



MINOR SITE PLAN APPLICATION
City of Rochester, New Hampshire

Date: October 7, 2010 [office use only. Check # _____ Amount \$ _____ Date paid _____]

Property information

Tax map #: 205; Lot #(s): 218 & 224; Zoning district: A & R-1, respectively

Property address/location: 2 Salmon Falls Road, Rochester, New Hampshire

Brief project description: Junk Yard Facility

Property owner

Name (include name of individual): Scott Snedeker

Mailing address: 2 Salmon Falls Road, Rochester, NH 03868

Telephone #: (603) 332-6600 Email address: realdz1969@aol.com

Applicant/developer (if different from property owner)

Name (include name of individual): Lambert's Auto & Truck Recyclers, Inc.

Mailing address: 2 Salmon Falls Road, Rochester, NH 03868

Telephone #: 603) 332-6600 Email address: realdz1969@aol.com

Engineer/surveyor/designer (if applicable)

Name (include name of individual): _____

Mailing address: _____

Telephone #: _____ Email address: _____

Check one:

- ☒ Nonresidential project
☐ Residential project

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OCT - 8 2010
Planning Dept.

Nonresidential projects (if applicable)

Check all that apply:

- ☐ change of use ☐ new building ☐ building addition
☐ new parking area ☐ expansion of existing parking area
☐ new signage; ☐ exterior lighting ☒ other site changes

Describe current use/nature of property: The property is used as a junk yard facility as defined in RSA 236:12 and Section 42.6(a)(31) of the General Ordinances of the City of Rochester.

Describe proposed use/activity: The use is to remain the same.

parking spaces: existing: N/A; total proposed: N/A

Current square footage of building 3,055; Proposed square footage of building _____

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

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

If City water, what are the estimated total daily needs? _____ gallons per day

Where will stormwater be discharged? _____

Residential projects (if applicable)

Number of existing dwelling units: _____ Total number of proposed dwelling units: _____

New building(s)? _____ Addition(s)/modifications to existing building(s)? _____

Describe current use/nature of property: _____

Describe proposed use/activity: _____

of parking spaces: existing: _____ total proposed: _____

Comments

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

See Letter of Intent submitted herewith.

Submission of application & acknowledgement about process

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. **I also acknowledge that this project could be referred to the Planning Board for a new, full Planning Board review at the request of any person after any Minor Site Approval and that I would need to renotify abutters in that case** (in accordance with RSA 674:43 III).

Signature of property owner: _____

Scott Snedeker

Date: October 7, 2010

Signature of applicant/developer: _____

Date: October 7, 2010

Signature of agent: _____

Carl W. Potvin, Esquire

Date: October 7, 2010

Authorization to enter 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: _____

Scott Snedeker

Date: October 7, 2010

ABUTTER LIST

City of Rochester, NH
Please Print or Type

Applicant: Scott Snedeker Phone (603) 332-6600

OCT - 8 2010

Project Address:

2 Salmon Falls Road, Rochester, NH 03868

List the names and addresses of all parties below. For abutting lot owners, list each owner whose lot adjoins or is directly across the street or a body of water from the subject property. This form may not be completed more than five (5) days prior to the application deadline.

LEGAL OWNER OF SUBJECT LOT

Map	Lot	Zone	Owner Name	Mailing Address
205	218 & 224	A & R1	Scott Snedeker	2 Salmon Falls Road, Rochester, NH 03868

ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
205	225	Barbara Colbath	186 Route 16B, Somersworth, NH 03878
205	223	Paul J. Gagnon & Stephanie Christine Adams	32 Forest Avenue, Rochester, NH 03868
205	222	TJD Family Trust, Timothy J. Drouin, Trustee	260 Walnut Street, Rochester, NH 03867
205	221	Michael A. & Regina L. Adjutant	11 Winkley Farm Lane, Rochester, NH 03867
205	219	Charles M. McCoy	14 Salmon Falls Road, Rochester, NH 03868
205	218-1	Donald R. Lambert II	127 Milton Road, Rochester, NH 03868
205	216	Elliott Manville	131 Milton Road, Rochester, NH 03868
205	215	Imant J. & Beverly M. Saks	137 Milton Road, Rochester, NH 03868
205	1	William P. & Katherine S. Hoag	49 Dumas Road, Hampton, NH 03842

