



NONRESIDENTIAL SITE PLAN APPLICATION

City of Rochester, New Hampshire

[office use only. Check # _____ Amount \$ _____ Date paid _____]

Date: 06/04/13 Is a conditional use needed? Yes: _____ No: X Unclear: _____
(If so, we encourage you to submit an application as soon as possible.)

Property information

Tax map #: 106; Lot #(s): 3A; Zoning district: Agricultural

Property address/location: 201 Highland Street

Name of project (if applicable): Sensible Self Storage, LLC

Size of site: 5.81 acres; overlay zoning district(s)? Conservation Overlay

Property owner

Name (include name of individual): Jean P. Taylor

Mailing address: P.O. Box 1084; Rochester, NH 03866-1084

Telephone #: (603)-332-2838 Email: _____

Applicant/developer (if different from property owner)

Name (include name of individual): Sensible Self Storage, LLC c/o Mark Murphy

Mailing address: 158 Knowles Pond Road; Northfield, NH 03276

Telephone #: (603)-340-2541 Email: murphm7@gmail.com

Engineer/designer

Name (include name of individual): Richard R. Lundborn, P.E., Norway Plains Associates, Inc.

Mailing address: P.O. Box 249; Rochester, NH 03866-0249

Telephone #: (603)-335-3948 Fax #: (603)-332-0098

Email address: rlundborn@norwayplains.com Professional license #: 10943

Proposed activity (check all that apply)

New building(s): X Site development (other structures, parking, utilities, etc.): X

Addition(s) onto existing building(s): _____ Demolition: _____ Change of use: _____

Describe proposed activity/use: Mini-Storage facility: The applicant proposes a phased project. Each phase being made up of 3 buildings, Five phases. Pavement for each phase will be constructed along with the buildings as shown on the plan.

Describe existing conditions/use (vacant land?): The existing lot is vacant. It was aggressively logged by the previous owner.

Utility information

City water? yes ☐ no ☒ ; How far is City water from the site? 800-ft+/-

City sewer? yes ☐ no ☒ ; How far is City sewer from the site? 800-ft+/-

If City water, what are the estimated total daily needs? N/A gallons per day

If City water, is it proposed for anything other than domestic purposes? yes ☐ no ☐

If City sewer, do you plan to discharge anything other than domestic waste? yes ☐ no ☐

Where will stormwater be discharged? The proposed design will employ porous pavement.

Stormwater will continue to be discharged into the ground.

Building information

Type of building(s): Storage Buildings; metal framed and metal skinned.

Building height: Single Story, 12-ft+/- Finished floor elevation: varies with each building

Other information

parking spaces: existing: 0 total proposed: 3 ; Are there pertinent covenants? No

Number of cubic yards of earth being removed from the site 0, project will require an import

Number of existing employees: 0 ; number of proposed employees total: 1, (offsite)

Check any that are proposed: variance ☒ ; special exception ☐ ; conditional use ☐

Wetlands: Is any fill proposed? No ; area to be filled: ; buffer impact?

Proposed <u>post-development</u> disposition of site (should total 100%)		
	Square footage	% overall site
Phase 1:		
Building 1	4,000	1.58
Building 2	6,900	2.73
Building 3	1,000	0.39
Phase 2:		
Building 1	8,400	3.32
Building 2	7,600	3.00
Building 3	1,200	0.47
Phase 3:		
Building 1	5,700	2.25
Building 2	5,400	2.13
Building 3	1,000	0.39
Phase 4:		
Building 1	4,200	1.66
Building 2	3,300	1.30
Building 3	1,800	0.71
Phase 5:		
Building 1	2,400	0.95
Building 2	1,600	0.63
Building 3	1,600	0.63
Parking and vehicle circulation	78,619	31.05
Planted/landscaped areas (excluding drainage)	65,289	25.79
Natural/undisturbed areas (excluding wetlands)	33,719	13.32
Wetlands	19,441	7.70
Other – drainage structures, outside storage, etc.	N/A	N/A
Total	253,168	100

Comments

Please feel free to add any comments, additional information, or requests for waivers here:

Submission of application

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

I/(we) hereby submit this Site Plan application to the City of Rochester Planning Board pursuant to the City of Rochester Site Plan Regulations and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation 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 property owner: _____

Date: _____

Signature of applicant/developer: _____

Date: _____

Signature of agent: [Signature]

Date: 06/06/13

Authorization to enter subject property

I hereby authorize members of the Rochester Planning Board, Zoning Board of Adjustment, Conservation Commission, Planning Department, and other pertinent City departments, boards and agencies to enter my property for the purpose of evaluating this application including performing any appropriate inspections during the application phase, review phase, post-approval phase, construction phase, and occupancy phase. This authorization applies specifically to those particular individuals legitimately involved in evaluating, reviewing, or inspecting this specific application/project. It is understood that these individuals must use all reasonable care, courtesy, and diligence when entering the property.

Signature of property owner: _____

Date: _____

NORWAY PLAINS ASSOCIATES, INC.

SURVEYORS - ENGINEERS - TRANSPORTATION PLANNERS

31 Mooney Street
Alton, New Hampshire 03809
Alton Office (603) 875-3948
E-MAIL: rlundborn@norwayplains.com
WEB: www.norwayplains.com

2 Continental Boulevard (03867) P. O. Box 249
Rochester, New Hampshire 03866-0249
Telephone (603) 335-3948
NH (800) 479-3948
Fax (603) 332-0098

June 04, 2013

Mr. James Campbell
Planning, Development & Zoning
31 Wakefield Street
Rochester, NH 03867

Re: Mark Murphy/Sensible Storage, LLC - 201 Highland Street - Tax Map 106, Lot 3

Dear Jim:

On behalf of Mark Murphy & Sensible Self Storage, LLC, the applicant, and Jean Taylor, the lot owner, we hereby submit application site plan for the above referenced property. The attached site plan depicts a five-phased project consisting of three (3) buildings per phase for a total of fifteen (15) storage buildings at buildout.

The applicant obtained a variance in January of this year to permit self-storage buildings in the Agricultural zone. As part of their approval, the ZBA stipulated that the applicant maintain a 50-foot wide setback along the common boundary with the Woodland Green Condominium development. You will note that our plan depicts this required setback.

Currently the Applicant intends for the site to be a self service facility accessed by passkey. No office is intended to be on site, only an information area in one of the locker spaces. A potential future septic area is shown but currently the applicant does not intend for the site to have any running water.

The project will require a NHDES Alteration of Terrain Permit, and a NHDOT Entrance Permit.

We look forward to receiving input from the TRG as well as the Planning Board.

