

Plaistow ZBA

Applicant – Coffman Development Group

Application for Variances – 2 Main Street, Plaistow, NH

- I. Article V, Section Table 220-32I(A) – Front Setback in Commercial I District.  
A variance from the Zoning Ordinance to permit front structural setbacks of less than 50' for site redevelopment to allow a Convenient MD – Urgent Care facility. The proposed setbacks are as follows: 47.7' from Main Street, 16.7' from Hasletine Street, and 10' from Plaistow Road (Rt. 125). See "Variance Plan", prepared by Allen & Major Associates, Inc., stamped May 12, 2020 (Exhibit A).

Facts supporting this request.

1. The proposed variance will not be contrary to the public interest because: *the proposed Professional Office use (medical) is permitted by right in the Commercial I District, and the existing structural improvements are equally nonconforming in terms of setbacks.*
2. The Spirit and Intent of the Ordinance is preserved because: *setbacks are intended to distance and separate uses and structures, which in this case is adequately provided by the triangular shape of the parcel and its three-way frontage.*
3. There is Substantial Justice in granting the variance because: *while the lot can support safe access, on-site parking, utilities and landscaping, the lot is irregularly shaped and cannot be reasonably improved without extending some of the existing nonconformities.*
4. The Values of the Surrounding Properties will not be diminished because: *the proposed use is permitted by right in the Commercial I District and the existing structure (to be razed) is nonconforming to a similar degree. The site will be professionally designed, lighted, and landscaped in keeping with the Plaistow Site Plan Regulations.*
5. Literal enforcement of the provisions of the ordinance would result in Unnecessary Hardship because: *the irregular shape of the triangular lot, and having frontage on three public streets, yields an unreasonably small building envelope within which to improve the property.*

- II. Article IX, Section 220-59.B(3) – Freestanding Sign with 3 Panels Totaling 90SF.  
A Variance from the Zoning Ordinance to permit a freestanding sign with three (3) panels, each having the allowed 30SF of surface area, which essentially increases the visible surface area from 60SF to 90SF. See "2 Main St – Plaistow NH – Pylon Sign", prepared by Sousa Signs, dated May 12, 2020 (Exhibit B).

Facts supporting this request.

1. The proposed variance will not be contrary to the public interest because: *the existing lot has frontage on three public streets, meaning that a three-paneled wayfinding and freestanding sign would be visible from each approach.*

2. The Spirit and Intent of the Ordinance is preserved because: *the ordinance is intended to limit the size of each freestanding sign panel to 30SF, which is simply displayed on three equally-size panels instead of two.*
3. There is Substantial Justice in Granting the variance because: *the public will benefit from being able to see the freestanding sign from all traffic approaches.*
4. The Values of the Surrounding Properties will not be diminished because: *the proposed freestanding sign panels are conforming in size.*
5. Literal enforcement of the provisions of the ordinance would result in Unnecessary Hardship because: *the irregular shape of the triangular lot, and having frontage on three public streets, yields an unusual need for a similarly-shaped three-paneled sign.*

III. Article IX, Section 220-59.A – Allow additional building sign.

A Variance from the Zoning Ordinance to permit a third building sign where two is otherwise allowed. See “2 Main St – Plaistow NH – South/East/West Elevation”, prepared by Sousa Signs, dated May 12, 2020 (Exhibit C – 3 Sheets).

Facts supporting this request.

1. The proposed variance will not be contrary to the public interest because: *a third building sign is reasonable considering that the lot has four “fronts” with each being visible from the frontages.*
2. The Spirit and Intent of the Ordinance is preserved because: *only one building sign per visible side is being proposed.*
3. There is Substantial Justice in Granting the variance because: *visitors will be able to locate the building and use from each traffic approach.*
4. The Values of the Surrounding Properties will not be diminished because: *the building signs are professionally designed and will be maintained by landowner.*
5. Literal enforcement of the provisions of the ordinance would result in Unnecessary Hardship because: *the configuration of the lot causes the proposed building to be visible from all sides, and building signage will assist the traveling public in wayfinding.*

IV. Article IX, Section 220-59.A(2) – Allow additional building sign façade area on south and east sides.

A Variance from the Zoning Ordinance to permit two of the three proposal building signs to be constructed larger than the percentage of building façade otherwise allowed. The south-facing side is proposed at 15.8%, whereas 5% is otherwise allowed. The east-facing side is proposed at 10.2%, whereas 5% is otherwise allowed. See “2 Main St – Plaistow NH – South/East/West Elevation”, prepared by Sousa Signs, dated May 12, 2020 (Exhibits C1 and C2 – 2 of 3 Sheets).

