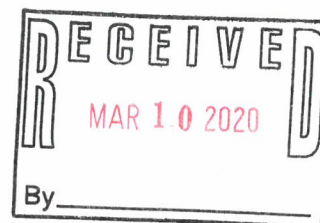


**Application for Conditional Use**  
**Conditional Uses and Buffer Reductions**  
**Section 42.19 - Conservation Overlay District**  
**City of Rochester, NH**



Date: 03/06/2020

**Property information**

Tax map #: 208; Lot #(s): 9; Zoning district: Granite Ridge Development (GRD)

Property address/location: 178 Farmington Road

Name of project (if applicable): Cornerstone VNA Expansion

**Property owner**

Name (include name of individual): Rochester/Rural District Visiting Nurse Services & Hospice

Mailing address: 178 Farmington Road, Rochester NH 03867

Telephone #: 603 994-6935 Fax \_\_\_\_\_

**Applicant/developer** (if different from property owner)

Name (include name of individual): Cornerstone VNA, c/o Julie Reynolds, CEO

Mailing address: Same as Owner

Telephone #: \_\_\_\_\_ Fax #: \_\_\_\_\_

**Engineer/designer**

Name (include name of individual): Norway Plains Associates, Inc. c/o Scott Lawler, PE

Mailing address: PO Box 249, Rochester NH 03866-0249

Telephone #: 603 335-3948 Fax #: \_\_\_\_\_

Email address: slawler@norwayplains.com Professional license #: PE 10026

**Proposed Project**

Please describe the proposed project: The proposed project is the construction proposed building addition to the Cornerstone VNA Office. Construction of the proposed sidewalk and site grading will impact approx. 432 square feet of the wetland buffer, all of which is located in the outer 25 feet.

Please describe the existing conditions: The existing site is the office building for Cornerstone VNA

(continued Conditional Use application Tax Map: 208 Lot: 9 )

*\*Please fill in **one** of the next two sections – for either Conditional Uses or Buffer Reductions\**

## **Conditional Uses**

For Conditional Uses only, justify the proposal in terms of each of the criteria below (in accordance with subsection 42.19 (i) (1) (A)). All four criteria must be satisfied.

(i) The proposed construction is essential to the productive use of land not in the COD.

The proposed construction within the COD is to provide a second means of egress from the proposed addition which is located outside the COD. The proposed building addition is necessary to accommodate the growth of the business since locating onto this parcel in 2001.

(ii) Design and construction methods will be such as to minimize impact upon the wetlands and will include restoration of the site consistent with the permitted use.

The proposed sidewalk is at the minimum width allowable for a ADA accessible route and located such to minimize the impacts within the COD. The proposed site work will reduce the overall amount of impervious surfaces within the COD by 123 square feet.

(iii) There is no feasible alternative route on land controlled by the applicant that does not cross the CO District nor has less detrimental impact on the wetlands. Nothing in this Section shall limit the applicant from exploring alternatives with abutting property owners.

The proposed work within the COD will reduce the amount of impervious surface and thus reduce the potential impacts to the wetlands. Furthermore, the proposed work is at a lower elevation than the associated wetlands being buffered. Therefore, any stormwater runoff would not flow towards the associated wetlands.

(iv) Economic advantage is not the sole reason for the proposed location of work.

The property owner and business is a non-profit agency which provide home health, hospice, palliative, private duty and community services to many towns in the region. The work within the COD is necessary to allow for access to a proposed building addition that will provide more office and larger space for training, education and meetings.

*(Buffer Reductions on next page)*

(continued Conditional Use application Tax Map: \_\_\_\_\_ Lot: \_\_\_\_\_ )

## Buffer Reductions

For Buffer Reductions only, justify the proposal in terms of each of the criteria below (in accordance with subsection 42.19 (i) (2) (B)). All four criteria must be satisfied.

(i) The structure for which the exception is sought cannot feasibly, after consideration of all reasonable alternatives, be constructed on a portion or portions of the lot, which lie outside the CO district, **or** the application of the CO district eliminates greater than 50% of the buildable area located on the parcel **or** in the judgment of the Planning Board, the proposed site layout would result in a significantly higher quality design.

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(ii) The proposed structure and use must be consistent with the purpose and intent of Section 42.19 and provisions must be made to ensure that drainage from the structure will not adversely impact any wetlands.