PROFESSIONALS AND EASEMENT HOLDERS. Engineers, Surveyors, Soil Scientists, and Architects whose seal appears or will appear on the plans (other than any agent submitting this application); holders of conservation, preservation, or agricultural easements; and upstream dam owners/NHDES.

Name of Professional or Easement Holder	Mailing Address
Horizon Engineering LLC	34 School Street, Littleton, NH 03561
Law Office of Carl W. Potvin, P.C.	P. O. Box 1776, Rochester, NH 03866-1776

I, the undersigned, acknowledge that it is the responsibility of the applicant or his/her agent to fill out this form and mail certified notices to abutters and other parties in a complete, accurate, and timely manner, in accordance with applicable law. I understand that any error or omission could affect the validity of any approval. The names and address listed on this form were obtained from the City of Rochester Assessing Office computer Patriot Database (located in the Revenue Bldg at 19 Wakefield Street)

on this date: October 7, 2010 This is page 1 of 2 pages.

Applicant or Agent: _____ Staff Verification: _____

ABUTTER LISTCity of Rochester, NH
Please Print or Type

RECEIVED

Applicant: Scott Snedeker Phone OCT - 8 2010 (603) 332-6600

Project Address:

2 Salmon Falls Road, Rochester, NH 03868

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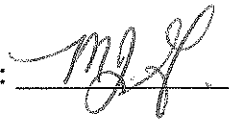
ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
205	246	David C. & Evelyn M. Libby	24 Stokewood Dr., East Lebanon, ME 04027
205	217	Bernard & Cindy Hamann Living Trust c/o Bernard Hamann	PO Box 1117, Milton, NH 03851
205	240	George Kovak, Sr. & Marvin Gerrish	33 Forest Avenue, Rochester, NH 03868
205	239	Michael E. & Michele M. Houle	34 Riverlawn Avenue, Rochester, NH 03868
205	226	Paul D. & Janis A. Marshall	37 Riverlawn Avenue, Rochester, NH 03868

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on this date: October 7, 2010 This is page 2 of 2 pages.Applicant or Agent: Staff Verification: 

LAW OFFICE OF
CARL W. POTVIN, P.C.
ADMITTED IN NH AND MAINE

89 CHARLES STREET
P.O. BOX 1776
ROCHESTER, NH 03866-1776

TELEPHONE: (603) 332-3669
FAX: (603) 332-3365
E-MAIL: cpotvin@metrocast.net

October 7, 2010

HAND DELIVERED

City of Rochester
Planning and Development Department
Attn: Kenneth Ortmann, Director
31 Wakefield Street
Rochester, NH 03867

RE: Lambert's Auto & Truck Recyclers, Inc.
Minor Site Plan Application
Tax Map 205, Lots 218 and 224

Dear Director Ortmann:

Enclosed herewith, please find the Minor Site Plan Application of Lambert's Auto & Truck Recyclers, Inc. As you know, this application is being submitted as a preliminary step toward gaining permit approval for several improvements or alterations made at Lambert's business property located at Salmon Falls Road, in Rochester. Specifically, Lambert's is seeking site review approval for the following items, all of which have already been constructed or installed:

1. The installation of a window being 47 inches by 34 inches in dimension and located at the south side of the office/garage/vehicle processing building;
2. The installation of a truck scale;
3. The installation of an awning type roof at the east side of the office/garage/vehicle processing building;
4. The installation of a concrete slab used for light iron storage; and,
5. The installation of an earthen berm serving as noise reduction for the adjoining residential neighborhood.

