



RECEIVED  
JAN 10 2012  
Planning Dept.

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

Date: 1/10/12 [office use only, fee paid \_\_\_\_\_ Amount \$ \_\_\_\_\_ date paid \_\_\_\_\_ ]

**Property information**

Tax map #: 138 ; Lot #'s): 79, 80 ; Zoning district: B-2, R-1

Property address/location: 15-25 Oak Street

Name of project (if applicable): \_\_\_\_\_

Size of site: 3.54 acres; overlay zoning district(s)? COD

**Property owner**

Name (including name of individual): Colby Footwear, Inc./Don Silberstein

Mailing address: 364 Route 108; Somersworth, NH 03878

Telephone #: 800-970-8482 Fax#: \_\_\_\_\_

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

Name (including name of individual): Same

Mailing address: \_\_\_\_\_

Telephone #: \_\_\_\_\_ Fax#: \_\_\_\_\_

**Engineer/designer**

Name (including name of individual): Norway Plains Assoc., 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: 138 Lot: 79.80 )

Describe proposed activity/use: 2-story, 41,500 s.f. warehouse addition

Describe existing conditions/use (vacant land?): Former shoe shop, now warehouse

### Utility information

City water? yes ☒ no; ☐ How far is City water from the site? \_\_\_\_\_

City sewer? yes ☒ no; ☐ How far is City sewer from the site? \_\_\_\_\_

If City water, what are the estimated total daily needs? 300 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? Into established drainageways.

### Building information

Type of building(s): Premanufactured steel

Building height: 20' +/- Finished floor elevation: 204.5 +/-

### Other information

# parking spaces: existing: 120 total proposed: 90 ; Are there pertinent covenants? No

Number of existing employees: 12 ; number of proposed employees total: 22

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

Wetlands: Is any fill proposed? Yes ; Area to be filled: 6,510 sf. ; buffer impact? Yes

Proposed <u>post-development</u> disposition of site (should total 100%)		
	Square footage	% overall site
Building footprint(s) – give for each building	71,872	46
Parking and vehicle circulation	47,401	31
Planted/landscaped areas (excluding drainage)		
Natural/undisturbed areas (excluding wetlands)	22,776	15
Wetlands		
Other – drainage structures, outside storage, etc.	12,153	8

## 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: \_\_\_\_\_

Signature of applicant/developer: \_\_\_\_\_

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

Signature of agent:  \_\_\_\_\_

Date: 1/10/12

## 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: 1/10/12

# NORWAY PLAINS ASSOCIATES, INC.

SURVEYORS - ENGINEERS - TRANSPORTATION PLANNERS

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

January 10, 2012

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

**Re: Proposed Addition - Colby Footwear - Route 125/Oak Street - Map 138, Lots 79 & 80**

Dear Michael:

On behalf of Colby Footwear, we hereby submit a preliminary plan and application for a proposed 41,500 square foot, 2-story addition to an existing 30,372 square foot warehouse building. Colby Footwear has been a part of the Rochester business community for many years. Once a thriving shoe manufacturing facility, the existing building is now used for office and warehouse space.

You may recall we started the process for a similar addition back in 2007. At that time, the company was in need of additional warehouse space but was able to make arrangements elsewhere. Consequently, that application was withdrawn.

As you may recall, this property lies in both the B-2 and R-1 zone. The expansion will mostly take place on land located in the R-1 zone. In May Of 2007, the owners obtained a variance to allow a warehouse in the R-1 Zone at the May 9, 2007 ZBA meeting.

There is an existing drainage way and small "sink-hole" located in the middle of the property which must be filled in order for this expansion to take place. We had New Hampshire Soil Consultants review and flag the wetlands on the property. Given the nature of these wetlands (manmade drainage ways), they feel the applicant should be able to obtain a Dredge & Fill Permit to fill approximately 6,510 s.f. of this wetland.

We look forward to working with you on this project. Thank you for your consideration.

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

By: \_\_\_\_\_

Arthur H. Nickless, Jr., PLS, President

cc: Don Silberstein

**LEGEND**

WATER GATE VALVE  
 CATCH BASIN  
 SEWER MANHOLE  
 DRAIN MANHOLE  
 UTILITY POLE  
 MONUMENT  
 PROPERTY LINE  
 SETBACK LINE  
 WATER LINE

REVISIONS:

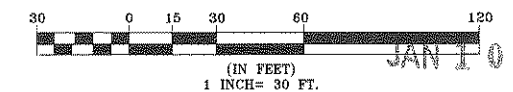
NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT A 41,500 S.F. 2-STORY WAREHOUSE ADDITION TO THE EXISTING BUILDING.
2. TOTAL PARCEL AREA: MAP 138, LOTS 79 & 80  
3.54 ACRES
3. PARCEL IS ZONED BUSINESS-2 & RESIDENTIAL-1.
4. MINIMUM LOT REQUIREMENTS:  
LOT SIZE = N/A  
FRONTAGE = N/A
5. BUILDING SETBACKS: FY. = 25' (WHERE BUSINESS ABUTS RESIDENTIAL ZONE), SY. = 10', RY. = 25'
6. PARKING REQUIREMENTS:  
WAREHOUSE/DISTRIBUTION: 1 SPACE/800 S.F. G.F.A.  
71,872 S.F. + 800 = 89.84 SPACES REQ'D.  
SPACES PROVIDED: 90
7. THE LOTS ARE SERVICED BY THE MUNICIPAL WATER AND SEWER SYSTEM.
8. THE PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR ROCHESTER.
9. A VARIANCE WAS GRANTED BY THE ROCHESTER ZBA ON MAY 9, 2007 TO ALLOW A WAREHOUSE IN THE RESIDENTIAL-1 ZONE.
10. FOR MORE INFORMATION ABOUT THIS SITE PLAN CONTACT THE ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 335-1338

MAP 138, LOTS 79,80  
OWNER OF RECORD:  
COLBY FOOTWEAR, INC.  
364 ROUTE 108  
SOMERSWORTH, NH 03878  
BK. 2017, PG. 792

**OVERALL SITE PLAN**  
**OAK STREET / ROUTE 125**  
**ROCHESTER, NH**  
PREPARED FOR  
**COLBY FOOTWEAR, INC.**

SCALE: 1" = 30' JANUARY 2012  
GRAPHIC SCALE



APPROVED FOR RECORD:  
ROCHESTER PLANNING BOARD

STAFF PLANNER DATE

FILE NO. 288  
PLAN NO. PRELIM  
DWG. NO. 07093/SP-2  
P.B. NO.

**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.

NORWAY PLAINS ASSOCIATES, INC.