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(iii) There shall be no impervious areas for parking within the reduced buffer for which the Conditional Use Approval is sought.

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(iv) The maximum building coverage is limited to 50% of the outer half of the buffer zone, as shown in the diagram below.

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(v) Best management practices must be demonstrated to the satisfaction of the Planning Board.

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### 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 Conservation Commission and 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: Julie A. Reynolds CEO  
Date: 3-09-2020

Signature of applicant/developer: \_\_\_\_\_  
Date: \_\_\_\_\_

Signature of agent: [Signature]  
Date: 3-9-2020

### Authorization to enter subject property

I hereby authorize members of the Rochester Conservation Commission and Planning Board, and other pertinent City departments, boards and agencies to enter my property for the purpose of evaluating this application including performing any appropriate inspections. This authorization applies specifically to those particular individuals legitimately involved in evaluating, reviewing, or inspecting this specific application/project. It is understood that these individuals must use all reasonable care, courtesy, and diligence when entering the property. (It is not necessary to sign this provision if a Planning Board application has been submitted.)

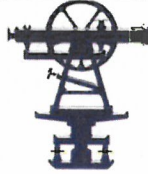
Signature of property owner: Julie A. Reynolds CEO  
Date: 3-09-2020



# NORWAY PLAINS ASSOCIATES, INC.

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March 7, 2020

Rochester Conservation Commission  
Department of Planning and Development  
Second Floor, City Hall  
31 Wakefield Street  
Rochester, NH 03867-1917

Re: Cornerstone VNA Expansion – 178 Farmington Road - Tax Map 208, Lot 9

Dear Members,

On behalf of the Cornerstone VNA, Norway Plains Associates, Inc. is pleased to submit a Conditional Use Application. The Rochester/Rural District Visiting Nurse Service and Hospice are the owner of the parcel located at 178 Farmington Road identified by the City of Rochester assessors as Tax Map 208, Lot 9 with a total area of 4.28 acres. The parcel is located in the Granite Ridge Development Zoning District as well as the Conservation Overlay and Aquifer Protection Overlay Districts. This application is being submitted in conjunction with a proposed Non-Residential Site Plan Review Application to the Rochester Planning Board.

The proposed project is the expansion of the Cornerstone VNA office building. Cornerstone VNA, a non-profit organization, provides home health, hospice, palliative, private duty and community care services in the City of Rochester as well as many towns in the region. The proposed addition, approximately 4,394 square feet divided over two floors, will provide more efficient and professional working environment, much needed office, education space and larger meeting rooms. Furthermore, the new addition would add an elevator to the building, making the facility easier to accommodate for those with disabilities and comply with the Americans with Disabilities Act (ADA) on all levels of the building. Once the proposed addition is completed, portions of the existing building will undergo renovations to address other spatial needs.

As a result of the proposed addition, minor changes to the rear of the site will be necessary. A portion of the upper parking lot will be removed, utility components will be relocated and a new patio and sidewalks will be added. The result of the proposed site development will increase the amount of impervious surfaces by approximate 1,698 square feet. As such, a stormwater management system will be constructed to mitigate the increase in stormwater runoff from the development. This stormwater management system will consist of bioretention basin. The basin is designed to treat the runoff from the roofs and patio prior to infiltrating into the ground. As such, the infiltration basin will provide recharge of runoff back into the groundwater and avoid any additional runoff from leaving the property.

As part of the proposed development, a section of the proposed side walk and minor grading will occur inside the outer 25 feet of the Conservation Overlay District. Therefore, this conditional use application is to also request for the grading in the CO District. It should be noted, that the total amount of impervious surfaces within the COD will actually reduce from the existing conditions by approximately 123 square feet. Furthermore, the proposed impervious surfaces are down gradient of the associated wetlands.

Should the Commission need additional information or have any questions, please feel free to contact our office. Otherwise we look forward to discussing this project with staff and the Conservation Commission. Thank you for your consideration

Sincerely,

**NORWAY PLAINS ASSOCIATES, INC.**

A handwritten signature in black ink, appearing to read "Scott A. Lawler". The signature is fluid and cursive, with a large initial "S" and "L".

By:

Scott A. Lawler, PE, Project Engineer

cc: Cornerstone VNA

**Conservation Commission Recommendation:**

Name of project

- ☐ Approval
- ☐ Approval with conditions
- ☐ Denial

[illegible]

date

date

