



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. 2-22-06

DATE FILED 2/25/22

C91
ZONING BOARD CLERK

Applicant:
Sofield Apartments LLC

E-mail: billtgolds@aol.com Phone: 603-742-5300

Applicant Address: 35 Third Street, Dover, NH 03820

Property Owner: Same

Property Owner Address: Same

Variance Address: 287 Rochester Hill Road

Map Lot and Block No: Map 254, Lot 18

Description of Property: Existing apartment buildings with adjacent parking & large vacant land

Proposed use or existing use affected: Proposed roadway and 30 townhouse units with parking lot realignment

The undersigned hereby requests a variance to the terms of the Rochester Zoning Ordinance, Ch. 275, Section 30.3.A

and asks that said terms be waived to permit Permit an expansion of a non-conforming use to allow additional multifamily dwellings in the Agricultural 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: [Signature]

Date: 1-19-22





City of Rochester, New Hampshire

Zoning Board of Adjustment

Variance Criteria

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

See attached

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

See attached

3) Granting the variance would do substantial justice because:

See attached

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

See attached

5.) Unnecessary Hardship:

a. Owning 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:

See attached

And:

ii. The proposed use is a reasonable one because:

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.

See attached



BERRY SURVEYING & ENGINEERING

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Barrington, NH 03825

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crberry@metrocast.net

January 19, 2022

Revision: 2-22-22

City of Rochester Planning Board

Attention: Shanna Saunders, Director of Planning & Development

33 Wakefield Street

Rochester, NH 03867,

Re: Sofield Apartments LLC

Variance Request, Expansion of a Non-Conforming Use

287 Rochester Hill Road

Rochester, NH 03867

Tax Map 254, Lot 18

Ms. Saunders

On behalf of our client, Sofield Apartments LLC, Berry Surveying & Engineering (BS&E) is submitting a Variance to the Zoning Board of Adjustment for the expansion of a non-conforming use located at 287 Rochester Hill Road. The proposal is to construct 30 townhouse style units at the rear of the existing Sofield Apartments.

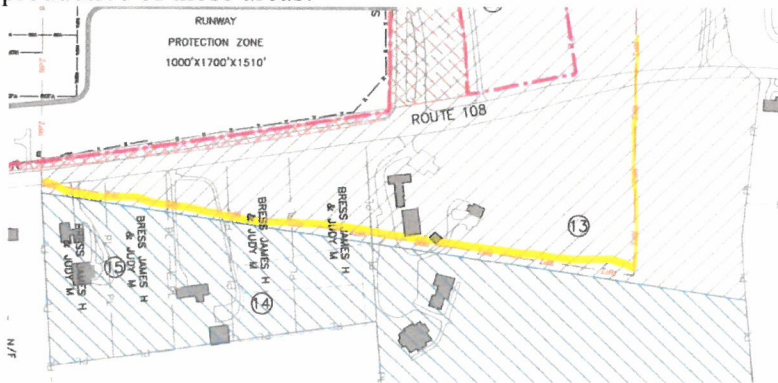
Background and General Narrative:

The existing site is located at 287 Rochester Hill Road with a driveway access onto the project site off NH Route 108 / Rochester Hill Road. This access point is directly across from Innovation Drive and diagonally across from Sky Haven Airport. The site has municipal water and sewer with gas and power utilities.

The property is located in the Agricultural Zone (AG) and is 44.44 acres in size. The site contains 43 apartments, which is an existing non-conforming use for the site whereas multi-family developments are not permitted in the AG zone. The site underwent a lot line revision which combined the rear 20 acres, formerly owned by the Champlin Trust, with the front 24 acres formerly owned by the Rebecca Whitcher Trust to have a total land area of 44.44 acres. The lot line revision was presented to the Planning Board, signed on December 29, 2005 and recorded at the Strafford County Registry of Deeds as Plan #84-44. A condition of the lot line revision, per the Planning Board Notice of Decision, and notated on the plan is that the 20 acres transferred from the Champlin Trust to the Rebecca Whitcher Trust may be used to increase density on the Whitcher property (287 Rochester Hill Road) in accordance with permitted zoning now or in the future, however the physical land mass that makes up the 20 acres cannot be built upon and is to remain undeveloped open space.

Using the Open Space Subdivision ordinance, BS&E on behalf of the applicant prepared an open space subdivision on the front portion of the parcel. BS&E produced a boundary survey of the entire parcel and then provided a topographic and wetlands analysis of the front 24 acres. Using the density calculations provided in the Conservation Subdivision Ordinance, the applicant would be permitted to have 94 Units on the project site, of which there already exist 43 units. The applicant had a remaining density allocation of 51 units to build on the project site.

A design review application was submitted to the Planning Staff and Planning Board which contemplated developing a cul-de-sac with single family housing. Due to the layout of the land the single family project density did not utilize all of the remaining 51 potential units. During the design review process, it was brought to the applicant's attention that if the project were permitted there would be negative impacts to the Sky Haven Airport with respect to the allowable runway approach zones (RPZ) to the end of the runway. As can be seen on the submitted plans, the parcel has large areas of productive uplands areas which are broken apart by varying wetlands systems. The RPZ zone encompasses and overlays the largest and most productive of those areas.



Being that the applicant's intent was not to cause a burden on the airport, BS&E met with Planning Staff to review other options for the project site. It was determined that the best route for the applicant, the parcel of land and the City of Rochester as it relates to the airport, would be to determine the total permitted density on the parcel through the use of a drafted yield plan, and then apply that additional density to a townhouse style development at the rear of the site. A variance would be required to Article 30.3 A. to permit the expansion of a non-conforming use in the AG Zone.

BS&E produced a drafted yield plan that could reasonably fit 26 single family conservation lots with 2 duplex lots, as permitted in the Conservation Subdivision Ordinance. 30 total additional units. With the existing 43 units on site, the total development unit count would be 73 units where 94 would be permitted by the space and bulk standards provided in the Conservation Subdivision. A site plan was then developed to the rear of the existing apartments, which lays out 30 townhouse style units around the wetland areas and provides for a revised access into the project site.



The project achieves the following goals:

- The remaining area subject to the airport approach zone will no longer require revisions to the approaches on the runway whereas all of the proposed development is behind the existing structures on the existing site.
- The intended development density that was contemplated as part of the conservation effort of the Champlin Trust Easement would be permitted, while increasing the allowable land that would remain undeveloped on the site.
- The proposed density is in line with what otherwise would be permitted in the underlying zone.
- The density is clustered around other similar and congruent land uses on site. The area is remote from the frontage highway and is remote from any other abutting land use.
- The project proposes to revise the access into the site which will increase the available queue length and intersection separation distances. The project layout also includes a looping design which has positive implications on life safety access.
- The project provides an affordable housing solution in close proximity to one of the larger industrial areas the City of Rochester has for employment.
- The project no longer proposes a municipal street as part of the infrastructure design.

