



**NONRESIDENTIAL SITE PLAN APPLICATION**  
**City of Rochester, New Hampshire**

Date: 12/07/10 [office use only, fee paid \_\_\_\_\_ Amount \$ \_\_\_\_\_ date paid \_\_\_\_\_ ]

**Property information**

Tax map #: 230 ; Lot #(s): 19 ; Zoning district: \_\_\_\_\_ Industry 2

Property address/location: \_\_\_\_\_ 20 Industrial Way

Name of project (if applicable): \_\_\_\_\_ Site Plan, Facility Expansion, LAARS Heating Company

Size of site: 20.13 acres; overlay zoning district(s)? \_\_\_\_\_ Conservation Overlay

**Property owner**

Name (including name of individual): \_\_\_\_\_ LAARS Heating Systems Company c/o Cora Huwe

Mailing address: \_\_\_\_\_ 20 Industrial Way, Rochester, NH 03867

Telephone #: \_\_\_\_\_ (603)-335-6300 Fax#: \_\_\_\_\_ (603)-834-6870

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

Name (including name of individual): \_\_\_\_\_ Andrew Jackson, Project Manager, LAARS Heating Systems, Co.

Mailing address: \_\_\_\_\_ 20 Industrial Way, Rochester, NH 03867

Telephone #: \_\_\_\_\_ (603)-335-6300 Fax#: \_\_\_\_\_ (603)-834-6870

**Engineer/designer**

Name (including name of individual): \_\_\_\_\_ Richard R. Lundborn, P.E., Norway Plains Associates, Inc.

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): X Demolition: \_\_\_\_\_ Change of use: \_\_\_\_\_

(continued Nonresidential Site Plan application Tax Map: 230 Lot: 19 )

Describe proposed activity/use: Construct an 80 x 80 addition onto the existing LAARS Facility to house a new training room, offices and break room. Construct additional parking

Describe existing conditions/use (vacant land?): The existing LAARS Heating facility  
Resides on Tax Map 230 Lot 19

### Utility information

City water? yes ☒ no; ☐ How far is City water from the site? On site from Industrial Way

City sewer? yes ☒ no; ☐ How far is City sewer from the site? On site from Industrial Way

If City water, what are the estimated total daily needs? Existing (no change) 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? Detention basins to be constructed to southeast of building.

### Building information

Type of building(s): Metal Frame Pre-Engineered Building (Existing and proposed additions)

Building height: Existing Finished floor elevation: 361.00+/-

### Other information

# parking spaces: existing: 127 total proposed: 211 ; Are there pertinent covenants? yes

Number of existing employees: 180 ; number of proposed employees total:

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

Wetlands: Is any fill proposed? no ; Area to be filed: N/A ; buffer impact? ☒

| Proposed <u>post-development</u> disposition of site (should total 100%) |                |                |
|--|----------------|----------------|
|  | Square footage | % overall site |
| Building footprint(s) – give for each building                           | 108,400        | 12.4%          |
| Parking and vehicle circulation  | 148,998        | 17.0%          |
| Planted/landscaped areas (excluding drainage)                            | 237,572        | 11.7%          |
| Natural/undisturbed areas (excluding wetlands)                           | 447,289        | 51.0%          |
| Wetlands   | 54,939         | 6.3%           |
| Other – drainage structures, outside storage, etc.                       | 13,665         | 1.6%           |

## Comments

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

While not the proposed expansion approved in 2006, LAARS still needs to expand. The proposal being made is for a more modest 6,400-sf expansion and additional parking to correct a parking deficiency that exists today.

## 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:  Richard R. Lundborn, P.E.

Date: 12/07/10

## 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:  Richard R. Lundborn, P.E.  
(Agent for Applicant/Owner)

Date: 12/07/10



# NORWAY PLAINS ASSOCIATES, INC.

SURVEYORS - ENGINEERS - TRANSPORTATION PLANNERS

31 Mooney Street  
Alton, New Hampshire 03809  
Alton Office (603) 875-3948  
E-MAIL: [rlundborn@norwayplains.com](mailto:rlundborn@norwayplains.com)  
WEB: [www.norwayplains.com](http://www.norwayplains.com)

2 Continental Boulevard (03867) P. O. Box 249  
Rochester, New Hampshire 03866-0866  
Telephone (603) 335-3948  
NH (800) 479-3948  
Fax (603) 332-0098

December 7, 2010

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

**Re: Letter of Intent – Facility Expansion, 20 Industrial Way, LAARS Heating Systems Company  
TM 230, Lot 18, 19**

Dear Michael:

On behalf of our client, LAARS Heating Systems Company, Norway Plains Associates, Inc. hereby submits plans for a proposed parking lot expansion and a 6,400 sq.ft. building expansion.

While this proposal is more modest than the 2006, multi-phase expansion plan put forth by LAARS and approved by the Planning Board, it is still necessary for LAARS to address current needs at the site. The proposed building expansion, (see elevation view) will house a training facility, new break room and offices. The additional 89 parking spaces will help to accommodate the shortage of parking currently experienced on site and provides spaces for trainees.

