

RECEIVED  
JUN - 3 2011  
Planning Dept.



**NONRESIDENTIAL SITE PLAN APPLICATION**  
**City of Rochester, New Hampshire**

Date: \_\_\_\_\_ [office use only. fee paid \_\_\_\_\_ Amount \$ \_\_\_\_\_ date paid \_\_\_\_\_ ]

**Property information**

Tax map #: 120 ; Lot #'s): 295 ; Zoning district: Industrial 3

Property address/location: 1 Winter Street

Name of project (if applicable): Rochester Self Storage

Size of site: 1.50 acres; overlay zoning district(s)? Special Downtown

**Property owner**

Name (including name of individual): Hardware Condo Association c/o Roslea Realty Trust  
(Brian Cassidy, Trustee)

Mailing address: 1 Winter Street, Unit 2

Telephone #: 603 817-6156 Fax#: \_\_\_\_\_

**Applicant/developer** (if different from property owner)

Name (including name of individual): Rochester Self Storage (Frank Cassidy)

Mailing address: 1 Winter Street

Telephone #: 603 335-6060 Email Carerx@ttlc.net

**Engineer/designer**

Name (including name of individual): Norway Plains Associates, Inc. c/o Scott Lawler, PE

Mailing address: PO Box 249; Rochester, NH 03866-0249

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

Email address: slawler@norwayplains.com Professional license #: 10026

**Proposed activity** (check all that apply)

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

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

Describe proposed activity/use: To construct four self storage unit buildings consisting of 4,300 square feet of rental space.

Describe existing conditions/use (vacant land?): Area to be developed is used as a Contractor storage yard.

### Utility information

City water? yes X no;      How far is City water from the site?                     

City sewer? yes X no;      How far is City sewer from the site?                     

If City water, what are the estimated total daily needs?     0     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? City of Rochester Stormwater Drainage System

### Building information

Type of building(s): Prefabricated steel buildings on concrete slabs

Building height: 12' Finished floor elevation: 224'+/-

### Other information

# parking spaces: existing: 0 total proposed: 0 ; Are there pertinent covenants? no

Number of existing employees: 0 ; number of proposed employees total: 0

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

Wetlands: Ins any fill proposed? 0 ; Area to be filled: 0 ; buffer impact? 0

Proposed <u>post-development</u> disposition of site (should total 100%)		
	Square footage	% overall site
Building footprint(s) – give for each building	23,320	35.7 %
Parking and vehicle circulation	33,400	51.1%
Planted/landscaped areas (excluding drainage)	1,680	2.6%
Natural/undisturbed areas (excluding wetlands)	5,060	7.7%
Wetlands	0	0.0%
Other – drainage structures, outside storage, etc.	1,894	2.9%

## Comments

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

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## Submission of application

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

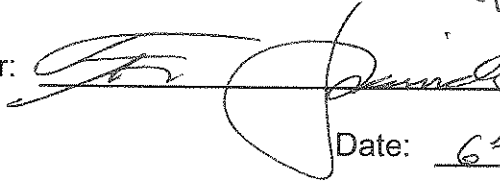
*I/we hereby submit this Site Plan application to the City of Rochester Planning Board pursuant to the City of Rochester Site Plan Regulations and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is 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: 6/3/11

Signature of applicant/developer:



Date: 6-3-11

Signature of agent:

Date: \_\_\_\_\_

## 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: 6/3/11

# NORWAY PLAINS ASSOCIATES, INC.

SURVEYORS - ENGINEERS - TRANSPORTATION PLANNERS

E-MAIL: [slawler@norwayplains.com](mailto:slawler@norwayplains.com)

WEB: <http://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 3, 2011

Michael Behrendt, Chief of Planning  
Department of Planning and Development  
Second Floor, City Hall  
31 Wakefield Street  
Rochester, NH 03867-1917

**Re: Non-Residential Site Plan Application for Rochester Self Storage - Map 120, Lot 259**

Dear Michael:

On behalf of Frank Cassidy of Rochester Self Storage and Roslea Realty Trust, we hereby submit design review plans and application for proposed self-storage buildings at 1 Winter Street; Tax Map 120, Lot 295. The facility will be constructed at the rear of the 1.5-acre parcel owned by Hardware Condo Association, c/o Roslea Realty Trust. A large three-story building of mixed rental units as well as a smaller one-story rental building currently occupies the property.

