



# City of Rochester, New Hampshire

## Zoning Board of Adjustment

### Variance Application

TO: BOARD OF ADJUSTMENT  
CITY OF ROCHESTER

|                            |
|----------------------------|
| DO NOT WRITE IN THIS SPACE |
| CASE NO. <u>2-21-21</u>    |
| DATE FILED <u>9/22/21</u>  |
| <u>CG</u>                  |
| ZONING BOARD CLERK         |

Applicant: Public Service Co of NH (DBA Eversource Energy) c/o Brent Kilgore

E-mail: gregory.kilgore@eversource.com Phone: 603.634.2800

Applicant Address: 780 North Commercial Street, Manchester, NH 03101

Property Owner (if different): Public Service Co of NH (DBA Eversource Energy)

Property Owner Address: PO Box 270, Hartford, CT 06141-0270

Variance Address: 74 Old Dover Road, Rochester, NH 03867

Map Lot and Block No: Tax Map 136, Lot 20

Description of Property: Eversource Rochester Area Work Center (AWC)

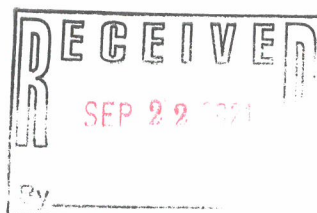
Proposed use or existing use affected: Warehouse

The undersigned hereby requests a variance to the terms of the Rochester Zoning Ordinance, Ch. 275, Section 18.1

and asks that said terms be waived to permit Expansion of existing warehouse use in the Residential-1 (R1) Zoning District

The undersigned alleges that the following circumstances exist which prevent the proper enjoyment of his land under the strict terms of the Zoning Ordinance and thus constitute grounds for a variance. **I understand that while presenting my case the testimony should be confined to the 5 criteria and how they pertain to my case.**

Signed: J. Brent Kilgore Date: 9/17/21





# City of Rochester, New Hampshire

## Zoning Board of Adjustment

### Variance Criteria

1) Granting the variance would not be contrary to the public interest because:

Please see attached.

2) If the variance were granted, the spirit of the ordinance would be observed because:

Please see attached.

3) Granting the variance would do substantial justice because:

Please see attached.

4.) If the variance were granted, the values of the surrounding properties would not be diminished because:

Please see attached.

5.) Unnecessary Hardship:

a. Owing to special **conditions of the property that distinguish it from other properties in the area**, denial of the variance would result in an unnecessary hardship because:

i. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property because:

Please see attached.

And:

ii. The proposed use is a reasonable one because:

Please see attached.

b. Explain how, if the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to the special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in the strict conformance with the ordinance, and a variance is therefore necessary to enable reasonable use of it.

Please see attached.



Civil Engineers  
Structural Engineers  
Traffic Engineers  
Land Surveyors  
Landscape Architects  
Scientists

September 17, 2021

Larry Spector, Chairman  
City of Rochester Zoning Board of Adjustment  
33 Wakefield Street  
Rochester, NH 03867-1917

Re: Variance Request - Rochester Zoning Ordinance, Chapter 275, Section 18.1 – Use Regulations  
Eversource Rochester Area Work Center (AWC)  
74 Old Dover Road, Rochester, NH 03867  
Tax Map 136 Lot 20

Dear Mr. Chair,

On behalf of our Client, Public Service Company of New Hampshire (DBA Eversource Energy), please find attached information regarding a request for a Variance to expand the existing non-conforming use in the Residential-1 (R-1) Zoning District to install a proposed vehicle enclosure at the existing Eversource Rochester Area Work Center (AWC), located at the above noted address.

The existing facility which has been in continuous service for over 40-years and includes Eversource offices, garage bays, and secure storage yard used to house equipment and fleet vehicles. The facility is utilized to coordinate routine electrical maintenance and emergency responses in Rochester and the surrounding areas.

The project consists of installing (1) 2,600-sf+/- (65-ft wide by 40-ft depth by 29-ft-8-in high) prefabricated fleet vehicle storage enclosure within the existing AWC paved and gravel storage yard. The enclosure will enable covered parking for up to four (4) Emergency Line Trucks which are designed and equipped for emergency responses during storm events. Providing covered storage for the vehicles leads to a reduction in response time and increase in safety for Eversource's emergency response teams during winter storm events.

The proposed enclosure will be located at the NW corner of the existing storage yard in an area where utility poles are currently being stored. A substantial mature evergreen buffer currently exists beyond the AWC yard that screens the abutting property, which will not be disturbed as part of this project. The enclosure will be anchored to concrete blocks which sit on top of the paved surface. In that this will not change the impervious land cover or drainage flow paths for the site, no changes to the site stormwater management systems are proposed. Assuming required approvals from the City are received, installation of the enclosure would begin promptly, as the intent of the project is to provide covered parking prior to the start of the 2021 winter season.

