

FRANCIS X. BRUTON, III  
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JOSHUA P. LANZETTA

OF COUNSEL  
JAMES H. SCHULTE

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November 3, 2021

Shanna B. Saunders,  
Director of Planning and Development  
City of Rochester  
City Hall Annex  
33 Wakefield Street  
Rochester, NH 03867-1917

**RE: Owner & Applicant: Packy's Investment Properties, LLC**  
**18 Sterling Drive, Rochester, NH**  
**Map 208, Lot 18-1**

Dear Ms. Saunders:

As you may recall, at the October 13, 2021 meeting of the Rochester ZBA, the Applicant requested a continuance of the above referenced matter in order to discuss the project further with the abutter and to consider the comments made by the City Attorney. As a result, the Applicant has discussed the project with the Abutter, Mr. Clifton Jones and has agreed to reduce the impact to the abutter, as depicted on the enclosed plans. In addition, given the City Attorney's comments, the project has been scaled back, resulting in a lesser deviation from the setbacks required for self-storage located within the Granite Ridge Development District.

The plans submitted herein highlight the following:

Sketch #1 depicts the vacant lot with the building and pavement setback lines only based on a self-storage facility use. This demonstrates the lack of buildable area for self-storage on the parcel, particularly given the bowed effect the cul-de-sac has on the shape of the property. We have also updated this plan to show the abutter's house and barns and added the notes on the right-hand side and noted the recent change in property ownership from the previous owner to the Applicant.

Sketch #2 depicts the amended information with the proposed buildings as they were submitted as part of the initial ZBA application. We added the distances from the structures to the property line that indicates what relief the Applicant was originally requesting.

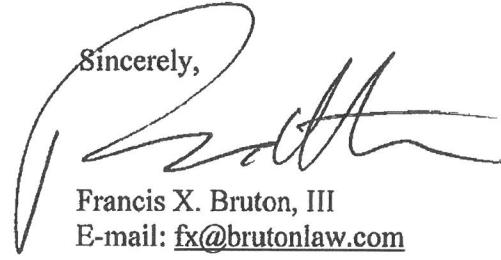
Sketch #3 is the revised plan with a smaller building #1 and #2. The buildings are shifted further away from the abutter. We also added the potential for vehicle storage spaces at the front of the parcel, a permitted use without need for relief, similar to what the Applicant did for the site

November 2, 2021

across the street. As noted, building #1 would be 75 feet from the front setback and building #2 would be 50 feet from the front setback. We also shifted building #3 to be align with the end of building #2, such that it would not need the variance from the abutting property.

We are hopeful that the changes in design demonstrate the Applicant's willingness to consider lesser impacts than previously requested and the comments made at the last hearing, and that such efforts satisfy this Board in order for the variances, as depicted in Sketch #3, to be granted.

Sincerely,



Francis X. Bruton, III  
E-mail: [fx@brutonlaw.com](mailto:fx@brutonlaw.com)

FXB/mas  
Enclosures

cc: Packy's Investment Properties, LLC  
Norway Plains Associates, Inc.

LAND SURVEYORS

CIVIL ENGINEERS

LEGEND

- PROPERTY LINE
- JURISDICTIONAL WETLANDS
- EXISTING TREE LINE
- EXISTING OVERHEAD WIRES
- EXISTING HYDRANT
- EXISTING WATER GATE OR SHUT-OFF VALVE
- EXISTING UTILITY POLE
- EXISTING SEWER MAN HOLE
- EXISTING CATCH BASIN
- EXISTING LIGHT POLES
- PROPOSED BUILDING
- PROPOSED PAVEMENT



UTILITY  
EASEMENT  
REF. PLAN #2

FEMA FLOOD  
ZONE LINE

50' WETLAND  
SETBACK

EXISTING SEWER PUMP  
STATION WITH FENCE  
ENCLOSURE

LIGHT  
POST

ELEC.  
TRANS.

25' CEMETERY  
BUFFER

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FRESENIUS KIDNEY CARE  
STRAFFORD COUNTY

TAX MAP 208, LOT 18-2  
ELLIOTT BAY HEALTHCARE REALTY LLC  
617 EASTLAKE AVENUE E SUITE 305  
SEATTLE, WA 98108-5682  
(SCRD BOOK 4317, PAGE 865)  
"MEDICAL OFFICE FACILITY"

TAX MAP 208, LOT 18-1  
PACKY'S INVESTMENT PROPERTIES, LLC  
PO BOX 77  
FARMINGTON, NH 03835  
(SCRD BOOK 4965, PAGE 915)  
"VACANT"

TAX MAP 208, LOT 17  
CLIFTON JONES  
127 FARMINGTON ROAD  
ROCHESTER, NH 03867  
(SCRD BOOK 4804, PAGE 381)  
"RESIDENTIAL"

