

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

Case # 216-8, 9, 10 Property Address 60 Farmington Road

Type of project: Site Plan ☒; Subdivision ☐; Line Adjustment ☐; Other ☐

Project name Proposed Commercial Development

Date of original Planning Board approval February 22, 2016

Description of modification The Applicant is seeking to amend the original approval to reduce the total footprint of proposed structures, wetland impacts, and increase infiltration of stormwater at the site.

Name of applicant or agent filling out this form Kenneth A. Mavrogeorge, P.E.

Phone Number: 603-433-8818 Email Address: kamavrogeorge@tighebond.com

Applicant? ☐ Agent? ☒ Today's date 7/11/17

**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:

**Proposed Commercial Development**  
**60 Farmington Road – Rochester, NH**

**July 11, 2017**

**Narrative:**

On February 26, 2016, the Rochester Planning Board approved the site plans for the second phase of the Ridge Marketplace. Since that date, the Board approved the phasing of the development to allow selective clearing at the site. This clearing of trees has been performed.

In addition, the approved phasing was again modified last January to allow for the excavation of approximately 6 acres of the site. The Applicant is continuing to work on addressing conditions that are required before the excavation can commence.

In April of this year, the Applicant made changes to the site plan which reduce the amount of wetland impacts by nearly 9,000 sf. With this reduction, the Applicant was able to address the concerns of the NHDES and other wetland permitting agencies at the federal agency.

The following is a summary of the changes made to the site plan that were a result of the wetland permitting process.

**List of Submitted Plans**

- "Proposed Changes to Overall Site Plan", dated July 11, 2017;
- "Overall Site Plan", dated July 11, 2017;
- "Overall Site Plan", dated February 9, 2016;

**Modifications to the Site Plan**

- Building Footprint Changes:
  - o The total proposed building square footage decreased from +/-161,660 sf to +/-110,210 sf because of tenant specific requests and in an effort to reduce wetland impacts.
  - o Building footprints have been revised to have more smaller buildings that are connected by pedestrian pathways.
- Parking Lot Revisions:
  - o The total parking proposed increased from 658 to 698 spaces. This provides approximately 6.3 spaces per 1000 sf of GFA. This is an increase from the previously approved design which had 4.07 spaces per 1000 sf of GFA. The increase is due to tenant specific requests for additional parking.
- Wetland Impacts/Stormwater
  - o As noted above, the Applicant has obtained a wetland dredge and fill permit from the NHDES for this revised design. To obtain the permit, the Applicant's design had to reduce the amount of wetland impacts and improve water quality for stormwater runoff.  
  
To provide the improved water quality, the Applicant revised the stormwater management system for the development to include four (4) additional underground infiltration basins, two (2) additional rain gardens, and convert one of the previously approved stormwater wetlands to a gravel wetland. These treatment devices have been located strategically in areas where fill is to be placed due to the presence of ledge at the site.

A copy of the drainage study submitted to the NHDES Wetlands Bureau can be provided if requested. However, the Applicant is actively preparing a submission to

the AoT which will include revised plans with additional detail and a drainage report. A copy of the submission will be provided to the City once complete.

- o The location of the relocated intermittent stream has been modified to avoid placing the channel in an open bottom culvert. The entire channel will now be an open channel at the rear of the site.

- Park

- o A park has been added adjacent to the wetland buffer areas where a parking lot was previously approved.