We would ask that you please place this notification on your next available agenda and should there be any questions or concerns regarding this submittal or the project in general please do not hesitate to contact the undersigned at (603) 472-4488 or [ngolon@tfmoran.com](mailto:ngolon@tfmoran.com).

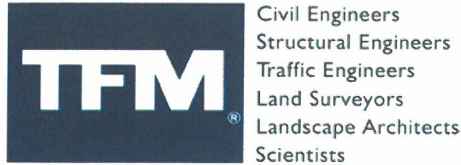
Sincerely,  
TFMoran, Inc.

A handwritten signature in black ink, appearing to read 'Nicholas Golon'.

Nicholas Golon, P.E.  
Principal

48 Constitution Drive  
Bedford, NH 03110  
Phone (603) 472-4488  
Fax (603) 472-9747  
[www.tfmoran.com](http://www.tfmoran.com)





September 17, 2021

Larry Spector, Chairman  
City of Rochester Zoning Board of Adjustment  
33 Wakefield Street  
Rochester, NH 03867-1917

Re: Variance Request - Rochester Zoning Ordinance, Chapter 275, Section 18.1 – Use Regulations  
Eversource Rochester Area Work Center (AWC)  
74 Old Dover Road, Rochester, NH 03867  
Tax Map 136 Lot 20

**General Description**

The existing facility which has been in continuous service for over 40-years includes Eversource offices, garage bays, and secure storage yard used to house equipment and fleet vehicles. The facility is utilized to coordinate routine electrical maintenance and emergency responses in Rochester and the surrounding areas.

The project consists of installing (1) 2,600-sf+/- (65-ft long by 40-ft wide by 29-ft, 8-in high) prefabricated fleet vehicle storage enclosure within the existing AWC paved and gravel storage yard. The enclosure will enable covered parking for up to four (4) Emergency Line Trucks which are designed and equipped for emergency responses during storm events. Providing covered storage for the vehicles leads to a reduction in response time and increase in safety for Eversource’s emergency response teams during winter storm events.

The proposed enclosure will be located at the NW corner of the existing storage yard in an area where utility poles are currently being stored. A substantial mature evergreen buffer currently exists beyond the AWC yard that screens the abutting property, which will not be disturbed as part of this project. The enclosure will be anchored to concrete blocks which sit on top of the paved surface. In that this will not change the impervious land cover or drainage flow paths for the site, no changes to the site stormwater management systems are proposed. Assuming required approvals from the City are received, installation of the enclosure would begin promptly, as the intent of the project is to provide covered parking prior to the start of the 2021 winter season.

Relative to the improvements proposed, the applicant is respectfully requesting relief from Section 18.1 of the City of Rochester Zoning Ordinance, Chapter 275, to allow an expansion of the existing non-conforming use in the Residential-1 (R-1) Zoning District. All required building setbacks have been met for location of the proposed enclosure.

**1. Granting the variance would not be contrary to the public interest because:**

To be contrary to the public interest, a variance must unduly and in a marked degree conflict with the zoning ordinance such that it violates the ordinance’s basic zoning objectives. The requested variance will allow for expansion of an existing use which has been in continuous service for over 40-years, for the purpose of providing covered parking for Eversource’s emergency line trucks, which provide an essential service to the general public. Granting the variance would not alter the essential character of the locality as the site has been utilized for an essential public utility since construction in 1980.

**2. If the variance were granted, the spirit of the ordinance would be observed because:**

The variance fits within the spirit of the Zoning Ordinance in that the requested continuation of the use will not create hazards to the health, safety, or general welfare of the public, nor be detrimental to the use of or out of character with the adjacent neighborhood given the use was established in 1980. Granting the



variance would not be contrary to the public interest as it facilitates the adequate provision of electricity, an essential public requirement.

**3. Granting the variance would do substantial justice because:**

The guiding factor for substantial justice is that any loss to the individual that is not outweighed by a gain to the general public is an injustice. Under the specified design of the proposed vehicle enclosure, the gain to the public will not outweigh the harm to the applicant as the public is protected equally in either case. The proposed expansion will enable Eversource the ability to continue to use the property for the purposes of providing essential emergency and maintenance services to the electrical infrastructure which it serves.

**4. If the variance were granted, the value of surrounding properties are not diminished because:**

Specific to the variance requested, PSNH (DBA Eversource Energy) has continuously operated the site as an Area Work Center dating back to 1980. As the industrial character of the site has already been established, the value of the surrounding properties already reflects the use and no diminution in value would be expected from the authorization of the requested variance.

