAIL ROCHESTER LLC % WILDER CO PRUDENTIAL TOWER STE 300 800 BOYLSTON ST BOSTON, MA 02199	(1)
PART OF PROJCT SITE		
Parcel Number: 0246-0022-0000 CAMA Number: 0246-0022-0000 Property Address: 202 WASHINGTON ST	Mailing Address: LAURION RITA A REVOC TRUST % LAURION RITA A TRUSTEE 2 ROCHESTER HILL RD ROCHESTER, NH 03867-3210	(17)
Parcel Number: 0246-0024-0000 CAMA Number: 0246-0024-0000 Property Address: 92 CHESLEY HILL RD	Mailing Address: THONE DOROTHY K 92 CHESLEY HILL RD ROCHESTER, NH 03839-5501	(18)

Notification Fee: 18 Mailings x \$3.78 per mailing = \$68.04



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3/10/2015

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