



## **NONRESIDENTIAL SITE PLAN APPLICATION**

### **City of Rochester, New Hampshire**

[office use only. Check # \_\_\_\_\_ Amount \$ \_\_\_\_\_ Date paid \_\_\_\_\_]

Date: 5/10/10 Is a conditional use needed? Yes: \_\_\_\_\_ No: X Unclear: \_\_\_\_\_  
(If so, we encourage you to submit an application as soon as possible.)

#### **Property information**

Tax map #: 215; Lot #(s): 61; Zoning district: I-2

Property address/location: 21 Jarvis Avenue

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

Size of site: 10.33 acres; overlay zoning district(s)? COD

#### **Property owner**

Name (include name of individual): Metrocast Cablevision of NH LLC/Sheri Sirois

Mailing address: P.O. Box 1450; Rochester, NH 03866-1450

Telephone #: 332-5466 Fax #: 335-4106

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

Name (include name of individual): Same

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

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

#### **Engineer/designer**

Name (include 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.): X

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

(Continued Nonresidential Site Plan application Tax Map: 215 Lot: 61 Zone I-2 )

Describe proposed activity/use: Building addition & additional parking

Describe existing conditions/use (vacant land?): Cable television office/service, etc.

### Utility information

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

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

If City water, what are the estimated total daily needs? Addtl. 250 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   

Where will stormwater be discharged? Into existing drainage ditch.

### Building information

Type of building(s): Wood masonry

Building height: 24'-8" Finished floor elevation: Match existing

### Other information

# parking spaces: existing: 115 total proposed: 8; Are there pertinent covenants? No

Number of existing employees: 55; number of proposed employees total: 10 addtl.

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

Wetlands: Is any fill proposed? No; area to be filled:           ; buffer impact?   

Proposed <u>post-development</u> disposition of site (should total 100%)		
	Square footage	% overall site
Building footprint(s) – give for each building	20,510	5%
Parking and vehicle circulation	50,934	11%
Planted/landscaped areas (excluding drainage)	51,436	11%
Natural/undisturbed areas (excluding wetlands)	106,623	24%
Wetlands	151,775	34%
Other – drainage structures, outside storage, etc.	68,697	15%

(Continued Nonresidential Site Plan application Tax Map: 215 Lot: 61 Zone I-2 )

## 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: 5/10/11

## 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: 5/10/11

# 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

May 10, 2011

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

**Re: Site Plan Review - Building Expansion - Metrocast Cablevision - Map 215, Lot 61**

Dear Michael:

On behalf of Metrocast Cablevision, we hereby submit application and plan for site plan review. This application is for a two-story, 4,000 square foot addition (8,000 total s.f. of floor area). The first floor of the addition will be used primarily for engineering, customer service and technical service. The second floor will house conference rooms as well as provide additional room for the management team. The company expects that they will add about ten (10) new jobs as a result of this addition in the next two (2) years.

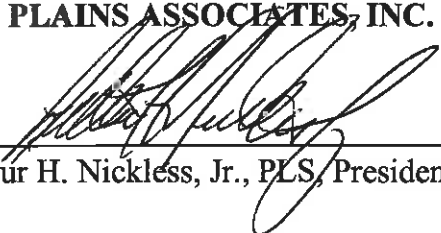
The proposal also calls for the addition of eight (8) new parking spaces. This will require a slight realignment of the existing driveway.

The building is serviced by the municipal water system and an on-site septic system. The septic system was designed to handle a total sewage loading of 2,750 gallons per day, which is more than sufficient to handle the 975 gpd the 65 Metrocast employees will generate.

Thank you for your consideration.

Sincerely,

**NORWAY PLAINS ASSOCIATES, INC.**

By:   
Arthur H. Nickless, Jr., PLS, President

cc: Metrocast Cablevision