



City of Rochester, New Hampshire

Zoning Board of Adjustment

Special Exception Application



TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO.

Z-22-1

DATE FILED

9-16-22

ZONING BOARD CLERK

Applicant: Irving Energy (Paul Paguette) Brad Gould

E-mail: Paul.Paguette@Irving.com Phone: 603-584-8106

Applicant Address: 323 Gonic Rd Rochester NH 03839

Property Owner: Denise Bernad Astoria Blvd. Realty Group

Property Owner Address: PO Box 485 Airstad NH 03602

Variance Address: 323 Gonic Rd Rochester NH. 03839

Map Lot and Block No: 258 Lot 61

Description of Property (give length of lot lines): _____

Proposed use or existing use affected: _____

The undersigned hereby requests a special exception as provided in section Table 18-D of the Zoning Ordinance to

permit fuel storage.

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 Special Exception.

Signed: _____ Date: _____



City of Rochester, New Hampshire

Zoning Board of Adjustment

275.22 Special Exception Sheet

(a) General Provisions

- (1) Certain uses, structures, or conditions are designed as Special Exceptions (E) in this ordinance. Upon application, the Board of Adjustment may, subject to the appropriate conditions and safeguards, grant a permit for these special exceptions and no others.
- (2) Special Exceptions, for which conformance to additional standards is required, may be permitted in their respective districts, subject to the satisfaction of the requirements and standards set forth in this section 275.22, in addition to all other requirements of this ordinance. All such uses are hereby declared to possess such special characteristics that each shall be considered as an individual case.
- (3) The Board of Adjustment may require that a site plan for development for a proposed special exception be submitted showing the location of all buildings, parking areas, traffic access, open spaces, landscaping, and any other pertinent information that may be necessary to determine if the proposed special exception is in harmony with the intent of this ordinance.

(b) Considerations Governing Granting Special Exceptions: In acting upon an application for a special exception, the Board of Adjustment shall take into consideration whether:

(1) The specific site is an appropriate location for the proposed use or structure. Yes ☒ No ☐
Reasoning: _____

(2) The proposal is detrimental, injurious, obnoxious, or offensive to the neighborhood. Yes ☐ No ☒
Reasoning: _____

(3) There will be undue nuisance or serious hazard to pedestrian or vehicular traffic, including the location and design of access ways and off street parking. Yes ☐ No ☒
Reasoning: _____

(4) Adequate and appropriate facilities and utilities will be provided to ensure the proper operation of the proposed use or structure. Yes ☒ No ☐ Reasoning: _____

(5) The proposed use or structure is consistent with the spirit of the ordinance and the intent of the Master Plan. Yes ☒ No ☐ Reasoning: _____

Please check section 275.22 of the Zoning Ordinance for any additional specific conditions that apply to your Special Exception request.

Proposal:

We would like to set a 5x16 foot concrete pad with a 5 ft. x 15 ft. fence, that is 6 feet high to store eight 100lb propane cylinders. (approx. 200 gallons). We would install two 6 ft. Jersey barriers in front of the area for crash protection.

Question 1. The site is an appropriate location for the fenced in area. It is at the back of the parking lot in grass/wooded area with easy access for our technicians. This area does not impede any other businesses onsite.

Question 2. In no way is the proposal offensive to the neighborhood or surrounding area. The proposed area is barely visible by residences.

Question 3. The proposed area does not create any hazard to pedestrian traffic, roads or parking area.

Question 4. No utilities are needed at the proposed area.

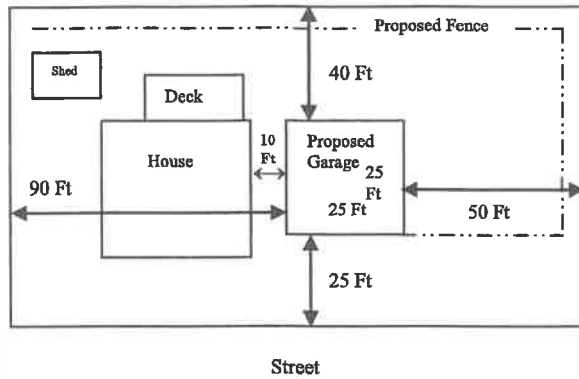
Question 5. The proposed use of the area is consistent with the spirit of the ordinance. This will assist our business in operating more efficiently for our customers in Rochester and the surrounding areas.