Accompanying the application itself are the applicant's Abutter List; the Permit By Notification Site Plan prepared by Horizons Engineering; and, photos of the building, truck scale, earthen berm, and concrete slab.

Background

Scott Snedeker is the owner of the real estate where Lambert's Auto & Truck Recyclers is located. Snedeker bought the property in 1998, from the prior owners and operators of the junkyard. A junkyard, primarily involving motor vehicles, has existed and operated continuously on the Lambert site since approximately 1934. The junkyard was well established by the time the State enacted legislation and regulations governing junkyards. Snedeker has operated this facility since 1996. The business itself is organized and operated as a corporation.

The New Hampshire Department of Environmental Services (NHDES) has been monitoring this facility since about 1995. Over the ensuing years, Snedeker worked cooperatively with NHDES to implement best management practices aimed at avoiding, if not eliminating, potential environmental issues that might otherwise arise in connection with the junkyard type of business activity. Snedeker made great strides in cleaning up the property in the process.

During the course of 2008, 2009 and 2010, NHDES required Lambert's to install an impervious surface for the storage of light iron. NHDES also required Lambert's to construct an awning, so that the drainage of motor vehicles would be occurring under a protective cover not exposed to rain and snow. NHDES further required Lambert's to construct an earthen berm on the property to reduce the noise levels for the surrounding neighborhood. Lambert's complied with these and other requirements imposed relative to the site. On July 12, 2010, NHDES issued Lambert's its Permit by Notification for Scrap Metal Collection and Recycling Centers. The site is now in full compliance with NHDES regulations relative to ownership and operation of an auto salvage and recycling facility.

Lambert's did not perceive the need to file for a building permit for the required improvements and alterations, in part, because Lambert's had no choice but to comply with the NHDES mandate for installation as a condition to receiving its permit. Not related to NHDES' recent regulatory action, Lambert's had earlier installed the truck scale at the south side of the main building. The scale is a piece of equipment used in the ordinary course of operations. To facilitate the scale operation, Lambert's also installed a relatively small window about the size of a Dunkin' Donuts or MacDonald's drive-thru service window.

Snedeker has cleaned up this site substantially since taking ownership. There were some 2,000 junk cars stored on the property when he first bought it. Now there are about 200. There were also various environmental concerns that have been resolved as a result of the cooperative effort of NHDES and Snedeker.

By letter dated August 11, 2010, the Rochester Director of Code Enforcement notified Snedeker and Lambert's of violations for failing to obtain a building permit for each of the items discussed. It is the intent of the Applicant to cure the violations and gain the permits necessary.

I. Service Window

The window servicing the truck scale is 47 inches wide and 34 inches tall. It is installed in the south wall of the garage building facing the truck scale. It slides open and closed horizontally. The top of the window is 75.5 inches from the ground. *See*, the photos of the window provided.

II. Truck Scale

The truck scale is comprised of a steel platform that is 47 feet long and 11 feet wide. It sits on and is bolted to a concrete pad that is 4 inches thick. It represents a piece of machinery used to determine the weight of materials being shipped off site. It is located on the south side of the garage building in front of the subject window. *See*, the photos of the truck scale provided.

III. Awning Roof

The awning roof is located at the east side of the garage building. The roof covers an area that is 27 feet long and 22 feet wide. The roof itself is made of tin. It is attached to a wooden frame and supports. The height of the roof at its highest point is 17 feet, 5 inches. It slopes away from the building. At its lowest point, it is 13 feet, 4 inches high. *See*, photos of the roof provided.

IV. Concrete Slab

The concrete slab is located westerly of the garage building. It is 12 inches thick. It is 180 feet long and 100 feet wide. It is used to store light iron materials. Lambert's basically was given the choice of using concrete or asphalt for the impervious surface that DES was requiring. They chose concrete.