Variance Criteria for 275.30.3:A Changes to nonconforming property

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

Granting the variance would not be contrary to the public interest because it will allow the proposed allotted density to be placed in a previously developed area, leaving the southeastern corner in its natural state and free from encumbrances on the airport. Furthermore, the proposed townhouses will be more like the existing apartment buildings and will conform to the immediate land use. Adding affordable housing and additional municipal value, which utilizes existing infrastructure and places no additional burden on the public utilities by addition of public infrastructure is in the public's interest. The project is congruent with land uses in the area and is generally remote compared to the general corridor and therefore the essential character of the neighborhood, threaten public health, safety or welfare or otherwise injure the public rights.

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

If the variance were granted, the spirit of the ordinance would be observed because the ordinance allows for 94 units through the adjusted tract acreage approach found within the Conservation Subdivision. Whereas only 30 units are proposed, as shown on the yield plan. A broader view of the ordinance implies that multi-family housing can be encouraged in the AG zone through the use of a Conservation Subdivision. A certain percentage of that style project is permitted to be multi-family. Further, though the ordinance does not specifically permit multi-family



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housing in the AG zone, the ordinance implies the multi-family use does takes place in the AG zone from time to time, which is evident in Table 19-A which provides for "All other uses" and then provides for a unit density calculation similar to what is found in the R2 Zone. The spirit of allowing density where it is appropriate is met as is the spirit of providing additional open lands with less public infrastructure.

The spirit of the overall ordinance is laid out within the purpose statement found in Section 1.3. This project satisfies the goals of portions of the Master Plan by encouraging affordable housing in close proximity to economic hubs. The project satisfies the promotion of development in an orderly pattern through appropriate and congruent land uses as well as promoting economic development in an area of the city that is in need of housing for lacking workforce. The project continues to promote economic activity by not impeding on the approach patterns of the airport. Conservation of natural resources and open spaces is a large portion of the project with the remaining undeveloped land.

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

Substantial justice in this case is achieved by allowing the productive development of a site by expanding a non-conforming use in an area that has congruent development. There is no diminution of the ordinance by allowing the expansion of the multi-family use within the AG Zone, given the proposals proximity to surrounding parcel and infrastructure. The project proposal provides benefits to the land and surrounding industrial / commercial uses, economic areas and travel facilities. The benefit to the applicant, by allowing a similar density to that which otherwise would have been permitted, far outweighs the modification in the ordinance on this parcel of land.

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

If the variance were granted, the values of the surrounding properties would not be diminished because the development would occur in a previously developed area, leaving most of the parcel in its natural state. Furthermore, it would take 30 single family homes spread out along a proposed public road, and condense them into townhouses placed behind the existing apartments and away from abutting parcels. There are no abutting uses within 800-1,000 of the proposed townhouses. Considering the use will be generally unknown to the general public, is of like kind with the existing non-conforming use and is remote from abutting land uses there will be no diminution of surrounding property value. Lastly, the variance is being requested to avoid the approach path of the airport so as not diminish the service and value the airport provides.

5) *Unnecessary Hardship:*



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- a. *Owning the 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 public purposes of the general ordinance promote harmony in land uses in key areas as is provided and permitted in certain project types within the City of Rochester. However, the ordinance does not permit, the installation of multi-family housing in the AG zone without due consideration of the general purposes of the general zoning. This in turn, keeps the other general purposes of the AG zone in balance and deters dense developments on every portion of land in the AG Zone. There is no fair and substantial relationship between the prohibitions of multi-family within the AG Zone and this parcel given the existing use, the proximity to abutting land uses, the proximity to economic centers, the RPZ overlay on key and valuable developable lands and the equitable unit count between a permissible project and the proposed project.

- ii. *The proposed use is a reasonable one because:*

The proposed use is a reasonable one because it allows for the development of the parcel of land while respecting the needs of the airport, without compromising viewshed from Rochester Hill Road, without compromising abutting land owners, their privacy or land use rights, and permits a density that is congruent with the existing land use and comparable to an otherwise permissible project.

- b. *Explain how, if the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owning 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 for it.*

The project site is special in a number of ways; its general size and developable nature of the parcel in proximity to major routes and economic hubs, its location in the AG zone while being burdened with the RPZ, its existing non-conforming nature, the existing connection to public utilities, its



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former contemplation for additional development by a former Planning Board and its proximity to a large undeveloped block of conservation land.

The parcel is distinct from others in the area in that the RPZ zone covers a substantial portion of the undeveloped, highly productive area of the site. Though there are other parcels that the RPZ affects, it does not burden nearly all of their developable productive land and would still permit those potential underlying density or uses to be built on the project site outside the zone. By example, the lots north of the project site have either been built on or are located within the Office Commercial Zone. The placement of the overlay onto those parcels still allows for the permitted uses on over half of the land that remains undeveloped. This parcel is distinctly different in that due to the overlay zone on the site, in relation to the onsite wetlands, the density that is otherwise afforded to the parcel, is undermined without the benefit of a variance to place the density outside the zone, and denial would cause an unnecessary hardship to the owner. Due to the wetlands locations and corresponding buffers, the area remaining for development outside the RPZ, would not permit the same density as is afforded in the underlying zone without the use of the multi-family use, and therefore the denial of the use is a distinct and unnecessary hardship.

The property was clearly considered for a higher residential use at the time of the lot line revision and the conservation effort made by the Champlin Trust. However, due to the RPZ, the airport has requested that the housing development not take place so the approach zone, and runway status, does not require modification. If it were not for this large economic force requesting the area be left in its natural state, the applicant would be free to develop 30 units on the parcel of land. The removal of the ability to develop the 30 units in a Conservation Subdivision removes the reasonable use that is otherwise permitted under the zone, and therefore if the variance to expand the non-conforming multi-family use is denied it creates an unnecessary hardship for the applicant, whereas there is no other project design the meets all of the ideals and goals described above. With the restriction of development on the rear parcel, and the request to restrict development on larger portions of the front developable parcel generates a limited and restricting area for development on the site. Denial of the variance to build in the only area remaining presents an unnecessary hardship to the applicant.



We hope the board finds this project is worthy of a variance and approves the request. Thank you all for your time and attention this matter.



Respectfully submitted,
BERRY SURVEYING & ENGINEERING

Christopher R. Berry, SIT
Principal, President



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§ 275-30.3**Changes to nonconforming property.**

A.

