

Amendment to Approved Project
City of Rochester, New Hampshire

Case # 121-17-DTC-19 Property Address 90 North Main Street

Type of project: Site Plan x; Subdivision ; Lot Line Adjustment ; Other

Project name Proposed Branch Bank

Date of original Planning Board approval 5/17/2019

Description of amendment Proposed 884 sf bank addition with new entrance canopy.

A Conditional Use Permit is required to allow for the new addition to not be constructed to the "build to line" of 5 feet from the

front property line per Zoning Ordinance Section 275-6.3.C.2.a.1.

Would this affect a wetland or wetland buffer or require a conditional use? Yes x No

Name of applicant or agent filling out this form Jason S. Hill, P.E.

Mailing Address: TFMoran 48 Constitution Drive Bedford NH 03110

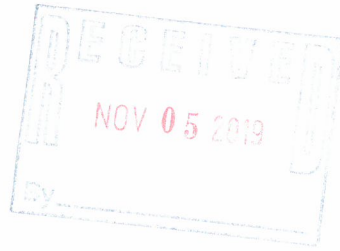
Phone Number: 603-472-4488 Email Address: jhill@tfmoran.com

Please check box: Applicant ☐ Agent ☒

Please note: There is a \$125.00 fee for amendments. They are reviewed by the Planning Board and a public hearing is held. Abutters must be renotified by the applicant. The applicant must submit any supplementary materials necessary to explain and support the amendment, such as a narrative and plans. This form, the abutter's list, the fee when applicable, and other necessary materials must be submitted at least 17 days prior to the Planning Board meeting at which the amendment will be presented (by the Friday, 2-1/2 weeks prior to the meeting to allow for public notice).

Signature of person completing form: [Signature] Date: 11/1/2019

Signature of property owner (if different): [Signature] Date: 11-1-19



Conditional Use Permit Application
City of Rochester, New Hampshire

Date: 10/28/19

Property information

Tax map #: 121; Lot #(s): 17; Zoning district: DC w/ SDOD

Property address/location: 90 North Main Street

Name of project (if applicable): Proposed Branch Bank

Property owner

Name (include name of individual): R & J 90 NORTH MAIN LLC

Mailing address: 351 W MAIN RD, MIDDLETOWN, RI 02842-6309

Telephone #: 401-965-3070 Fax rocky@kempenaarre.com

Applicant/developer (if different from property owner)

Name (include name of individual): _____

Mailing address: _____

Telephone #: _____ Fax #: _____

Engineer/designer

Name (include name of individual): TFMoran Inc. , Jason S. Hill PE

Mailing address: 48 Constitution Drive, Bedford NH 03110

Telephone #: 603-472-4488 Fax #: _____

Email address: jhill@tfmoran.com Professional license #: NH PE 15391

Proposed Project

Please describe the proposed project: Proposed 884 sf bank addition with new entrance canopy.

A Conditional Use Permit is required to allow for the new addition to not be constructed to the "build to line" of 5 feet from the

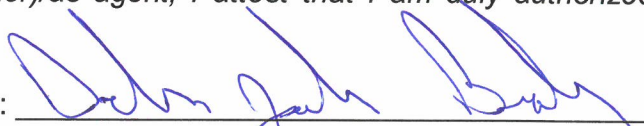
front property line per Zoning Ordinance Section 275-6.3.C.2.a.1.

Please describe the existing conditions: Vacant developed site w/ single freestanding single story building
surrounded by parking.

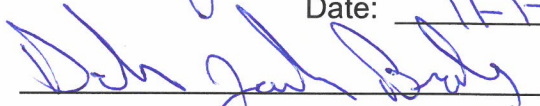
Submission of application

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

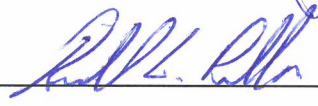
I(we) hereby submit this Conditional Use application to the City of Rochester Planning Board pursuant to the City of Rochester Zoning Ordinance and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is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

Signature of property owner: 

Date: 11-1-19

Signature of applicant/developer: 

Date: 11-1-19

Signature of agent: 

Date: 11/1/2019



- NOTES**
- OWNER OF RECORD OF MAP 121 LOT 17: R & J 90 NORTH MAIN, LLC C/O ROBERT FOSTER, 11 MOSES CARR ROAD, ROLLINSFORD, NH 03869-5108. PROPERTY ADDRESS: 80 NORTH MAIN STREET, ROCHESTER, NH. DEED REFERENCE TO PARCEL IS BK. 4575 PG. 202 S.C.R.D. AREA OF PARCEL = 33,626 S.F.± OR 0.772 ACRES±.
 - THE PURPOSE OF THIS PLAN IS TO DEPICT SITE IMPROVEMENTS ASSOCIATED WITH RENOVATION AND CHANGE IN USE TO ACCOMMODATE A BRANCH BANK.
 - CURRENT ZONING IS DC- COMMERCIAL DISTRICT WITH SPECIAL DOWNTOWN OVERLAY (SDO).

	REQUIRED	PROVIDED
MIN. LOT SIZE:	4,000 S.F.	33,626 S.F.
MIN. LOT FRONTAGE:	40'	374'±
MIN. BUILDING SETBACKS:		
FRONT	10' (MAX)	9.3'
SIDE	N/A	95.6'
REAR	15'	53.0'
MAX. BUILDING HEIGHT:	5 STORIES	2 STORIES (20 FEET)
MIN. BUILDING HEIGHT:	N/A	
MAX. LOT COVERAGE:	N/A	

 - PARKING CALCULATIONS:
REQUIRED: NO OFFSTREET PARKING REQUIRED IN DOWNTOWN COMMERCIAL DISTRICT.
PROPOSED: 23 SPACES (INCL. 1 ACCESSIBLE)
 - THE PROPERTY WILL BE SERVICED BY THE FOLLOWING:
DRAINAGE: PRIVATE
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WATER: MUNICIPAL
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TELEPHONE: CONSOLIDATED COMMUNICATIONS
CABLE: COMCAST
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APPROVED BY THE ROCHESTER PLANNING BOARD

ON _____

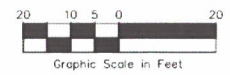
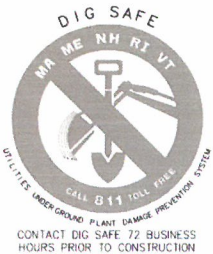
CHAIRMAN: _____ AND

SECRETARY: _____

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REV.	DATE	DESCRIPTION	SRP	JH
1	11-4-2019	ADD BUILDING ADDITION	SRP	JH

TAX MAP 121 LOT 17

PRESENTATION PLAN

PROPOSED BANK BRANCH

ROCHESTER, NEW HAMPSHIRE

OWNED BY

R & J 90 NORTH MAIN, LLC

PREPARED FOR

BISBANO + ASSOCIATES, INC.