Tax Map 230, Lot 19, the tract currently occupied by LAARS is located at 20 Industrial Way in the Ten Rod Road Industrial Park. Both municipal water and sewer are available and are already on site. LAARS currently operates from its existing 102,000-sf building. The Lot is encumbered by a PSNH Transmission line easement across the front 250-ft of width of the lot. No building construction is allowed in this easement. This lot is also encumbered with a 60-ft wide access easement in favor of the city along the eastern property line. This easement is provided to the city to access Tax Map 230, Lot 14-2 if the opportunity arises to continue the Industrial Park onto this parcel. The expansion Plans have been developed in such a way that respects the City's right to use its access easement at a later date.

Utilities for this project will be pulled from the existing locations where they enter Lot 19 and re-routed as necessary or left in place.

LAARS understands that this project would dissolve the approval for the out standing phases proposed previously. Furthermore, construction of the remaining portions of the previous proposal would also require updated site specific permitting, which would undoubtedly require design changes due to recent regulatory changes. In the event that further expansion does take place, changes necessary to address


both the needs of LAARS at that time and the new regulations at the State level would be different enough from the previously approved plan that a Planning Board hearing would be necessary anyway.

Thank you for your consideration.

If you have any questions or comments please, call or email me.

Sincerely,

**NORWAY PLAINS ASSOCIATES, INC.**

By:   
Richard R. Lundborn, P.E., Project Engineer

cc: Norway Plains Associates, Inc.

# LAARS HEATING SYSTEMS

20 INDUSTRIAL WAY - ROCHESTER, NH 03867-4296 - (603) 335-6300

041600  
41600

| VENDOR NUMBER     | VENDOR NAME       |                       |                |             | CHECK DATE           |
|-------------------|-------------------|-----------------------|----------------|-------------|----------------------|
| 1781              | CITY OF ROCHESTER |                       |                |             | 12-07-10             |
| INVOICE NUMBER    | INVOICE DATE      | INVOICE AMOUNT        | TERMS/DISCOUNT | AMOUNT PAID | MEMO INFORMATION     |
| 2011AFE-BLDG      | 12-07-10          | 730.00                |                | 730.00      | Laars Exp.-Site plan |
| REMITTANCE ADVICE |                   | GROSS TOTAL<br>730.00 | DISCOUNT TOTAL |             | NET TOTAL<br>730.00  |

WARNING - THIS CHECK IS PROTECTED BY SPECIAL SECURITY FEATURES

## LAARS HEATING SYSTEMS

20 Industrial Way  
Rochester, NH 03867-4296  
Telephone (603) 335-6300

Bank of America  
575 Pigeon Hill Road  
Windsor, CT 06085

041600

DATE

12-07-10

PAY

SEVEN HUNDRED THIRTY AND 00/100 DOLLARS

AMOUNT

\*\*\*\*\*730.00

TO THE  
ORDER  
OF

CITY OF ROCHESTER  
TAX COLLECTORS OFFICE  
PO BOX 981096  
Boston, MA 02298-1096

Two Manual signatures for \$25,001 and over. Void After 90 Days.

SECURE FEATURES INCLUDE INVISIBLE FIBERS • MICROPRINTING • VOID FEATURE PANTOGRAPH • ENDORSEMENT BACKER • BROWNSTAIN CHEMICAL REACTANT

041600 052001633 003921314283





# City of Rochester, NH Abutter List

**Applicant:** LAARS Heating Systems Co. **Phone:** (603)-335-6300

**Mailing Address:** 20 Industrial Way **City:** Rochester **State:** NH **Zip:** 03867

**Project Address:** 20 Industrial Way

(1) List the name and address of each owner whose lot adjoins or is directly across the street or body of water from the Project Lot.

(2) Note: It is the **APPLICANT'S RESPONSIBILITY** to insure that all legal abutters are notified. **This form may not be completed more than 5 days prior to the application deadline.**

| Map | Lot | Owner of Project              | Mailing Address                        |
|-----|-----|-------------------------------|--|
| 230 | 19  | LAARS Heating Systems Company | 20 Industrial Way, Rochester, NH 03867 |

Legal Abutters To Project Lot:

| Map | Lot     | Owner  | Mailing Address  |
|-----|---------|--|--|
| 230 | 17      | Cloitre Roger Trust  | 10 Industrial Way; Rochester, NH 03867                         |
| 230 | 18      | City of Rochester  | 31 Wakefield Street; Rochester, NH 03867                       |
| 230 | 20-3600 | Rochester Industrial Real Estate, LLC  | P.O. Box 3238, Peabody, MA 01961-3238                          |
| 230 | 20-1    | LP Gas Equipment, Inc.<br>c/o Eastern Propane Gas  | P.O. Box 1800, Rochester, NH 03867-0180                        |
| 230 | 21      | Nashua VP, LLC & Sullivan<br>Arthur Sullivan Revocable Trust<br>c/o Arthur W. Sullivan Trustee | 670 North Commercial Street; Suite 303<br>Manchester, NH 03101 |
| 230 | 14-2    | Kristine E. Biagotti & Donald<br>E. Kelsey   | 159A Walnut Street, Rochester, NH 03867                        |
| 122 | 93      | PSNH<br>c/o Tax Accounting   | P.O. Box 3430<br>Manchester, NH 03105-3430                     |
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**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**

|                                |   |
|--------------------------------|---|
| Norway Plains Associates, Inc. | P. O. Box 249; Rochester, NH 03866-0249 |
|                                |   |
|                                |   |

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, Patriot

Database on this date: 12/03/10, This is page 1 of 1 pages.

Applicant or Agent: 