Nonconforming property or a nonconforming condition may not be expanded, enlarged, extended, or intensified except as specifically provided for in this article and not without appropriate approvals from the Historic District Commission, Conservation Commission, ZBA and Planning Board.

B.

A reduction in the nonconformity of a nonconforming use, structure or condition must be approved by the Planning and Development Department and the Director of Building, Zoning, and Licensing Services and may also be required to obtain Historic District Commission, ZBA and Planning Board approvals if the Director of Building, Zoning, and Licensing Services determines that issues associated with the changes are problematic and fall within the jurisdiction of these boards or commission.

CURRENT OWNER		UTILITIES		TOPO		ZONING	
SOFIELD APARTMENTS LLC		0 CITY WATER C	0 LEVEL	A AGRICULTURAL			
		0 CTY WTR PBO	NEIGHBORHOOD		NHBD NAME		
		0 GAS	2013	13 TO 49 UNIT APART			
35 THIRD ST		UTL/ST / TRAF		EXEMPTIONS			
		0 SEPTIC	Year	Code	Description		
		0 PAVED					
DOVER		0 MEDIUM					
NH 03820-3316		LEGAL DESCRIPTION					

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	SALE PRICE	SALE CODE
SOFIELD APARTMENTS LLC	4708 568	11-13-2019	2,465,001	90	
MACARDI LLC	4708 566	10-29-2019	0	54	
WHITCHER REBECCA A REV TRUST%	4524 470	10-30-2017	0	38	
WHITCHER REBECCA A REV TRUST	3351 940	01-18-2006	10,000	45	
WHITCHER REBECCA A TRUST %,	1632 780	09-03-1992	0	99	

BUILDING NOTES	
SO' FIELD APARTMENTS BUILDING #1	
5 BLDGS WITH A	
TOTAL OF 44 APARTMENTS	

BUILDING PERMIT RECORD		Issue Date	Permit Id	Description	Price	Insp Date	% C	Stat	Notes
11-21-2019	E-19-465	ELECTRIC	5,000				100	C	wiring for septic pump control panels at 4 locations;
05-16-2016	16-389-08	TIMBER INTNT					100	C	
05-16-2016	16-389-08	TIMBER INTNT					100	C	
11-05-2015	15-389-16-T	TIMBER INTNT	0				100	C	
09-23-2005	1327	ROOFING	8,000	01-04-2006			100	C	REPORT RECD 5/16/2016;
07-23-2004	905	ELECTRIC	500	12-28-2004			100	C	REROOF BLDG #2;
09-01-1998	976		70,000				100	C	NEW BLDG;

LAND LINE VALUATION SECTION																					
B	LUC	Description	LandU	Land Type	Loc Adj		UnitPric	Size Adj	Cond	Nbhd	Nb Adj	Inf1	Inf1 Adj	Inf2	Inf2 Adj	Inf3	Inf3 Adj	Adj UnitPrice	Appraised Value	Assessed Value	Notes
1	1130	APT COMPL	4.000	PRIMARY	P	1.000	45,000	1.000000	1.00	2013	1.000							45,000	180,000	180,000	
1	1130	APT COMPL	20.700	EXCESS A	E	1.000	2,500	0.80556	1.00	2013	1.000							2,014	41,700	41,700	
1	6330	CU PINE RE	20.300	EXCESS A	E,AVFO	1.000	2,500	0.80556	1.00	2013	1.000							2,014	40,900	2,519	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Model	94	Commercial	Half Bath Ratin		
Style	23M	MULTIFAMILY	Extra Fixture(s)	0	
Grade	C	Average	Extra Fix Rating		
Stories	2		MIXED USE		
Units	7		Code	Description	Percentage
Residential Unit	7		1130	APT COMPLEX	100
Comm Units	0.00				0
Wall Height	04	VINYL			0
Exterior Wall 1	0		COST / MARKET VALUATION		
Exterior Wall 2	01	GABLE	RCN		689,970
2nd Ext Wall %	01	ASPH SHINGLE	Year Built		1910
Roof Structure	02	PLASTER	Depreciation Code		G
Roof Cover	08	AVERAGE	Remodel Rating		46
Interior Wall 1	12	CONCRETE	Year Remodeled		1,000
Interior Wall 2	100.00	OIL	Depreciation %		54
Interior Floor 1	01	FORCED H/W	Functional Obsol		372,600
Interior Floor 2	03		Economic Obsol		
Basement Floor	00		Trend Factor		
% Heated	0.00		Special Adj		
Heat Fuel	1.00		Condition %		
Heat Type	0.00		Percent Good		
2nd % Heated	0.00		RCNLD		
# Heat Systems	7		Dep % Ovr		
AC Percent	A		Dep Ovr Comment		
Bedrooms	0	SAME	Misc Imp Ovr		
Full Bath(s)	0		Misc Imp Ovr Comment		
Bath Rating	0		Cost to Cure Ovr		
3/4 Bath(s)	0		Cost to Cure Ovr Comment		
3/4 Bath Rating	0				
Half Bath(s)	0				
Half Bath Ratin	0				
Extra Fixture(s)	0				

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

Code	Description	L/B	Qty	Dim 1	Dim 2	Grade	Condition	Yr Bilt	% Gd	Unit Price	Grade Adj.	Appr. Value
PA	PAVING ASPH	L	1	1	30000	C	FR	1980	45	2.57	1.00	34,700
46	FLAT BARN	L	1	22	26	C	AV	1910	50	24.45	1.00	7,000

BUILDING SUBAREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Ent Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	2,082	521	32.54	67,753
FFL	1ST FLOOR	2,667	2,667	2,667	130.04	346,827
OFF	OPEN PORCH	0	45	0	60.29	2,713
SFL	2ND FLOOR	2,082	2,082	2,082	130.04	270,752
STP	STOOP	0	12	0	22.39	269
WDK	WOOD DECK	0	52	0	31.85	1,656
111 Gross Liv / Lease Area		4,749	6,940	5,270		689,970