**5. Unnecessary Hardship:**

**a. Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in an unnecessary hardship because:**

**i. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property because:**

The overall purpose of the ordinance is to promote the health, safety, and general welfare of the public. Relief from the allowable use specified by the ordinance can be provided without frustrating the purpose of the ordinance in that the overriding factor of the safety of the public is observed. Special conditions pertaining to this property that distinguish it from other properties includes; the existing use of the site as an Area Work Center and its proximity to the existing electrical infrastructure which it serves. Denial of the variance would result in an unnecessary hardship for the owner and would not promote a public interest as emergency and maintenance services of electrical infrastructure are an essential public service.

**ii. The proposed use is a reasonable one.**

The location and existing use of the property as an Area Work Center makes the continued use of this property, to support an essential public utility, an appropriate selection. From a design standpoint, the proposed area of expansion is within the footprint of the existing facility, and furthermore located within the existing secure storage yard. Re-siting the Area Work Center elsewhere in the City would not only create an economic hardship for the applicant but also present no substantial benefit to the public which it serves.

**b. Explain how, if the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to the special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.**

This property is unique and has special conditions that meet the criteria of an unnecessary hardship as it is presently occupied by Eversource's Rochester Area Work Center. A denial of this variance for the continued use of the property to serve its purpose as a supporter of an essential public utility would negatively impact the ability of the property owner to have reasonable use of the lot.

ZONING

275 Attachment 4

City of Rochester

Table 18-D Industrial-Storage-Transport-Utility Uses  
[Amended 5-7-2019]

LEGEND

- P = Permitted Use
- C = Conditional Use
- E = Use Allowed by Special Exception

| Industrial-Storage-Transport-Utility-Uses | Residential Districts |    |     |    | Commercial Districts |    |    |    | Industrial Districts |    | Special |    | Criteria/Conditions Reference |
|---|-----------------------|----|-----|----|----------------------|----|----|----|----------------------|----|---------|----|-------------------------------|
|   | R1                    | R2 | NMU | AG | DC                   | OC | GR | HC | GI                   | RI | HS      | AS |                               |
| Airport                                   | —                     | —  | —   | E  | —                    | —  | —  | —  | —                    | —  | —       | P  | Article 21                    |
| Commercial parking facility               | —                     | —  | —   | —  | C                    | —  | —  | —  | —                    | —  | —       | —  | —                             |
| Contractor's storage yard                 | —                     | —  | —   | E  | —                    | —  | —  | E  | P                    | P  | —       | —  | Articles 20 and 22            |
| Distribution center                       | —                     | —  | —   | —  | —                    | —  | P  | C  | P                    | —  | —       | —  | Article 21                    |
| Emergency services facility               | —                     | —  | —   | —  | C                    | C  | —  | C  | C                    | —  | P       | —  | Article 21                    |
| Fuel storage                              | —                     | —  | —   | —  | —                    | —  | P  | E  | E                    | —  | —       | —  | Article 21                    |
| Helipad (accessory use)                   | —                     | —  | —   | E  | —                    | E  | P  | E  | P                    | P  | P       | P  | Article 21                    |
| Industry, heavy                           | —                     | —  | —   | —  | C                    | —  | P  | E  | P                    | E  | —       | —  | Article 21                    |
| Industry, light                           | —                     | —  | —   | —  | —                    | —  | P  | P  | P                    | —  | —       | —  | Article 21                    |
| Industry, recycling                       | —                     | —  | —   | —  | —                    | —  | —  | —  | P                    | —  | —       | —  | Article 21                    |
| Junkyard                                  | —                     | —  | —   | —  | —                    | —  | —  | —  | —                    | P  | —       | —  | Articles 20 and 22            |
| Laundry establishment-3                   | —                     | —  | —   | —  | —                    | —  | —  | E  | E                    | P  | —       | —  | Articles 20 and 22            |
| Mini-warehouse                            | —                     | —  | —   | —  | —                    | —  | —  | P  | P                    | —  | —       | —  | —                             |
| Monument production                       | —                     | —  | C   | —  | —                    | C  | —  | P  | P                    | —  | —       | —  | Articles 20 and 21            |
| Parking lot                               | —                     | C  | C   | C  | C                    | C  | —  | P  | C                    | P  | C       | P  | Article 21                    |
| Printing facility                         | —                     | —  | C   | —  | —                    | P  | P  | P  | P                    | —  | —       | —  | —                             |
| Public parking facility                   | —                     | —  | —   | —  | P                    | —  | —  | —  | —                    | —  | —       | —  | —                             |
| Recycling facility                        | —                     | —  | —   | —  | —                    | —  | —  | E  | E                    | P  | —       | —  | Articles 20 and 22            |
| Research and development                  | —                     | —  | —   | —  | E                    | P  | P  | P  | P                    | —  | —       | —  | Article 21                    |
| Sawmill                                   | —                     | —  | —   | —  | —                    | —  | —  | —  | E                    | —  | —       | —  | Article 21                    |
| Sawmill, temporary (accessory use)        | —                     | —  | —   | P  | —                    | P  | —  | P  | P                    | P  | —       | P  | Article 23                    |

