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DEC 18 2011

Planning Dept.

Dept.
2/7/12
submitted

NONRESIDENTIAL SITE PLAN APPLICATION

City of Rochester, New Hampshire

Date: 12-12-2011

[office use only, fee paid yes amount \$ 790.00 date paid 12-13-11]

4677

10-13-11

Need 32.90 postage 32.90
of 12/11/78

Property information

Tax map #: 132; Lot #'s: 37; Zoning district: TE

Property address/location: 41 Old Duff Road

Name of project (if applicable): THORNDON INVESTMENT CASHFLOWS

Size of site: 34.75 acres; overlay zoning district(s)? C0

Property owner

Name (include name of individual): EDMOND DIBOUAYE

Mailing address: 282 GORE CORPORATE DR. PORTSMOUTH, NH 03801

Telephone #: _____ Fax #: _____

Applicant/developer (if different from property owner)

Name (include name of individual): THOMPSON TUNESTREET CASTINGS (MIKE HALEY)

Mailing address: 400 NORTH MAIN ST. ROCHESTER, NH 03867

Telephone #: _____ Fax #: _____

Engineer/designer

Name (include name of individual): DAVID BERRY RS+E.

Mailing address: 335 SECOND CROWN POINT ROAD BARRINGTON, NH 03825

Telephone #: 603-352-2863 Fax #: _____

Email address: CBREFF C METROCAST.NET Professional license #: LIS 328 RE/088

Proposed activity (check all that apply)

New building(s): 1 Site development (other structures, parking, utilities, etc.): X

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

(continued Nonresidential Site Plan application Tax Map: 132 Lot: 37)

Describe proposed activity/use: ADD 16,000 SF TO EXISTING 16,000 SF

BUILDING FOR MANUFACTURING / FOUNDER

Describe existing conditions/use (vacant land?): 1 BUILDING + PAVEMENT

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? _____ gallons per day

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

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

Where will stormwater be discharged? DETENTION SYSTEM THEN COCHERO POND

Building information

Type of building(s): _____

Building height: _____ Finished floor elevation: _____

Other information

parking spaces: existing: _____ total proposed: 73 ; Are there pertinent covenants? No

Number of existing employees: P/A; number of proposed employees total: 50

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

Wetlands: Is any fill proposed? Y ; area to be filled: > 400 SF ; buffer impact? no

Proposed <u>post-development</u> disposition of site (should total 100%)		
	Square footage	% overall site
Building footprint(s) – give for each building	32,000 Sf	17%
Parking and vehicle circulation	50,000 Sf	
Planted/landscaped areas (excluding drainage)		
Natural/undisturbed areas (excluding wetlands)		
Wetlands		
Other – drainage structures, outside storage, etc.		

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(continued Nonresidential Site Plan application Tax Map: 132 Lot: 37)

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: SEE LETTER.

Date: _____

Signature of applicant/developer: _____

Date: _____

Signature of agent: 

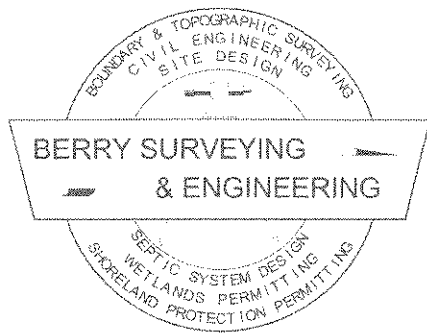
Date: 12-12-2011

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: 12-12-2011



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road
Barrington, NH 03825
Phone: (603) 332-2863
Fax: (603) 335-4623
www.BerrySurveying.Com

City of Rochester
Attn: Planning Department
31 Wakefield Street
Rochester, NH 03867

February 8, 2012

RE: Thompson Investment Castings
18,270 Sq.Ft. Expansion
41 Old Dover Road
Rochester, NH

Mr. Chairman and Members of the Rochester Planning Board,

On Behalf of Thompson Investment Castings we are submitting a Major Site Plan Application for an eighteen thousand two hundred and seventy (18,270) square foot expansion to an existing sixteen thousand four hundred and thirteen (16,413) square foot building located at 41 Old Dover Road. This is on Tax Map 132, Lot 37, and abuts the Cocheco River. Site features were located by on the ground survey, with the wetlands being delineated by Marc E. Jacobs, CWS, CSS. The vertical elevation is tied to NGVD 29 for the purposes of mapping the flood plain along the river.

The existing and proposed space will be built and converted to manufacturing space for the purpose of producing metal cast products. There is an existing paved easement which the lot has the benefit of and shares with the abutting lot owner.

The onsite improvements include the extension of the existing drive aisle, the construction of 73 parking spaces, a rear drive aisle for fire access and dumpster access, associated landscaping, lighting and drainage.

Drainage will sheet over the pavement areas to catch basins placed throughout the project and be sent to a subsurface detention system located behind the building, where it is detained and released to a water quality pond at reduced rates. The water quality pond treats the storm water through the use of a bio-retention cell and is released to a treatment swale / level spreader devise. The water is then discharged to the Cocheco River. Due to state regulations there is a secondary infiltration pond designed in the south west corner of the site.