SCALE: 1"=20'

MARCH 27, 2019

47325.00	OR JSH	FB	—	PRESENTATION
CK RED	CADFILE	47325-00 Site		

TFM

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com



121-20
ROCHESTER HOUSING AUTHORITY
77 OLDE FARM LN.
ROCHESTER NH 03867
B.1159 P.370

121-16
STATE OF NEW HAMPSHIRE
BUREAU OF COURTS
25 CAPITOL ST. RM 420
CONCORD NH 03301-4931
B.1421 P.2

121-69
PLUTO REALTY LLC
151 S. MAIN ST.
ROCHESTER NH 03867-3122
B.2107 P.143

121-399
CITY OF ROCHESTER
31 WAKEFIELD ST.
ROCHESTER NH 03867
B.1170 P.497

121-399A
ABACUS RESTAURANT CORP
DBA REVOLUTION
61 N. MAIN ST.
ROCHESTER NH 03867

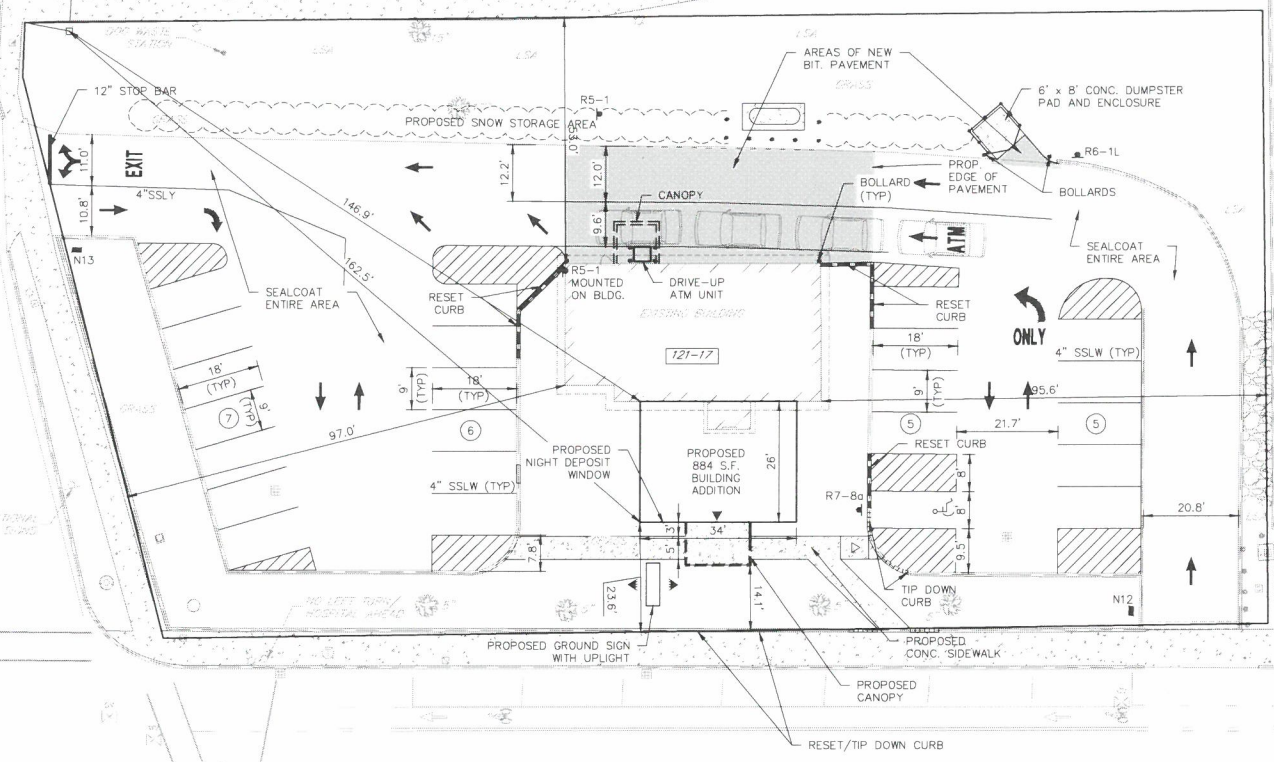
COCHECO
RIVER

BRIDGE STREET

UNION STREET

NORTH MAIN STREET

RIVER



121-18
CITY OF ROCHESTER
31 WAKEFIELD ST.
ROCHESTER NH 03867-1916
B.1177 P.180

121-368
MK REALTY TRUST
PO BOX 1443
ROCHESTER NH 03866-1443
B.3680 P.681

121-368-1
CHARLES F. & WENDY P. DUNN
91 N. MAIN ST.
ROCHESTER NH 03867
B.3876 P.330

121-367
GERARD L. BERGERON
95 N. MAIN ST.
ROCHESTER NH 03867-1924
B.4552 P.683

121-366
VONGSAY LLC
101 SCHANDA DR.
NEWMARKET NH 03857
B.3095 P.374

121-364
103 NORTH MAIN LLC
C/O TOM SHAUGHNESSY
44404 S. ORANGE AVE.
BROKEN ARROW OK 74011-1191
B.3792 P.827

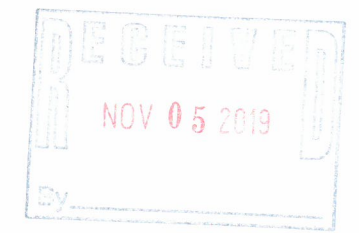
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MAX. LOT COVERAGE:	N/A	
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APPROVED BY THE ROCHESTER PLANNING BOARD

ON _____ AND _____
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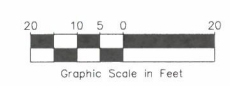
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CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION



REV.	DATE	DESCRIPTION	SRP	JH	DR	CK
1	11-4-2019	ADD BUILDING ADDITION				

TAX MAP 121 LOT 17

SITE LAYOUT PLAN

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ROCHESTER, NEW HAMPSHIRE

OWNED BY

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PREPARED FOR

BISBANO + ASSOCIATES, INC.

