

Application for Conditional Use
Conditional Uses and Buffer Reductions
Section 42.19 - Conservation Overlay District
City of Rochester, NH

RECEIVED
OCT 22 2013
Planning Dept.

Date: 10/21/13

Property information

Tax map #: 141; Lot #(s): 29; Zoning district: Industrial-2

Property address/location: 104 Pickering Road

Name of project (if applicable): Building Expansion Site Plan – Jaeger Textile Tapes Corp.

Property owner

Name (include name of individual): Textile Tapes Corporation, c/o John Simmers

Mailing address: 104 Pickering Road, Rochester, NH 03867-4604

Telephone #: (603) 332-5816 Fax (603) 335-3608

Applicant/developer (if different from property owner)

Name (include name of individual): _____

Mailing address: _____

Telephone #: _____ Fax #: _____

Engineer/designer

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

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 Project

Please describe the proposed project: The proposed project is the first phase of a multi-addition Building expansion for Textile tapes. The Addition in this phase will be 50 x 110, 5,500-sf, used for warehousing. Subsequent phases will follow in the years to come and will be for expanded production.

Please describe the existing conditions: Tax Map 141 Lot 29 is already occupied by Textile Tapes 21,073-sf facility, its office building and a small garage used as a conference space and research area. The remaining area of the lot is brushy and un-

developed, bordered by Pickering Road to the South, Nadeau Drive to the East, The Rubber Group to the North and a Residential Lot to the West.

Please fill in **one of the next two sections – for either Conditional Uses or Buffer Reductions**

Conditional Uses

For Conditional Uses only, justify the proposal in terms of each of the criteria below (in accordance with subsection 42.19 (i) (1) (A)). All four criteria must be satisfied.

(i) The proposed construction is essential to the productive use of land not in the COD.

(ii) Design and construction methods will be such as to minimize impact upon the wetlands and will include restoration of the site consistent with the permitted use.

(iii) There is no feasible alternative route on land controlled by the applicant that does not cross the CO District nor has less detrimental impact on the wetlands. Nothing in this Section shall limit the applicant from exploring alternatives with abutting property owners.

(iv) Economic advantage is not the sole reason for the proposed location of work.

(Buffer Reductions on next page)

Buffer Reductions

For Buffer Reductions only, justify the proposal in terms of each of the criteria below (in accordance with subsection 42.19 (i) (2) (B)). All four criteria must be satisfied.

(i) The structure for which the exception is sought cannot feasibly, after consideration of all reasonable alternatives, be constructed on a portion or portions of the lot, which lie outside the CO district, or the application of the CO district eliminates greater than 50% of the buildable area located on the parcel or in the judgment of the Planning Board, the proposed site layout would result in a significantly higher quality design.

(ii) The proposed structure and use must be consistent with the purpose and intent of Section 42.19 and provisions must be made to ensure that drainage from the structure will not adversely impact any wetlands.

The existing lot is Industrial-2. The Existing Textile Tapes facility resides on it. In order for Textile Tapes to expand to the capacity it will need in the near future, it will need to expand into the first half of the Wetland buffer. This 5,500-sf addition will be the first of 3 additions that will share a western wall. All 3 additions will be 110-ft long starting at the existing building and extending west. This first addition and the third addition will both end up extending into the first 25-ft of the wetland buffer. In subsequent phases, the only other area of upland remaining will be needed for stormwater control and treatment for areas of expanded pavement that will be constructed to facilitate trucks exiting the site onto Nadeau Drive.

(iii) There shall be no impervious areas for parking within the reduced buffer for which the Conditional Use Approval is sought.

The only Impervious that will be constructed in the first 25-ft of the Buffer, will be roof. This Roof will sheet into a stone drip edge and either soak into the ground or sheet flow over the lawn to the brushy areas of the parcel prior to reaching the wetland.

(iv) The maximum building coverage is limited to 50% of the outer half of the buffer zone, as shown in the diagram below.

Even at build out of the third phase, less than 50% of the first half of the buffer will be used for building coverage.

(continued Conditional Use application Tax Map: 141 Lot: 29)

(v) Best management practices must be demonstrated to the satisfaction of the Planning Board.

Silt fence and permanent vegetation are to be employed to eliminate erosion temporarily (siltfence) and permanently (vegetation). The stone drip edge will help to control runoff volume from the roof. Roof runoff is clean and does not require additional treatment measures for nutrient removal.

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 Conditional Use application to the City of Rochester Conservation Commission and Planning Board pursuant to the City of Rochester Zoning Ordinance 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: _____

John Simmers, Textile Tapes Corp.

Date: 10/21/13

Signature of applicant/developer: _____

Date: _____

Signature of agent: _____

Richard R. Lundborn, P.E.

Date: 10/21/13

Authorization to enter subject property

I hereby authorize members of the Rochester Conservation Commission and Planning Board, and other pertinent City departments, boards and agencies to enter my property for the purpose of evaluating this application including performing any appropriate inspections. 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. (It is not necessary to sign this provision if a Planning Board application has been submitted.)

