



PRELIMINARY
SITE PLAN APPLICATION
City of Rochester, New Hampshire



Check one of the following: ☐ Design Review ☒ Conceptual (design review is strongly encouraged)

Property information

Tax map #: 131 ; Lot #'s): 7 ; Zoning district: NMU

Property address/location: 717 COLUMBUS AVE ; # acres: 1.78

Name of project (if applicable): Proposed Retail Motor Fuel Outlet & Convenience Store

Proposed project

Describe proposed project: Site Redevelopment to include a 4,350 square foot Convenience Store along with a retail motor fueling facility

which consists of 5 fuel dispensing islands (10 fueling locations) and overhead canopy. See attached Variance Approval dated November 14, 2018.

Nonresidential: current bldg. size N/A s.f.; total proposed bldg. size 4,350(C-Store) 3,450(canopy) s.f.

Residential: current # units ; total proposed # units

City water? yes ☒ no ; how far is City water from the site?

City sewer? yes ☒ no ; how far is City sewer from the site?

Property owner

Name (include name of individual): 717 Columbus Avenue, LLC c/o Mary Beth Herbert

Mailing address: 112 Gates Street, Portsmouth, NH 03801

Telephone #: Email: mbherbert@comcast.net

Applicant/developer (if different from property owner)

Name (include name of individual): Tropic Star Development, LLC c/o Jim Mitchell

Mailing address: 321D Lafayette Rd, Hampton, NH 03841

Telephone #: (603) 926-7770 Email: jmittchellsme@gmail.com

Engineer/surveyor

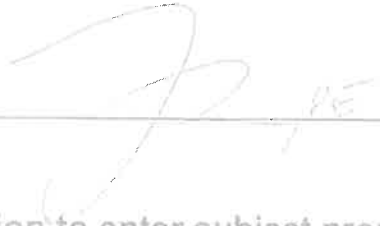
Name (include name of individual): Greenman-Pedersen, Inc. (GPI) c/o Frank Monteiro, PE

Mailing address: 44 Stiles Road, Suite One, Salem, NH 03079

Telephone #: (603) 893-0720 Fax #: (603) 893-0733

Email address: fmonteiro@gpinet.com Professional license #: NH # 7152

Signature



Date

12/9/19

Authorization to enter subject property

I hereby authorize members of the Rochester Planning Board, Zoning Board of Adjustment, Conservation Commission, Planning Department, and other pertinent City departments, boards and agencies to enter my property for the purpose of evaluating this application including performing any appropriate inspections during the application phase, review phase, post-approval phase, construction phase, and occupancy phase. 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.

on behalf of Mary Beth Herbert

Signature of property owner:

Jim Mitchell



Date:

12-9-19

December 10, 2019

Office of Planning & Development
City of Rochester
City Hall Annex
33 Wakefield Street
Rochester, NH 03867

RE: Proposed Retail Motor Fuel Outlet
Tropic Star Development, LLC
717 Columbus Avenue
Map 131 Lot 7

**SUB: Project Narrative for Conceptual
Review**

Dear Members of the Rochester Planning Board:

On behalf of our client, Tropic Star Development, LLC, we hereby submit the attached *Preliminary Site Plan Application for Conceptual Review* and supporting documentation for the proposed Site Redevelopment at the above referenced address.

Enclosed for your review are 15 packets which include the following items:

- Completed *Preliminary Site Plan Application for Conceptual Review*
- Preliminary Site Plan dated December 10, 2019 (11x17)
- Rochester ZBA Notice of Decision dated November 14, 2018 (Case No. 2018-12)

In addition to the items listed above, we offer the following project narrative in support of the application:

The proposed Site Redevelopment includes the construction of a new 4,350 sf Convenience Store along with a retail motor fuel canopy which includes five fuel dispenser islands (10 fueling locations).

The project has received Variance Approval from the Rochester ZBA on November 14, 2018 to permit a gas station, convenience store and restaurant with a drive-thru within the Neighborhood Mixed Use Zone. In response to comments received at the ZBA meeting, the applicant has eliminated the previously proposed drive-thru lane in order to minimize noise and light impacts in the rear of the site. The site design will utilize full cut-off light fixtures throughout and will propose lighting in the rear of the building which is adequate for safety purposes as suggested by the ZBA.