Sketch Plan

Instructions:

- 1) Show the Property lines and road(s).
- 2) Show the proposed Structure and all existing structures.
- 3) Show the Measurements from the proposed structure to all lot lines, measure straight through existing structures if needed.
- 4) Include the dimensions of the proposed structure.
- 5) If installing a fence – show the location.

Sample Plan:



GEAR RD

PROPOSED SITE

10'

5'

PARKING LOT

323 Gonic RD

RTE 125 / Gonic RD

Signature _____ Date _____

Proposed Site changes

New building/structure: _____ Addition onto existing building/structure: _____

Alterations to existing building: _____ Demolition: _____ Signage: _____

Site development (other structures, parking, utilities, etc.): ☒ _____ Change of use: _____

Proposed project description (use extra sheet if needed): setting a 5 foot x 16 foot concrete pad with a 5 foot
x 15 foot fence, that is 6 ft high to store 8 100 lb. propane cylinders (approx. 200 gallons). We would also install 2 -6 foot Jersey barriers
for crash protection.

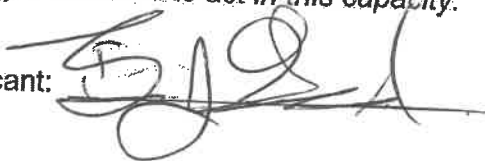
Brief description of previous use (if known): none

Submission of application

This application must be signed by the property owner, applicant/developer (if different from property owner).

I (we) hereby submit this Project Narrative application to the City of Rochester Planning Department and attest that to the best of my knowledge all of the information on this application form 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 applicant:



____ Date: 3-2-22

Signature of property owner:

Denise Deenard, managing agent Date: 2/16/2022

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	—	—	Articles 20 and 22	
Junkyard	—	—	—	—	—	—	—	E	E	P	—	—	Articles 20 and 22	
Laundry establishment-3	—	—	—	—	—	—	—	P	P	—	—	—		
Mini-warehouse	—	—	—	—	—	—	P	C	P	—	—	—	Articles 20 and 21	
Monument production	—	—	C	—	—	C	—	P	P	P	—	—	Article 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	



VISION
ROCHESTER, NH

CURRENT OWNER				UTILITIES		TOPO		ZONING		CURRENT ASSESSMENT		PREVIOUS ASSESSMENTS (HISTORY)	
ASTORIA BLVD REALTY CORP				0 CITY WATER C	0	LEVEL	NEIGHBORHOOD	H HIGHWAY C		Description	LUC Co	Prior Assessed	Current Assesse
P O BOX 485				0 CITY WTR PBO	0		3005	COMMERCIAL RT 125		BLDG LAND	325	325	826,500
ALSTEAD NH 03602				0 NONE	0			EXEMPTIONS		OB	325	315,000	826,500
				0 CITY SEWER	0						47,000	47,000	315,000
				0 PAVED	0								47,000
				0 HEAVY	0								
LEGAL DESCRIPTION													
RECORD OF OWNERSHIP													
ASTORIA BLVD REALTY CORP				BK-VOL/PAGE	SALE DATE	SALE PRICE	SALE CODE	PREVIOUS ASSESSMENTS (HISTORY)					
MILTNER KAREN M & MARY E TRUSTE				3704	275	01-15-2009	1,225,001	Year	Descr	Prior Assesse	Year	Descr	Prior Assess
MILTNER MARY E & ALBERT H				2050	187	09-28-1998	0	2020	BLDG LAND	824,400	2020	BLDG LAND	824,400
FIRST NAT'L BANK OF PORTSMOUTH				1698	627	09-21-1993	257,000			315,000			315,000
GAGNE ROBERT J				1659	404	02-18-1993	0		OB	39,700		OB	39,700
				1206	517	01-16-1986	99	Total	1,179,100	Total	1,179,100	Total	1,188,500