SCALE: 1"=20'

MARCH 27, 2019

TFM

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

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www.tfmoran.com

47325 00

DR JSH
CK RED

FB
CADFILE

47325-00 Site

SHEET 4 OF 9



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ON _____ AND _____
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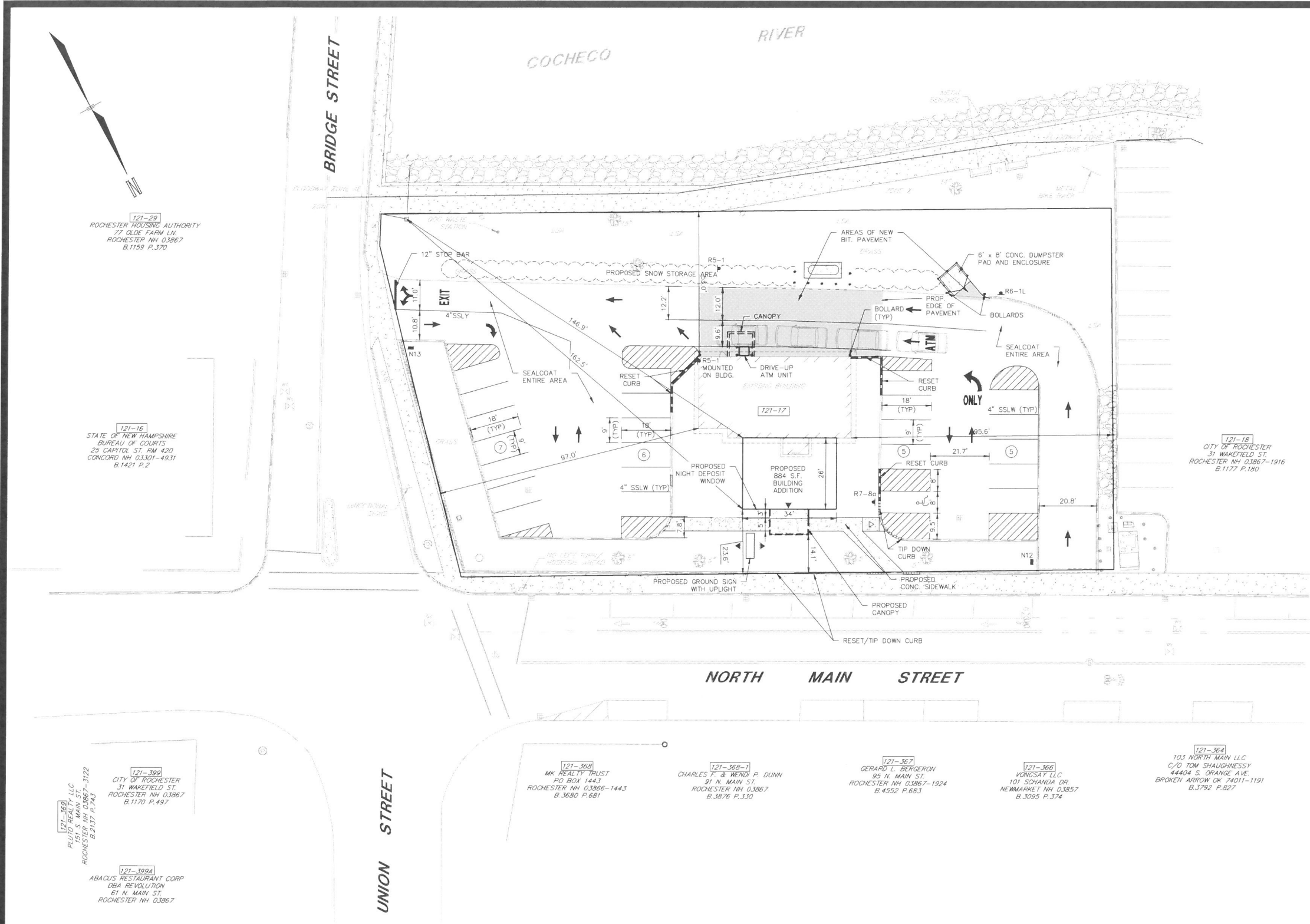
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BISBANO + ASSOCIATES, INC.
SCALE: 1"=20' **MARCH 27, 2019**



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Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com

FILE 47325.00 DR JSH FB CK RED CADFILE 47325-00 Site SHEET 4 OF 9



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GAS <td>UNITIL</td>	UNITIL
ELECTRIC <td>EVERSOURCE</td>	EVERSOURCE
TELEPHONE <td>CONSOLIDATED COMMUNICATIONS</td>	CONSOLIDATED COMMUNICATIONS
CABLE <td>COMCAST</td>	COMCAST
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- CONTRACTOR SHALL CARRY AN ALLOWANCE FOR REPAIRS / ALTERATIONS TO EXISTING PAVEMENT AS NEEDED.


APPROVED BY THE ROCHESTER PLANNING BOARD
ON _____
CHAIRMAN: _____ AND
SECRETARY: _____

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REV.	DATE	DESCRIPTION	SRP	JH	DR	CK
1	11-4-2019	ADD BUILDING ADDITION				

TAX MAP 121 LOT 17
SITE LAYOUT PLAN
PROPOSED BANK BRANCH
ROCHESTER, NEW HAMPSHIRE
OWNED BY
R & J 90 NORTH MAIN, LLC
PREPARED FOR
BISBANO + ASSOCIATES, INC.
SCALE: 1"=20'
MARCH 27, 2019