TAX MAP 216, LOT 13  
STATE OF NEW HAMPSHIRE  
DEPARTMENT OF TRANSPORTATION  
PO BOX 483  
CONCORD, NH 03301  
(SCRD BOOK 2125, PAGE 568)  
"RECREATIONAL TRAIL"

- GENERAL SITE PLAN NOTES
1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE BUILDABLE AREA FOR A SELF-STORAGE FACILITY ON MAP 208, LOT 18-1.
  2. THIS PARCEL IS LOCATED IN THE GRANITE RIDGE DEVELOPMENT (GRD) ZONE, THE AQUIFER PROTECTION OVERLAY DISTRICT (APOD), THE FLOOD HAZARD OVERLAY DISTRICT (FHOD) AND THE WETLAND CONSERVATION OVERLAY DISTRICT.
  3. TOTAL PARCEL AREA: LOT 18-1 = 2.08 ACRES OR 90,421 SQUARE FEET
  4. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING FEATURES ON THE LOT.
  5. THE LOTS AREA SERVICED BY CITY SEWER AND WATER.
  6. DIMENSIONAL REGULATIONS PER ZONING ORDINANCE:  
GRANITE RIDGE DEVELOPMENT (GRD) ZONE:  
MINIMUM LOT AREA = NO DIMENSIONAL STANDARD  
MINIMUM LOT FRONTAGE = 50 FEET  
PAVEMENT SETBACKS:  
FRONT = 10'  
SIDE = 5'  
REAR = 10'  
MINIMUM YARD SETBACKS:  
FRONT = NO DIMENSIONAL STANDARD  
SIDE = NO DIMENSIONAL STANDARD  
REAR = NO DIMENSIONAL STANDARD  
MAXIMUM LOT COVERAGE = NO STANDARD  
MAXIMUM BUILDING HEIGHT = NO STANDARD  
MIN-WAREHOUSE:  
FRONT = 100'  
SIDE = 75' (IF ABUTTING RESIDENTIAL PROPERTY)  
REAR = 75' (IF ABUTTING RESIDENTIAL PROPERTY)  
50' SETBACK  
CONSERVATION OVERLAY DISTRICT:  
ORIENTATION: HORIZONTAL AND VERTICAL DATUMS - CITY OF ROCHESTER GIS AND NGVD29  
7. PARCEL IS NOT LOCATED WITHIN ZONE AE (100YR FLOOD) AND THE FLOODWAY ZONE AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY #33017C0164D DATED MAY 17, 2005.

**ZONING SITE SKETCH**  
**TAX MAP 208, LOTS 18-1**  
**18 STERLING DRIVE**  
**ROCHESTER, NH**  
 PREPARED FOR:  
**PACKY'S INVESTMENT**  
**PROPERTIES LLC**  
 JANUARY 2021  
 GRAPHIC SCALE

30 0 15 30 60 120  
 (IN FEET)  
 1 INCH = 50 FEET

FILE NO. 116  
 PLAN NO.  
 DWG. NO. 19273/SK-1

31 Mooney Street, Alton, N.H. 603-875-3948

NORWAY PLAINS ASSOCIATES, INC.