- Marketplace Boulevard

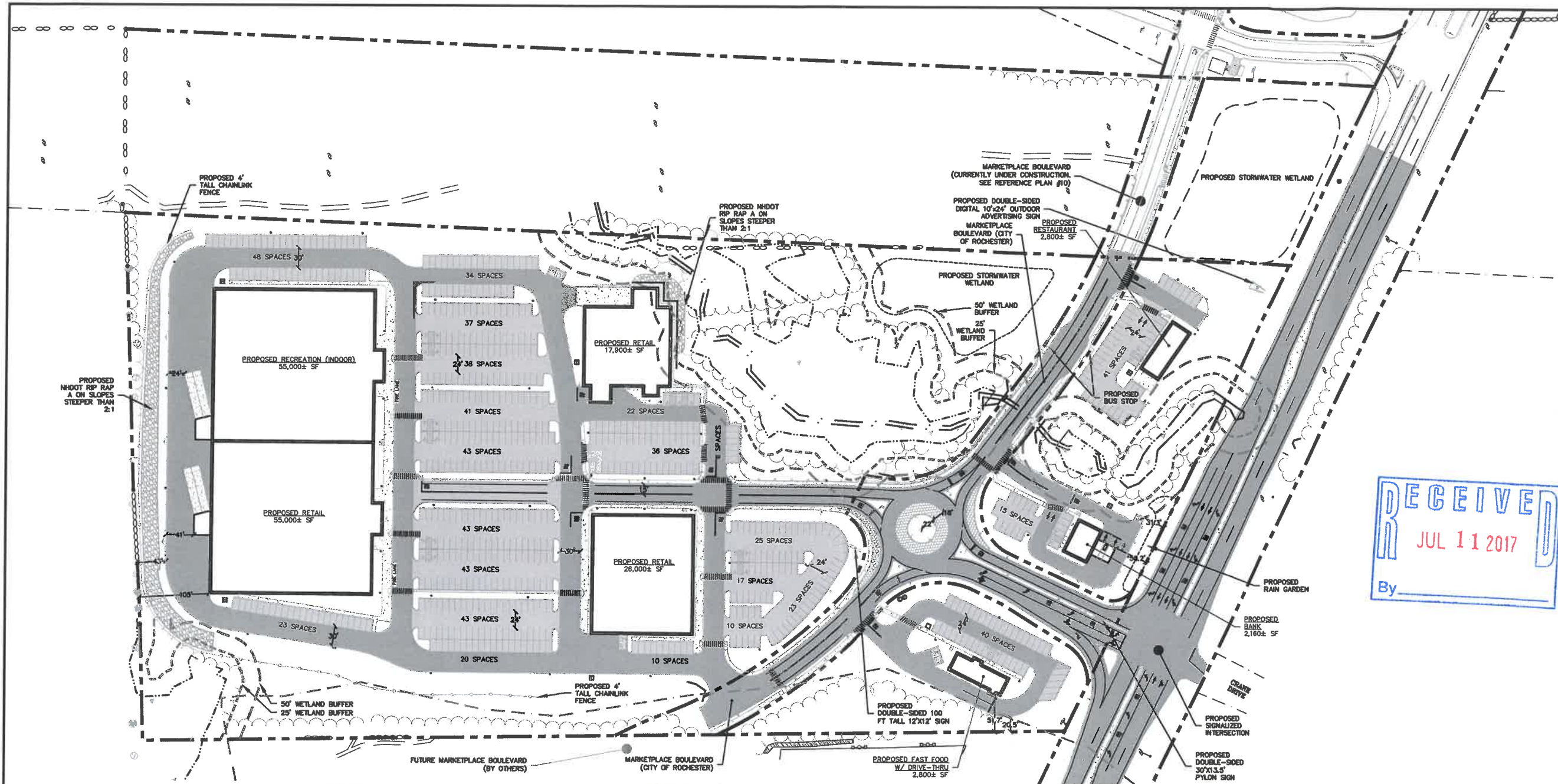
- o The proposed future City right of way, Marketplace Boulevard, has been extended further south and west through the development in response to feedback received from property abutters. The relocation of this road allows for two additional bus stops in the commercial district (one in each direction) and a road that will cross the abutting property at a more perpendicular angle.

### **Special Note**

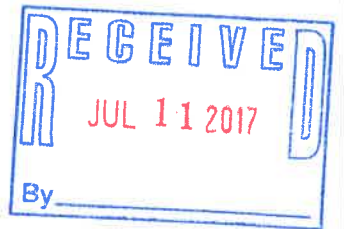
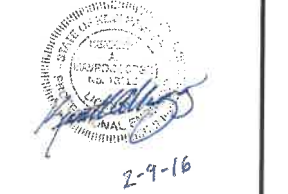
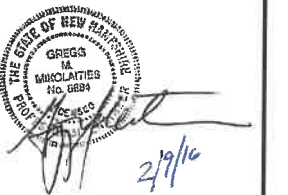
As discussed previously with the Board, developments of this size are fluid in nature and evolve as tenants are secured. It is extremely likely that these will not be the final changes to the site plan as more tenants sign on to be a part of The Ridge Phase II.



