



NONRESIDENTIAL SITE PLAN APPLICATION
City of Rochester, New Hampshire

Date: 4/10/12 [office use only. fee paid _____ Amount \$ _____ date paid _____]

Property information

Tax map #: 209 ; Lot #'s): 24 ; Zoning district: A

Property address/location: 233 Chestnut Hill Road

Name of project (if applicable): _____

Size of site: 39.83 acres; overlay zoning district(s)? CO

Property owner

Name (including name of individual): Bald Eagle Company\Alan Crowell

Mailing address: 233 Chestnut Hill Road; Rochester, NH 03867

Telephone #: 603-332-4554g Fax#: 603-332-0351

Applicant/developer (if different from property owner)

Name (including name of individual): SUR Construction\Alan Crowell

Mailing address: Same

Telephone #: Same Fax#: Same

Engineer/designer

Name (including name of individual): Norway Plains Assoc., Inc.\R. Lundborn

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 activity (check all that apply)

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

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

Describe proposed activity/use: Additional storage area within an existing contractor's storage yard.

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

Utility information

City water? yes ☐ no; ☒ How far is City water from the site? 3,000' +

City sewer? yes ☐ no; ☒ How far is City sewer from the site? 3,000' +

If City water, what are the estimated total daily needs? N/A 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 into existing wetland

Building information

Type of building(s): N/A

Building height: N/A Finished floor elevation: N/A

Other information

parking spaces: existing: 30 total proposed: 0 ; Are there pertinent covenants? No

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

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

Wetlands: Is any fill proposed? Yes ; Area to be filled: 2.96 ac. ; buffer impact?

Proposed <u>post-development</u> disposition of site (should total 100%)		
	Square footage	% overall site
Building footprint(s) – give for each building	9,347	.5
Parking and vehicle circulation	112,842	6.5
Planted/landscaped areas (excluding drainage)	124,298	7
Natural/undisturbed areas (excluding wetlands)	742,147	43
Wetlands	416,353	24
Other – drainage structures, outside storage, etc.	330,099	19

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: _____

Date: _____

Signature of applicant/developer: _____

Date: _____

Signature of agent: _____ 

Date: 4/10/12

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: 4/10/12

NORWAY PLAINS ASSOCIATES, INC.

SURVEYORS - ENGINEERS - TRANSPORTATION PLANNERS

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April 10, 2012

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

Re: Bald Eagle Properties/SUR Construction - Chestnut Hill Road - Map 209, Lot 24

Dear Michael:

On behalf of the above named applicants, we hereby submit plans and application for Site Plan Approval. The subject property contains 39.83 acres and is located on the northeasterly side of Chestnut Hill Road. This area of the city is zoned Agricultural. The property is owned by a real estate holding company controlled by the owners of SUR Construction. SUR maintains an office and storage facility at the site.

This proposal seeks to create additional outside storage area. The plans depict the creation of a 5.8-acre gravelled storage area. The area will be used for storing various construction related materials including concrete barriers, drain, water and sewer pipes, manhole structures, etc.

To create this space, 2.6-acres of jurisdictional wetlands are proposed to be filled. These gravel wetlands exist due to over-excavation that took place when the NHDOT removed gravel from this site for the construction of the Rte. 16 Bypass. The applicants propose both onsite and offsite mitigation to compensate for their proposed impacts. Onsite, they propose to create 39,222 sf. of emergent and scrub-shrub wetlands adjacent to their existing pond. Offsite, they will be providing cleanup and wetland enhancement along the Cocheco River on land owned by the Rochester Housing Authority behind Advance Auto Parts. The DES-Wetlands Bureau has not yet issued the permit for this project, but they have been involved with the planning of the mitigation package.

We look forward to working with you and the Planning Board on this project. Thank you for your consideration.

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

By: _____

Arthur H. Nickless, Jr., PLS, President

cc: SUR Construction