The site will have access via two curb cuts along Columbus Ave (Route 125) including a right-in only driveway to the north, as well as a full-access driveway to the south. There are no proposed access points along Brock Street or Old Gonic Road. The site plan provides 34 striped parking spaces and the drive aisles are designed for vehicle and fuel delivery truck circulation.

In addition to Approval from the City Planning Board, the project will also require the following reviews:

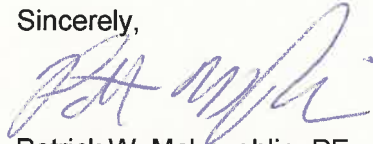
- **NHDES Shoreland Permit Approval** for work within the 250' Protected Shoreland from the Cocheco River

Tropic Star Development
717 Columbus Avenue
12/10/19
Page 2

- **NHDES Alteration of Terrain Permit (AoT)** since a portion of the site is within the Protected Shoreland and the estimated area of disturbance exceeds 50,000sf.
- **NHDOT Bureau of Planning and Community Assistance** - Although Columbus Avenue within the vicinity of the project site is under the jurisdiction of the City of Rochester, since Federal funds were used to build/improve Columbus Avenue, the NHDOT Bureau of Planning and Community Assistance will also need to review the project. A NHDOT Driveway Permit is not required, only review and approval of the project.

We look forward to meeting with the Technical Review Group on December 19th and subsequently with the Planning Board on January 6th. Please contact our office if you need any additional information.

Sincerely,



Patrick W. McLaughlin, PE
Project Engineer

cc: Jim Mitchell – Tropic Star Development, LLC
Vanessa Rozier – Tropic Star Development, LLC



City of Rochester, New Hampshire

Building, Zoning & Licensing Dept.
33 Wakefield Street * Rochester, NH 03867
(603) 332-3508
Web Site: www.rochesternh.net

Zoning Board of Adjustment Notice of Decision Case No 2018-12

November 14, 2018

2018-12 717 Columbus Avenue, LLC applicant for a Variance to permit a gas station, convenience store and restaurant with a drive-through in the Neighborhood Mixed Use Zone. According to Article 42, Table 18-B and Table 18-C.

Location: 717 Columbus Avenue, Rochester, NH 03867, 0131-0007-0000, in the NMU Zone.

*The Variance was **approved** because it met all five criteria based on what the applicant presented.*


Mr. Lawrence Spector - Chair
Rochester Zoning Board of Adjustment

It is the applicant's responsibility to obtain any applicable permits from local, state, and federal agencies. Contact the Department of Building, Zoning and Licensing Services at (603) 332-3508 ext. 1, to apply for any necessary permits and certificates. Any work completed within the thirty (30) day appeal period, explained below, is at your risk.

Note: Any person affected has a right to appeal this decision. A request for a rehearing is the first step of an appeal. The request must be submitted to the Department of Building, Zoning and Licensing within **thirty (30) calendar days**, starting the day after the decision is made. If a rehearing is not granted, the next step is to appeal to Superior Court within thirty (30) days. If a rehearing is granted, it is the responsibility of the original applicant to present the case to the Zoning Board, with the same obligations and following the same procedure used when the case was first heard.