The proposed four pre-fabricated buildings will be constructed at the rear of the parcel, currently used as a contractor's storage yard. The four units will be configured in several shapes and sizes for a total of 4,300 square feet. Majority of the self-storage units will be either 10' by 10', 5' by 10' or 5' by 15' in size.

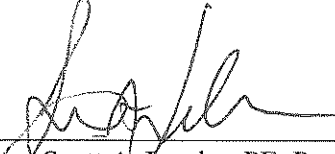
Paved access to the units will be from either a gated area between the existing building and the northern property line or from the existing storage facility located south of the parcel. The applicant, whom is currently in a long-term lease with the property owner, currently operates this existing storage facility.

The self-storage unit buildings will not have any water or sewer connections and minimal lighting similar to the other self-storage facility. There will not be any office space within these proposed units, as they will be managed from the existing office located at the rear of the main building. There is already parking for the office.

We look forward to discussing this project with staff and the Planning Board. Thank you for your consideration.

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

By:   
Scott A. Lawler, PE, Project Engineer

cc: Rochester Self Storage  
Roslea Realty Trust

LEGEND  
-○- UTILITY POLE  
⊙ MONUMENT  
BEARING  
DISTANCE  
PROPERTY LINE  
BUILDING SETBACK LINE

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COLUMBUS AVENUE

WINTER STREET

## SITE REVIEW APPROVAL

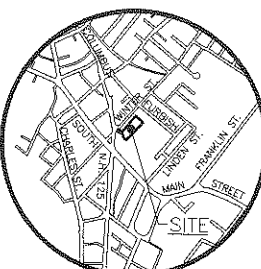
WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SITE REVIEW PLAN, THE SITE REVIEW APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/DEVELOPER TO ALL WRITTEN AND VERBAL REPRESENTATIONS MADE REGARDING SUCH MATTERS AS USE, NUMBER OF EMPLOYEES, DRAINAGE, CONSTRUCTION, ETC. AS WELL AS ALL OTHER TERMS, CONDITIONS, PROVISIONS, REQUIREMENTS AND SPECIFICATIONS OF THE SITE PLAN REVIEW REGULATIONS OF THE CITY OF ROCHESTER, N.H., AS AMENDED, IN EFFECT ON THE DATE OF APPROVAL. ANY VARIATION FROM THE PROPOSAL AS APPROVED MAY ALSO REQUIRE THE SUBMISSION AND APPROVAL OF A NEW SITE REVIEW APPLICATION.