FILENAME: \\SRVA\PROJECTS\WATERSTONE PHASE 2\ROCHESTER, NH\WING-CAD\DESIGN\W2157\_C-SITE.DWG - LAYOUT TAB: OVERALL SITE  
SAVE DATE: 2/2/2016 8:37 AM  
PLOT DATE: 2/2/2016 9:43 AM



Previously Approved Site Plan  
February 2016



## Proposed Commercial Development

Farmington Associates, LLC

60 Farmington Road  
(Route 11)  
Rochester, NH

1.	02/09/2016	Revised Per PB Comments
MARK	DATE	DESCRIPTION
PROJECT NO:	W2157	
FILE:	W2157_C-SITE.dwg	
DATE:	1/26/2016	
DRAWN BY:	REP/CHL	
CHECKED:	KAM	
APPROVED BY:	GMM	

OVERALL SITE PLAN

SCALE: AS SHOWN

C-2

SEE OFFSITE ROADWAY  
IMPROVEMENT PLANS FOR  
MODIFICATIONS TO ROUTE 11

### SITE DATA:

ZONE:  
OVERLAY DISTRICT:  
ALLOWED USES:

GRANITE RIDGE DEVELOPMENT ZONE (GRD)  
CONSERVATION OVERLY DISTRICT  
RETAIL (SALES AND SERVICE)  
BANK  
RECREATION (INDOOR, OUTDOOR, AND PARK)  
RESTAURANT WITH DRIVE-THRU  
THEATER/CINEMA

### DIMENSIONAL REQUIREMENTS:

	REQUIRED	PROVIDED
MINIMUM LOT SIZE:	N/A	28.2 ACRES*
MINIMUM FRONTAGE:	50 FT	1,098 FT
MINIMUM FRONT SETBACK:	N/A	50.2 FT
MINIMUM SIDE SETBACK:	N/A	51.5 FT
MINIMUM REAR SETBACK:	N/A	105 FT
MINIMUM OPEN SPACE:	25%	46.0%
MAXIMUM BUILDING HEIGHT:	35 FT	≤35 FT

\* NOTE:  
1) PARCEL MAP 216 LOT 9 (20.2 ACRES) AND PARCEL MAP 216 LOT 8 (6.0 ACRES) WILL BE MERGED INTO A SINGLE LOT AS PART OF THE PROPOSED PROJECT.

### PARKING REQUIREMENTS:

	REQUIRED	PROVIDED
PARKING STALL SIZE:	9' X 18'	9' X 18'
MINIMUM DRIVE AISLE:	60'	24 FT
MINIMUM FRONT SETBACK:	60'	22 FT
MINIMUM SIDE SETBACK:	10 FT	24 FT
MINIMUM REAR SETBACK:	5 FT	231.3 FT
	10 FT	±20.5 FT
		±43.0 FT
TOTAL SPACES:	581 SPACES	658 SPACES
TOTAL ACCESSIBLE SPACES:	12 SPACES	25 SPACES

### PARKING CALCULATIONS:

RESTAURANT  
2,800 SF; 90 SEATS WITH PATIO  
PARKING REQUIREMENTS:  
1 SPACE/3 SEATS  
90 X 1 / 3 = 30 SPACES

BANK  
2,160 SF WITH DRIVE-THRU  
PARKING REQUIREMENTS:  
1 SPACE/300 SF  
2,160 X 1 / 300 = 8 SPACES

FAST FOOD RESTAURANT  
2,800 SF; 90 SEATS WITH DRIVE-THRU  
PARKING REQUIREMENTS:  
1 SPACE/2 SEATS  
90 X 1 / 2 = 45 SPACES

