

**Application for Conditional Use**  
**Conditional Uses and Buffer Reductions**  
**Section 42.19 - Conservation Overlay District**  
**City of Rochester, NH**

RECEIVED

NOV 05 2013

Planning Dept.

Date: NOVEMBER 5, 2013

**Property information**

Tax map #: 255; Lot #'s: 40; Zoning district: AGRICULTURAL

Property address/location: 105 WHITE HOUSE ROAD

Name of project (if applicable): AMAZON PARK

**Property owner**

Name (include name of individual): JOHN WEEDEN

Mailing address: 365 SIXTH STREET DOVER NH 03820

Telephone #: 603.534.4666 Fax: \_\_\_\_\_

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

Name (include name of individual): \_\_\_\_\_

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

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

**Engineer/designer**

Name (include name of individual): STEPHEN J. HAIGHT P.E.

Mailing address: PO BOX 1166 181 WATSON ROAD DOVER NH 03821

Telephone #: 603.750.4266 Fax #: 603.749.7348

Email address: SHAIGHT@HAIGHTENG.COM Professional license #: 7978

**Proposed Project**

Please describe the proposed project: INSTALL A CROSS COUNTRY WATER SERVICE

TO AMAZON PARK. SERVICE TO START AT MAIN IN OLD DOVER ROAD AND WILL FOLLOW

EXISTING WOODS ROADS THROUGH WOODLAND AND WOODED WETLAND AREAS

Please describe the existing conditions: BEYOND THE LIMITS OF THE PARK ITSELF

THE REMAINDER OF THE PARCEL UNDEVELOPED WOODLAND

(continued Conditional Use application Tax Map: 255 Lot: 40 )

*\*Please fill in one of the next two sections – for either Conditional Uses or Buffer Reductions\**

### **Conditional Uses**

For Conditional Uses only, justify the proposal in terms of each of the criteria below (in accordance with subsection 42.19 (i) (1) (A)). All four criteria must be satisfied.

(i) The proposed construction is essential to the productive use of land not in the COD.

THE WATER CONNECTION IS REQUIRED TO PROVIDE POTABLE WATER FOR THE 96  
UNITS AND CLUB HOUSE THAT COMPRISE AMAZON PARK IN ACCORDANCE WITH  
NHDES DRINKING WATER STANDARDS

(ii) Design and construction methods will be such as to minimize impact upon the wetlands and will include restoration of the site consistent with the permitted use.

THE CROSS COUNTRY SERVICE WILL BE THROUGH UPLANDS AND EXISTING WOODS ROADS  
THROUGH THE WETLAND AREAS. WETLAND IMPACTS WILL BE TEMPORARY AND WILL  
BE RESTORED TO ORIGNAL GRADE AND MATERIAL

(iii) There is no feasible alternative route on land controlled by the applicant that does not cross the CO District nor has less detrimental impact on the wetlands. Nothing in this Section shall limit the applicant from exploring alternatives with abutting property owners.

THE CLOSEST WATER SUPPLY IS IN OLD DOVER ROAD. THE LOCATION OF THE WATER SERVICE  
HAS BEEN DESIGNED TO MINIMIZE IMPACTS TO WETLAND AREAS

(iv) Economic advantage is not the sole reason for the proposed location of work.

AMAZON PARK CURRENTLY HAS A WELL FIELD SUPPLING THE PARK. THE WATER SERVICE  
IS REQUIRED BY NHDES TO PROVIDE AN ALTERNATIVE SYSTEM MEETING DRINKING WATER  
STANDARDS

*(Buffer Reductions on next page)*

(continued Conditional Use application Tax Map: 255 Lot: 40 )

### **Buffer Reductions**

For Buffer Reductions only, justify the proposal in terms of each of the criteria below (in accordance with subsection 42.19 (i) (2) (B)). All four criteria must be satisfied.

