

# NORWAY PLAINS ASSOCIATES, INC.

SURVEYORS - ENGINEERS - TRANSPORTATION PLANNERS

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March 5, 2012

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

**Re: Snecma SAFRAN Group/Albany International - Map 242, Lot 6**

Dear Michael:

On behalf of the above named applicants, we hereby submit plans and application for Site Plan Approval. As you know, this proposal is part of the proposed expansion of the Granite State Business Park planned by the City. The expansion of GSBP involves the construction of a bridge over the NH Northcoast Railroad as well as the extension of municipal utilities to the site.

The applicants propose to construct a 343,312 square foot manufacturing facility on the 49-acre subject tract. Along with the customary loading dock areas, the plan calls for the creation of 378 parking spaces to accommodate the needs of the 400± employees the companies plan to have at this facility.

The facility will need to be highly secure, so the site will be completely enclosed by an 8-foot high fence. (A variance will be needed to accommodate this height.) Access in and out of the site will be controlled by a guard house. A turn-around has been incorporated into the site plan in the event an unauthorized tractor-trailer truck attempts to enter the facility erroneously. Employees will be issued a pass that will allow them access through a separate gate.

As you know, there will need to be temporary access into the site while the City completes construction on the bridge and access road. This access will be taken via an old woods road that will be upgraded to support truck traffic, etc. The woods road exits onto Haven Hill Road and runs across abutting properties and the railroad tracks.

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: \_\_\_\_\_



Richard R. Lundborn, PE, Project Manager

cc: David Arnst



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

Date: 3/2/12 [office use only, fee paid \_\_\_\_\_ Amount \$ \_\_\_\_\_ date paid \_\_\_\_\_ ]

**Property information**

Tax map #: 242 ; Lot #'s): 6 ; Zoning district: I-2/A

Property address/location: Airport Drive

Name of project (if applicable): Snecma SAFRAN Group & Albany International

Size of site: 49.3 acres; overlay zoning district(s)? CO

**Property owner**

Name (including name of individual): City of Rochester

Mailing address: 31 Wakefield Street; Rochester, NH 03866-0249

Telephone #: 335-1338 Fax#: 335-7585

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

Name (including name of individual): Snecma SAFRAN Group/Albany International

Mailing address: 216 Airport Drive, Suite 3; Rochester, NH 03867

Telephone #: 603-330-7215 Fax#: \_\_\_\_\_

**Engineer/designer**

Name (including name of individual): Norway Plains Assoc., Inc./Richard Lundborn

Mailing address: P.O. Box 249; Rochester, NH 03866-0249

Telephone #: 335-3948 Fax#: 332-0098

Email address: rlundborn@norwayplains.com Professional license #: 10943

**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: X

Describe proposed activity/use: Manufacturing

Describe existing conditions/use (vacant land?): Vacant land

### Utility information

City water? yes ☒ no; ☐ How far is City water from the site? \_\_\_\_\_

City sewer? yes ☒ no; ☐ How far is City sewer from the site? \_\_\_\_\_

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? Into onsite treatment structures.

### Building information

Type of building(s): Pre-engineered steel

Building height: 36' eave; 42' peak. Finished floor elevation: 262

### Other information

# parking spaces: existing: 0 total proposed: 378 ; Are there pertinent covenants? No

Number of existing employees: 0 ; number of proposed employees total: 400±

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

Wetlands: Is any fill proposed? Yes ; Area to be filled: 123,513 ; buffer impact? \_\_\_\_\_

Proposed <u>post-development</u> disposition of site (should total 100%)		
	Square footage	% overall site
Building footprint(s) – give for each building	343,312	16
Parking and vehicle circulation	219,641	10
Planted/landscaped areas (excluding drainage)	210,713	10
Natural/undisturbed areas (excluding wetlands)	959,654	45
Wetlands	262,321	12
Other – drainage structures, outside storage, etc.	151,905	7

## Comments

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

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## 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: 3/6/12

## 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: \_\_\_\_\_