CURRENT OWNER				UTILITIES		TOPO		ZONING		CURRENT ASSESSMENT											
SOFIELD APARTMENTS LLC 35 THIRD ST DOVER NH 03820-3316				0 CITY WATER C	0 LEVEL	A AGRICULTURAL			Description	LUC Co	Prior Assessed	Current Assesse									
				0 CTY WTR PBO	NEIGHBORHOOD		NHBD NAME			BLDG	113	2,406,600	2,406,600								
				0 GAS	2013	13 TO 49 UNIT APART			LAND	113	221,700	221,700									
				UTL/ST / TRAF			EXEMPTIONS	OB	113	41,700	41,700										
				0 SEPTIC	Year	Code	Description	LAND	633	2,519	2,519										
				0 PAVED																	
				0 MEDIUM																	
LEGAL DESCRIPTION																					
RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	SALE PRICE	SALE CODE		PREVIOUS ASSESSMENTS (HISTORY)												
SOFIELD APARTMENTS LLC MACARDI LLC WHITCHER REBECCAA REV TRUST% WHITCHER REBECCAA REV TRUST WHITCHER REBECCAA TRUST %,				4708	568	11-13-2019	2,465,001	90	Year	Descr	Prior Assesse	Year	Descr	Prior Assess							
				4708	566	10-29-2019	0	54	2020	BLDG	2,407,700	2020	BLDG	2,407,700	2021						
				4524	470	10-30-2017	0	38	2020	LAND	224,219	2021	LAND	224,219							
				3351	940	01-18-2006	10,000	45	2020	OB	35,800	2021	OB	35,800							
				1632	780	09-03-1992	0	99	2020	LAND	0	2021	LAND	0							
				Total		2,667,719		Total		2,667,719		Total		2,672,519							
BUILDING NOTES														APPRAISED VALUE SUMMARY							
SO'FIELD APARTMENTS BUILDING #2														Appraised Building Value (Card)				2,406,600			
														Appraised Extra Feature Value (Bldg)							
														Appraised Outbuilding Value (Bldg)				41,700			
														Appraised Land Value (Bldg)				262,600			
														Total Appraised Parcel Value				2,710,900			
														Valuation Method				C			
BUILDING PERMIT RECORD														VISIT / CHANGE HISTORY							
Issue Date	Permit Id	Description	Price	Insp Date	% C	Stat	Notes		Date	Id	Purpost/Result	Notes									
Total Appraised Parcel Value														2,710,900							
LAND LINE VALUATION SECTION																					
B	LUC	Description	LandU	Land Type	Loc Adj	UnitPric	Size Adj	Cond	Nbhd	Nb Adj	Inf1	Inf1 Adj	Inf2	Inf2 Adj	Inf3	Adj UnitPrice	Assessed Value	Notes			
2	1130	APT COMPL	0.000	PRIMARY	P	0.000	45,000	1.000000	1.00	2013	1.000					45,000	0	0			
Total Card Land Units 0.00 AC Parcel Total Land Area 45.00 AC Total Land Value																					

Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)												
Code	Description	L/B	Qty	Dim 1	Dim 2	Grade	Condition	Yr Blt	% Gd	Unit Price	Grade Adj.	Appr. Value
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description					Living Area	Floor Area		Est Area	Unit Cost		Undeprec Value
BMT	BASEMENT						0	2,940	735	28.13		82,697
EEFF	ENCL PORCH						0	84	0	94.62		7,948
FFFL	1ST FLOOR						2,940	2,940	2,940	112.51		330,790
HST	HALF STORY						1,470	2,940	1,470	56.26		165,395
OPFP	OPEN PORCH						0	60	0	60.29		3,617
SFL	2ND FLOOR						2,940	2,940	2,940	112.51		330,790
111 Gross Liv / Lease Area						7,350	11,904		8,085			921,237



CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Model	94	Commercial	Half Bath Rating		
Style	23M	MULTIFAMILY	Extra Fixture(s)	0	
Grade	C	Average	Extra Fix Rating		
Stories	2				
Units	11				
Residential Unit	11				
Comm Units	0.00				
Wall Height					
Exterior Wall 1	04	VINYL			
Exterior Wall 2					
2nd Ext Wall %	0				
RooF Structure	01	GABLE			926,047
RooF Cover	01	ASPH SHINGLE			
Interior Wall 1	01	DRYWALL			1980
Interior Wall 2					
Interior Floor 1	08	AVERAGE			A
Interior Floor 2					
Basement Floor	12	CONCRETE			40
% Heated	100.00				
Heat Fuel	02	GAS			1.000
Heat Type	03	FORCED H/W			
2nd Heat Type					
2nd % Heated	0.00				60
# Heat Systems	1.00				555,600
AC Percent	0.00				
Bedrooms	15				
Full Bath(s)	11				
Bath Rating	A	SAME			
3/4 Bath(s)	0				
3/4 Bath Rating					
Half Bath(s)	0				
Half Bath Rating					
Extra Fixture(s)	0				

CONSTRUCTION DETAIL (CONTINUED)		
MIXED USE		
Code	Description	Percentage
1130	APT COMPLEX	100
		0
		0
COST / MARKET VALUATION		
RCN		926,047
Year Built		1980
Depreciation Code		A
Remodel Rating		
Year Remodeled		40
Depreciation %		
Functional Obsol		1.000
Economic Obsol		
Trend Factor		
Special Adj		
Condition %		60
Percent Good		555,600
RCNLND		
Dcp % Ovr		
Dcp Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		

WDK (1168 sf) 19

SFL (3,544 sf) 4

QHP 4 (36 Btu/hr)

QF 4 (36 Btu/hr)

QBL 4 (36 Btu/hr)

WDK (1168 sf) 13

SFL (3,544 sf) 4

QHP 4 (36 Btu/hr)

QF 4 (36 Btu/hr)

QBL 4 (36 Btu/hr)

Print Date 1/21/2022 4:13:38 PM

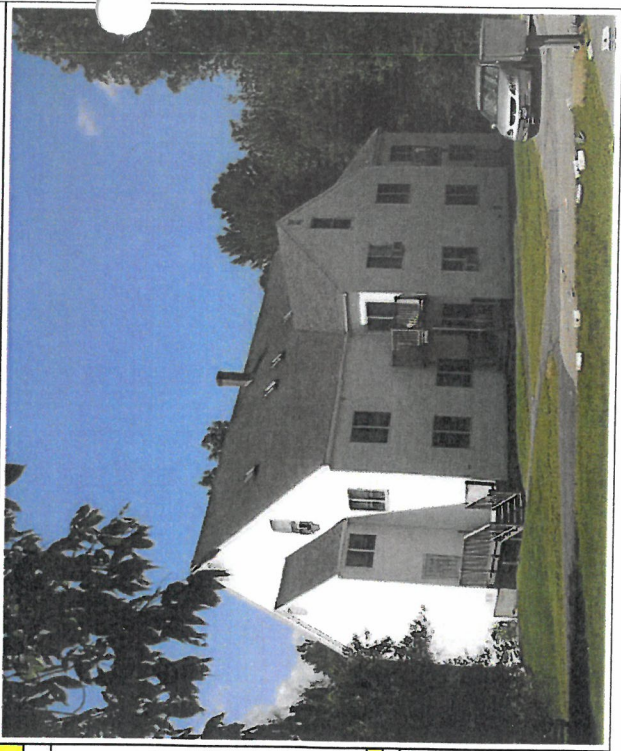
Sec # 1 of 1

Blg # 3

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)												
Code	Description	L/B	Qty	Dim 1	Dim 2	Grade	Condition	Yr Blt	% Gd	Unit Price	Grade Adj.	Appr. Value

[illegible]

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)												
Code	Description	L/B	Qty	Dim 1	Dim 2	Grade	Condition	Yr Blt	% Gd	Unit Price	Grade Adj.	Appr. Value



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)												
Code	Description	L/B	Qty	Dim 1	Dim 2	Grade	Condition	Yr Blt	% Gd	Unit Price	Grade Adj.	Appr. Value



287 Rochester Hill Road

Rochester, NH

1 inch = 280 Feet



January 21, 2022

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.