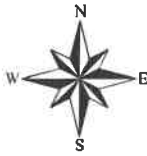
ACCESS PLAZAFKA 187 GONIC RD

BUILDING NOTES													
BUILDING PERMIT RECORD													
Issue Date	Permit Id	Description	Price	Insp Date	% C	Stat	Notes	APPRAISED VALUE SUMMARY					
07-06-2021	E-21-293	ELECTRIC	2,800		100	C	new outlets for office space	Appraised Building Value (Card)					
06-14-2021	E-21-252	ELECTRIC	500		100	C	adding a few electrical outlets in office area	Appraised Extra Feature Value (Bldg)					
10-16-2020	SG-20-10	SIGN	1,000		0	C		Appraised Outbuilding Value (Bldg)					
07-14-2020	B-20-485	SIGN	300		C	C		Appraised Land Value (Bldg)					
03-14-2019	M-19-73	WATER HEATE	1,500		C	C	replace existing electric water heater using existing hoo	Total Appraised Parcel Value					
02-23-2018	M-18-69	FURNACE	6,558	03-07-2019		C	Replace existing gas furnace using existing hook ups;	Valuation Method					
03-23-2018	M-18-69	HEATING SYS	4,000	02-08-2017		CE	Replace existing gas furnace using existing hook ups;	Total Appraised Parcel Value					
07-26-2016	M-16-249	MANUAL	500	02-08-2017		CE	Replace modine heater reuse existing gas pipe.;	Total Appraised Parcel Value					
08-28-2015	M-16-248	MANUAL	500	02-08-2017		CE	GAS PIPING;	Total Appraised Parcel Value					
08-28-2015	11495	HEATING SYS	3,275	09-28-2016		CE	GAS PIPING;	Total Appraised Parcel Value					
08-28-2015	11495	HEATING SYS	3,275			C		Total Appraised Parcel Value					

LAND LINE VALUATION SECTION													
B	LUC	Description	LandU	Land Type	Loc Adj	UnitPric	Size Adj	Cond	Nbhd	Nb Adj	Inf1	Inf1 Adj	Inf2
1	3250	RETAIL/SVC	2,000	PRIMARY	P	1,000	135,000	1,00000	1,00	3005	1,000		
1	3250	RETAIL/SVC	3,000	EXCESS A	E	1,000	15,000	1,00000	1,00	3005	1,000		
Total Card Land Units													
5.00 AC													
Parcel Total Land Area													
5.00 AC													
Total Land Value													
315,000													

Land Use 3250

[illegible]



323 Gonic Road

Rochester, NH

1 inch = 80 Feet

CAI Technologies
Precision Mapping. Geographic Solutions.

www.cai-tech.com

May 18, 2022



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.

StreetAddress	Owner1	Owner2	BillingAddress	City State Zip
326 GONIC RD	FIVE SAWYER AVENUE REALTY	TRUST % BRIAN P CASSIDY	1 WINTER ST	ROCHESTER, NH 03867
10 GEAR RD	IANNO GUY J JR & DONNA M		P O BOX 1372	ROCHESTER, NH 03866-1372
13 GEAR RD	MOFFETT GARY P		13 GEAR RD	ROCHESTER, NH 03839-5602
11 GEAR RD	VENO ANNALISE		11 GEAR RD	ROCHESTER, NH 03839-5602
323 GONIC RD	ASTORIA BLVD REALTY CORP		P O BOX 485	ALSTEAD, NH 03602
12 COLONIAL DR	HANKS KARA &	SMITH JOY M	12 COLONIAL DR	ROCHESTER, NH 03839-4601
3 COLONIAL DR	WENTWORTH DANA J		3 COLONIAL DR	ROCHESTER, NH 03839-4602
343 GONIC RD	343 GONIC ROAD REALTY LLC		360 TENERIFFE RD	MILTON, NH 03851-4324
4 GEAR RD	HEALEY BRIAN D &	ARMANO GRACE	4 GEAR RD	ROCHESTER, NH 03839-5601
68 HEMINGWAY DR	68 HEMINGWAY LLC		440 HANOVER ST	MANCHESTER, NH 03104