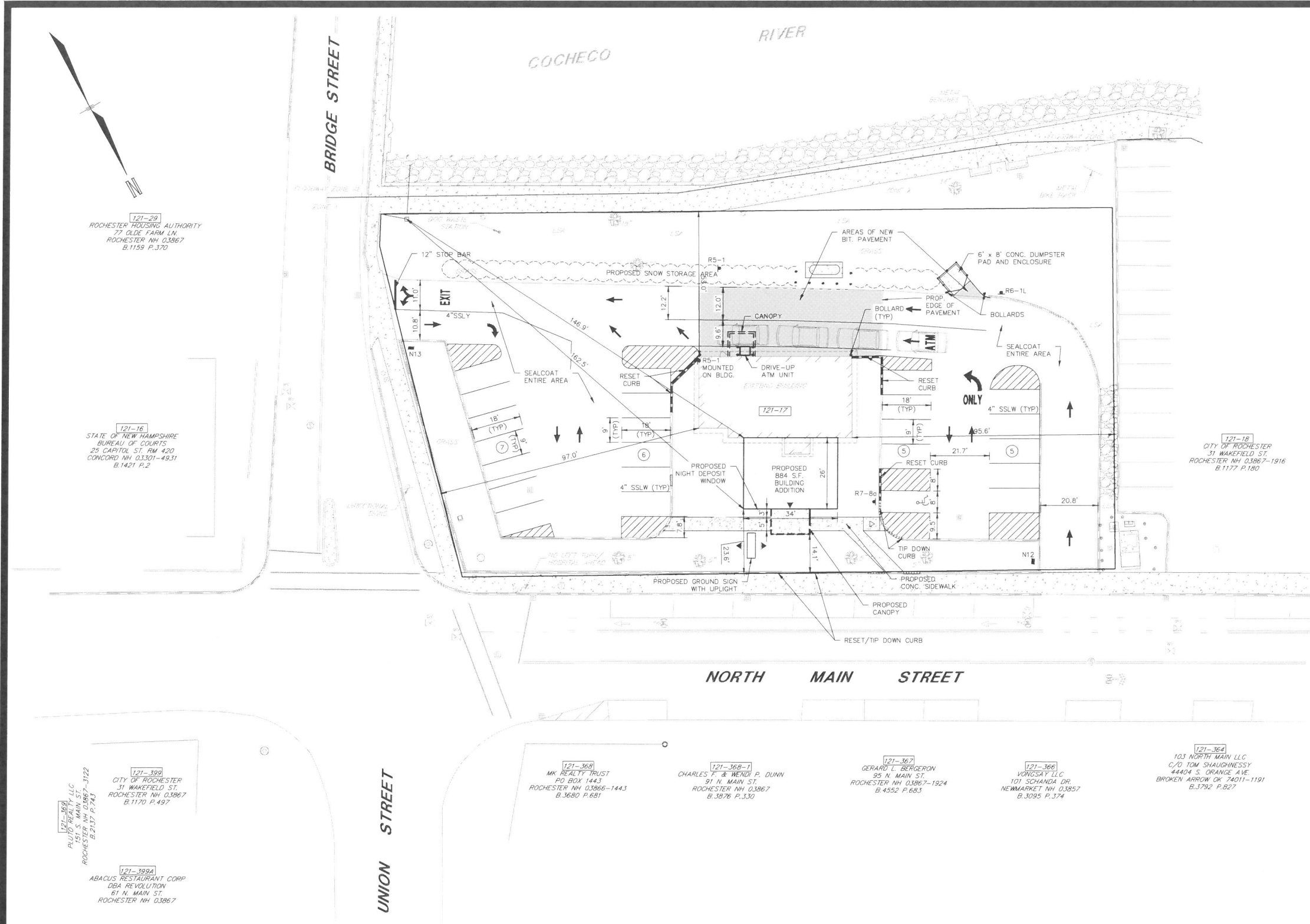


Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

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Fax (603) 472-9747
www.tfmoran.com

47325.00
DR JSH
OK RED
FB
CADFILE
47325-00 Site

SHEET 4 OF 9



NOTES

- OWNER OF RECORD OF MAP 121 LOT 17: R & J 90 NORTH MAIN, LLC C/O ROBERT FOSTER, 11 MOSES CARR ROAD, ROLLINSFORD, NH 03868-5108. PROPERTY ADDRESS: 90 NORTH MAIN STREET, ROCHESTER, NH. DEED REFERENCE TO PARCEL IS BK. 4575 PG. 202 S.C.R.D. AREA OF PARCEL = 33,626 S.F.± OR 0.772 ACRES±
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- CURRENT ZONING IS DC- COMMERCIAL DISTRICT WITH SPECIAL DOWNTOWN OVERLAY (SDOO).

	REQUIRED	PROVIDED
MIN. LOT SIZE:	4,000 S.F.	33,626 S.F.
MIN. LOT FRONTAGE:	40'	374'±
MIN. BUILDING SETBACKS:		
FRONT	10' (MAX)	14.1'
SIDE	N/A	95.6'
REAR	15'	53.0'
MAX. BUILDING HEIGHT:	5 STORIES	
MIN. BUILDING HEIGHT:	2 STORIES (20 FEET)	
MAX. LOT COVERAGE:	N/A	
- PARKING CALCULATIONS:

	REQUIRED	PROVIDED
BANK:		NO OFFSTREET PARKING REQUIRED IN DOWNTOWN COMMERCIAL DISTRICT.
PROPOSED:		23 SPACES (INCL. 1 ACCESSIBLE)
- THE PROPERTY WILL BE SERVICED BY THE FOLLOWING:

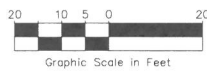
	PRIVATE	MUNICIPAL
DRAINAGE		
SEWER		
WATER		
GAS		
ELECTRIC	EVERSOURCE	
TELEPHONE	CONSOLIDATED COMMUNICATIONS	
CABLE	COMCAST	
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APPROVED BY THE ROCHESTER PLANNING BOARD
ON _____
CHAIRMAN: _____ AND
SECRETARY: _____

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CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION



REV.	DATE	ADD BUILDING ADDITION DESCRIPTION	SRP	JH
1	11-4-2019			

TAX MAP 121 LOT 17
SITE LAYOUT PLAN
PROPOSED BANK BRANCH
ROCHESTER, NEW HAMPSHIRE
OWNED BY
R & J 90 NORTH MAIN, LLC
PREPARED FOR
BISBANO + ASSOCIATES, INC.
SCALE: 1"=20' **MARCH 27, 2019**

	Civil Engineers Structural Engineers Traffic Engineers Land Surveyors Landscape Architects Scientists				48 Constitution Drive Bedford, NH 03110 Phone (603) 472-4488 Fax (603) 472-9747 www.tfmoran.com	
	FILE	47325.00	DR CK	JSH RED	FB CADFILE	— 47325-00 Site



Civil Engineers
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Land Surveyors
Landscape Architects
Scientists
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Phone (603) 472-4488
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www.tfmoran.com



121-29
ROCHESTER HOUSING AUTHORITY
77 OLDE FARM LN.
ROCHESTER NH 03867
B.1159 P.370

121-16
STATE OF NEW HAMPSHIRE
BUREAU OF COURTS
25 CAPITOL ST. RM 420
CONCORD NH 03301-4931
B.1421 P.2

121-369
PLUTO REALTY LLC
151 S. MAIN ST.
ROCHESTER NH 03867-3122
B.2107 P.143

121-392
CITY OF ROCHESTER
31 WAKEFIELD ST.
ROCHESTER NH 03867
B.1170 P.497

121-392A
ABACUS RESTAURANT CORP
DBA REVOLUTION
61 N. MAIN ST.
ROCHESTER NH 03867

COCHECO
RIVER

BRIDGE STREET

UNION STREET

NORTH MAIN STREET

121-368
MK REALTY TRUST
PO BOX 1443
ROCHESTER NH 03866-1443
B.3680 P.681

121-368-1
CHARLES F. & WENDY P. DUNN
91 N. MAIN ST.
ROCHESTER NH 03867
B.3876 P.330

121-367
GERARD L. BERGERON
95 N. MAIN ST.
ROCHESTER NH 03867-1924
B.4552 P.683

121-366
VONGSAT LLC
101 SCHANDA DR.
NEWMARKET NH 03857
B.3095 P.374

121-364
103 NORTH MAIN LLC
C/O TOM SHAUGHNESSY
64404 S. ORANGE AVE.
BROKEN ARROW OK 74011-1191
B.3792 P.827

NOTES

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REAR	15'	53.0'
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REQUIRED:	NO OFFSTREET PARKING REQUIRED IN DOWNTOWN COMMERCIAL DISTRICT.
BANK:	23 SPACES (INCL. 1 ACCESSIBLE)
PROPOSED:	
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DRAINAGE	PRIVATE
SEWER <td>MUNICIPAL</td>	MUNICIPAL
WATER <td>MUNICIPAL</td>	MUNICIPAL
GAS <td>UNITIL</td>	UNITIL
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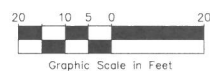
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CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION



REV.	DATE	DESCRIPTION	SRP	JH
1	11-4-2019	ADD BUILDING ADDITION		
DR			DR	CK

TAX MAP 121 LOT 17
SITE LAYOUT PLAN
PROPOSED BANK BRANCH
ROCHESTER, NEW HAMPSHIRE
OWNED BY
R & J 90 NORTH MAIN, LLC
PREPARED FOR
BISBANO + ASSOCIATES, INC.
SCALE: 1"=20' **MARCH 27, 2019**

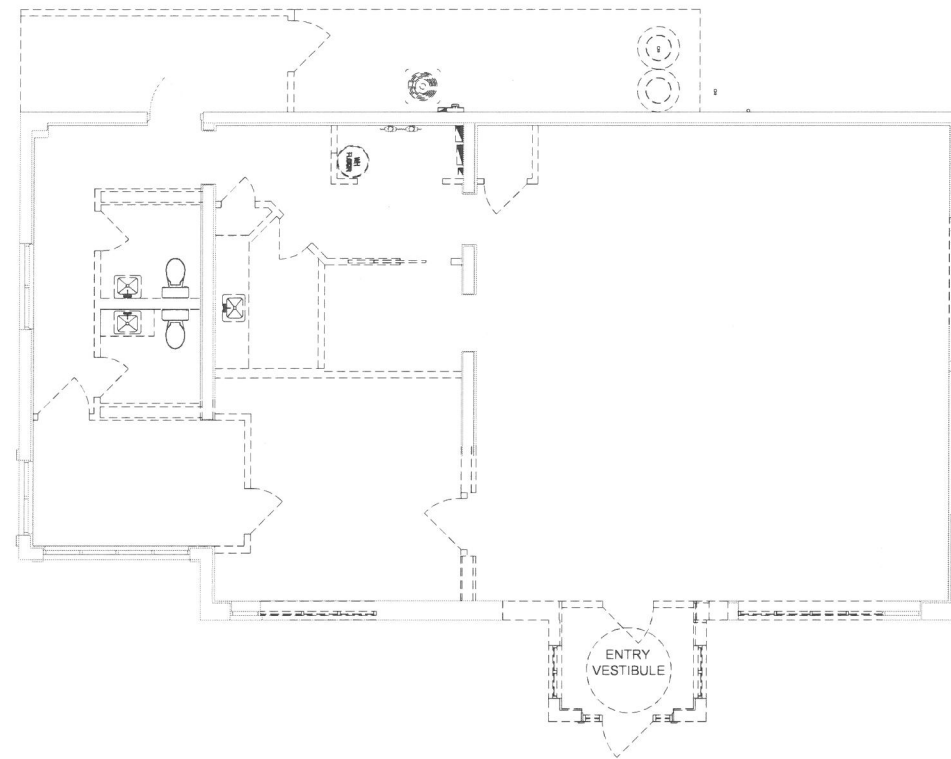


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www.tfmoran.com

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DR JSH FB
CK RED CADFILE 47325-00 Site

SHEET 4 OF 9



EXISTING PLAN



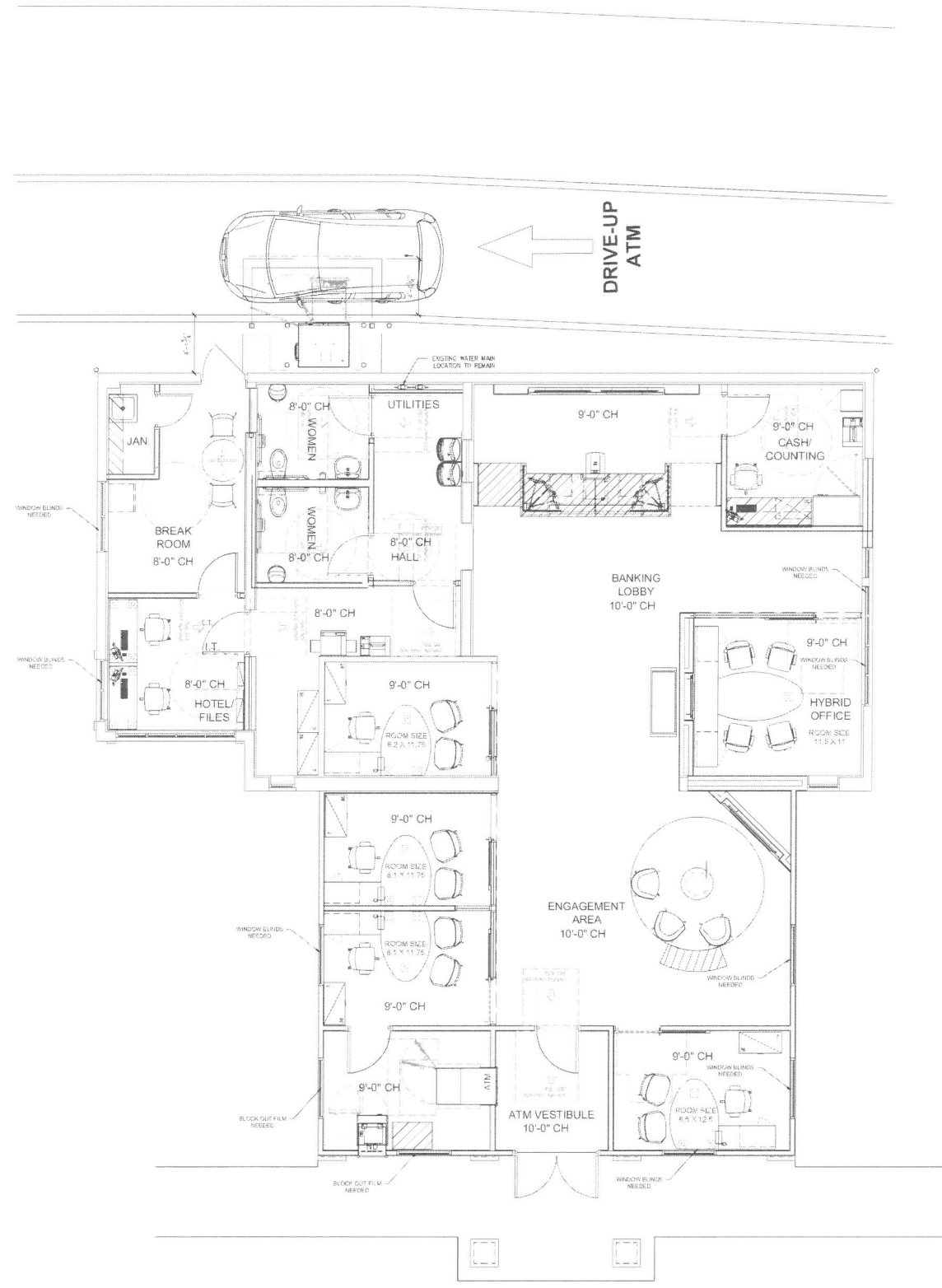
Citizens Bank
 ROCHESTER
 90 North Main Street
 Rochester, NH
 03867