## GENERAL SITE PLAN NOTES:

1. THIS PARCEL IS LOCATED IN INDUSTRIAL 3 (I3) ZONE AND SPECIAL DOWNTOWN DISTRICT.
2. ALL EXISTING UTILITIES LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATION PRIOR TO ANY WORK BEING PERFORMED.
3. THESE PLANS SHOW ONLY THOSE FEATURES THAT WERE VISUALLY APPARENT ON THE DATE OF SURVEY. THE ABSENCE OF SUBSURFACE STRUCTURES, UTILITIES, ETC. FROM THESE PLANS, BUT IN EXISTENCE, IS NOT INTENDED OR IMPLIED.
4. DIMENSIONAL REGULATIONS PER ZONING ORDINANCE:  
INDUSTRIAL 3 (I3) ZONE:  
MINIMUM LOT SIZE = 20,000 SQUARE FEET (WITH WATER AND SEWER)  
MINIMUM LOT FRONTAGE = 100 FEET  
MINIMUM YARD SETBACK:  
FRONT = 25 FEET  
SIDE = 10 FEET  
REAR = 25 FEET  
MAXIMUM LOT COVERAGE = 60%
5. PARCEL IS NOT LOCATED WITHIN ZONE A (100 YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY #3301750216D.
6. PARCEL 39-2, MAP 243 IS SUBJECT TO A SEPTIC SYSTEM NITRATE SETBACK EASEMENT FOR THE BENEFIT OF LOT 39-1, MAP 243 AS SHOWN. SEE SCRD BK 2464, PG 151.
7. PARCEL 39-2, MAP 243 IS SUBJECT TO A DRAINAGE EASEMENT FOR THE BENEFIT OF LOT 39-1, MAP 243 AS SHOWN. SEE SCRD BK 2464, PG 151.
8. ORIENTATION: HORIZONTAL AND VERTICAL DATUMS - CITY OF ROCHESTER GIS.
9. SOIL TYPES ARE PER NATURAL RESOURCES CONSERVATION SERVICES SOILS SURVEY.  
WGA - WINDSOR LOAMY SAND 0-3% SLOPES.
10. THE PURPOSE OF THIS PLAN IS TO DEPICT PROPOSED 4,300 SQUARE FOOT OF SELF STORAGE UNIT BUILDINGS.
11. FOR MORE INFORMATION ABOUT THIS SITE PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD ST., ROCHESTER, NH 03867, (603) 335-1338.
12. ALL CONSTRUCTION ACTIVITY RELATED TO THE DEVELOPMENT OF THIS SITE IS NOT RESTRICTED.
13. DURING ALL PHASES OF CONSTRUCTION DUST SHALL BE PREVENTED FROM BECOMING A SAFETY OR HEALTH HAZARD BY THE IMPLEMENTATION OF ACCEPTED CONTROL METHODS SUCH AS WATERING.
14. THE CITY RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF ANY OFF-SITE IMPACTS ARE FOUND DURING CONSTRUCTION.
15. ALL UTILITIES MUST BE UNDERGROUND, INCLUDING UTILITIES EXTENDED ONTO THE SITE FROM EXISTING POLES NEAR THE SITE.
16. ACCESS INTO THE SITE FOR FIRE APPARATUS MUST BE MAINTAINED AT ALL TIMES DURING THE CONSTRUCTION PROCESS. THIS IS THE SOLE RESPONSIBILITY OF THE APPLICANT/DEVELOPER TO MAINTAIN THIS ACCESS. PLEASE CONTACT THE FIRE DEPARTMENT AT 330-7162 WITH ANY QUESTIONS ABOUT THE ACCESS REQUIREMENTS.
17. THIS DEVELOPMENT MUST BE IN COMPLIANCE WITH ALL APPLICABLE LAW - INCLUDING ALL PERTINENT PROVISIONS OF THE CITY OF ROCHESTER SITE PLAN REGULATIONS - UNLESS OTHERWISE WAIVED.

RECEIVED  
JUN - 3 2011  
Planning Dept.

TAX MAP 125  
LOT 4-1



LOCATION MAP  
NOT TO SCALE

FILE NO. 159  
PLAN NO. C-  
DWG. NO. 11064/SK-2  
P.B. NO. "33" 865

## REFERENCE PLANS:

1. "SUBDIVISION OF LAND - ROCHESTER N.H. - FOR BOND REALTY CORPORATION" DATED NOV. 1995 BY NORWAY PLAINS ASSOCIATES, INC. - RECORDED AT STRAFFORD COUNTY REGISTRY OF DEEDS, PLAN #47-59.
2. "CONDOMINIUM SITE PLAN - LOT 2 - COLUMBUS & MAIN CONDOMINIUM - SOUTH MAIN STREET - ROCHESTER N.H. FOR LOT 2 - COLUMBUS & MAIN L.L.C." DATED AUG. 1996 BY NORWAY PLAINS ASSOCIATES, INC.
3. "OVERALL SITE PLAN - SOUTH MAIN STREET & COLUMBUS AVENUE - ROCHESTER, NH FOR ROCHESTER SELF STORAGE" DATED APRIL 2000 BY NORWAY PLAINS ASSOCIATES, INC.

FINAL APPROVAL BY THE  
ROCHESTER PLANNING BOARD ON

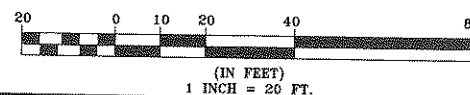
SIGNED BY \_\_\_\_\_ DATE \_\_\_\_\_  
NAME POSITION



DESIGN REVIEW SITE PLAN  
WINTER STREET  
ROCHESTER, NH  
PREPARED FOR:  
ROCHESTER SELF STORAGE

SCALE: 1" = 20' MAY 2011

GRAPHIC SCALE



NORWAY PLAINS ASSOCIATES, INC.