Facts supporting this request.

1. The proposed variance will not be contrary to the public interest because: *the proposed building signs on the south and east are proportional to the overall building mass and*

*assist the public in wayfinding. Wayfinding is of special concern when members of the public are travelling to and seeking care at Convenient MD – Urgent Care as customers are often arriving with individuals in distress and discomfort. Simply put, the goal of this signage is to make arrival and wayfinding as clear and easy as possible.*

2. The Spirit and Intent of the Ordinance is preserved because: *the ordinance is intended to guard against overly distracting and aesthetically unpleasant signage. In this case, the proposed signage is professionally designed to be clear and wayfinding, and is framed within the proposed construction materials, awnings, and glazing.*
3. There is Substantial Justice in Granting the variance because: *visitors will be able to locate the building and use from each traffic approach.*
4. The Values of the Surrounding Properties will not be diminished because: *the building signs are professionally designed and will be maintained by landowner.*
5. Literal enforcement of the provisions of the ordinance would result in Unnecessary Hardship because: *the configuration of the lot causes the proposed building to be visible from all sides, and adequately-sized building signage will assist the traveling public in wayfinding during times of medical urgency and family distress.*

OFF-STREET PARKING SUMMARY TABLE			
USE	CALCULATION	MIN. REQUIRED	PROPOSED
MEDICAL OFFICE: 5,150 S.F.	2 SPACES PER EXAM ROOM + 1 SPACE PER EMPLOYEE	26	26
ACCESSORY USE: 3,000 S.F.	8 EXAM ROOM + 2 + 10 EMPLOYEES = 26 SPACES	1	1
TOTAL SPACE =		27	

ADA SPACES REQUIRED (RETAIL):  
REQUIRED: (26 TO 50) TOTAL PARKING SPACES PROVIDED, 1 SPACES  
PROVIDED: 3 ADA SPACES, 1 BEING VAN ACCESSIBLE

ZONING SUMMARY TABLE NOTES:  
\* EXISTING NON CONFORMING  
\*\* VARIANCE REQUESTED  
\*\*\* WAIVER REQUESTED

ZONING SUMMARY TABLE COMMERCIAL (C-1) DISTRICT			
ITEM	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT SIZE	80,000 S.F.	30,955 S.F.*	30,955 S.F.*
MINIMUM FRONTAGE	150 FEET	203.67 FT (MAIN ST) 266.35 FT (HASLELINE)	203.67 FT (MAIN ST) 266.35 FT (HASLELINE)
MINIMUM FRONT SETBACK	50 FEET	36.7' (MAIN ST) ** 11.5' (HASLELINE) **	47.7' (MAIN ST) ** 16.7' (HASLELINE) **
MAXIMUM LOT COVERAGE (PERCENT)	75%	59.0%	52.8%
MAXIMUM LOT COVERAGE (SQ. FT.)	23,217	16,297	16,358
MAXIMUM HEIGHT	45 FEET	<45	<45
MAXIMUM STOREIES	3	2	<3
MINIMUM SCREENING			
FRONT BUFFER STRIP	12 FEET	0.7' (MAIN ST) 8.3' (HASLELINE)	6.2' (MAIN ST) *** 12' (HASLELINE) 12' (PLAISTOW RD)

THE CLOSEST SIMILAR USE TO URGENT CARE USE IS 3.9 MI TO "PLAISTOW HEALTH" AT 24 PLAISTOW ROAD.

ZONING SUMMARY TABLE NOTES:

\* EXISTING NON CONFORMING  
\*\* VARIANCE REQUESTED  
\*\*\* WAIVER REQUESTED

## LIST OF WAIVERS

### SITE PLAN REVIEW REGULATIONS

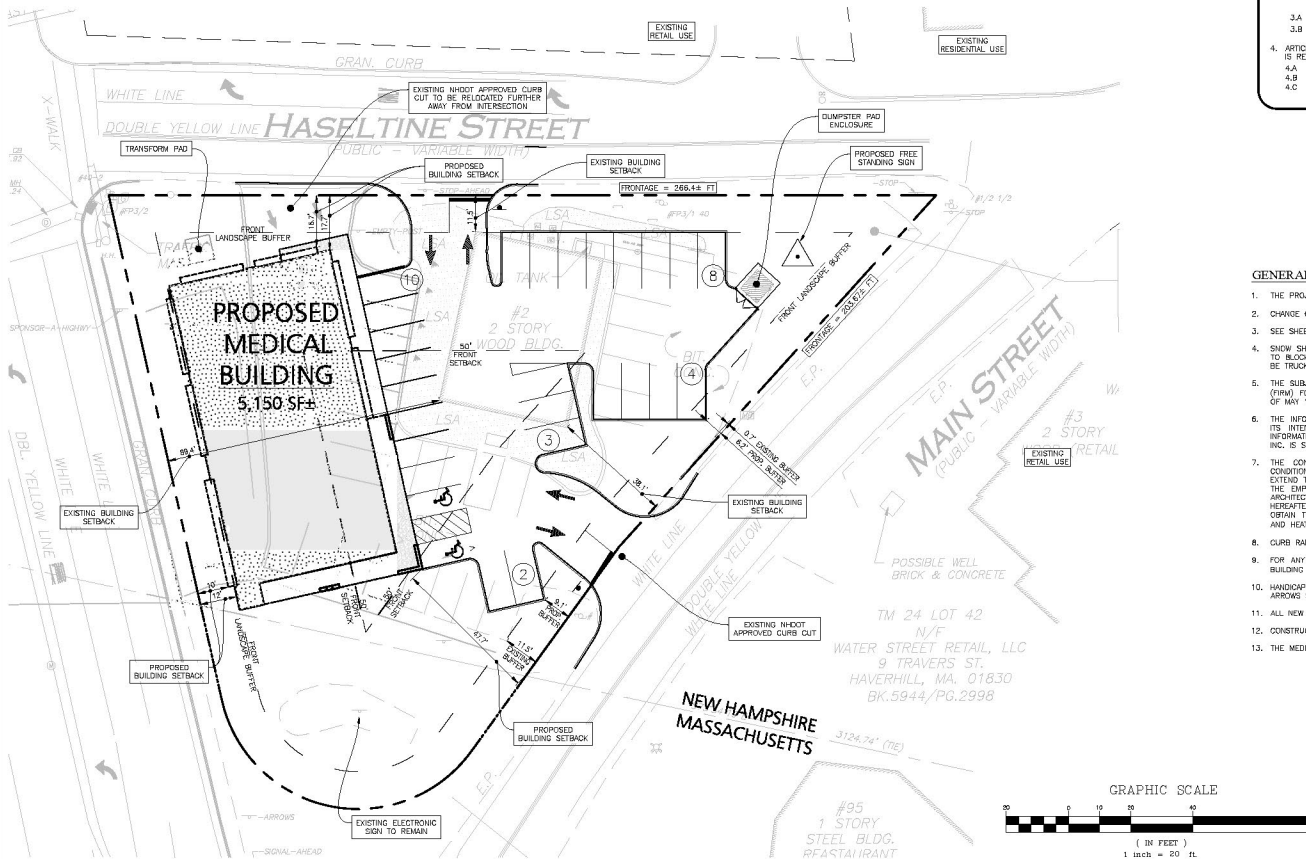
- SPRR 230-14.1(A): TO NOT SHOW EXISTING GRADES, DRAINAGE SYSTEMS, STRUCTURES AND/OR FEATURES OUTSIDE OF 100' OF DEVELOPMENT AREA. CONDITION EXISTS ALONG NORTH & NORTHEAST PORTIONS OF THE PARCEL.
- SPRR 230-14.1(C): TO NOT SHOW EXISTING SEPTIC OR WELLS OUTSIDE OF 100' OF DEVELOPMENT AREA. CONDITION EXISTS ALONG NORTH & NORTHEAST PORTIONS OF THE PARCEL.
- SPRR 230-23.8(b)(2): TO NOT PROVIDE A FULL 12 FOOT BUFFER ALONG THE FRONT BOUNDARY (MAIN STREET). CONDITION EXISTS ALONG MAIN STREET FRONTAGE. BUFFER PROVIDED IS SUBSTANTIALLY GREATER THAN EXISTING CONDITION.
- SPRR 230-23.8(b)(4): TO ALLOW FOR A REDUCTION IN INTERIOR PAVEMENT LANDSCAPE STRIP. CONDITION EXISTS IN PARKING AREA DUE TO THE UNIQUE SIZE AND SHAPE OF THE EXISTING LOT
- SPRR 230-23.8(b)(2): TO ALLOW FOR THE PLACEMENT OF SITE LIGHT FIXTURES CLOSER TO THE PROPERTY LINE THAN FORMULA OF HEIGHT EQUAL TO OR LESS THAN THE VALUE 3 + (D/5), WHERE D IS THE DISTANCE IN FEET TO THE NEAREST PROPERTY BOUNDARY. CONDITION EXISTS AT THREE LOCATIONS AND PLACEMENT OF THE LIGHTING FIXTURES WILL BE SUCH THAT THERE WILL BE NO LIGHT TRESPASS AGAINST THE EXISTING PROPERTY LINES.

