

NORWAY PLAINS ASSOCIATES, INC.

SURVEYORS - ENGINEERS - TRANSPORTATION PLANNERS

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February 9, 2010

Mr. Michael Behrendt, Planner
Planning, Development & Zoning
31 Wakefield Street
Rochester, NH 03867

Re: A Tree Health Co./Urban Tree Service Walnut Street - Tax Map 122, Lot 92

Dear Michael:

On behalf of Ed Hopkins and A Tree Health Company, we hereby submit application and plan for site review. Mr. Hopkins is proposing to demolish the old barn located at the front of his property (currently used for storage) and replace it with a New England-style structure that will be utilized for office space. Currently, the company offices are located within the garage/warehouse building which is not adequate for the company's current needs.

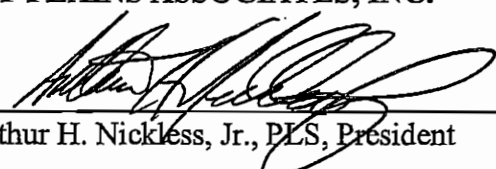
As part of this application, we are proposing to change the location of the existing entrance into the property so the proposed parking will be located along the proposed building. Given the large trucks that use the driveway, we feel this will be a safer configuration for visitors who visit the site.

Also note that the existing well will be relocated to the rear of the lot and a new septic system will be installed. The municipal water system ends just after it crosses the Spaulding Turnpike and is more than 200-feet from the existing and proposed buildings. We investigated the possibility of tying into the municipal water system, but the estimated cost is prohibitive given the existence of ledge in the area coupled with the DOT's requirement that the line be installed by boring under Rte. 202A. The location of the new well is within the 50-foot wetland buffer but is located within land that was disturbed prior to the passage of the COD. I have assumed a Special Use Permit will not be needed, but I will obviously defer to you and Tom Abbott regarding that issue.

Thank you for your consideration.

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

By: 
Arthur H. Nickless, Jr., PLS, President

cc: Ed Hopkins



NONRESIDENTIAL SITE PLAN APPLICATION

City of Rochester, New Hampshire

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

Date: 2/9/2010 Is a conditional use needed? Yes: _____ No: _____ Unclear: X
(If so, we encourage you to submit an application as soon as possible.)

Property information

Tax map #: 122; Lot #(s): 92; Zoning district: A/I-2

Property address/location: 119A Walnut Street

Name of project (if applicable): _____

Size of site: 2.6 acres; overlay zoning district(s)? COD

Property owner

Name (include name of individual): A Tree Health Co., Inc./Ed Hopkins

Mailing address: P.O. Box 1631; Rochester, NH 03866-1631

Telephone #: 332-1246 Fax #: 335-0522

Applicant/developer (if different from property owner)

Name (include name of individual): Urban Tree Service

Mailing address: Same

Telephone #: _____ Fax #: _____

Engineer/designer

Name (include name of individual): Norway Plains Associates, Inc./Art Nickless

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

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

Email address: anickless@norwayplains.com Professional license #: 676

Proposed activity (check all that apply)

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

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

(Continued Nonresidential Site Plan application Tax Map: 122 Lot: 92 Zone A/I-2)

Describe proposed activity/use: New office & storage building.

Describe existing conditions/use (vacant land?): Contractor's storage yard/office

Utility information

City water? yes ☐ no ☒; How far is City water from the site? 200'+ to building

City sewer? yes ☐ no ☒; How far is City sewer from the site? other side of turnpike

If City water, what are the estimated total daily needs? 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? onsite

Building information

Type of building(s): wood

Building height: 28'± Finished floor elevation: 259±

Other information

parking spaces: existing: 36 total proposed: 40; Are there pertinent covenants? No

Number of existing employees: 25; number of proposed employees total: 25

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

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

Proposed <i>post-development</i> disposition of site (should total 100%)		
	Square footage	% overall site
Building footprint(s) – give for each building	9,298	8.3
Parking and vehicle circulation	21,482	19
Planted/landscaped areas (excluding drainage)	11,547	10.3
Natural/undisturbed areas (excluding wetlands)	40,646	36.3
Wetlands	15,328	14
Other – drainage structures, outside storage, etc.	13,619	12.1

(Continued Nonresidential Site Plan application Tax Map: 122 Lot: 92 Zone A/I-2)

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 propertyowner, 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: _____

Date: 2/2/10

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: 2/8/10