275 Attachment 4: 1

Supp 2, May 2019

ROCHESTER CODE

| Industrial-Storage-Transport-Utility-Uses | Residential Districts |    |     |    | Commercial Districts |    |    |    | Industrial Districts |    | Special |    | Criteria/Conditions Reference |
|---|-----------------------|----|-----|----|----------------------|----|----|----|----------------------|----|---------|----|-------------------------------|
|   | R1                    | R2 | NMU | AG | DC                   | OC | GR | HC | GI                   | RI | HS      | AS |                               |
| Solid waste facility                      | —                     | —  | —   | —  | —                    | —  | —  | —  | —                    | P  | —       | —  | Articles 20 and 22            |
| Tank farm                                 | —                     | —  | —   | —  | —                    | —  | P  | C  | P                    | —  | —       | —  |                               |
| Trade shop                                | —                     | —  | C   | —  | C                    | C  | P  | P  | P                    | P  | —       | —  | Article 21                    |
| Transportation service                    | —                     | —  | C   | —  | C                    | —  | P  | P  | C                    | C  | —       | —  | Article 21                    |
| Truck terminal                            | —                     | —  | —   | —  | —                    | —  | P  | —  | C                    | C  | —       | —  | Article 21                    |
| Utility - substation                      | E                     | E  | E   | E  | E                    | C  | E  | P  | P                    | P  | E       | E  | Article 21                    |
| Utility - power generation                | —                     | —  | —   | —  | E                    | —  | E  | —  | E                    | E  | —       | —  | Article 21                    |
| Warehouse                                 | —                     | —  | C   | —  | C                    | C  | P  | P  | P                    | C  | —       | C  | Articles 20, 21 and 23        |
| Wireless communications facility          | —                     | —  | —   | E  | E                    | E  | P  | E  | P                    | P  | E       | E  | Articles 20 and 22            |



[illegible]



Property Location 74 OLD DOVER RD  
Vision ID 481

Account # 481

Map ID 0136/ 0020/ 0000/ /  
Bldg # 1

Bldg Name  
Sec # 1 of 1

Card # 1 of 1

State Use 0430  
Print Date 09-13-2021 2:10:13 P

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

|                  |        |             |                  |    |             |
|------------------|--------|-------------|------------------|----|-------------|
| Element          | Cd     | Description | Element          | Cd | Description |
| Model            | 96     | Industrial  | Half Bath Ratin  | A  | SAME        |
| Style            | N32    | SVC GARAGE  | Extra Fixture(s) | 10 |             |
| Grade            | B      | Good        | Extra Fix Rating | A  |             |
| Stories          | 1      |             |                  |    | SAME        |
| Units            |        |             |                  |    | MIXED USE   |
| Residential Unit | 0      |             |                  |    |             |
| Comm Units       | 1.00   |             |                  |    | Percentage  |
| Wall Height      | 14.00  |             |                  |    | 100         |
| Exterior Wall 1  | 21     |             |                  |    | 0           |
| Exterior Wall 2  |        | CONC BLOCK  |                  |    | 0           |
| 2nd Ext Wall %   | 0      |             |                  |    |             |
| Roof Structure   | 04     | FLAT        |                  |    |             |
| Roof Cover       | 11     | MEMBRANE    |                  |    |             |
| Interior Wall 1  | 06     | AVERAGE     |                  |    |             |
| Interior Wall 2  |        |             |                  |    |             |
| Interior Floor 1 | 12     | CONCRETE    |                  |    |             |
| Interior Floor 2 |        |             |                  |    |             |
| Basement Floor   |        |             |                  |    |             |
| % Heated         | 100.00 |             |                  |    |             |
| Heat Fuel        | 03     |             |                  |    |             |
| Heat Type        | 06     |             |                  |    |             |
| 2nd Heat Type    | 07     |             |                  |    |             |
| 2nd % Heated     | 45.00  |             |                  |    |             |
| # Heat Systems   | 0.00   |             |                  |    |             |
| AC Percent       | 45.00  |             |                  |    |             |
| Bedrooms         |        |             |                  |    |             |
| Full Bath(s)     | 0      |             |                  |    |             |
| Bath Rating      | A      |             |                  |    |             |
| 3/4 Bath(s)      | 0      |             |                  |    |             |
| 3/4 Bath Rating  |        |             |                  |    |             |
| Half Bath(s)     | 3      |             |                  |    |             |
| Half Bath Ratin  | A      |             |                  |    |             |