## LIST OF VARIANCES

- ARTICLE IX, §220-59.8(3): TO ALLOW A SINGLE FREE STANDING SIGN WHICH EXCEED 30 SF PER FACE (60 SF TOTAL FRONT & BACK). THE PROPOSED SIGN HAS THREE (3) PANELS SET IN A TRIANGULAR SHAPE, WHICH IN TOTAL IS 50 SF.
  - ARTICLE IX, §220-59.8: TO ALLOW ONE (1) ADDITIONAL BUILDING ATTACHED SIGNS WHERE TWO (2) ARE PERMISSIBLE, FOR A TOTAL OF THREE (3).
  - ARTICLE IX, §220-59.8(2): TO ALLOW ADDITIONAL SIGNS ATTACHED TO A SINGLE BUILDING FAÇADE TO EXCEED 5% OF THE FAÇADE AREA.
- |           | FAÇADE AREA | SIGN AREA | SIGN % |
|-----------|-------------|-----------|--------|
| 3.A SOUTH | 1740.41     | 275.36    | 15.8   |
| 3.B EAST  | 2,696.35    | 275.36    | 10.2   |
- ARTICLE X, TABLE 220-221: TO ALLOW A REDUCTION OF THE FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED AT THE FOLLOWING LOCATIONS:  
4.A 45.4 FEET AT MAIN STREET  
4.B 18.5 FEET AT HASLELINE STREET  
4.C 14.3 FEET AT PLAISTOW ROAD

## GENERAL NOTES

- THE PROJECT PROPOSES A URGENT CARE FACILITY WHICH IS ALLOWED WITHIN THE CURRENT ZONE.
- CHANGE OF USE REQUIRES REVIEW AND/OR APPROVAL OF THE PLANNING BOARD.
- SEE SHEET 1 FOR EXISTING CONDITIONS.
- SNOW SHALL BE TAKEN OFF-SITE ONCE SNOW STORAGE AREAS ON SITE BECOME INADEQUATE AND BEGIN TO BLOCK ACCESS TO AND FROM THE SITE OR BLOCK THE USE OF ON-SITE PARKING. ANY DECESS WILL BE TRUCKED OFF-SITE & DISPOSED OF IN ACCORDANCE WITH THE TOWN OF PLAISTOW.
- THE SUBJECT PREMISES IS NOT LOCATED IN A FLOOD ZONE ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF PLAISTOW, NH COMMUNITY PANEL #3301SC0578E HAVING AN EFFECTIVE DATE OF MAY 17, 2005.
- THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. ITS INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.
- THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS OF THE SITE. THESE PLANS PREPARED BY ALLEN & MAJOR ASSOCIATES, INC. DO NOT EXTEND TO, NOR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THE EMPLOYEES, AGENTS OR REPRESENTATIVES IN PERFORMANCE OF THE WORK. THE SEAL OF THE ARCHITECT 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 THAT MAY BE REQUIRED BY THE US OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
- CURB RADI SHALL BE 10' AT CORNERS AND 3' AT PARKING STALLS UNLESS NOTED OTHERWISE.
- FOR ANY NEW SIGNAGE, A SITE SIGNAGE PACKAGE SHALL BE COORDINATED WITH THE DEPARTMENT OF BUILDING SAFETY FOR DRAINAGE AND/OR APPLICATION REQUIREMENTS.
- UNDERSIGNED SIGNAGE, STOPPING FOR ALL PARKING, FIRE LANCES AND ANY NECESSARY DIRECTIONAL ARROWS SHALL BE MAINTAINED AS PER APPROVED SITE PLAN OR PER THE CODE ENFORCEMENT OFFICER.
- ALL NEW WORK WILL BE IN COMPLIANCE WITH CURRENT SITE PLAN AND ZONING REGULATIONS.
- CONSTRUCTION HOURS SHALL BE IN ACCORDANCE WITH PLAISTOW ZONING ORDINANCE 220-11.
- THE MEDICAL OFFICE WILL HAVE NORMAL BUSINESS HOURS OF 8:00AM TO 8:00PM SEVEN DAYS A WEEK.