Signature of property owner: _____

Date: 10/21/13

Conservation Commission Recommendation:

[office use only]

Name of project

Case #

Recommendation:

- ☐ Approval
- ☐ Approval with conditions
- ☐ Denial

Comments/recommended conditions:

Conservation Commission

date

Planning Department

date



FOR

Textile Tapes Corporation

SEPTEMBER 2013


$$1^{\circ} = 100'$$

NORWAY PLAINS ASSOCIATES, INC.

2 CONTINENTAL BOULEVARD
ROCHESTER, NEW HAMPSHIRE 03867
(603) 335-3948

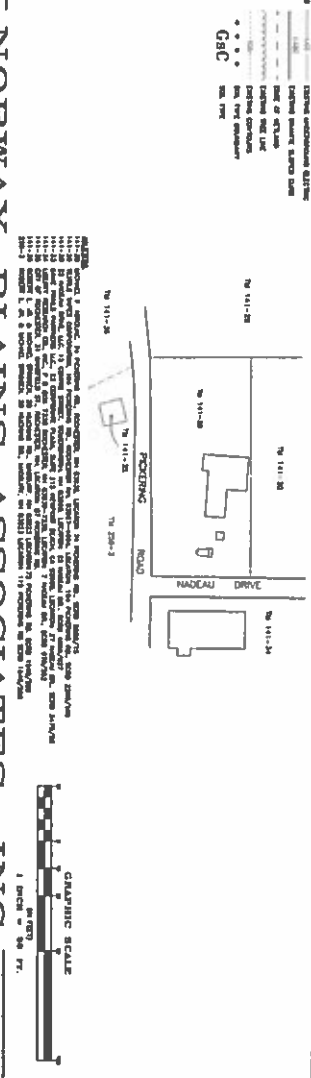
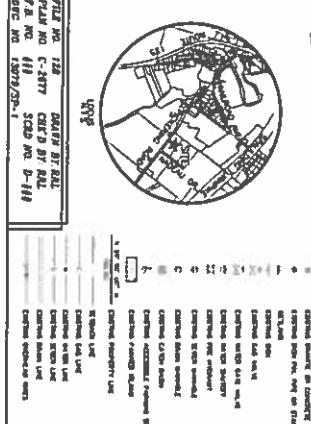
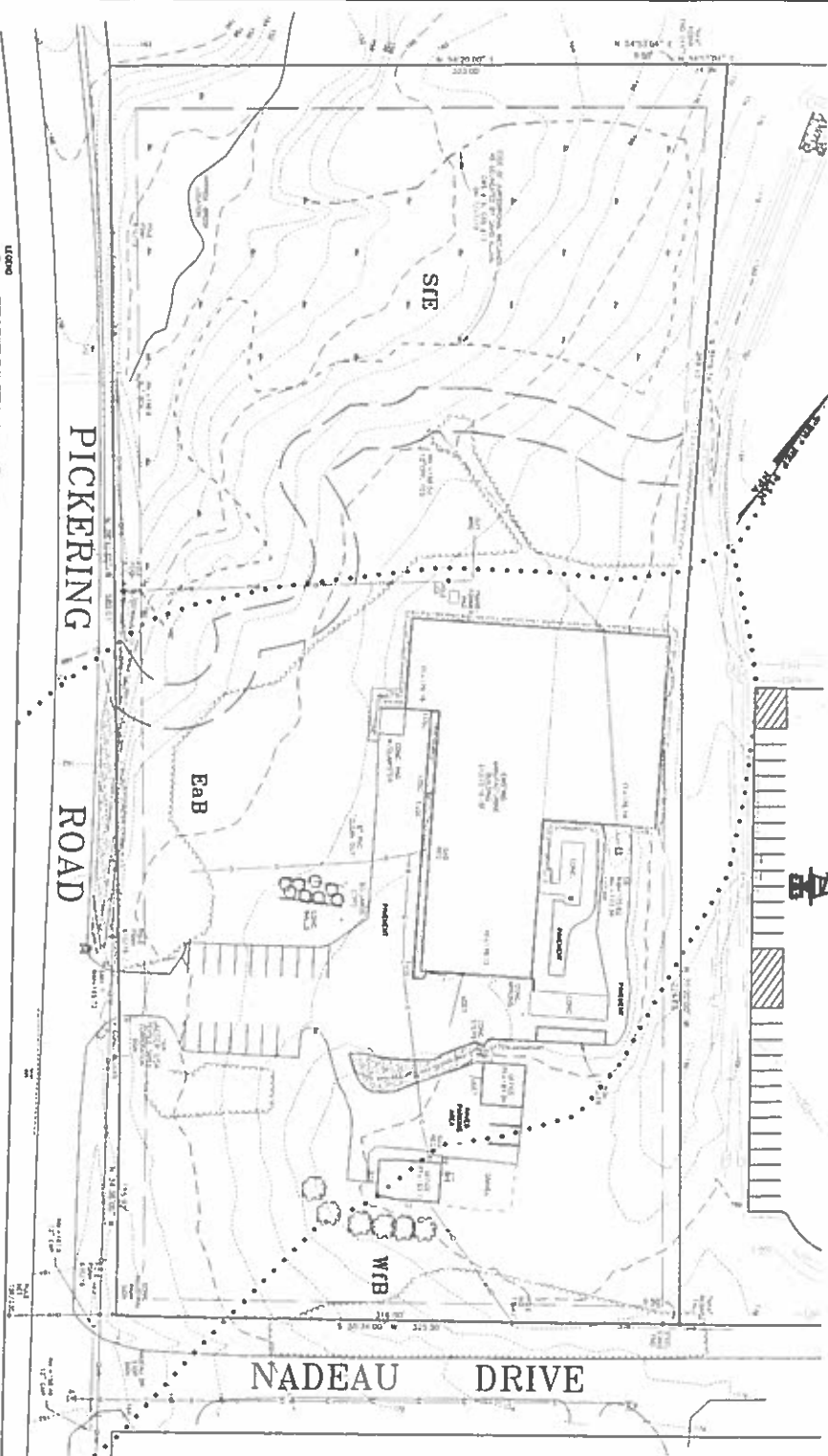
JAEGER TEXTILE TAPES CORPORATION