NOTES:

- OWNER: SOFIELD APARTMENTS, LLC
35 THIRD STREET
DOVER, NH 03820-3316
- TAX MAP 254, LOT 18
- LOT AREA: 1,935,885 Sq.Ft., 44.44 Ac.
- S.C.R.D. BOOK 4708, PAGE 568
- ZONING: AGRICULTURAL
FRONTAGE ~ 150.0'
FRONT SETBACK ~ 20.0'
SIDE SETBACK ~ 10.0'
REAR SETBACK ~ 20.0'
WETLANDS ~ 50.0'
- I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, PART OF THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF: FEMA COMMUNITY# ~330150, MAP# ~ 33017C0218E, DATED: SEPTEMBER 30, 2015.
- VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF A PORTION OF TAX MAP 245 LOT 18 AS OF THE DATE OF THE FIELD WORK.

WETLAND NOTES:

- WETLANDS WERE DELINEATED BY JOHN P. HAYES SUMMER 2019
- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
- FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0, UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
- NATIONAL WETLAND PLANT LIST (CURRENT VERSION).

JOHN P. HAYES, III CWS #18,

N/F TAYLOR, DAVID
301 ROCHESTER HILL ROAD
ROCHESTER, NH 03867
TAX MAP 255, LOT 16

PLAN REFERENCES:

- "LOT LINE REVISION, ROCHESTER HILL ROAD - ROUTE 10B, ROCHESTER, NH FOR VIRGINIA S. CHAMPLIN FIDUCIARY TRUST CO."
BY: NORWAY PLAINS ASSOCIATES, INC.
DATED: DECEMBER 8, 2005
S.C.R.D. POCKET #84-44
- "CITY OF ROCHESTER, ROCHESTER HILL PUMP STATION, FORCE MAIN, AND GRAVITY SEWER, ROCHESTER, NEW HAMPSHIRE, SITE PLAN & PROFILE STATION 0+00 TO 11+00"
BY: PROVAN & LORBER, INC
DATED: JANUARY, 2005
ON FILE AT THE CITY OF ROCHESTER AND AT THIS OFFICE
- "CITY OF ROCHESTER, ROCHESTER HILL PUMP STATION, FORCE MAIN, AND GRAVITY SEWER, ROCHESTER, NEW HAMPSHIRE, SITE PLAN & PROFILE STATION 11+00 TO 21+73"
BY: PROVAN & LORBER, INC
DATED: JANUARY, 2005
ON FILE AT THE CITY OF ROCHESTER AND AT THIS OFFICE

SOILS:

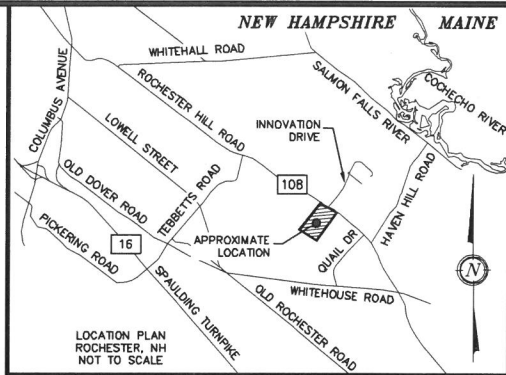
- CfB - CHARLTON FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
CfC - CHARLTON FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES
CsB - CHARLTON FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES, VERY STONY
CsC - CHARLTON FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES, VERY STONY
LeA - LEICESTER VERY STONY FINE SANDY LOAM, 0 TO 3 PERCENT SLOPES
RIA - RIDGEBURY FINE SANDY LOAM, 0 TO 3 PERCENT SLOPES, VERY STONY
SnB - SUTTON FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES

SEE WEBSOIL USDA-NRCS

PLAN REFERENCES (CONT'D):

- "LOT LINE REVISION ROCHESTER N.H. FOR VIRGINIA S. CHAMPLIN"
BY: NORWAY PLAINS ASSOCIATES, INC.
DATED: JANUARY, 1984
ON FILE AT THE CITY OF ROCHESTER AND AT THIS OFFICE
- "PLAN OF LAND IN ROCHESTER, N.H. OF JOSEPH E. WILBUR EAST WAKEFIELD, N.H."
BY: THE BERRY CONSTRUCTION COMPANY INC. CONTRACTORS & ENGINEERS
DATED: JUNE 12, 1964
ON FILE AT THE CITY OF ROCHESTER AND AT THIS OFFICE
- "OVERVIEW UTILITY PLAN"
BY: BERRY SURVEYING & ENGINEERING
DATED: AUGUST 12, 2019
ON FILE AT THE CITY OF ROCHESTER AND AT THIS OFFICE

N/F SNIPER HOLDINGS, LLC
35 BROADWAY
DOVER, NH 03820
TAX MAP 255, LOT 15
S.C.R.D. BOOK 4903, PAGE 386



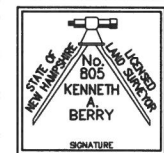
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DATE