The rear of the site has some steeper slopes with one small disconnected wetland. (This wetland is not a vernal pool) The project site falls within the Conservation Overlay District and therefore there is a seventy five (75) foot buffer

around the river's edge. All internal wetlands are below the half acre threshold and therefore are not subject to buffers.

To minimize wetlands disturbance and fill slope construction a small retaining wall is designed to the rear of the site. The proposed wetlands impact is to be less than 300 Sq.Ft.

Snow storage will be onsite at the end of the parking lot. Storage is to be temporary and will be removed from the site as temporary areas fill. (Onsite parking far exceeds the needs of the applicant but is require by zoning, therefore there is expected to be plenty of space for temporary snow storage)

The following permits are required for this project:

- Local Site Plan Approval
- Local Storm Water Permit
- Alteration of Terrain Permit
- NHDES Wetlands Permit (Minor Impact)
- NHDES Shoreland Permit
- EPA NOI/SWPPP

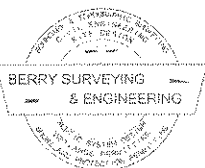
As of this writing we are still finalizing permitting applications and multiple construction details to be added to the plans set.

Thank you for your time and consideration to this matter.

Berry Surveying & Engineering



Christopher R. Berry President



BERRY SURVEYING & ENGINEERING


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Letter of Authorization


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I, ROBERT A. SHAINES, TRUSTEE OF THE EDMOND A. DIGIOVANNI, JR. TRUST, owner of Tax Map 132, Lot 37 in the City of Rochester, NH located at 41 Old Dover Road, grant authorization for a Principal / Project Manager of Berry Surveying & Engineering to make application to the following departments within the City of Rochester, State of New Hampshire, Federal Government and any other permitting agency required for Site Design Review for Mike Haley of Thompson Investment Casting, to include signatures on my behalf. I further allow Berry Surveying and Engineering to enter the property for the purposes of surveying and engineering to include the ability to dig test holes with an excavator on the property.

1. City of Rochester, Zoning Board of Adjustment
2. City of Rochester, Planning Board for Site Plan Review
3. State of New Hampshire, Natural Heritage Bureau
4. State of New Hampshire, Division of Historical resources
5. EPA notice of Intent
6. State of New Hampshire, Alteration of Terrain Permit
7. State of New Hampshire Shoreland Protection Permit
8. To speak on behalf of the project as the owners representative at public hearings.

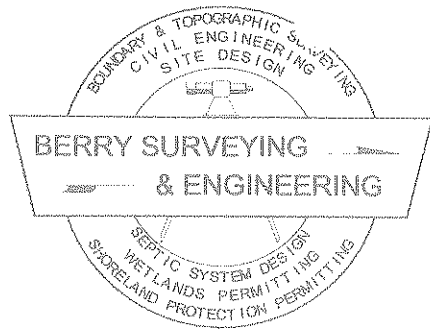


Witness



Robert A. Shaines, Trustee of the
Edmond A. DiGiovanni, Jr. Trust

Witness



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

December 4, 2011

Abutters List

Owner of Record

Tax Map 132, Lot 37

Digiovanni, Edmond JR
C/O Shaines_Meachern, PA
282 Corporate Dr
Portsmouth, NH 03801

Current owner

RECORDED

Book 3478, Page 578

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Abutters

Tax Map 131, Lot 3

Smith, William H. & Darlene D.
PO Box 501
Rochester, NH 03866-0501

Book 3927, page 206

Tax Map 131, Lot 4

City Of Rochester
31 Wakefield Street
Rochester, NH 03867-1916

Book 940, page 468

Tax Map 131, Lot 5

Tousignant, Paul T.
18 Gonic Road
Rochester, NH 03867-3925

Book 1770, page 472

Tax Map 132, Lot 31

Oakridge Condo Association
C/O Executive Properties
108A Wakefield St
Rochester, NH 03867-1921

Book 1362, page 448

Tax Map 132, Lot 36

City Of Rochester
31 Wakefield St
Rochester, NH 03867-1916

Book 1379, Page 483

Tax Map 132, Lot 38

IBC Sales Corporation
ATTN Prop tax
PO Box 419627
Kansas City, MO 64141-6627

Book 3714, Page 50

Tax Map 132, Lot 39

SWD Property Management LLC
750 Exeter Road
Hampton, NH 03842

Book 2885, Page 37

Tax Map 137, Lot 1

Johnson, Joseph L.
PO Box 1701
Rochester, NH 03866-1701

Book 3545, Page 954

Tax Map 137, Lot 2

Northern Utilities Inc.
Unitil Northern Utilities
6 Liberty Lane West
Hampton, NH 03842

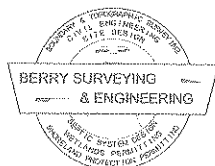
Book 1506, Page 473

Professionals:

Marc E. Jacobs CWS #90, CSS #38
PO Box 417
Greenland, NH 03840

Christopher R. Berry
David A. Berry LLS
335 Second Crown Point Road
Barrington, NH 03825

[Handwritten Signature]
CHECKED 12-11-2011



BERRY SURVEYING & ENGINEERING

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