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

| Code | Description  | L/B | Units  | Unit Price | Yr Blt | Cond. | Cd  | % Good | Grade | Adj | Appr. Value |
|------|--------------|-----|--------|------------|--------|-------|-----|--------|-------|-----|-------------|
| 51   | P BARN MT1S  | L   | 960    | 14.55      | 2002   | AV    | 70  | C      | 1.00  |     | 19,600      |
| FC8  | FENCE CH 8'  | L   | 800    | 22.50      | 1980   | AV    | 50  | C      | 1.00  |     | 9,000       |
| PA   | PAVING ASPHT | L   | 74,000 | 2.57       | 1980   | AV    | 50  | C      | 1.00  |     | 95,100      |
| OM   | DOOR MTR W   | B   | 168    | 9.68       | 1980   | AV    | 77  | C      | 1.00  |     | 16,300      |
| 41   | GENERATOR    | L   | 1      | 0.00       | 1980   | AV    | 100 | C      | 1.00  |     | 0           |

BUILDING SUB-AREA SUMMARY SECTION

| Code | Description         | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
|------|---------------------|-------------|------------|----------|-----------|----------------|
| CNP  | CANOPY              |             | 0          | 364      | 29.93     | 10,895         |
| EFP  | ENCL PORCH          |             | 0          | 115      | 135.46    | 15,578         |
| FFL  | 1ST FLOOR           |             | 20,156     | 20,156   | 64.01     | 1,290,131      |
| SLB  | CONCRETE SLAB       |             | 0          | 364      | 9.22      | 3,356          |
| SUP  | FINISHED MEZZANINES |             | 1,784      | 1,784    | 0.00      | 0              |

Ttl Gross Liv / Lease Area21,94022,78320,1561,319,960

12' x 12' (144 sq ft)

100' x 100' (10,000 sq ft)

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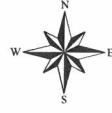
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100' x 100' (10,000 sq ft)





# 74 Old Dover Road

Rochester, NH

1 inch = 137 Feet

October 5, 2021



[www.cai-tech.com](http://www.cai-tech.com)



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

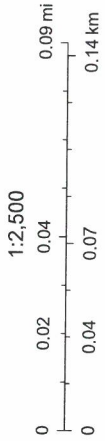


Eversource Rochester AWC



9/13/2021, 12:23:35 PM

Tax Parcels



Esri Community Maps Contributors, Rochester GIS, BuildingFootprintUSA, Esri Canada, Esri HERE, Garmin, SafeGraph, INCREMENT P, METANASA, USGS, EPA, NPS, US Census Bureau, USDA, Esri, HERE, Garmin, INCREMENT P,

ArcGIS Online - Rochester NH-Web GIS





Civil Engineers  
Structural Engineers  
Traffic Engineers  
Land Surveyors  
Landscape Architects  
Scientists

|  |   |
|--|---|
| Project Title:<br>Eversource Energy Rochester Area Work Center (AWC) |   |
| PHOTO LOG  |   |
| Photo #  | Photo location and description  |
| 1  | Google Street view of existing Eversource Rochester AWC facility, looking east from Old Dover Road  |
| 2  | Google Street view of existing Eversource Rochester AWC facility from intersection with Meadow Lane, looking northwest from Old Dover Road                          |
| 3  | Google Street view of existing Eversource Rochester AWC facility from northerly driveway, looking northwest across existing evergreen screening at perimeter of lot |
| 4  | Google Street view of existing Eversource vegetative screening along eastern property line, looking southwest along Meadow Lane                                     |
| 5  | Google Street view of existing Eversource vegetative screening along eastern property line, looking northwest along Meadow Lane                                     |
| 6  | Google Aerial Imagery of Lot 136-20; approximate area of work shown in red  |



## Eversource Energy Rochester AWC – Site Photographs

Photo 1



Google Street view of existing Eversource Rochester AWC facility, looking east from Old Dover Road

Photo 2



Google Street view of existing Eversource Rochester AWC facility from intersection with Meadow Lane, looking northwest from Old Dover Road



Photo 3



Google Street view of existing Eversource Rochester AWC facility from northerly driveway, looking northwest across existing evergreen screening at perimeter of lot

Photo 4



Google Street view of existing Eversource vegetative screening along eastern property line, looking southwest along Meadow Lane

Photo 5



Google Street view of existing Eversource vegetative screening along eastern property line,  
looking northwest along Meadow Lane



Photo 6



Google Aerial Imagery of Lot 136-20; approximate area of work shown in red

Eversource Energy Rochester AWC  
ZBA Variance Application  
74 Old Dover Road, Rochester, NH 03867  
Tax Map 136, Lot 20



1. AS-BUILT PLAN PREPARED FOR PSNH, DOVER-ROCHESTER DISTRICT OFFICE, DWG. NO. R-628-5. PREPARED FOR PUBLIC SERVICE CO. OF NEW HAMPSHIRE, DATED SEPTEMBER 18, 1980 BY PUBLIC SERVICE CO. OF NEW HAMPSHIRE - ENGINEERING DIVISION.