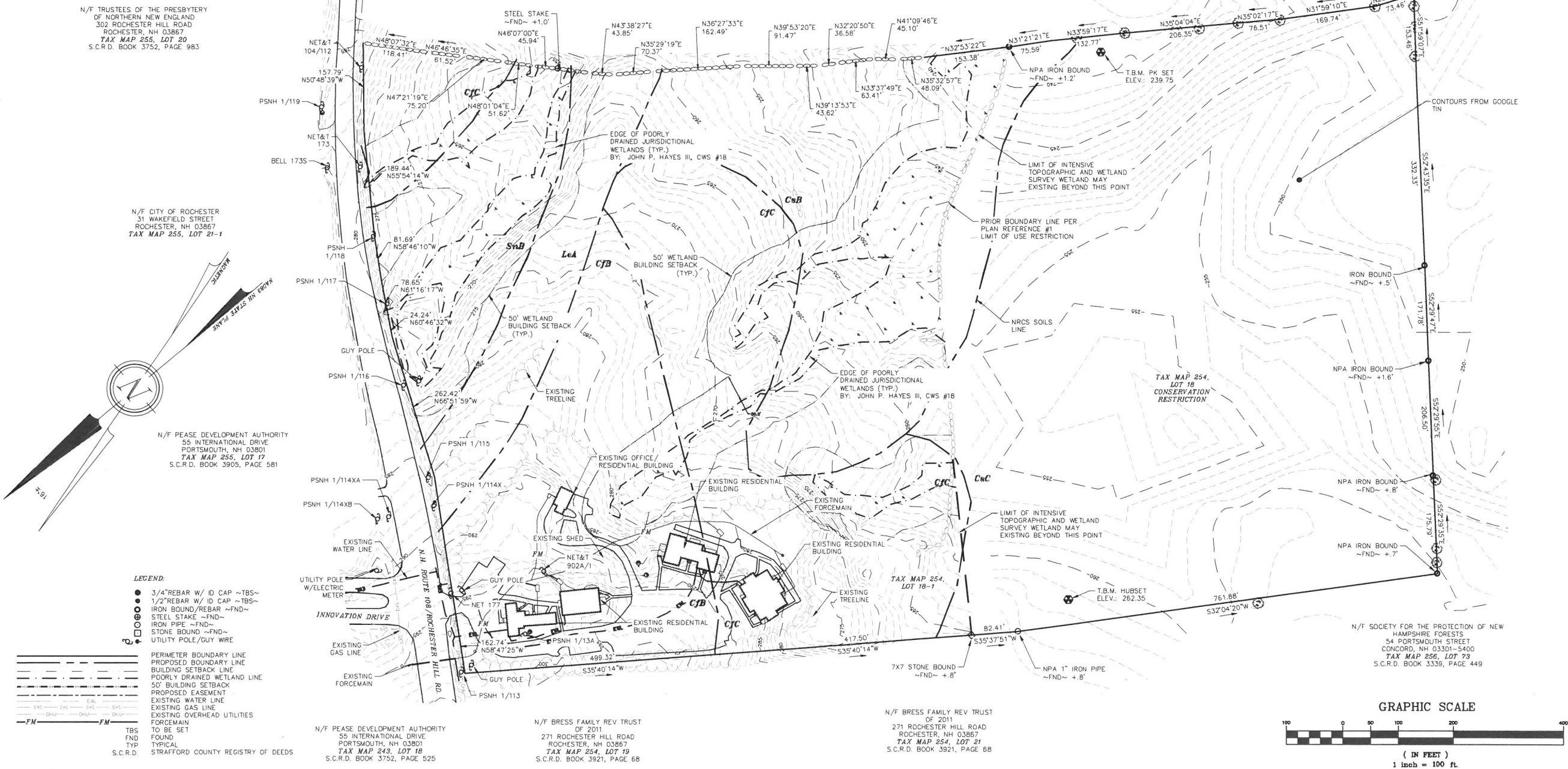
REVISION

EXISTING CONDITIONS OVERVIEW
LAND OF
SOFIELD APARTMENTS LLC
287 ROCHESTER HILL ROAD
ROCHESTER, N.H.
TAX MAP 254, LOT 18

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 IN. EQUALS 100 FT.
DATE: JANUARY 19, 2021
FILE NO.: DB 2020 - 075



SHEET 1 OF 5



LEGEND:

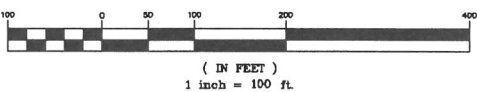
- 3/4" REBAR W/ ID CAP ~TBS~
- 1/2" REBAR W/ ID CAP ~TBS~
- IRON BOUND/REBAR ~FND~
- STEEL STAKE ~FND~
- IRON PIPE ~FND~
- STONE BOUND ~FND~
- UTILITY POLE/GUY WIRE
- PERMETER BOUNDARY LINE
- PROPOSED BOUNDARY LINE
- BUILDING SETBACK LINE
- POORLY DRAINED WETLAND LINE
- 50' BUILDING SETBACK
- PROPOSED EASEMENT
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD UTILITIES
- FM
- TBS
- FND
- TYP
- S.C.R.D.
- STRAFFORD COUNTY REGISTRY OF DEEDS

N/F PEASE DEVELOPMENT AUTHORITY
55 INTERNATIONAL DRIVE
PORTSMOUTH, NH 03801
TAX MAP 243, LOT 18
S.C.R.D. BOOK 3752, PAGE 525

N/F BRESS FAMILY REV TRUST
OF 2011
271 ROCHESTER HILL ROAD
ROCHESTER, NH 03867
TAX MAP 254, LOT 19
S.C.R.D. BOOK 3921, PAGE 68

N/F BRESS FAMILY REV TRUST
OF 2011
271 ROCHESTER HILL ROAD
ROCHESTER, NH 03867
TAX MAP 254, LOT 21
S.C.R.D. BOOK 3921, PAGE 68

GRAPHIC SCALE



NOTES:

- 1.) OWNER: SOFIELD APARTMENTS, LLC
35 THIRD STREET
DOVER, NH 03820-3316
- 2.) TAX MAP 254, LOT 18
- 3.) LOT AREA: 1,935,885 Sq.Ft., 44.44 Ac.
- 4.) S.C.R.D. BOOK 4708, PAGE 568
- 5.) ZONING: RESIDENTIAL-AGRICULTURAL DISTRICT W/MUNICIPAL WATER & SEWER CONSERVATION SUBDIVISION
FRONTAGE ~ 60'
MINIMUM LOT SIZE (SINGLE FAMILY) ~ 6,000 Sq. Ft.
FRONT SETBACK ~ 20.0'
REAR SETBACK ~ 20.0'
SIDE SETBACK ~ 10.0'
WETLANDS BUFFER ~ 50.0'
MAX. LOT COVERAGE: 35%
- 6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# -330150, MAP# - 3301700218E, DATED: SEPTEMBER 30, 2015.
- 7.) VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS.
HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- 8.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN SUMMER OF 2020, WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000.
- 9.) THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED YIELD PLAN AND POTENTIAL LOT LAYOUT FOR A RESIDENTIAL SUBDIVISION.
- 10.) LOT 18 IS SERVICED BY MUNICIPAL SEWER AND WATER, LOT 18-1 WILL BE GRANTED ACCESS TO THE FORCEMAIN ON LOT 18 THROUGH EASEMENT.
- 11.) LOT 18-1 CONTAINS 43 UNITS.
- 12.) SOIL DATA WAS OBTAINED USING NRCS.