V. Earthen Berm

The berm was installed to reduce the noise that might come from operations. The berm is located on the southerly side of Snedeker's property. It runs 600 feet from east to west, providing a sound barrier for the Riverlawn Avenue neighborhood. The berm is about fourteen feet high. There was a berm constructed on the property already that was not as high. The new berm is located inside the old berm. It meets all applicable setback requirements. *See*, photos of the berm provided.

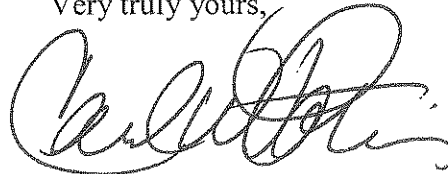
Please understand that no changes are being proposed that would change Lambert's business activity or expand Lambert's hours of operation. Presently, the facility is open Monday through Friday from 8:00 a.m. to 5:00 p.m. and Saturday from 8:00 a.m. to 1:00 p.m.

Lambert's is aware that several complaints concerning noise, dust and hours of operation have been made in recent years. On information, Code Enforcement has investigated those complaints, and has been unable to verify the basis for them. The complaints may have coincided with the clean up and construction activity that was occurring at the direction of NHDES.

In any case, Lambert's is proposing a meeting at the site with the abutters and the various City department heads necessary to gain approval of this application. The meeting should provide interested abutters with an opportunity to learn about Lambert's operation, and express any concerns that they might have. Please schedule a meeting at 4:30 p.m. in the afternoon on any given weekday. A meeting at this time will likely provide the greatest convenience and opportunity for abutter attendance.

Thank you for your cooperation.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Carl W. Potvin', written in a cursive style.

Carl W. Potvin

CWP/nl
Enclosures

cc: Scott Snedeker

2/4

New Message

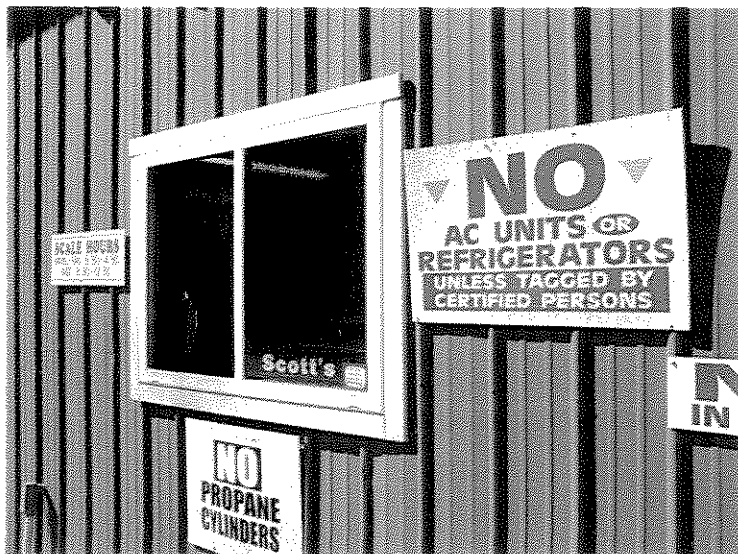
(803)234-3745 to epobin@metrocast.net
 Received: Sep 18, 2010
 Expires in 50 days