cc: 717 Columbus Ave LLC
John Cronin, Esq
File

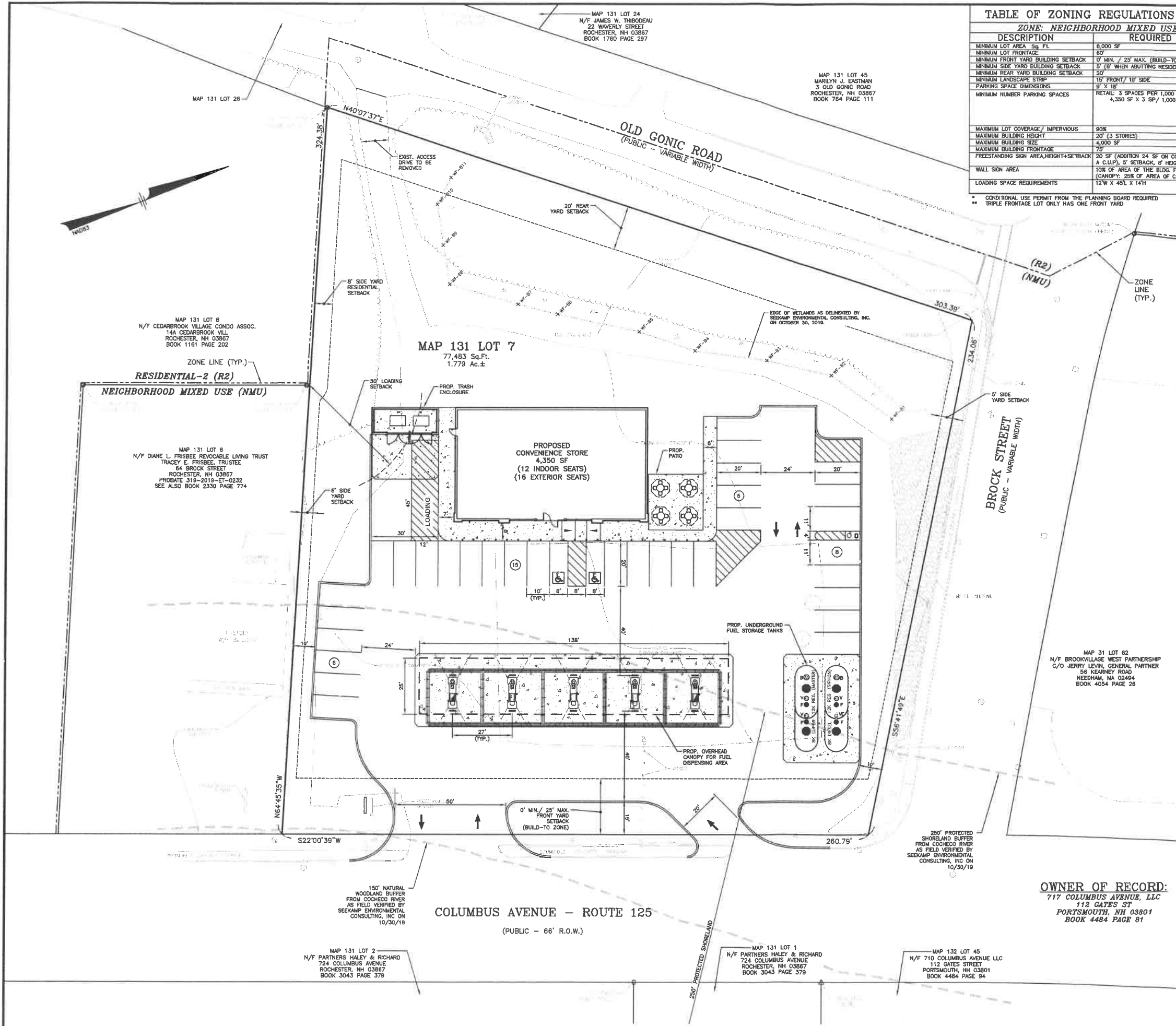
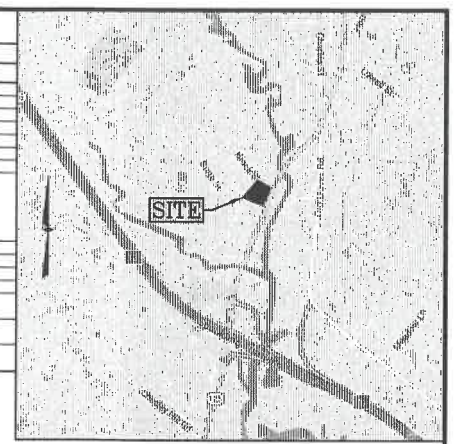
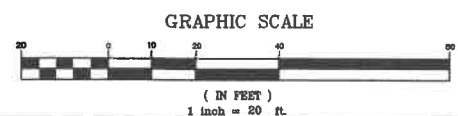
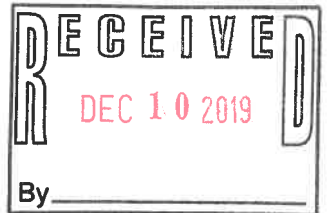