PLAN REFERENCES:

- 1.) "LOT LINE REVISION, ROCHESTER HILL ROAD - ROUTE 108, ROCHESTER, NH FOR VIRGINIA S. CHAMPLIN FIDUCIARY TRUST CO."
BY: NORWAY PLAINS ASSOCIATES, INC.
DATED: DECEMBER 8, 2005
S.C.R.D. POCKET #84-44
- 2.) "CITY OF ROCHESTER, ROCHESTER HILL PUMP STATION, FORCE MAIN, AND GRAVITY SEWER, ROCHESTER, NEW HAMPSHIRE, SITE PLAN & PROFILE STATION 0+00 TO 11+00"
BY: PROVAN & LORBER, INC.
DATED: JANUARY, 2005
ON FILE AT THE CITY OF ROCHESTER AND AT THIS OFFICE
- 3.) "CITY OF ROCHESTER, ROCHESTER HILL PUMP STATION, FORCE MAIN, AND GRAVITY SEWER, ROCHESTER, NEW HAMPSHIRE, SITE PLAN & PROFILE STATION 11+00 TO 21+73"
BY: PROVAN & LORBER, INC.
DATED: JANUARY, 2005
ON FILE AT THE CITY OF ROCHESTER AND AT THIS OFFICE
- 4.) "LOT LINE REVISION ROCHESTER N.H. FOR VIRGINIA S. CHAMPLIN"
BY: NORWAY PLAINS ASSOCIATES, INC.
DATED: JANUARY, 1994
ON FILE AT THE CITY OF ROCHESTER AND AT THIS OFFICE
- 5.) "PLAN OF LAND IN ROCHESTER, N.H. OF JOSEPH E. WILBUR EAST WAKEFIELD, N.H."
BY: THE BERRY CONSTRUCTION COMPANY INC. CONTRACTORS & ENGINEERS
DATED: JUNE 12, 1964
ON FILE AT THE CITY OF ROCHESTER AND AT THIS OFFICE
- 6.) "OVERVIEW UTILITY PLAN"
BY: BERRY SURVEYING & ENGINEERING
DATED: AUGUST 12, 2019
ON FILE AT THE CITY OF ROCHESTER AND AT THIS OFFICE

LEGEND:

- 3/4" REBAR W/ ID CAP ~TBS~
- 1/2" REBAR W/ ID CAP ~TBS~
- IRON BOUND/REBAR ~FND~
- STEEL STAKE ~FND~
- IRON PIPE ~FND~
- STONE BOUND ~FND~
- UTILITY POLE/GUY WIRE
- PERIMETER BOUNDARY LINE
- PROPOSED BOUNDARY LINE
- BUILDING SETBACK LINE
- POORLY DRAINED WETLAND LINE
- 50' BUILDING SETBACK
- TO BE SET
- FOUND
- TYPICAL
- STRAFFORD COUNTY REGISTRY OF DEEDS
- TBS
- FND
- TYP
- S.C.R.D.
- TREE W/ BARBED WIRE



JOHN P. HAYES, III CWS #18.

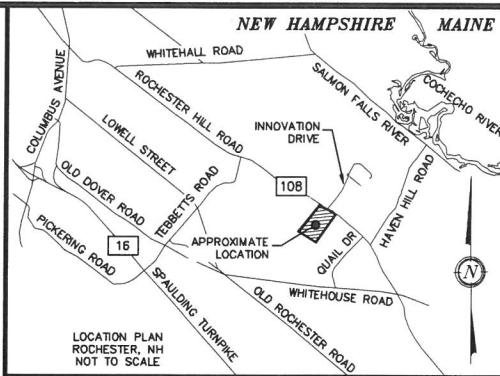
N/F SNIPER HOLDINGS, LLC
35 BROADWAY
DOVER, NH 03820
TAX MAP 255, LOT 15
S.C.R.D. BOOK 4903, PAGE 386

DENSITY CALCULATION:

GROSS LOT AREA (LOT 18): 1,935,885 Sq.Ft.
VERY POORLY DRAINED SOILS: 0 Sq.Ft.
AREAS > 25% SLOPES: 1,815 Sq.Ft.
OHU EASEMENTS: 0 Sq.Ft.
MINIMUM LOT SIZE (AGRICULTURAL): 20,000 Sq.Ft.
 $\{(1,935,885 - 0 - 1,815 - 1) \cdot (0.75)\} / 20,000 \cdot 1.3 = 94.29$
84 HOUSE LOTS ALLOWED BY ADJUSTED TRACT ACREAGE APPROACH.
30 TOTAL UNITS ARE PROPOSED (26 SINGLE & 2 DUPLEX)

WETLAND NOTES:

1. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012. U.S. ARMY CORPS OF ENGINEERS.
2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
3. NATIONAL WETLAND PLANT LIST (CURRENT VERSION).



N/F TRUSTEES OF THE PRESBYTERY OF NORTHERN NEW ENGLAND
302 ROCHESTER HILL ROAD
ROCHESTER, NH 03867
TAX MAP 255, LOT 20
S.C.R.D. BOOK 3752, PAGE 983

N/F CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03867
TAX MAP 255, LOT 21-1

N/F PEASE DEVELOPMENT AUTHORITY
55 INTERNATIONAL DRIVE
PORTSMOUTH, NH 03801
TAX MAP 255, LOT 17
S.C.R.D. BOOK 3905, PAGE 581

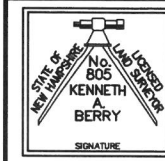
N/F PEASE DEVELOPMENT AUTHORITY
55 INTERNATIONAL DRIVE
PORTSMOUTH, NH 03801
TAX MAP 243, LOT 18
S.C.R.D. BOOK 3752, PAGE 525

N/F BRESS FAMILY REV TRUST OF 2011
271 ROCHESTER HILL ROAD
ROCHESTER, NH 03867
TAX MAP 254, LOT 19
S.C.R.D. BOOK 3921, PAGE 68

N/F BRESS FAMILY REV TRUST OF 2011
271 ROCHESTER HILL ROAD
ROCHESTER, NH 03867
TAX MAP 254, LOT 21
S.C.R.D. BOOK 3921, PAGE 68

FINAL APPROVAL
BY
ROCHESTER PLANNING BOARD
CERTIFIED BY: _____
DATE: _____

I CERTIFY THAT THIS PLAN EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF ROCHESTER, N.H. - 1:10,000-
KENNETH A. BERRY L.L.S. 805 DATE _____



NOTES:

- 1.) OWNER: SOFIELD APARTMENTS, LLC
35 THIRD STREET
DOVER, NH 03820-3316
- 2.) TAX MAP 254, LOT 18
- 3.) LOT AREA: 1,935,885 Sq.Ft., 44.44 Ac.
- 4.) S.C.R.D. BOOK 470B, PAGE 56B
- 5.) THE INTENT OF THIS PLAN IS TO SHOW THE SITE PLAN SKETCH FOR THE EXISTING PARKING LOT, APARTMENTS AND PROPOSED UNITS.