RETAIL  
17,900 SF  
PARKING REQUIREMENTS (≤ 30,000 SF):  
1 SPACE/250 SF  
17,900 X 1 / 250 = 72 SPACES

RETAIL  
26,000 SF  
PARKING REQUIREMENTS (≤ 30,000 SF):  
1 SPACE / 250 SF  
26,000 X 1 / 250 = 104 SPACES

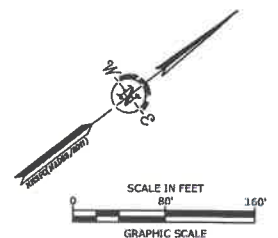
RECREATION, INDOOR  
55,000 SF; 1,200 SEATS/24 LANES/90 SEAT CAFETERIA  
PARKING REQUIREMENTS:  
1 SPACE/400 SF  
55,000 X 1 / 400 = 138 SPACES

RETAIL  
55,000 SF  
PARKING REQUIREMENTS (> 30,000 SF):  
1 SPACE/300 SF  
55,000 X 1 / 300 = 184 SPACES

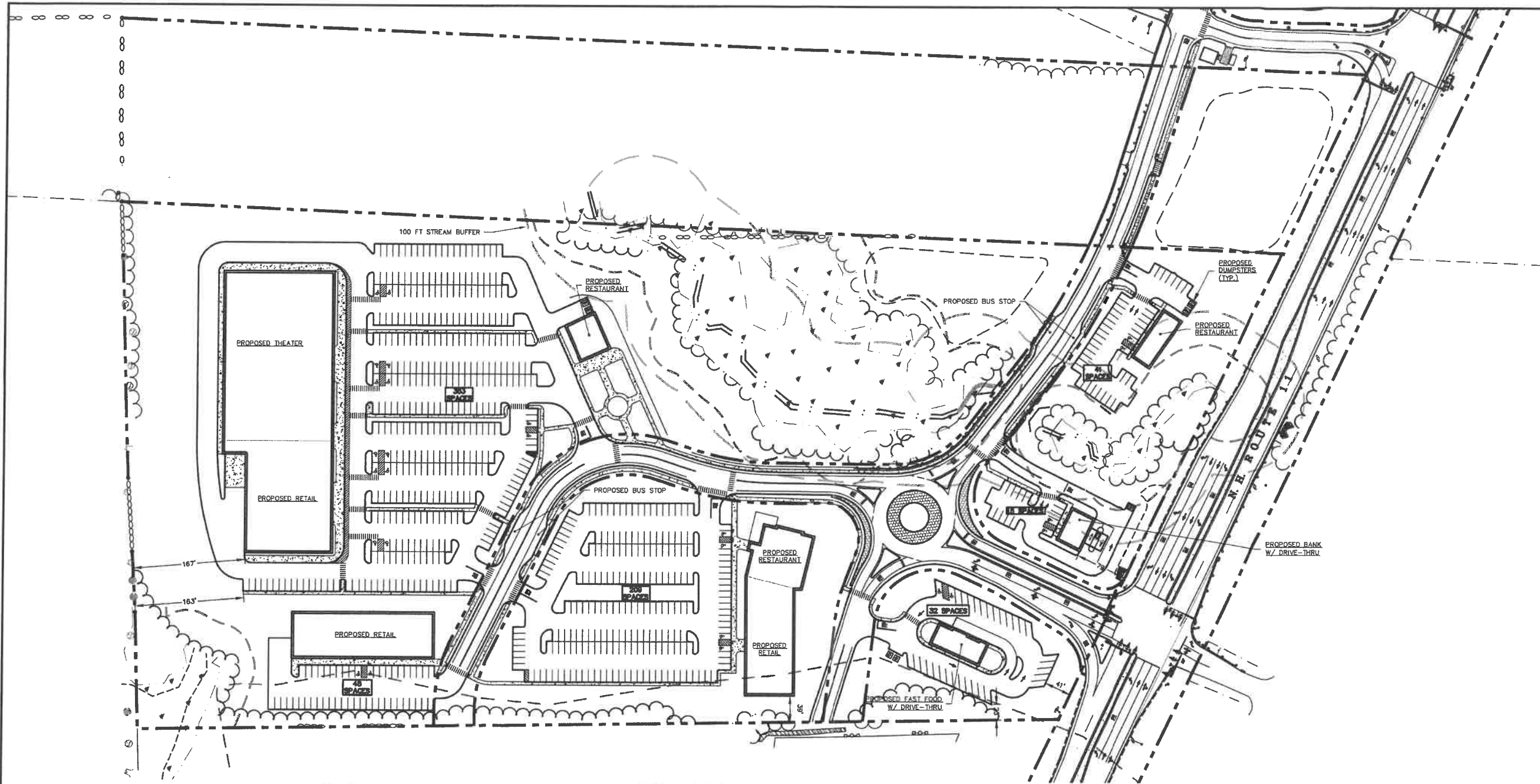
TOTAL  
RESTAURANT = 30 SPACES  
BANK = 8 SPACES  
FAST FOOD RESTAURANT = 45 SPACES  
RETAIL = 72 SPACES  
RETAIL = 104 SPACES  
RECREATION, INDOOR = 138 SPACES  
RETAIL = 184 SPACES  
TOTAL = 581 SPACES