R:\PROJECTS\2070-05\CIVIL\DRAWINGS\CURRENT\C-2070-05\_LAYOUT & MATERIALS.DWG



PROFESSIONAL ENGINEER FOR  
ALLEN & MAJOR ASSOCIATES, INC.

APPLICANT:  
MAMMOTH ACQUISITION COMPANY LLC  
632 WASHINGTON ST.  
SOUTH EASTON, MA 02375

PROJECT:  
CONVENIENT MD  
TAX MAP 24 LOT 43  
2 MAIN STREET  
PLAISTOW, NH 03865

PROJECT NO. 2070-05 DATE: APRIL 2020  
SCALE: 1" = 20' DWG: C-2070-05\_LAYOUT & MATERIALS  
DESIGNED BY: MM CHECKED BY: MAM

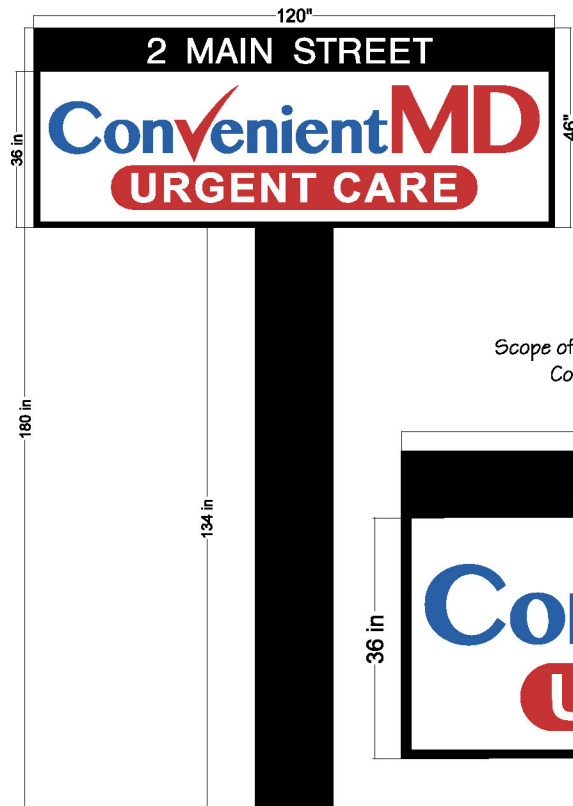
PREPARED BY:  
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DRAWING TITLE: VARIANCE PLAN SHEET No. V-1

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Ex B



(1) Side is 30 Sq. Ft.

PART# DF-PS-100

## CABINET SPECIFICATIONS

BACKGROUND:	White Flex Face
CABINET:	Aluminum Retainers / Steel Framework
RETAINERS:	Matte Black

## GENERAL SPECIFICATIONS

<input type="checkbox"/>	ILLUMINATION:	White High Output LED
<input checked="" type="checkbox"/>	FACE COLOR:	3M 3630-73 Dark Red Translucent
<input checked="" type="checkbox"/>	FACE COLOR:	3M 3630-127 Intense Blue Translucent

Scope of Work: Install (1) new, three sided, internally illuminated pylon sign.  
Corporate logos comply with with brand standards and colors.



DATE: 5-12-20 JOB NAME: Convenient MD Urgent Care  
 REP: Jason JOB LOCATION: 2 Main St., Plaistow NH  
 CONTACT: Max / Dave  
 AUTHORIZED SIGNATURE REQUIRED TO BEGIN PRODUCTION



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 603-622-5067 FAX 603-624-6188

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Ex. C1



Night View



275.3 Total Sq. Ft.



275.3 Total Sq. Ft.

PART# CL-F-275

## LETTER SPECIFICATIONS

FACES:	3/16" Translucent White SG Plexiglass
RETURNS:	5" Gloss Black Aluminum
TRIM CAP:	1" Black