(i) The structure for which the exception is sought cannot feasibly, after consideration of all reasonable alternatives, be constructed on a portion or portions of the lot, which lie outside the CO district, or the application of the CO district eliminates greater than 50% of the buildable area located on the parcel or in the judgment of the Planning Board, the proposed site layout would result in a significantly higher quality design.

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N/A

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(ii) The proposed structure and use must be consistent with the purpose and intent of Section 42.19 and provisions must be made to ensure that drainage from the structure will not adversely impact any wetlands.

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N/A

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(iii) There shall be no impervious areas for parking within the reduced buffer for which the Conditional Use Approval is sought.

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N/A

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(iv) The maximum building coverage is limited to 50% of the outer half of the buffer zone, as shown in the diagram below.

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N/A

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(v) Best management practices must be demonstrated to the satisfaction of the Planning Board.

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ALL CONSTRUCTION AND RESTORATION WILL BE IN ACCORDANCE WITH

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NHDES AND CITY OF ROCHESTER REGULATIONS

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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 Conditional Use application to the City of Rochester Conservation Commission and Planning Board pursuant to the City of Rochester Zoning Ordinance 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: 11-4-13

Signature of applicant/developer: \_\_\_\_\_

Date: 11-4-13

Signature of agent: \_\_\_\_\_

Date: 11/5/13

### Authorization to enter subject property

I hereby authorize members of the Rochester Conservation Commission and Planning Board, and other pertinent City departments, boards and agencies to enter my property for the purpose of evaluating this application including performing any appropriate inspections. 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. (It is not necessary to sign this provision if a Planning Board application has been submitted.)

Signature of property owner: \_\_\_\_\_

Date: 11-4-13

\*\*\*\*\*  
**Conservation Commission Recommendation:**

*[office use only]*

AMAZON PARK

Name of project

Case #

Recommendation:

- ☐ Approval
- ☐ Approval with conditions
- ☐ Denial

Comments/recommended conditions:

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Conservation Commission

date

Planning Department

date

# **HAIGHT ENGINEERING, PLLC**

**P.O. BOX 1166, 181 WATSON ROAD**

**DOVER, NH**

**TEL: (603) 750-4266, FAX: (603) 749-7348**

## **Project Narrative**

This Application for Conditional Use is for temporary impacts to jurisdictional wetlands and wetland buffers for the installation of a water service to Amazon Park located on White House Road in Rochester.

The jurisdictional wetlands were flagged by Michael Cuomo, Wetland Scientist in April 2011 and survey located by David Vincent, LLS.

There are 2 temporary impact areas; impact "A" of 913 sf and impact "B" of 688 sf for a cumulative temporary impact of 1,601 s.f.. After the water service is installed the wetland areas will be restored to the existing condition and grade.

Amazon Park currently serves 96 housing units and a club house through an existing on-site community water system which draws water from a well on the property. Although there are several wells on site, only one meets the current State of NH drinking water standards. The State of NH requires that a community water system have a backup water supply available in the event that the primary source becomes unusable. Amazon Park has drilled several additional wells to try to meet the State requirement but has been unable to find a well that meets drinking water standards. The alternative to a well onsite is to tie into an existing municipal water supply.

The nearest water supply is the existing 12" DI main in Old Rochester Road in Rochester NH. Although the main is in Rochester the water in the main is supplied from the City of Somersworth to the City of Rochester through an existing water services agreement. Through the City of Rochester the applicant has requested and has been granted an increase to the allocation of water to the City of Rochester for distribution to Amazon Park.

There are no other improvements proposed with the installation of the cross country water service.

# WATER SERVICE EXTENTION

## AMAZON PARK

TAX MAP 255, LOT 40

ROCHESTER, NEW HAMPSHIRE 03807

NOVEMBER 5, 2013

RECEIVED  
NOV 05 2013  
Planning Dept

OWNER OF RECORD/PREPARED FOR:

AMAZON PARK  
105 WHITEHOUSE ROAD  
ROCHESTER, NH 03667

CIVIL ENGINEER:

HAIGHT ENGINEERING, PLLC  
P.O. BOX 1166  
161 WATSON ROAD  
DOVER, NH 03821-1166

SURVEYOR:

DAVID W. VINCENT, LLS  
LAND SURVEYING SERVICES  
19 MORGANS WAY  
BARRINGTON, NH 03825

WETLAND SCIENTIST:

MICHAEL CUOMO  
6 YORK POND ROAD  
YORK, MAINE 03909



INDEX

SHEET NO.