PARKING REQUIREMENTS:

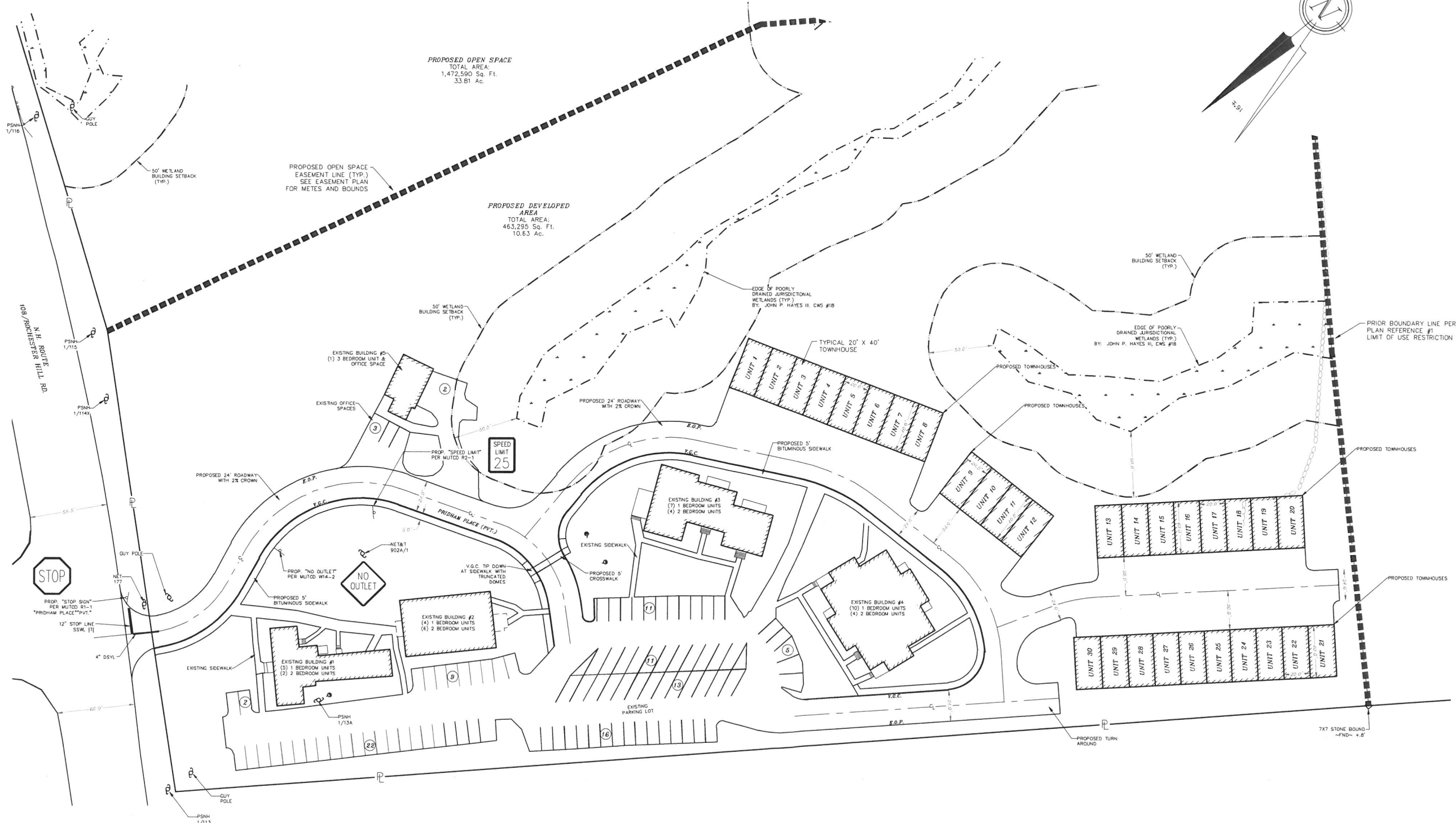
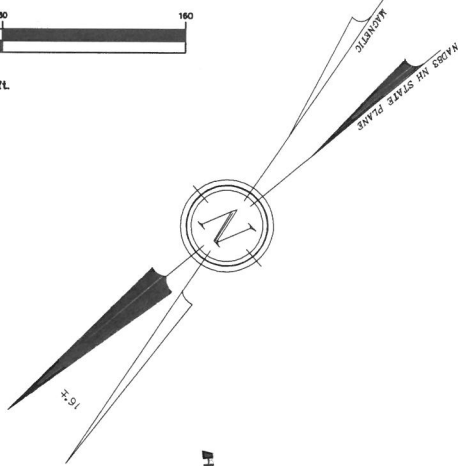
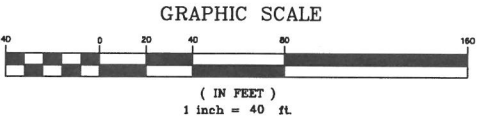
- SECTION 10 - PARKING AND CIRCULATION
- RESIDENTIAL
 - RESIDENTIAL (NON DC) 2 SPACES PER UNIT:
 - 73 UNITS x 2 SPACES = 146 SPACES
- EXISTING UNITS = 43 UNITS
PROPOSED UNITS = 30 UNITS
TOTAL UNITS = 73 UNITS
REQUIRED SPACES = 146 SPACES
PROPOSED SPACES = 151 (91 IN LOTS, 60 IN FRONT OF TOWNHOUSES)

WETLAND NOTES:

- WETLANDS WERE DELINEATED BY JOHN P. HAYES SUMMER 2019
- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
 - FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0, UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
 - NATIONAL WETLAND PLANT LIST (CURRENT VERSION).



JOHN P. HAYES, III CWS #18,



REVISION	DATE	DESCRIPTION

SITE PLAN SKETCH
LAND OF
SOFIELD APARTMENTS LLC
287 ROCHESTER HILL ROAD
ROCHESTER, N.H.
TAX MAP 254, LOT 18

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 40 FT.
DATE : JANUARY 19, 2021
FILE NO. : DB 2020 - 075