| NUMBER | APPROVED | EXPIRES |
|--------|----------|---------|
|--------|----------|---------|

CITY SITE PLAN APPROVAL

CITY BUILDING PERMIT

THE FOLLOWING VARIANCE IS REQUESTED FROM THE ZONING BOARD OF ADJUSTMENT:

ROCHESTER ZONING ORDINANCE CHAPTER 275, SECTION 18.1 -

TO PERMIT AN EXPANSION OF AN EXISTING WAREHOUSE USE IN THE RESIDENTIAL-1 (R1)  
ZONING DISTRICT

1. OWNER OF RECORD OF MAP 136 LOT 20: PUBLIC SERVICE CO OF NH, DBA EVERSOURCE ENERGY, PO BOX 270, HARTFORD, CT 06141-0270  
DEED REFERENCE TO PARCEL IS BK. 4442 PG. 263  
AREA OF PARCEL = 5.972 ACRES

2. THE EXISTING CONDITIONS PORTRAYED ON THIS PLAN ARE A COMPILATION OF DATA FROM PLANS OF RECORD PROVIDED BY EVERSOURCE AND ARE NOT THE RESULT OF A FIELD SURVEY CONDUCTED BY TFMORAN, INC.

3. THE PURPOSE OF THIS PLAN IS TO INSTALL AN ENCLOSURE TO HOUSE EVERSOURCE FLEET VEHICLES AT THE EXISTING EVERSOURCE ROCHESTER AREA WORK CENTER (AWC).

4. DIMENSIONAL REQUIREMENTS = RESIDENTIAL - (1) ZONING AND AVIATION OVERLAY DISTRICTS

|                               | REQUIRED: | EXISTING/PROPOSED: |
|-------------------------------|-----------|--------------------|
| MINIMUM LOT DIMENSIONS:       |           |                    |
| LOT AREA                      | 10,000 SF | 5.97-AC            |
| LOT FRONTAGE                  | 100'      | 325.0'             |
| MINIMUM YARD DIMENSIONS:      |           |                    |
| FRONT                         | 10'       | 100.0'/100.0'      |
| SIDE                          | 10'       | 110.8'/10'         |
| REAR                          | 20'       | 475.9'/275.9'      |
| MAXIMUM STRUCTURE DIMENSIONS: |           |                    |
| STRUCTURE HEIGHT              | 50'       | 29.75' (PROPOSED)  |
| MAX FOOTPRINT                 | 30%       | 10%                |
| LOT COVERAGE                  | 35%       | 52.3%/52.3%        |
| *EXISTING LOT OF RECORD       |           |                    |

5. PARKING REQUIREMENTS  
REQUIRED PARKING RATIO:  
VEHICLE SERVICE: 1.5 SP/1,000 S.F. + 4 SPACES/BAY  
11,312 S.F./1,000 S.F. + 4 SP X 12 BAYS = 60 SPACES  
OFFICE: 3 SP/1,000 S.F.  
= 9,072 S.F./1,000 S.F. = 9 SPACES  
TOTAL REQUIRED = 69 SPACES  
PROVIDED = 71 SPACES (EXISTING - OUTSIDE OF STORAGE YARD)

6. THE PROPERTY WILL BE SERVED BY THE FOLLOWING:

|          |                                  |
|----------|----------------------------------|
| DRAINAGE | PRIVATE                          |
| SEWER    | MUNICIPAL                        |
| WATER    | MUNICIPAL                        |
| GAS      | PRIVATE                          |
| ELECTRIC | EVERSOURCE                       |
| TELECOM  | COMCAST/FAIRPOINT COMMUNICATIONS |

7. EXAMINATION OF THE FEMA FLOOD INSURANCE RATE MAP FOR STRAFFORD COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS) MAP NUMBER 33017C0211.D, EFFECTIVE DATE: MAY 17, 2005, INDICATES THAT THE PROJECT IS NOT LOCATED WITH A FLOOD HAZARD AREA.

8. THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES, SPECIFICATIONS, REGULATIONS AND STANDARDS.

9. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS NOTED OTHERWISE.

10. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN CASE OF CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWING AND/OR SPECIFICATION, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATIONS.

11. IN THE EVENT THAT THE SNOW STORAGE AREAS PROVIDED ON THE SITE ARE COMPLETELY UTILIZED, EXCESS SNOW SHALL BE TRANSPORTED OFF SITE FOR DISPOSAL IN ACCORDANCE WITH NHDES REGULATIONS.