Cover Sheet	1
Existing Conditions Plan	2 & 3
Water Service Connection Plan	4, 5 & 6
Erosion Control Notes & Details	7
Water Construction Detail Sheet	8
Specification Sheet	9



- NOTES:**
- 1) The purpose of this plan is to show the existing conditions of a portion of the subject parcel as it appears upon the day of the survey.
  - 2) The survey was conducted on May 15, 2013, at approximately 10:00 AM.
  - 3) The survey was conducted by David W. Vincent, a Professional Engineer in the State of New Hampshire.
  - 4) The survey was conducted in accordance with the New Hampshire Rules of Professional Conduct.
  - 5) The survey was conducted in accordance with the New Hampshire Rules of Professional Conduct.
  - 6) The survey was conducted in accordance with the New Hampshire Rules of Professional Conduct.
  - 7) The survey was conducted in accordance with the New Hampshire Rules of Professional Conduct.
  - 8) The survey was conducted in accordance with the New Hampshire Rules of Professional Conduct.
  - 9) The survey was conducted in accordance with the New Hampshire Rules of Professional Conduct.
  - 10) The survey was conducted in accordance with the New Hampshire Rules of Professional Conduct.



1	Property Line
2	Utility Line
3	Existing Road Centerline
4	Proposed Road Centerline
5	Property Line

1	Property Line
2	Utility Line
3	Existing Road Centerline
4	Proposed Road Centerline
5	Property Line



PREPARED FOR:  
**AMAZON MOBILE HOME PARK**  
 LOCATED AT  
 105 WHITEHOUSE ROAD  
 COUNTY OF STRAFFORD  
 ROCHESTER, NH

DATE: MAY 18, 2011

DAVID W. VINCENT, L.L.S.