1 / 4

New Message

(603)234-3745 to cpobyn@metrocast.net
Received: Sep 16, 2010
Expires in 60 days



5 / 5

New Message

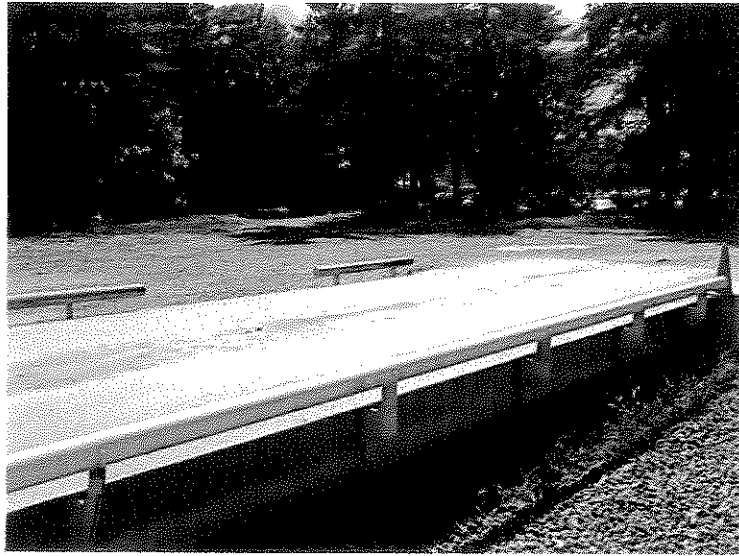
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Expires in 60 days



3 / 4

New Message

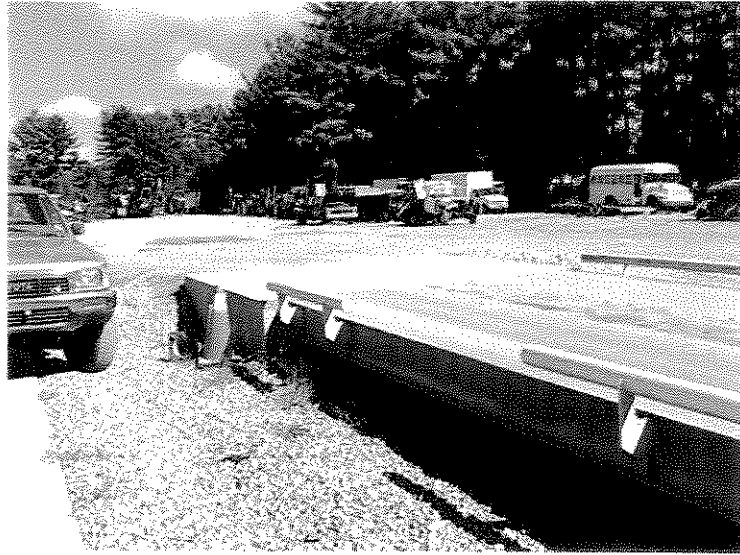
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3 / 4

New Message

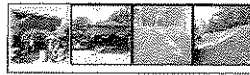
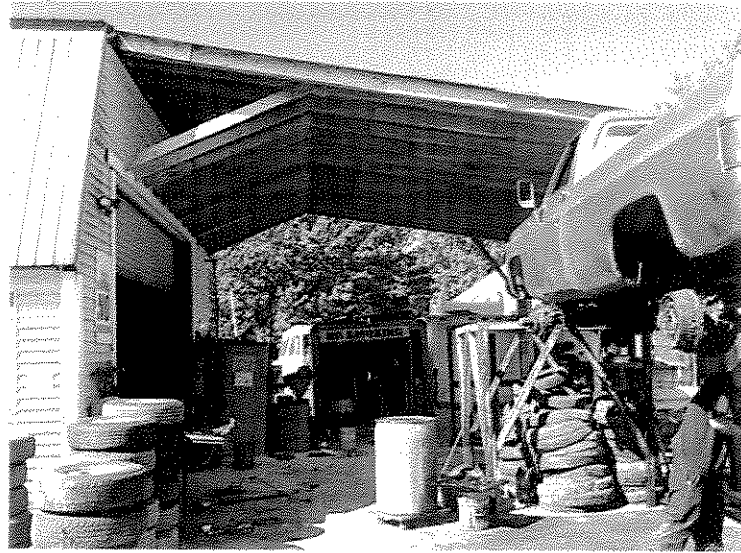
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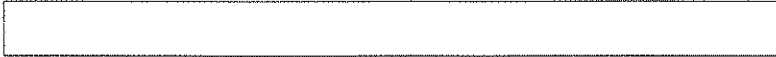
1/4