12. NO NEW NON-EMERGENCY EXTERIOR LIGHTING FIXTURES SHALL BE INSTALLED AS PART OF THE PROPOSED WORK.

13. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY TFMORAN, INC., DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR OR ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.

14. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE SITE AND ALL SURROUNDING CONDITIONS. THE CONTRACTOR SHALL ADVISE THE APPROPRIATE AUTHORITY OF HIS INTENTIONS AT LEAST 48 HOURS IN ADVANCE.

15. THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY HIS WORK AT ALL TIMES.

16. ALL WORK IS TO CONFORM TO THE CITY OF ROCHESTER, DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS.

17. IN THE EVENT OF A CONFLICT BETWEEN PLANS, SPECIFICATIONS, AND DETAILS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.

18. IF CONDITIONS AT THE SITE ARE DIFFERENT THAN SHOWN ON THE PLANS, THE ENGINEER OF RECORD SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH THE AFFECTED WORK.

19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS. PRIOR TO THE START OF ANY CONSTRUCTION, THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BE AGREED TO BY THE ENGINEER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT "DIGSAFE" (811) AT LEAST 72 HOURS BEFORE DIGGING.

20. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES OWNING UTILITIES, EITHER OVERHEAD OR UNDERGROUND, WITHIN THE CONSTRUCTION AREA AND SHALL COORDINATE AS NECESSARY WITH THE UTILITY COMPANIES. THE PROTECTION OR RELOCATION OF UTILITIES IS ULTIMATELY THE RESPONSIBILITY OF THE CONTRACTOR.

21. THE CONTRACTOR SHALL COORDINATE MATERIALS AND INSTALLATION SPECIFICATIONS WITH THE INDIVIDUAL UTILITY AGENCIES/COMPANIES, AND ARRANGE FOR ALL INSPECTIONS.

22. THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER, TFMORAN INC. ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON-CONFORMANCE WITH THESE PLANS EXCEPT UPON THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD.

23. TFMORAN INC. ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE ENGINEER OF RECORD.

24. CONTRACTOR SHALL COORDINATE WITH OWNER TO MAINTAIN FUNCTIONALITY OF SITE DURING CONSTRUCTION.

25. ALL WORK SHALL OCCUR WITHIN THE LIMITS OF THE RENOVATIONS SHOWN ON THIS PLAN. NO STORAGE OR STAGING SHALL OCCUR OUTSIDE THESE LIMITS WITHOUT PRIOR APPROVAL BY OWNER.

26. ITEMS PROPOSED TO REMAIN IN THEIR CURRENT LOCATION AND CONDITION SHALL BE PROTECTED DURING CONSTRUCTION BY THE CONTRACTOR. IN THE EVENT THAT DAMAGE OCCURS, REPAIR OR REPLACEMENT SHALL BE PROVIDED (AT THE OWNER'S SOLE DISCRETION) AT NO ADDITIONAL COST.

27. CONTRACTOR TO COORDINATE ELECTRICAL SERVICE LOCATION AND SPECIFICATIONS WITH OWNER.

28. FOR MORE INFORMATION ABOUT THIS SITE PLAN CONTACT TFMORAN, INC. (C/O NICHOLAS COLON, PE) AT (603) 472-4498.



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48 Constitution Drive, Bedford, N.H. 03110

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This plan is not effective unless signed by a duly authorized officer of  
Thomas F. Moran, Inc.



HORIZONTAL SCALE 1"=40'



A horizontal scale bar with alternating black and white segments. The numbers 40, 20, and 0 are printed above the bar, indicating distances in feet.

| CONTRACT SERVICES |     | REV | DESCRIPTION     | ENG/PER  | DATE | DRN | CHKD | APP |
|-------------------|-----|-----|-----------------|----------|------|-----|------|-----|
| DWG               | REV |     | EPN/DESCRIPTION | CHKD/PER | DATE | DRN | CHKD | APP |

TFM

|                      |  |
|----------------------|--|
| Civil Engineers      | 48 Constitution Drive                                |
| Structural Engineers | Bedford, NH 03110                                    |
| Traffic Engineers    | Phone (603) 472-4488                                 |
| Land Surveyors       | Fax (603) 472-9747                                   |
| Landscape Architects | <a href="http://www.tfmoran.com">www.tfmoran.com</a> |
| Scientists           | TFM Proj: 20014-00                                   |

SITE LAYOUT PLAN

**EVERSOURCE**  
ENERGY

NEW HAMPSHIRE

TAX MAP 136 LOT 20  
74 OLD DOVER ROAD  
ROCHESTER, NH 03867  
EVERSOURCE ROCHESTER

SCALE  
AS NOTED

|  |          |         |
|--|----------|---------|
|  | -        | #       |
|  | DRAWN    | JB      |
|  | ENGINEER | JB      |
|  | CHECKED  | JB      |
|  | APPROVED | NG      |
|  | DATE     | 8/24/20 |