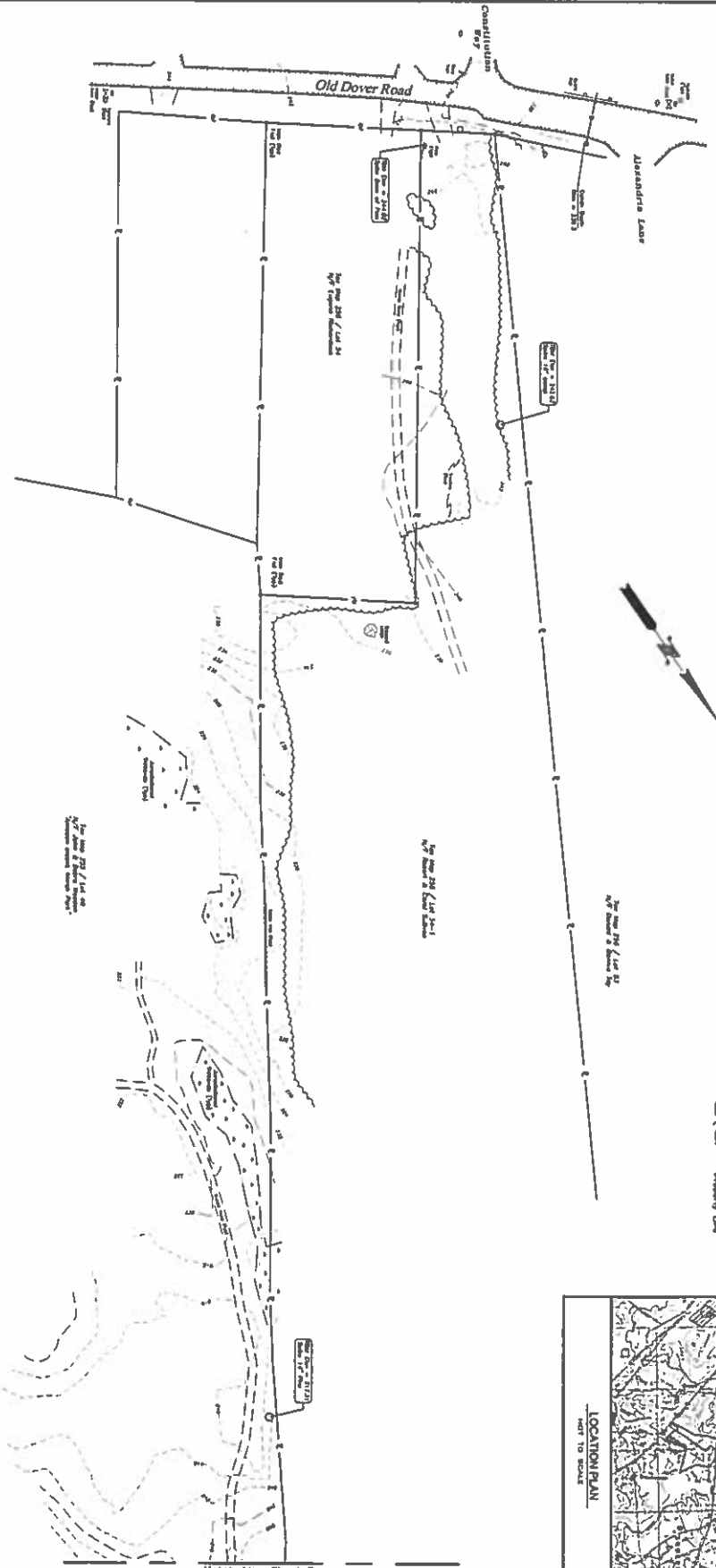
LAND SURVEYING SERVICES

19 MORGAN WAY

BARRINGTON, NH 03868

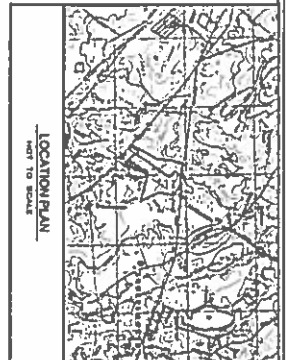
TEL: (603) 884-0788

www.davidwvincent.com



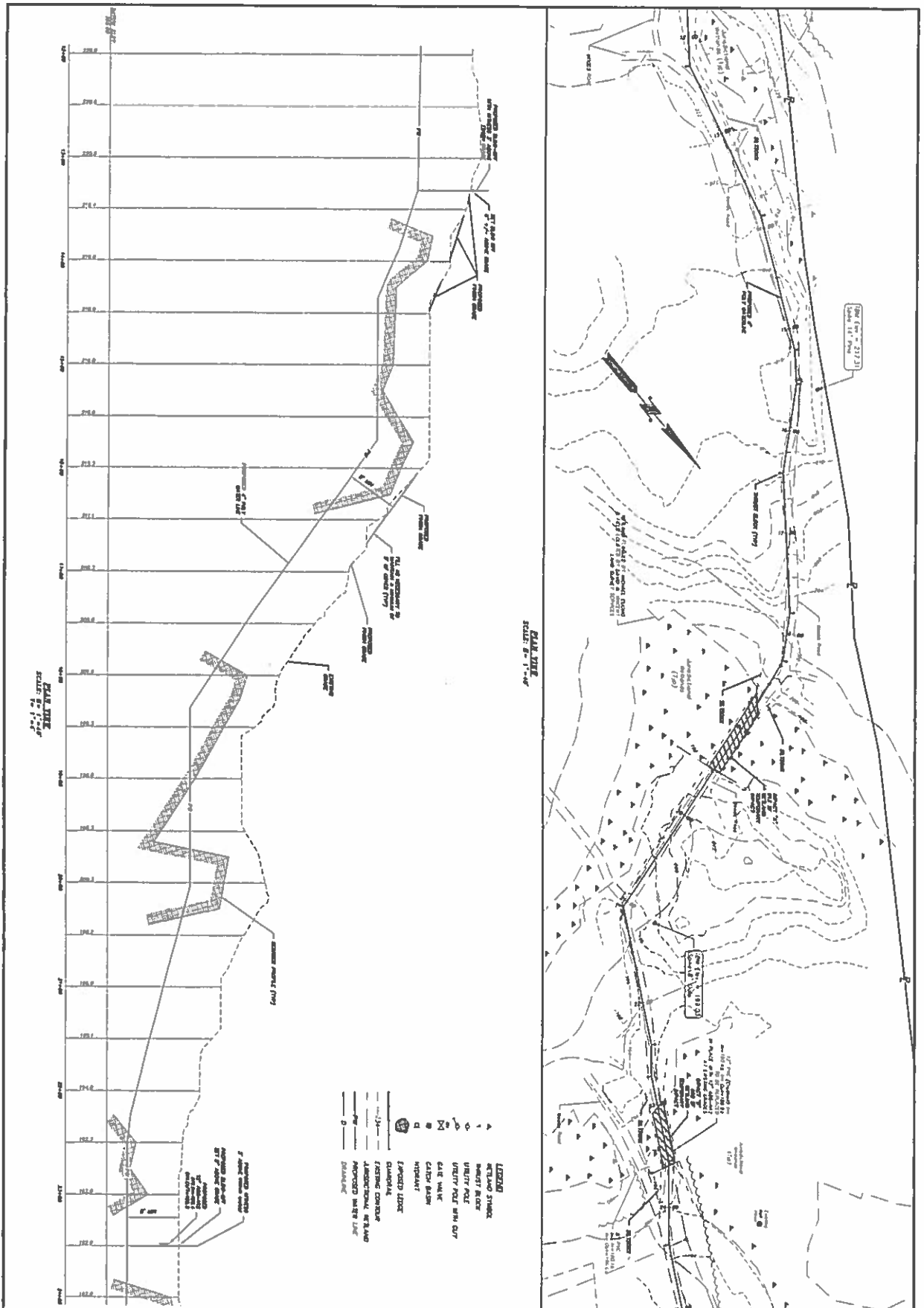