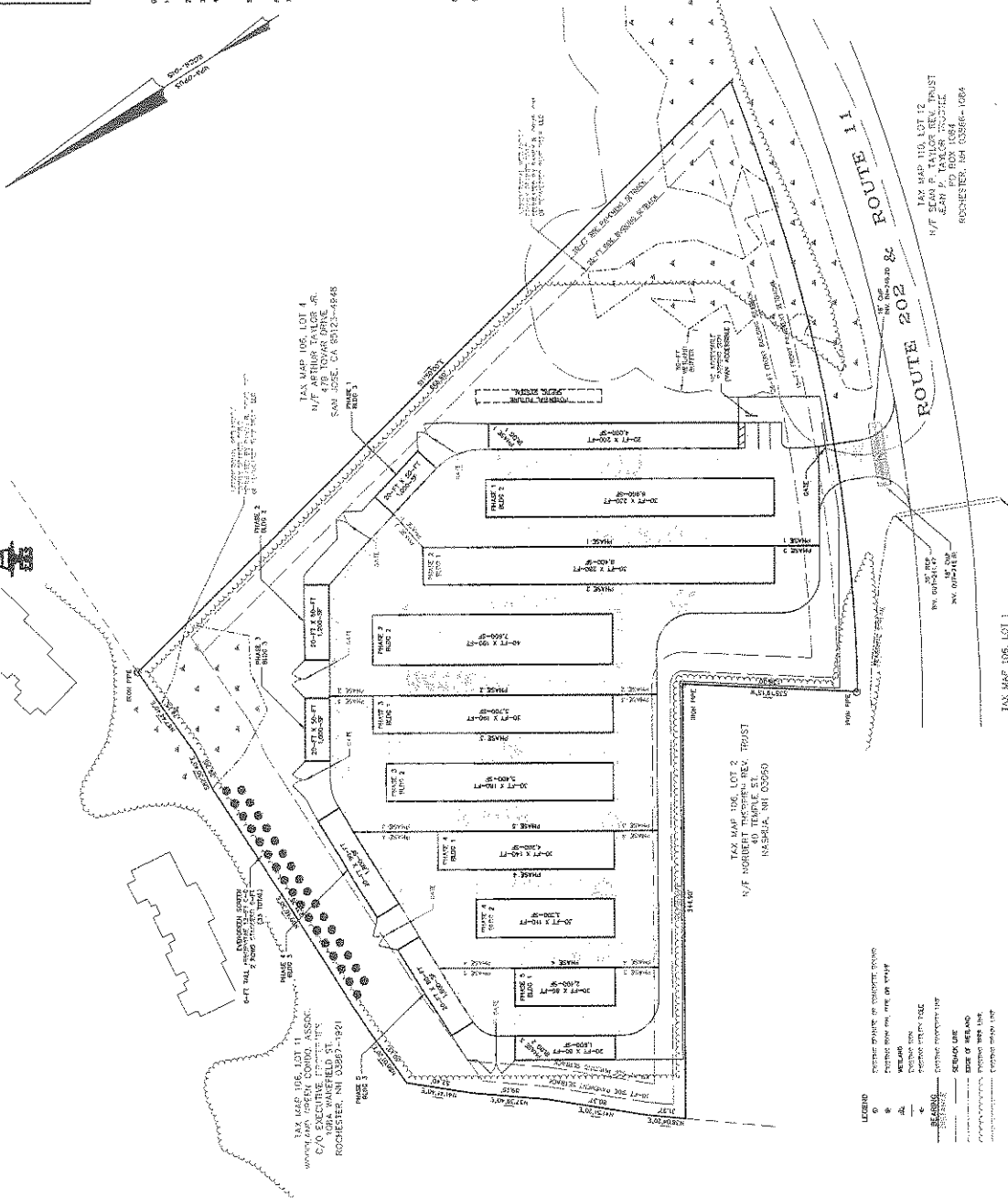
If you have any questions or comments please, call or email me.

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

By: 
Richard R. Lundborn, P.E., Project Manager

cc: Norway Plains Associates, Inc.

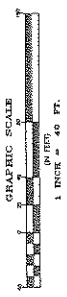


- GENERAL NOTES:**
1. THE SURVEY OF THIS PLAN IS TO BE THE PROPERTY OF THE SURVEYOR.
 2. TOTAL AREA: 2.00 ACRES (87,120 SQ. FT.)
 3. TOTAL LOT AREA: 2.00 ACRES (87,120 SQ. FT.)
 4. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE PLANNING BOARD'S REQUIREMENTS.
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APPLICANT:
SENSIBLE SELF STORAGE, LLC
P.O. BOX 232
NORTH ANDOVER, MA 01945

OWNER OF RECORD:
JEAN P. TAYLOR
P.O. BOX 1084
ROCHESTER, NH 03866-1084
BK. 4001, PG. 578

SITE PLAN
HIGHLAND STREET
ROUTE 202 BYPASS
ROCHESTER, NH
STRAFFORD COUNTY
SENSIBLE SELF
STORAGE, LLC
MAY 2013

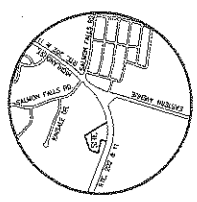


FINAL APPROVAL BY ROCHESTER PLANNING BOARD

DATE: 05/06/13

SHEET C-100

NORWAY PLAINS ASSOCIATES, INC.



FILE NO. 121
DRAWN BY: JEL
PLAN NO. C-11111
P.B. NO. 11111
DATE: 12/14/11