104 PICKERING ROAD
ROCHESTER, NH 03867-4604
(603) 332-5816

SHEET COVER

FILE NO	128	EXAM BY: RLT
PLAN NO	C-2677	CR'D BY: RLT
P.B. NO	111	STUD NO: D-111
DOC NO	15079/SP-1	

SHEET INDEX	
C-8	COVER
C-1	EXISTING PLANTERS PLAN
C-2	BIT PLAN
C-3	DEMOLITION, EXISTING & PROPOSED, EXTERIOR PLAN
C-4	INDOOR CONTROL DETAILS
A3 8'-0" ON	
A4 1' = 30'	
A5 1' = 30'	
A6 1' = 30'	
A7 8'-0" ON	
A8 8'-0" ON	



OWNER OF RECORD:
TEXTILE INDUSTRIES
100 PICKERING ROAD
ROCHESTER, NH 03607-4804
SCRD 2296/595

EXISTING FEATURES
SITE PLAN
PICKERING ROAD
ROCHESTER, NH
STRAFFORD COUNTY

Jaeger USA
THINK Lines Corporation
OCTOBER 2012
REVISION DATE

SHEET C-0



Terrell Tapes Corporation
OCTOBER 2013
REVISION DATE
SHEET C-1



PICKERING ROAD

NADEAU DRIVE

[illegible][illegible]

GRAPHIC SCALE
0 10 20 30 40 50 60 70 80 90 100
feet
1 inch = 60 ft.

TM 141-EB
OWNED BY
TEXTILE TYPES CORPORATION
104 PICKERING ROAD
ROCHESTER, NH 03067-4604
SCRD 2295/595

Training provided for 444,000 health workers in 1979-1980, the second record, says "International Health Personnel 1973 to 1980," published by the World Health Organization.

THE UNIVERSITY OF CHICAGO

*CHECKED & APPROVED BY THE DIRECTOR OF THE FBI AND SPECIAL AGENTS
FROM 12/20/78 TO 12/21/78 BY DIRECTOR, FBI.

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4. Bei UH ist primär die **Wahrnehmung** und **Stimmung** zu
7 **Test** 4 **Indikator**, **Wahrnehmung** des **Empfindens** und **Stimmung**

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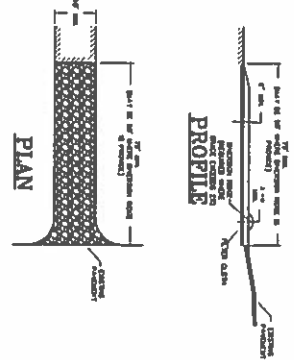
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03866-0249



CROSS-SECTION



PLAN

SITUATION CONTROL FENCE DETAIL

NOT TO SCALE

TEMPORARY CONSTRUCTION EXT

NOT TO SCALE

SOIL STOCKPILE PRACTICES:

1. SOIL STOCKPILE SHALL BE LOCATED AT LEAST 10 FEET FROM ANY EXISTING OR PROPOSED STRUCTURE OR FENCE LINE.
2. SOIL STOCKPILE SHALL BE COVERED WITH A MINIMUM OF 6 INCHES OF TOP SOIL OR MULCH.
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10. SOIL STOCKPILE SHALL BE COVERED WITH A MINIMUM OF 6 INCHES OF TOP SOIL OR MULCH.

DUST CONTROL PRACTICES:

1. DUST CONTROL SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
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PROJECT SPECIFIC CONSTRUCTION PRACTICES:

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NORWAY PLAINS ASSOCIATES, INC.

FILE NO. 138 DATES BY EIL
PLAN NO. C-3077 C&S BY EIL
P.E. NO. 111 C&S BY EIL
DTE. NO. 1807/20-1

SHEET C-3

EROSION CONTROL
DETAILS
ROCHESTER ROAD
STRAFFORD COUNTY
FOR

Jaeger USA

TRAFFIC SIGNS CORPORATION
OCTOBER 2013
REVISION DATE