### LEGEND

- PROPERTY LINE
- EDGE OF WETLAND
- 25' NO ALTERATION BUFFER
- 50' WETLAND BUFFER
- EXISTING TREE LINE
- PROPOSED TREE LINE
- EXISTING STONEWALL
- PROPOSED FENCE
- PROPOSED GUARDRAIL
- AQUIFER PROTECTION OVERLAY DISTRICT
- PROPOSED CONCRETE SIDEWALK/PAD
- PROPOSED BITUMINOUS CONCRETE SIDEWALK
- PROPOSED STAMPED CONCRETE TRUCK APRON
- EXISTING SIGN
- PROPOSED SIGN
- EXISTING BOLLARD
- PROPOSED BOLLARD
- EXISTING UTILITY POLE AND GUY WIRE
- PROPOSED UTILITY POLE AND GUY WIRE
- PROPOSED PARKING SPACE COUNT
- PROPOSED PAINTED CROSSWALK
- PROPOSED PAINTED ARROW
- PROPOSED SIGNAL
- HEAVY DUTY PAVEMENT
- STANDARD DUTY PAVEMENT



FILENAME: \\V\W2157 WATERSTONE PHASE # 2 ROCHESTER, NH\WATERSTONE PHASE # 2\DESIGN\DRAWINGS\FIGURES\AUTOCAD\DWG\01-SITE PLAN\W2157\_C-2 SITE PLAN.DWG - LAYOUT TAB: C-2 OVERALL SITE  
SAVE DATE: 6/19/2017 4:50 PM  
PLOT DATE: 7/10/2017 3:08 PM



SEE OFFSITE ROADWAY  
IMPROVEMENT PLANS FOR  
MODIFICATIONS TO ROUTE 11

#### SITE DATA:

ZONE: GRANITE RIDGE DEVELOPMENT ZONE (GRD)  
OVERLAY DISTRICT: CONSERVATION OVERLAY DISTRICT & AQUIFER PROTECTION OVERLAY DISTRICT  
ALLOWED USES: RETAIL (SALES AND SERVICE)  
BANK  
RECREATION (INDOOR, OUTDOOR, AND PARK)  
RESTAURANT  
RESTAURANT WITH DRIVE-THRU  
THEATER/CINEMA

#### DIMENSIONAL REQUIREMENTS:

	REQUIRED	PROVIDED
MINIMUM LOT SIZE:	N/A	26.2 ACRES*
MINIMUM FRONTAGE:	50 FT	1,098 FT
MINIMUM FRONT SETBACK:	N/A	±78 FT
MINIMUM SIDE SETBACK:	N/A	±39 FT
MINIMUM REAR SETBACK:	N/A	±167 FT
MINIMUM OPEN SPACE:	25%	±52%
MAXIMUM BUILDING HEIGHT:	N/A	±35 FT

\* NOTE:  
1) PARCEL MAP 216 LOT 9 (20.2 ACRES) AND PARCEL MAP 216 LOT 8 (6.0 ACRES) WILL BE MERGED INTO A SINGLE LOT AS PART OF THE PROPOSED PROJECT.