EXISTING PLAN

DATE TYPE	REVISED
11.01.11	REV 1 11/17/2015
10/29/2018	REV 2 02/01/2019
DRAWN BY	REV 3 09/11/2019
JR	REV 4 10/02/2019
MS	

SCALE:
 1/4" = 1'-0"
 B+A PROJECT NO.
 2018.10


TF-1





BISSARD + ASSOCIATES, INC.
ARCHITECTURAL
PLANNING
DESIGN
CONSTRUCTION
MANAGEMENT
PROJECT MANAGEMENT

WILSON, MAINE • TEL: 603.883.1111 • FAX: 603.883.1112
NEWTON, MA • TEL: 617.552.1111 • FAX: 617.552.1112
PORTLAND, ME • TEL: 207.774.1111 • FAX: 207.774.1112



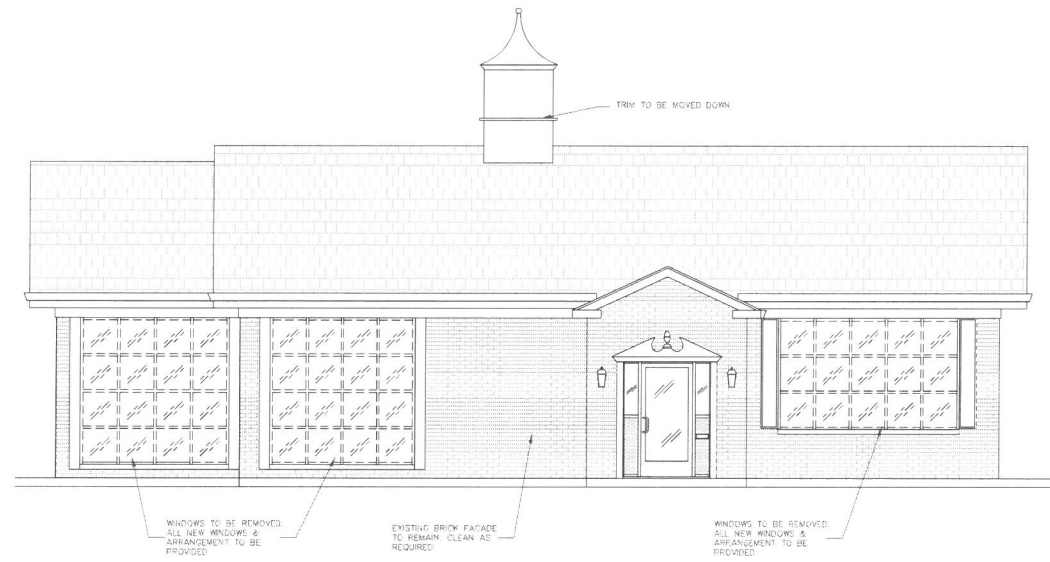
Citizens Bank
ROCHESTER
90 North Main Street
Rochester, NH
03867

PROPOSED PLAN

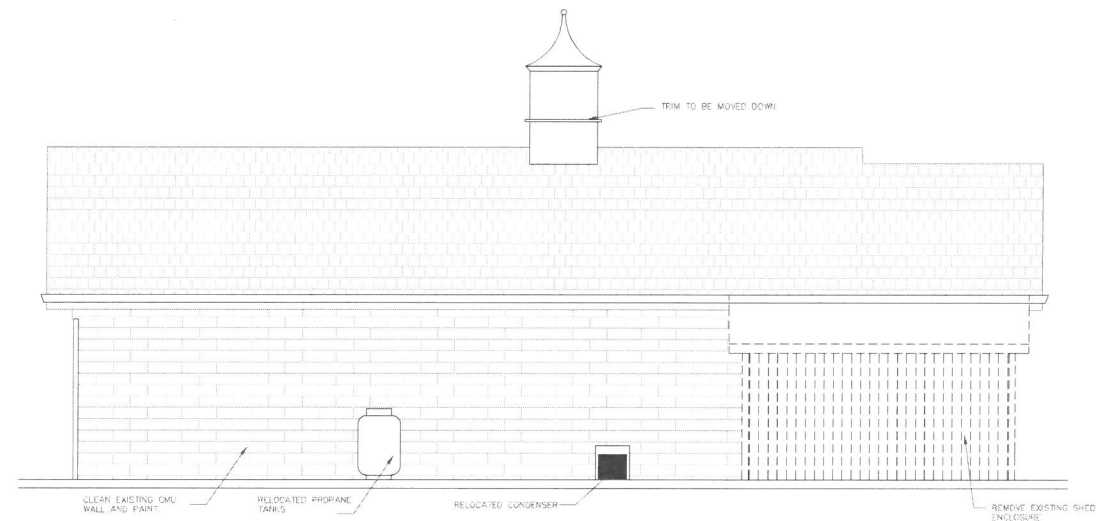
ISSUE TYPE REVISION	REVISION DATE
REV 1	11/17/2019
REV 2	01/31/2020
REV 3	09/11/2020
REV 4	10/02/2020