2 Continental Blvd., Rochester, N.H. 603-335-3948

SK-1



LAND SURVEYORS

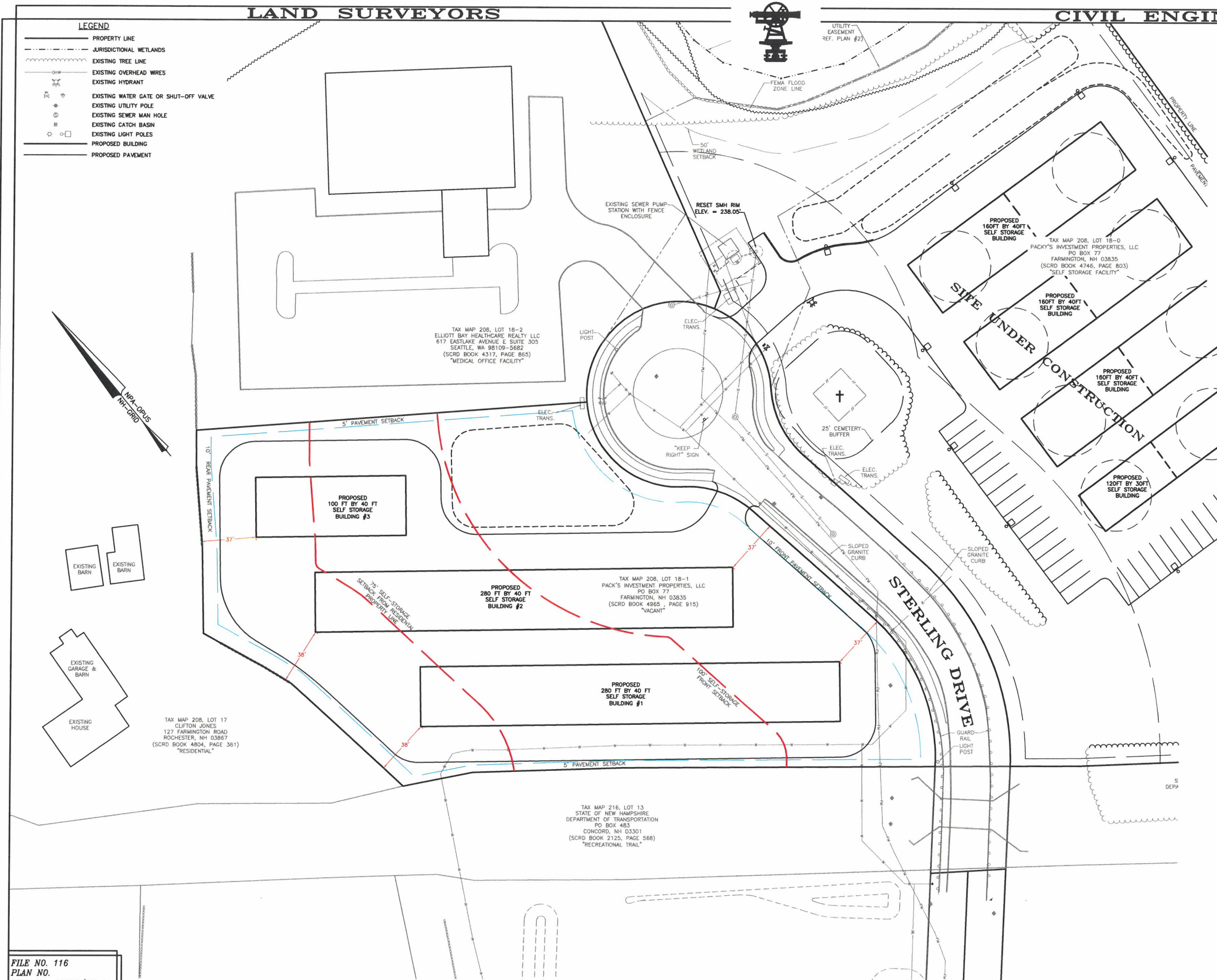
CIVIL ENGINEERS

LEGEND

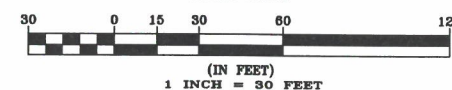
- PROPERTY LINE
- - - JURISDICTIONAL WETLANDS
- ~ EXISTING TREE LINE
- EXISTING OVERHEAD WIRES
- EXISTING HYDRANT
- EXISTING WATER GATE OR SHUT-OFF VALVE
- EXISTING UTILITY POLE
- EXISTING SEWER MAN HOLE
- EXISTING CATCH BASIN
- EXISTING LIGHT POLES
- PROPOSED BUILDING
- PROPOSED PAVEMENT



- GENERAL SITE PLAN NOTES
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REAR = 10'  
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REAR = 75' (IF ABUTTING RESIDENTIAL PROPERTY)  
50' SETBACK  
CONSERVATION OVERLAY DISTRICT:  
ORIENTATION: HORIZONTAL AND VERTICAL DATUMS - CITY OF ROCHESTER GIS AND NGVD29  
B. PARCEL IS NOT LOCATED WITHIN ZONE AE (100YR FLOOD) AND THE FLOODWAY ZONE AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY #33017C0184D DATED MAY 17, 2005.



ZONING SITE SKETCH  
TAX MAP 208, LOTS 18-1  
18 STERLING DRIVE  
ROCHESTER, NH  
PREPARED FOR:  
PACKY'S INVESTMENT  
PROPERTIES LLC  
JANUARY 2021  
GRAPHIC SCALE



FILE NO. 116  
PLAN NO.  
DWG. NO. 19273/SK-2

31 Mooney Street, Alton, N.H. 603-875-3948

NORWAY PLAINS ASSOCIATES, INC.