TABLE OF ZONING REGULATIONS - ROCHESTER, NH		
ZONE: NEIGHBORHOOD MIXED USE DISTRICT (NMU)		
DESCRIPTION	REQUIRED	PROVIDED
MINIMUM LOT AREA	6,000 SF	77,483 SF
MINIMUM LOT FRONTAGE	60'	260.79'
MINIMUM FRONT YARD BUILDING SETBACK	0' MIN. / 25' MAX. (BUILD-TO-ZONE)	54'
MINIMUM SIDE YARD BUILDING SETBACK	5' (8' WHEN ADJUTING RESIDENTIAL)	50'
MINIMUM REAR YARD BUILDING SETBACK	20'	82'
MINIMUM LANDSCAPE STRIP	15' FRONT / 10' SIDE	15' FRONT / 10' SIDE
PARKING SPACE DIMENSIONS	9' X 18'	10' X 20'
MINIMUM NUMBER PARKING SPACES	RETAIL: 3 SPACES PER 1,000 SF OF A 4,350 SF X 3 SP/1,000 SF = 13 SPACES	34 SPACES
MAXIMUM LOT COVERAGE / IMPERVIOUS	80%	52%
MAXIMUM BUILDING HEIGHT	20' (3 STORIES)	20' (3 STORIES)
MAXIMUM BUILDING SIZE	4,000 SF	4,350 SF*
MAXIMUM BUILDING FRONTAGE	75'	67'
FREESTANDING SIGN AREA/HEIGHT+SETBACK	20 SF (ADDITION 24 SF ON CORNER LOTS WITH A CLIP), 5' SETBACK, 8' HEIGHT	TBD
WALL SIGN AREA	10% OF AREA OF THE BLDG. FRONTAGE (CANOPY: 25% OF AREA OF CANOPY FACE)	TBD
LOADING SPACE REQUIREMENTS	12'W X 45'L X 14'H	12'W X 45'L X 14'H



LOCATION MAP
(NOT TO SCALE)

- NOTES:
- 1) TAX MAP 131 LOT 7
 - 2) LOT AREA: 1.779 AC.±
 - 3) ZONING DISTRICT: NEIGHBORHOOD MIXED USE DISTRICT (NMU)
FLOOD HAZARD OVERLAY DISTRICT (FHO)
 - 4) A VARIANCE WAS APPROVED ON NOVEMBER 14, 2018 TO PERMIT A GAS STATION, CONVENIENCE STORE, AND RESTAURANT WITH A DRIVE-THROUGH IN THE NEIGHBORHOOD MIXED USE ZONE.
 - 5) ALL NON-RESIDENTIAL USES REQUIRE A CONDITIONAL USE PERMIT FROM THE PLANNING BOARD.
 - 6) A PORTION OF THE SITE IS WITHIN THE FEMA FLOOD PLAIN. THE PROJECT WILL REQUIRE A SPECIAL PERMIT FOR DEVELOPMENT WITHIN THE FHO.
 - 7) A PORTION OF THE SITE IS LOCATED WITHIN THE 250' PROTECTED SHORELAND BUFFER AND WILL REQUIRE A NIDES SHORELAND PERMIT. THE PROJECT WILL ALSO REQUIRE A NIDES ALTERATION OF TERRAIN (AOT) PERMIT IF THE PROPOSED DISTURBANCE ASSOCIATED WITH THE PROJECT EXCEEDS 50,000 SF. (ESTIMATED DISTURBED AREA = 58,000 SF±)



NO.	DESCRIPTION	BY	DATE
REVISIONS			
PRELIMINARY SITE PLAN			
MAP 131 LOT 7 717 COLUMBUS AVENUE ROCHESTER, NEW HAMPSHIRE PREPARED FOR: TROPIC STAR DEVELOPMENT, LLC 321 LAFAYETTE ROAD HAMPTON, NH 03842			
GPI		Greenman-Pedersen, Inc. 44 Stiles Road Suite One Salem, NH 03079	
603.893.0720		GPI.NET.COM	
SCALE: 1"=20'	DATE: DECEMBER 10, 2019	DRAWING NO. 3988PSP.dwg	
DRAWN BY: CCC	CHECKED BY: FCM	PROJECT NO. 398816	SHEET NO. 1 OF 1