DRAWING NO.  
C-03



**PLANNING & DEVELOPMENT DEPARTMENT**

**City Hall Annex**

**33 Wakefield Street**

**Rochester, New Hampshire 03867-1917**

**(603) 335-1338 - Fax (603) 330-0023**

**Web Site: [www.rochesternh.net](http://www.rochesternh.net)**

Planning Board  
Zoning Board  
Arts & Culture Commission  
Conservation Commission  
Historic District Commission

Scott Fawcett  
Bode Equipment Company

Date August 16, 2021

**RE: Letter of Intent for an Exterior Shelter for emergency line trucks at 74 Old Dover Road, Tax Map 136 Lot 20 in the Residential-1 Zone.**

Dear Mr. Fawcett:

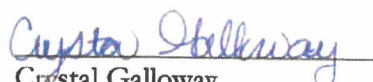
After reviewing your proposal dated July 21, 2021, we have determined that the proposed use of an exterior shelter at the above location is not a permitted use in the Residential-1 Zone. This use is considered a "warehouse" under the City of Rochester's Zoning Ordinance and is not permitted in the R1 Zone.

If you would like to pursue approval for this use, you may submit a Variance Application to the Zoning Board of Adjustment. This application is available at:  
[https://www.rochesternh.net/sites/g/files/vyhlif1131/f/uploads/variance\\_app\\_pkg\\_0.pdf](https://www.rochesternh.net/sites/g/files/vyhlif1131/f/uploads/variance_app_pkg_0.pdf). If the Zoning Board approves your application, you would then also require Site Plan approval from the Planning Board.

Please refer to the Zoning Ordinance, Chapter 275, for additional information  
(<https://www.ecode360.com/32217395>). Refer to Table 18-D and the definitions section for more information about warehouses.

If you have any questions or concerns, please feel free to contact the Planning & Development Department at 603-335-1338.

Sincerely,

  
Crystal Galloway,  
Planner I

| September 21, 2021   | Abutters List<br>For Eversource Energy<br>Rochester Area Work Center   | Job #20014-00  |
|--|--|--|
| Lot 136-20<br>Public Service Co of NH<br>(DBA Eversource Energy)<br>PO Box 270<br>Hartford, CT 06141-0270                    | Public Service Co of NH<br>(DBA Eversource Energy)<br>c/o Brent Kilgore<br>780 North Commercial St<br>Manchester, NH 03101 | Lot 132-13<br>Roman Catholic Bishop<br>c/o Finance & Real Estate Office<br>153 Ash Street<br>Manchester, NH 03104-4396 |
| Lot 136-14<br>Kelly J & Alfred R Buttiglieri<br>11 Weeping Willow Drive<br>Rochester, NH 03867-5052                          | Lot 136-15<br>Percy L & Kathleen A Spiers<br>9 Weeping Willow Drive<br>Rochester, NH 03867-5052                            | Lot 136-16<br>Gilbert G Colon<br>7 Weeping Willow Drive<br>Rochester, NH 03867-5052                                    |
| Lot 136-17<br>Brandy N & Kim Warren &<br>William Shaheen<br>5 Weeping Willow Drive<br>Rochester, NH 03867-5052               | Lot 136-19<br>Adam Gaudreault<br>70 Old Dover Road<br>Rochester, NH 03867-4542   | Lot 136-21<br>Roman Catholic Bishop of Manchester<br>c/o St Mary Church<br>71 Lowell Street<br>Rochester, NH 03867     |
| Lot 136-35<br>JM & LA Yerari Rev. Living Trust<br>John & Linda Yerari Trustees<br>42 Meadow Lane<br>Rochester, NH 03867-5017 | Lot 136-36<br>Bradley J & Jamie M Winn<br>44 Meadow Lane<br>Rochester, NH 03867-5017                                       | Lot 136-37<br>Jeffrey M & Michelle R Loring<br>50 Meadow Lane<br>Rochester, NH 03867-5017                              |
| Lot 136-38<br>Barbara Mccoy & James Callery<br>62 Meadow Lane<br>Rochester, NH 03867-5017                                    | Lot 136-38-1<br>Steven R Chasse & Robin A Revo<br>Living Trust, c/o S&R Chasse<br>56 Meadow Lane<br>Rochester, NH 03867    | Lot 136-69<br>Partridge Green of NH LLC<br>c/o Hodges Development Corp<br>201 Loudon Road<br>Concord, NH 03301         |
| Lot 136-70<br>Bramber II Condo Association<br>c/o Evergreen Management Group<br>17 Commerce Drive<br>Bedford, NH 03110       | TFMoran, Inc.<br>Nick Golon, PE<br>48 Constitution Drive<br>Bedford, NH 03110  |  |

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