## BILL SPECIFICATIONS

FACES:	3/16" Translucent White SG Plexiglass
RETURNS:	5" Gloss Black Aluminum
TRIM CAP:	1" Black

## GENERAL SPECIFICATIONS

<input type="checkbox"/>	ILLUMINATION:	White "GE" Tetra Max High Output LED
<input checked="" type="checkbox"/>	FACE COLOR:	3M 3630-73 Dark Red Translucent
<input checked="" type="checkbox"/>	FACE COLOR:	3M 3630-127 Intense Blue Translucent

Scope of work: Install (1) new LED individual channel letter set on the south elevation.  
 Sign colors comply with Convenient MD corporate sign standards.

DATE: 5-12-20 JOB NAME: Convenient MD Urgent Care  
 REP: Jason JOB LOCATION: 2 Main St., Plaistow NH  
 CONTACT: Max / Dave  
 AUTHORIZED SIGNATURE REQUIRED TO BEGIN PRODUCTION



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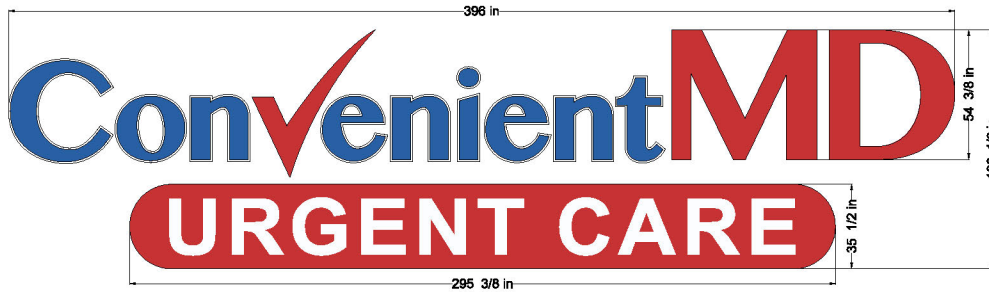




Night View



275.3 Total Sq. Ft.



275.3 Total Sq. Ft.

## PART# CL-F-275

## LETTER SPECIFICATIONS

FACES: 3/16" Translucent White SG Plexiglass  
 RETURNS: 5" Gloss Black Aluminum  
 TRIM CAP: 1" Black

## PILL SPECIFICATIONS

FACES: 3/16" Translucent White SG Plexiglass  
 RETURNS: 5" Gloss Black Aluminum  
 TRIM CAP: 1" Black

## GENERAL SPECIFICATIONS

☐ ILLUMINATION: White "GE" Tetra Max High Output LED  
☒ FACE COLOR: 3M 3630-73 Dark Red Translucent  
☒ FACE COLOR: 3M 3630-127 Intense Blue Translucent

Scope of work; Install (1) new LED individual channel letter set on the east elevation.  
 Sign colors comply with Convenient MD corporate sign standards.

DATE: 5-12-20 JOB NAME: Convenient MD Urgent Care  
 REP: Jason JOB LOCATION: 2 Main St., Plaistow NH  
 CONTACT: Max / Dave  
 AUTHORIZED SIGNATURE REQUIRED TO BEGIN PRODUCTION

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Night View



275.3 Total Sq. Ft.



275.3 Total Sq. Ft.

## PART# CL-F-275

## LETTER SPECIFICATIONS

FACES: 3/16" Translucent White SG Plexiglass  
 RETURNS: 5" Gloss Black Aluminum  
 TRIM CAP: 1" Black

## PILL SPECIFICATIONS

FACES: 3/16" Translucent White SG Plexiglass  
 RETURNS: 5" Gloss Black Aluminum  
 TRIM CAP: 1" Black

## GENERAL SPECIFICATIONS

☐ ILLUMINATION: White "GE" Tetra Max High Output LED  
☒ FACE COLOR: 3M 3630-73 Dark Red Translucent  
☒ FACE COLOR: 3M 3630-127 Intense Blue Translucent

Scope of work; Install (1) new LED individual channel letter set on the west elevation.  
 Sign colors comply with Convenient MD corporate sign standards.

DATE: 5-12-20 JOB NAME: Convenient MD Urgent Care  
 REP: Jason JOB LOCATION: 2 Main St., Plaistow NH  
 CONTACT: Max / Dave  
 AUTHORIZED SIGNATURE REQUIRED TO BEGIN PRODUCTION

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