



**PLANNING & DEVELOPMENT DEPARTMENT**  
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Planning Board  
Conservation Commission  
Historic District Commission  
Arts & Culture Commission

## **NOTICE OF DENIAL**

August 4, 2020

Jonathan Gerson  
Bonfire Behavioral Health, LLC  
10019 Reisterstown Road, 3<sup>rd</sup> Floor  
Owings Mills, MD 21117

**Re: Conditional use permit and site plan amendment to allow an outpatient behavioral clinic. Case # 230 – 21 – I – 20**

Dear Applicant,

This is to inform you that the Rochester Planning Board, at its August 3, 2020 meeting, **DENIED** your application referenced above.

The Planning Board denied the request for the following reasons:

- 1) This proposal requires an additional application, and Amendment to an approved project application.
- 2) List of existing uses has not been provided.
- 3) Insufficient information was submitted to demonstrate how the proposed use is/is not consistent with the Conditional Use Permit base criteria outlined in Chapter/Ordinance 275-21.3. The current responses included with the incomplete application are insufficient; simply restating the criteria is not useful.
- 4) The site plan included (sheet C-1) is outdated. For instance, the building labeled "proposed" has been constructed. Aerial imagery shows additional parking lots and use of parking lots. It appears that the "undisturbed" area on the northwest side of the development has been encroached by parking and another use, which may be salt storage. It is not possible to evaluate the proposal without current plans.

- 5) Sheet A1.5, provided by the applicant, shows a ground floor suite and an area labeled "Vacant 18,894 RSF". Is this the area proposed for the medical office? Is so, what is proposed for the remaining 10,813 square feet not occupied by the 8,081 square foot medical office? How is the space to be divided and used?
- 6) The site plan does not show the location of the suite to be utilized.
- 7) The site plan does not show the location of proposed parking for staff and patients. Per Site Plan Regulations Article 3 Section 10, three (3) parking spaces per one thousand (1,000) gross square feet are required.  $3 \times 8,081 \text{ sqft} = 24.24 = 24 \text{ spaces}$ .
- 8) Additional information is needed in order to understand the proposed transportation of clients.
- 9) The location of proposed shuttle/bus drop off and pick up locations are not shown.
- 10) Anticipated traffic numbers were not submitted, nor a traffic/trip generation memorandum.
- 11) The description of the use is vague and thus unable to determine what this use is.
- 12) The narrative states 40-45 clients per day, and that the programming allows for a 1.5 hour midday break. It is unclear, based on the lack of information, if this use would be defined a school or a medical office?

If you have any questions or concerns, please feel free to contact me.

Sincerely,



Seth Creighton, AICP  
*Interim Director of Planning & Development/Chief Planner*

cc: File