



City of Rochester, New Hampshire

Zoning Board of Adjustment

February 12, 2021

10 Farmington Road, LLC
549 US Route 1 Bypass
Portsmouth, NH 03801

Notice of Decision

Z-21-02 10 Farmington Road, LLC applicant seeks *Variance from tables 12.3 and 12.8 of the Zoning Ordinance* to permit alteration of land within the wetland buffer to allow for parking and site improvements.

Location: 10 & 14 Farmington Road, Rochester, NH 03867, Map 221 Lots 158 & 159 in the Granite Ridge Development Zone

The Zoning Board of Adjustment **Approved** the Variance as presented with the following conditions set forth by the City of Rochester Conservation Commission in their February 3, 2021 letter:

- 1) Consider pervious pavement for drive aisle around building.
- 2) Drainage design is to incorporate infiltration.
- 3) Provide hoods in catch basins to separate oil/water.
- 4) Snow storage is not to be pushed towards the buffer; provide boulders and/or plantings to create a physical barrier between parking lot and buffer.
- 5) Consider removing sidewalk to reduce impacts (or shift sidewalk to opposite side).
- 6) Remove the 4 parking spaces within the buffer.
- 7) Provide retaining walls for grading, where possible, to limit buffer impact.
- 8) Consult with wetland scientist regarding the best re-vegetation plan for the impacted slope within buffer.
- 9) Consider separate access to employee parking area to limit impacts. Alternatively investigate shifting drive aisle connecting the two lots over (towards dumpsters).

 2/12/21
Shanna B. Saunders,
Director of Planning & Development

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It is the applicant's responsibility to obtain any applicable permits from local, state, and federal agencies. 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 Planning Department 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: View Point
File