#### PARKING REQUIREMENTS:

	REQUIRED	PROVIDED
PARKING STALL SIZE:	9' X 18'	9' X 18'
MINIMUM DRIVE AISLE:	18 FT	20 FT
MINIMUM FRONT SETBACK:	22 FT	24 FT
MINIMUM SIDE SETBACK:	5 FT	±41 FT
MINIMUM REAR SETBACK:	10 FT	±163 FT

TOTAL SPACES: 698 SPACES  
TOTAL ACCESSIBLE SPACES: 14 SPACES  
26 SPACES

#### PARKING CALCULATIONS:

RESTAURANTS  
13,050 SF TOTAL: 450 SEATS TOTAL  
PARKING REQUIREMENTS:  
1 SPACE/3 SEATS  
450 X 1 / 3 = 150 SPACES  
FAST FOOD RESTAURANT  
3,000 SF: 60 SEATS WITH DRIVE-THRU  
PARKING REQUIREMENTS:  
1 SPACE/2 SEATS  
60 X 1 / 2 = 30 SPACES

BANK  
2,180 SF WITH DRIVE-THRU  
PARKING REQUIREMENTS:  
1 SPACE/300 SF  
2,180 X 1 / 300 = 8 SPACES

RETAIL  
22,700 SF  
PARKING REQUIREMENTS (≤ 30,000 SF):  
1 SPACE/250 SF  
22,700 X 1 / 250 = 91 SPACES

RETAIL  
14,700 SF  
PARKING REQUIREMENTS (≤ 30,000 SF):  
1 SPACE / 250 SF  
14,700 X 1 / 250 = 59 SPACES

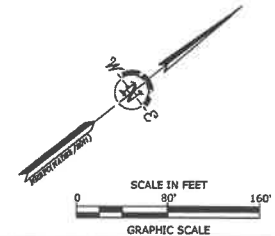
RETAIL  
12,655 SF  
PARKING REQUIREMENTS (≤ 30,000 SF):  
1 SPACE/250 SF  
12,655 X 1 / 250 = 51 SPACES

THEATER  
1,236 SEATS  
PARKING REQUIREMENTS:  
1 SPACE/4 SEATS  
1,236 X 1 / 4 = 309 SPACES

TOTAL  
RESTAURANT = 150 SPACES  
FAST FOOD RESTAURANT = 30 SPACES  
BANK = 8 SPACES  
RETAIL = 91 SPACES  
RETAIL = 59 SPACES  
RETAIL = 51 SPACES  
THEATER = 309 SPACES  
TOTAL = 698 SPACES

#### LEGEND

- PROPERTY LINE
- EDGE OF WETLAND
- 25' NO ALTERATION BUFFER
- 50' WETLAND BUFFER
- 100' STREAM BUFFER (PER EPA)
- EXISTING TREE LINE
- PROPOSED TREE LINE
- EXISTING STONEWALL
- PROPOSED FENCE
- PROPOSED GUARDRAIL
- AQUIFER PROTECTION OVERLAY DISTRICT
- PROPOSED CONCRETE SIDEWALK/PAD
- PROPOSED BITUMINOUS CONCRETE SIDEWALK
- PROPOSED STAMPED CONCRETE TRUCK APRON
- EXISTING SIGN
- PROPOSED SIGN
- EXISTING BOLLARD
- PROPOSED BOLLARD
- EXISTING UTILITY POLE AND GUY WIRE
- PROPOSED UTILITY POLE AND GUY WIRE
- PROPOSED PARKING SPACE COUNT
- PROPOSED PAINTED CROSSWALK
- PROPOSED PAINTED ARROW
- PROPOSED SIGNAL