2 Continental Blvd., Rochester, N.H. 603-335-3948

SK-2

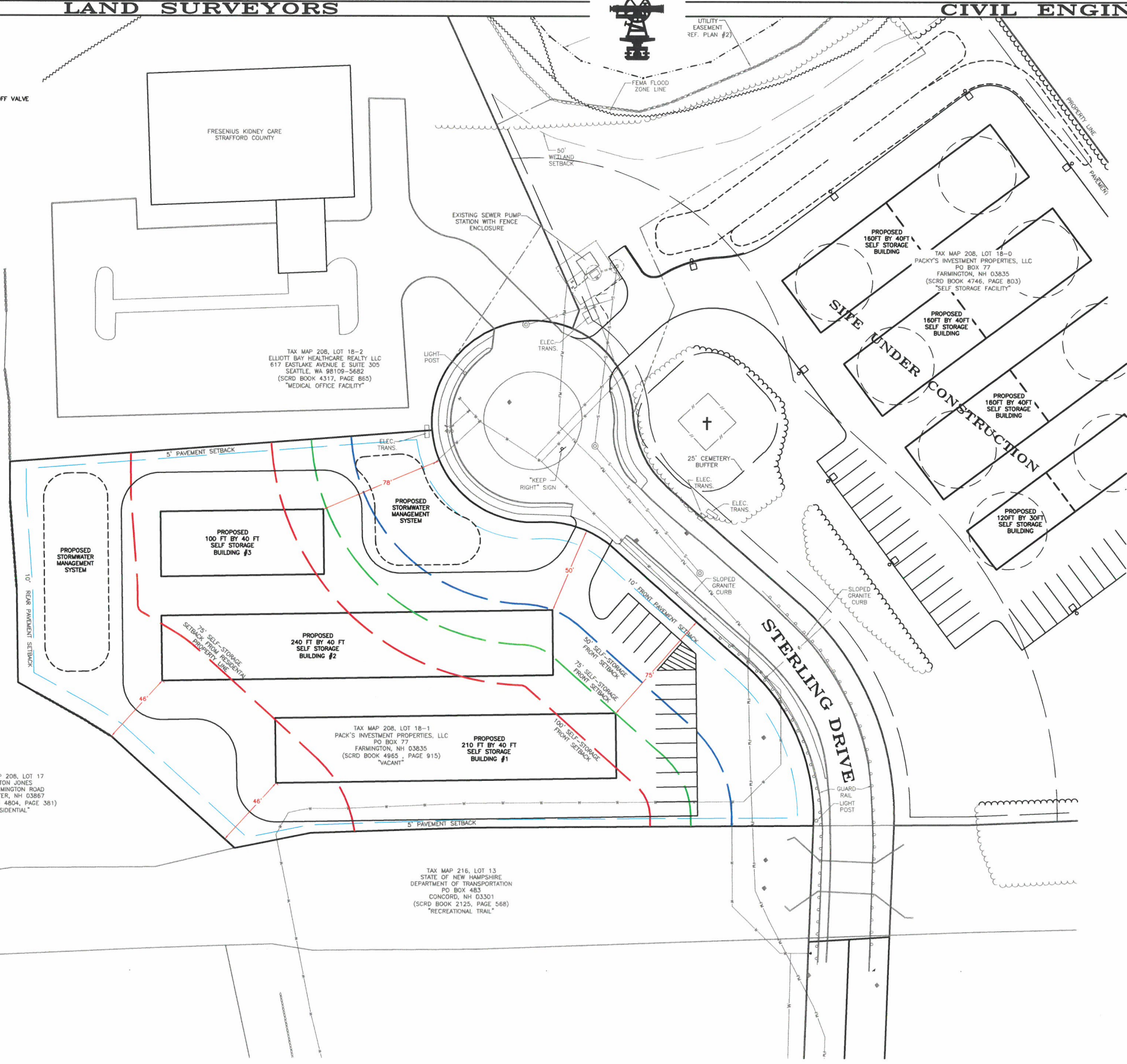


LAND SURVEYORS

CIVIL ENGINEERS

LEGEND

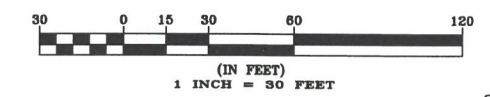
- PROPERTY LINE
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- ~ EXISTING TREE LINE
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- EXISTING HYDRANT
- EXISTING WATER GATE OR SHUT-OFF VALVE
- EXISTING UTILITY POLE
- EXISTING SEWER MAN HOLE
- EXISTING CATCH BASIN
- EXISTING LIGHT POLES
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED PAVEMENT
- PROPOSED SIGNS
- PAVEMENT RADIUS (20')



- GENERAL SITE PLAN NOTES
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CONCEPTUAL  
ZONING SITE SKETCH  
TAX MAP 208, LOTS 18-1  
18 STERLING DRIVE  
ROCHESTER, NH  
PREPARED FOR:  
PACKYS INVESTMENT  
PROPERTIES LLC

OCTOBER 2021  
GRAPHIC SCALE



FILE NO. 116  
PLAN NO. C-3077  
DWG. NO. 19273/SK-1

31 Mooney Street, Alton, N.H. 603-875-3948

NORWAY PLAINS ASSOCIATES, INC.

2 Continental Blvd., Rochester, N.H. 603-335-3948

SK-3