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Expires in 90 days

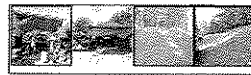


214



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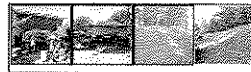
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Expires in 60 days



4/4

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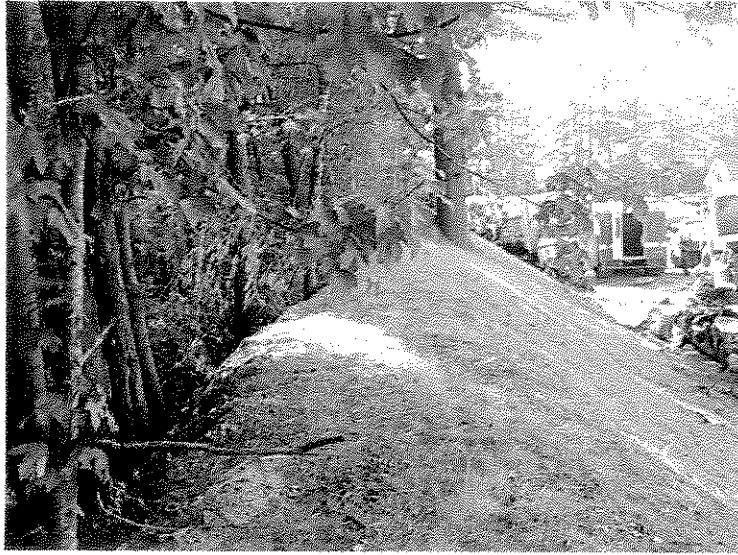
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Expires in 60 days



3 / 4

New Message

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Expires in 50 days



1/4

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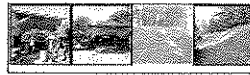
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3 / 6