SCALE 1/4" = 1'-0"
BAA PROJECT NO. 2019.10

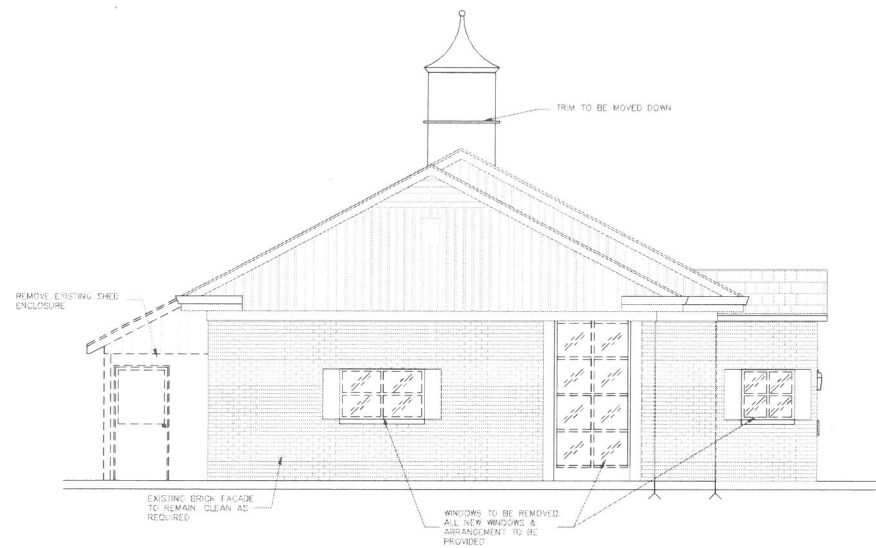
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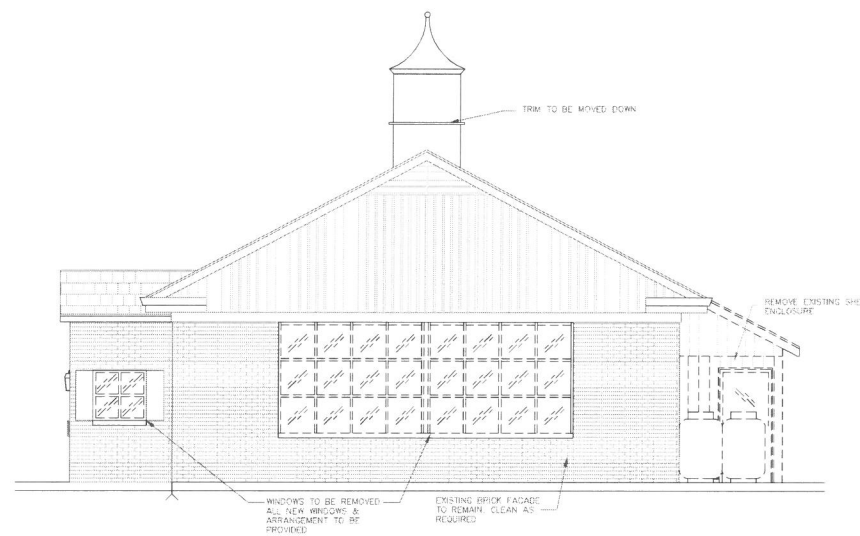
1 EXISTING FRONT EXTERIOR ELEVATION: SOUTH-WEST



