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JUL 12 2011

Planning Dept.

NONRESIDENTIAL SITE PLAN APPLICATION

City of Rochester, New Hampshire

Date: 7/11/11 [office use only. fee paid _____ Amount \$ _____ date paid _____]

Property information

Tax map #: 216 ; Lot #(s): 56 ; Zoning district: A

Property address/location: Roger Allen Recreation Association

Name of project (if applicable): Howie's Field of Dreams

Size of site: 92.5 acres; overlay zoning district(s)? COD

Property owner

Name (including name of individual): Roger Allen Recreation Association, c/o Al Benton

Mailing address: 585 Portland Street; Rochester, NH 03867

Telephone #: 332-1073 Fax#: _____

Applicant/developer (if different from property owner)

Name (including name of individual): Rochester Rotary/Roger Allen Baseball c/o G. Gilbert

Mailing address: P.O. Box 779; Rochester, NH 03866-0779

Telephone #: 994-7450 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): X Site development (other structures, parking, utilities, etc.) X

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

Describe proposed activity/use: "Buddy Ball Baseball Field" – a baseball field for handicapped individuals with appurtenant parking and accessory buildings.

Describe existing conditions/use (vacant land?): Recreational facility with baseball, softball, football & soccer fields w/appurtenant parking and accessory buildings.

Utility information

City water? yes ☐ no; ☒ How far is City water from the site? 2,000'

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

If City water, what are the estimated total daily needs? _____ 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? Sheet runoff to adjacent upland areas.

Building information

Type of building(s): Wood-masonry

Building height: 18'+/- Finished floor elevation: 245.5

Other information

parking spaces: existing: _____ total proposed: 77 ; Are there pertinent covenants? No

Number of existing employees: N/A ; number of proposed employees total: N/A

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

Wetlands: Ins any fill proposed? No ; Area to be filed: _____ ; buffer impact? _____

Proposed <u>post-development</u> disposition of site (should total 100%)		
	Square footage	% overall site
Building footprint(s) – give for each building	1,145	2
Parking and vehicle circulation	31,216	52
Planted/landscaped areas (excluding drainage)	15,499	26
Natural/undisturbed areas (excluding wetlands)		
Wetlands–Rubberized pavement (field surface)	12,140	20
Other – drainage structures, outside storage, etc.		

*****Areas above assume a developed area of about 60,000 s.f.*****

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: 7/12/11

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: 7/12/11

NORWAY PLAINS ASSOCIATES, INC.

SURVEYORS - ENGINEERS - TRANSPORTATION PLANNERS

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Rochester, New Hampshire 03866-0249
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July 12, 2011

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

Re: "Howie's Field of Dreams" - Roger Allen Rec. Assn. - Map216, Lot 56

Dear Michael:

On behalf of the Rochester Rotary Club, Roger Allen Baseball and the Roger Allen Recreation Association, we hereby submit plan and application for a proposed "Buddy Ball" baseball field. The field and appurtenant dugouts, concession stand and bathrooms will be constructed within the 92-acre Roger Allen Recreation facility. Along with the detailed site plan, I have attached an overall plan view of the park so the Planning Board can get a feel for the impact of this project as it relates to the many facilities that currently exist at this location.

It is worth mentioning for those who may not be familiar with the history of this site that the recreation facility was built through the generosity of the late Roger Allen and his family along with the tireless efforts of countless volunteers. Not one dime of local taxpayer money has been spent building the many fields and buildings located here.

"Howie's Field of Dreams" was the brain-child of the late Howard Seckendorf, the owner and founder of Windjammers Seafood Restaurant and the Granite Steak & Grill. Rather than try to explain the nature of the project myself, I offer the following from the group's web site:

"When Howard "Howie" Seckendorf became the 50th.. president of the Rochester Rotary Club in July 2009, he had the desire to complete a major project in the city which would benefit not only Rochester residents, but those of surrounding communities as well. He learned of a special kind of baseball field that was made of a rubberized surface, one where players with physical and/or mental challenges could play. A field where a player could fall down and not be injured. Where any young player, despite their physical or mental challenges, could experience the joy of playing baseball. Being a lifelong and avid fan of the game, Howie thought this would be the perfect project for the Rotary Club of Rochester to initiate during his presidency.

Sadly, he would not have the time to bring this dream to fruition, as he tragically suffered a fatal heart attack in November 2009. In honor and in tribute to his memory, the Rotary

July 12, 2011

Howie's Field of Dreams

Club of Rochester, with the tireless support of his widow Kim and other family members, is committed to making his dream come true with the construction of "Howie's Field of Dreams."

To date, through partnership with Rochester's Roger Allen Recreation Association and Roger Allen Baseball, the assistance of many dedicated volunteers, and the generous in-kind donations of several local businesses, the location for the field has been cleared and leveled in preparation for construction. Several events have been successful in raising funds to augment the thousands collected through memorial contributions and in total approximately \$80,000 has been raised (through Feb. 2011) for the project.

The steering committee estimates that the total cost of the project will eventually exceed \$300,000 and continues to work for grant funding, corporate sponsorships, in-kind donations of materials and labor, and planning various community fund raising events.

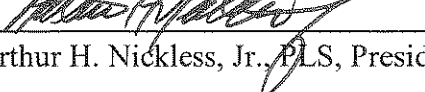
The site where the field will be located is about as flat and sandy as sites get here in Rochester! Stormwater runoff will sheet flow off the proposed parking and field onto the adjacent undeveloped land owned by RARA. A septic system and well will be installed to handle the water and sewer needs of the proposed concession and bathrooms.

Given the nature of the project, and on behalf of the Rochester Rotary and the Seckendorf family, I respectfully request that the Planning Board waive the review fee (\$390) for this project. While the amount may seem trivial, it is the many small donations like this that will ultimately make the construction of the field possible.

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

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

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

cc: Gerry Gilbert