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Expires in 60 days

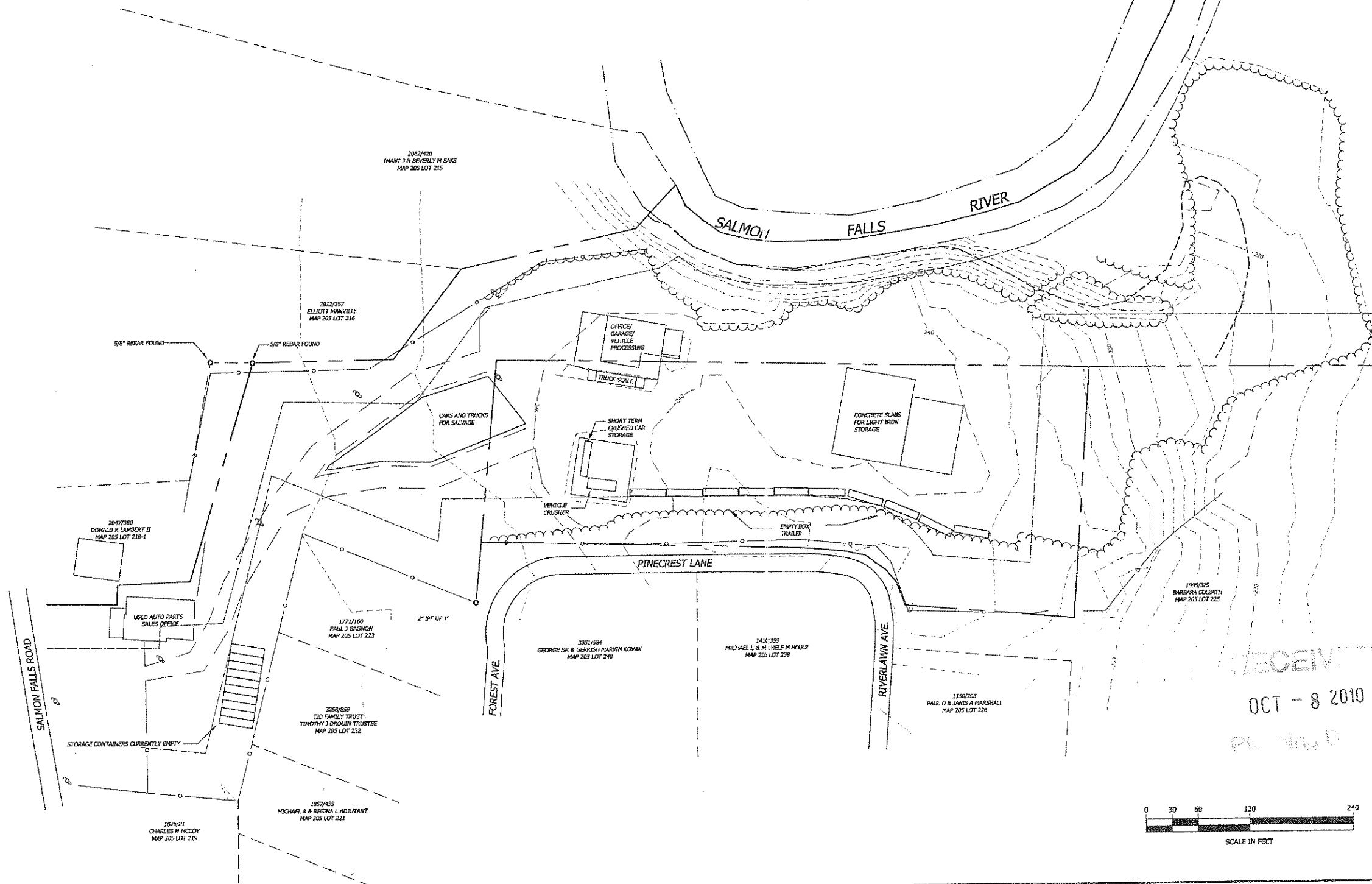


LEGEND

- IRON PIPE OR ROD FOUND
- ABUTTERS LINE
- EXISTING UTILITY POLE
- EXISTING TREELINE
- 100-YEAR FLOOD ELEVATION
- EXISTING 2' CONTOURS
- EXISTING 10' CONTOURS
- APPROXIMATE BOUNDARY LINE
- APPROXIMATE EDGE OF RIVER
- EXISTING EDGE OF PAVEMENT
- 50' PROPERTY LINE SETBACK
- EXISTING EDGE OF GRAVEL DRIVE

GENERAL NOTES

1. BASE MAP INFORMATION INCLUDING TOPOGRAPHY ON THIS PLAN IS BASED ON A GPS FIELD SURVEY CONDUCTED BY HORIZONS ENGINEERING, INC. IN DECEMBER, 2009. SNOW WAS PRESENT AT THE TIME OF THE SURVEY. UTILITY LOCATIONS ARE BASED ON THE BEST AVAILABLE INFORMATION.
2. THE HORIZONTAL AND VERTICAL DATUM ARE BASED ON A CORRECTED COORDINATE LOCATION USING NGS ONLINE USER POSITIONING SERVICE (OPUS) AND IS BASED ON THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM (NHSPCS) NAD 83. VERTICAL DATUM IS NAVD 88.



horizons
Engineering^{inc}

34 School Street
Littleton, NH 03561
Phone 603.444.4111 - Fax 603.444.1343

LAMBERT'S AUTO & TRUCK

PERMIT BY NOTIFICATION

ROCHESTER, NH

SITE PLAN

NO.	DATE	REVISION DESCRIPTION	ENG	DWG

DATE: DEC 2009

SURV'D BY: ESP/JCH

CHECK'D BY: JSS

PROJECT #: 09249

DRAWN BY: ESP/JCH

ARCHIVE #: H-4821

SHEET 1 OF 1

27