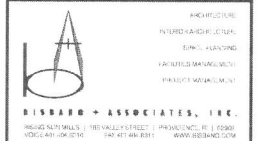
2 EXISTING REAR EXTERIOR ELEVATION: NORTH-EAST



3 EXISTING SIDE EXTERIOR ELEVATION: NORTH-WEST



4 EXISTING SIDE EXTERIOR ELEVATION: SOUTH-EAST



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Sheet for invalid reference

ROCHESTER
90 North Main Street
Rochester, NH
03867

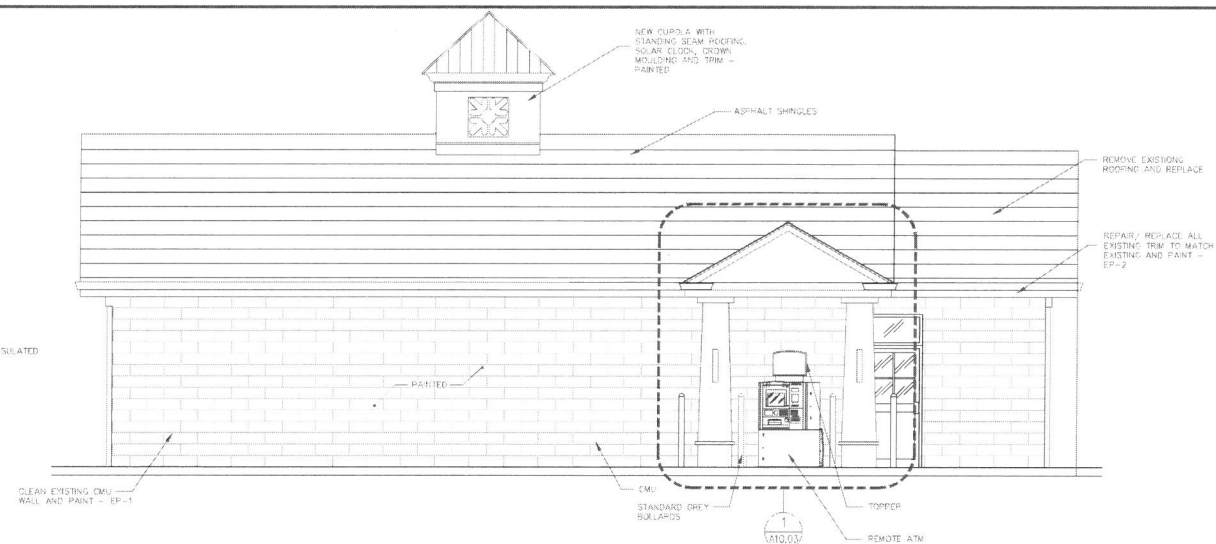
DEMOLITION EXTERIOR ELEVATIONS

ISSUE TYPE: CONSTRUCTION DOCUMENTS	REVIEWED: 10/05/2019
ISSUE DATE: 10/10/2019	
DRAWN BY: LP	
IN CHARGE: AK	

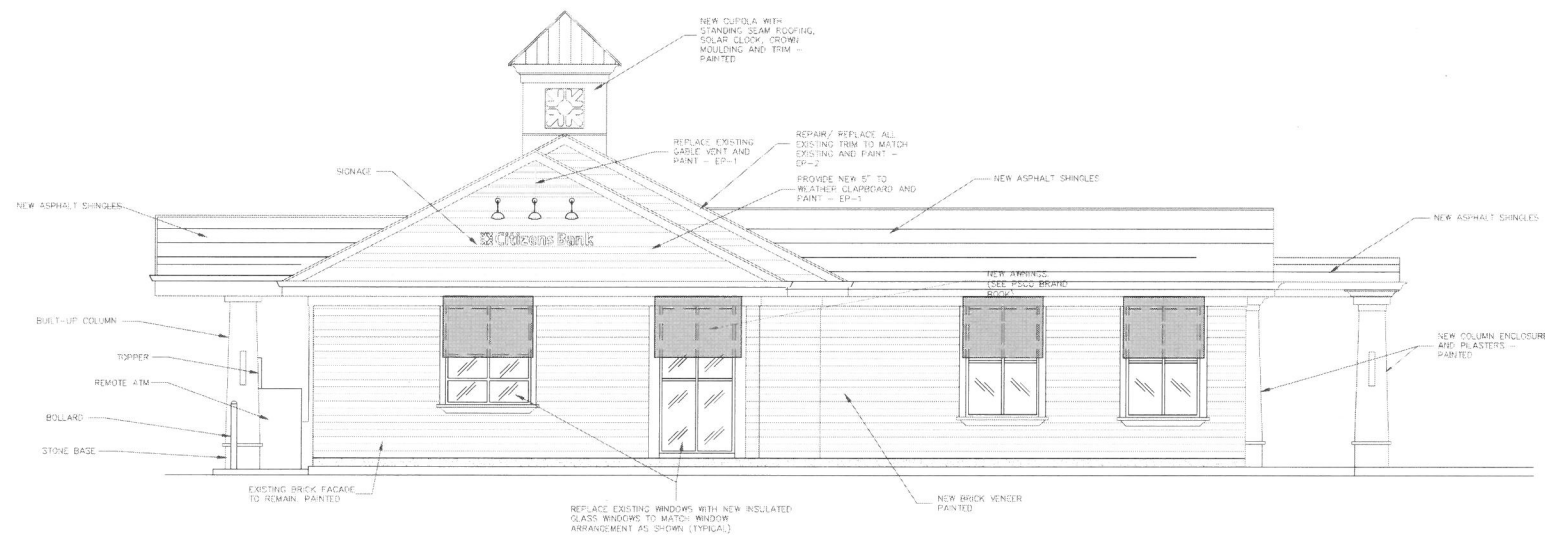
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B+A PROJECT NO. 2018.10	B+A PROJECT NO. 2018.10
BRUCE W. BISBANO No. 4403 STATE OF NEW HAMPSHIRE	A10.01



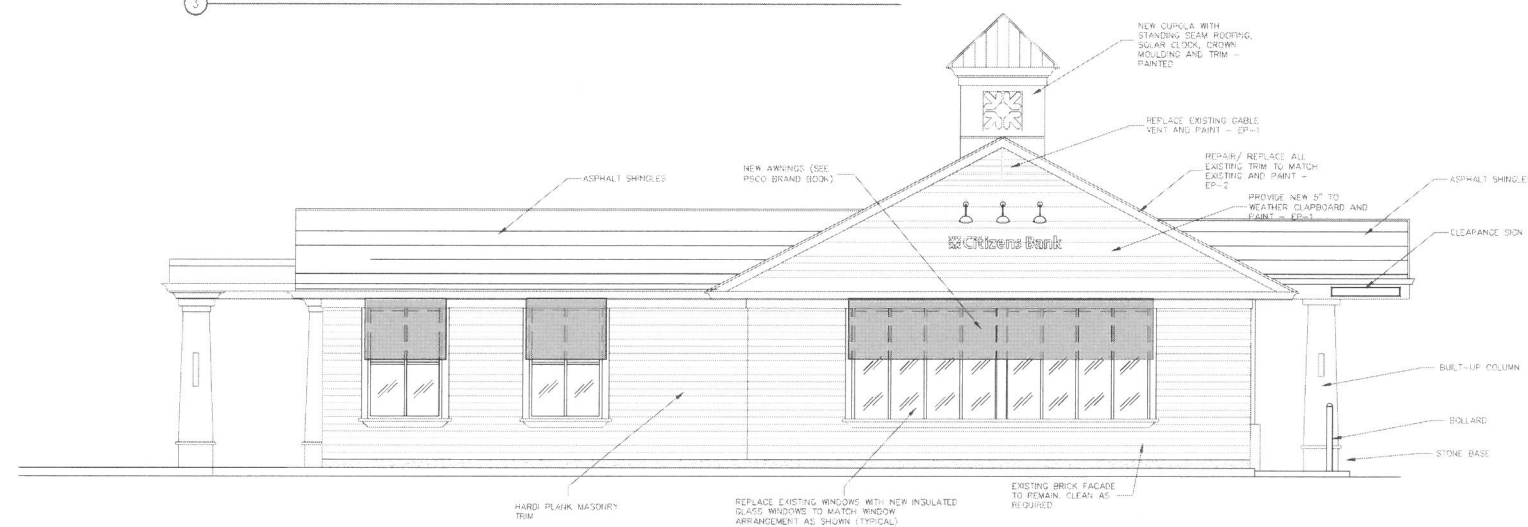
1 PROPOSED FRONT EXTERIOR ELEVATION: SOUTH-WEST



2 PROPOSED REAR EXTERIOR ELEVATION: NORTH-EAST



3 PROPOSED SIDE EXTERIOR ELEVATION: NORTH-WEST



4 PROPOSED SIDE EXTERIOR ELEVATION: SOUTH-EAST



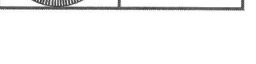
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ROCHESTER
90 North Main Street
Rochester, NH
03867

PROPOSED
EXTERIOR ELEVATIONS

ISSUE TYPE: CONSTRUCTION DOCUMENTS
ISSUE DATE: 10/07/2019
DRAWN BY: JF
CHECKED BY: JF

REVIEWED: 10/07/2019
SCALE: 1/4" = 1'-0"
BAA PROJECT NO: 2019-10
A10.02





1 PROPOSED FRONT EXTERIOR ELEVATION: SOUTH-WEST

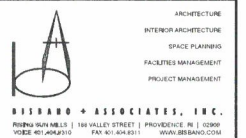
2 PROPOSED REAR EXTERIOR ELEVATION: NORTH-EAST



3 PROPOSED SIDE EXTERIOR ELEVATION: NORTH-WEST



4 PROPOSED SIDE EXTERIOR ELEVATION: SOUTH-EAST



File: \\192.168.0.200\\b+A DESIGN
for invalid reference

ROCHESTER

90 North Main Street
Rochester, NH
03867

PROPOSED
EXTERIOR ELEVATIONS

ISSUE TYPE
CONSTRUCTION DOCUMENTS

ISSUE DATE
06/10/2019

DRAWN BY
CP
JR
AZ

REVISIONS