**Tighe&Bond**  
www.tighebond.com



## Proposed Commercial Development

Farmington  
Associates, LLC

60 Farmington Road  
(Route 11)  
Rochester, NH

MARK	DATE	DESCRIPTION
4.	7/11/2017	Revised for Site Plan Modification
3.	6/1/2016	Revised for Submission to NHDES
2.	4/07/2016	Revised Per P.B. Comments
1.	2/09/2016	Revised Per P.B. Comments
PROJECT NO: W2157		
FILE: W2157_C-2 SITE PLAN.dwg		
DATE: 12/08/2015		
DRAWN BY: REP/CML/NAH		
CHECKED: KAM		
APPROVED BY: GMM		

OVERALL SITE PLAN

SCALE: AS SHOWN

C-2

FINAL APPROVAL BY ROCHESTER PLANNING BOARD

CERTIFIED BY \_\_\_\_\_ DATE \_\_\_\_\_



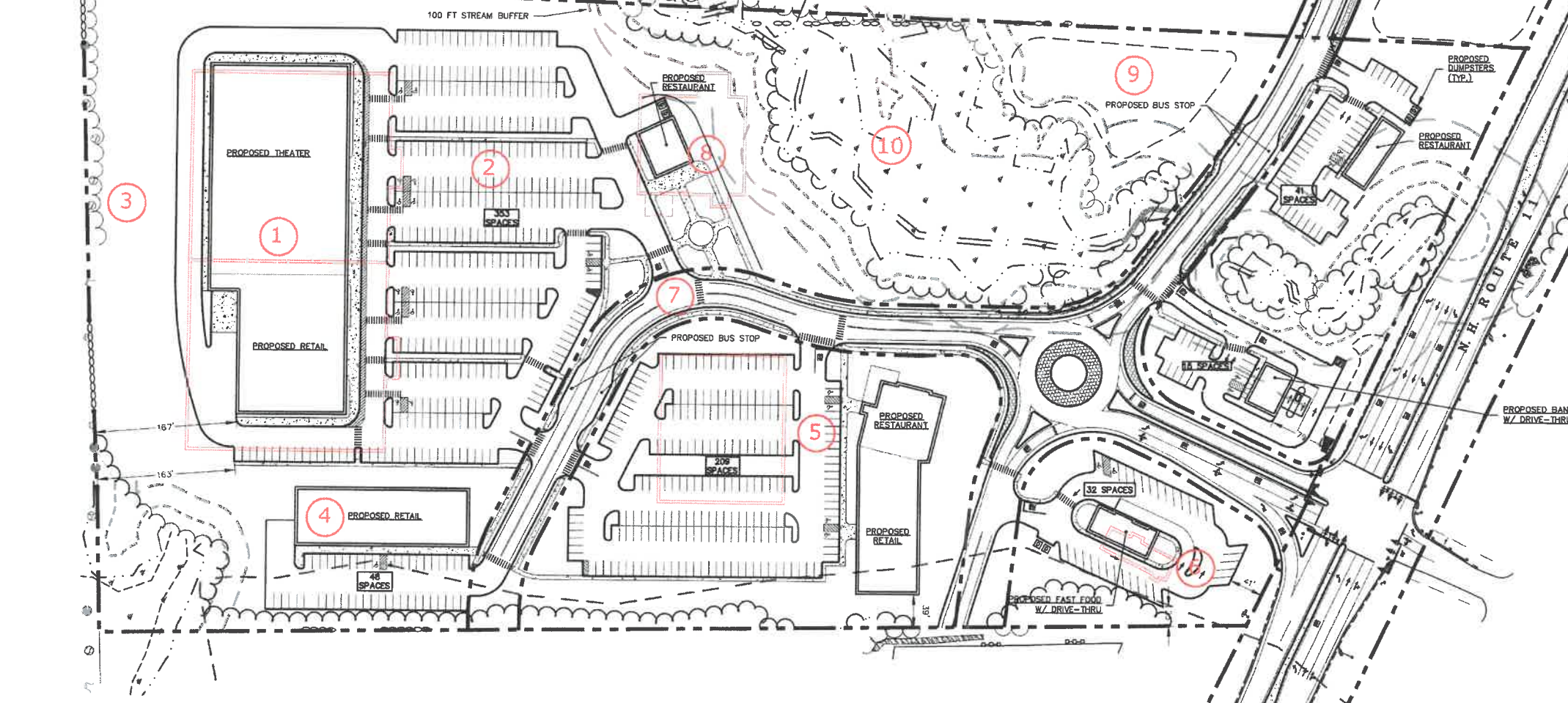
60 Farmington Road  
(Route 11)  
Rochester, NH

MARK	DATE	DESCRIPTION
PROJECT NO:		W2157
FILE:		W2157_EX-1_MODIFICATIONS.dwg
DATE:		07/11/17
DRAWN BY:		EGD
CHECKED:		KAM
APPROVED BY:		GMM

PROPOSED CHANGES  
TO OVERALL SITE  
PLAN

SCALE: AS SHOWN

EX-1



- 1. BUILDING MODIFICATIONS
  - 110,000± SF BUILDING HAS BEEN REDUCED TO TWO BUILDINGS TOTALING APPROXIMATELY 67,000± SF
  - BUILDING USE HAS BEEN REVISED PER TENANT REQUEST

2. PARKING MODIFICATIONS
  - TOTAL PARKING PROPOSED IN THIS AREA HAS DECREASED
  - OVERALL PARKING CONFIGURATION HAS CHANGED
3. RELOCATED INTERMITTENT STREAM RESTORATION AREA
4. NEW BUILDING
  - ADDITION OF 14,700+ SF BUILDING
  - ADDITION OF 48 PARKING SPACES WITH TWO ACCESSIBLE SPACES
5. BUILDING AND PARKING MODIFICATIONS
  - 28,000+ SF PROPOSED RETAIL BUILDING HAS BEEN REDUCED TO TWO BUILDINGS TOTALING APPROXIMATELY 17,200+ SF
6. PARKING MODIFICATIONS
  - PARKING CONFIGURATION HAS BEEN REVISED FOR DRIVE-THRU PER TENANT REQUEST
7. MARKETPLACE BOULEVARD RIGHT OF WAY
  - LIMITS OF FUTURE CITY RIGHT OF WAY HAS BEEN REVISED PER DISCUSSIONS WITH AGUATING PROPERTY OWNERS
8. BUILDING AND SITE MODIFICATIONS
  - 28,000+ SF BUILDING HAS BEEN REDUCED TO 3,000+ SF
  - PARKING LOT HAS BEEN REMOVED AND REPLACED WITH A PARK
9. STORMWATER WETLAND
  - STORMWATER WETLAND HAS BEEN CHANGED TO A GRAVEL WETLAND
10. REDUCTION IN WETLAND IMPACTS

	APPROVED (02/2018)	PROPOSED	NET CHANGE
BUILDING	161,660 SF	410,210 SF	-51,450 SF
OPEN SPACE	47%	48%	+2.0%
PARKING	656 SPACES	668 SPACES	-40 SPACES
WETLAND IMPACT	70,981 SF	63,760 SF	-7,221 SF
BUTTER IMPACT	131,101 SF	128,440 SF	-2,661 SF

LEGEND

- 
- PROPERTY LINE  
EDGE OF WETLAND  
25' NON-TRAFFIC BUFFER  
50' STREAM BUFFER  
100' STREAM BUFFER (PER EPA)
- EXISTING TREE LINE  
PROPOSED TREE LINE  
EXISTING STONEWALL  
PROPOSED FENCE  
PROPOSED GUARDRAIL  
AQUIFER PROTECTION OVERLAY DISTRICT  
PROPOSED CONCRETE SIDEWALK/PAD  
PROPOSED BITUMINOUS CONCRETE SIDEWALK  
PROPOSED STAMPED CONCRETE TRUCK APPROACH  
EXISTING SIGN  
PROPOSED SIGN  
EXISTING BOLLARD  
PROPOSED BOLLARD  
EXISTING UTILITY POLE AND GUY WIRE  
PROPOSED UTILITY POLE AND GUY WIRE  
PROPOSED PARKING SPACE CANT  
PROPOSED PAINTED CROSSWALK  
PROPOSED PAINTED ARROW  
PROPOSED SIGNAL
- 10 SPACES