**Legend:**

- Property Line
- Utility Line
- Existing Road Centerline
- Proposed Road Centerline
- Property Line









# WATER SERVICE CONNECTION PLAN

5

AMAZON PARK  
105 WHITEHOUSE ROAD  
ROCHESTER, NH 03867

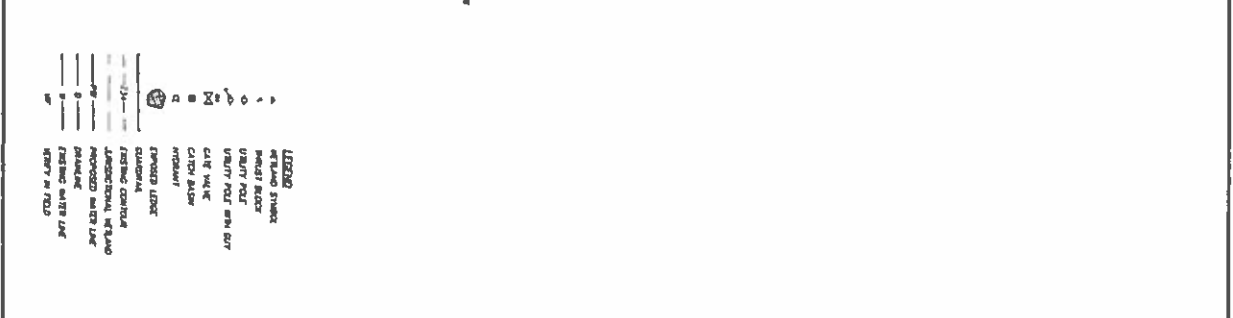
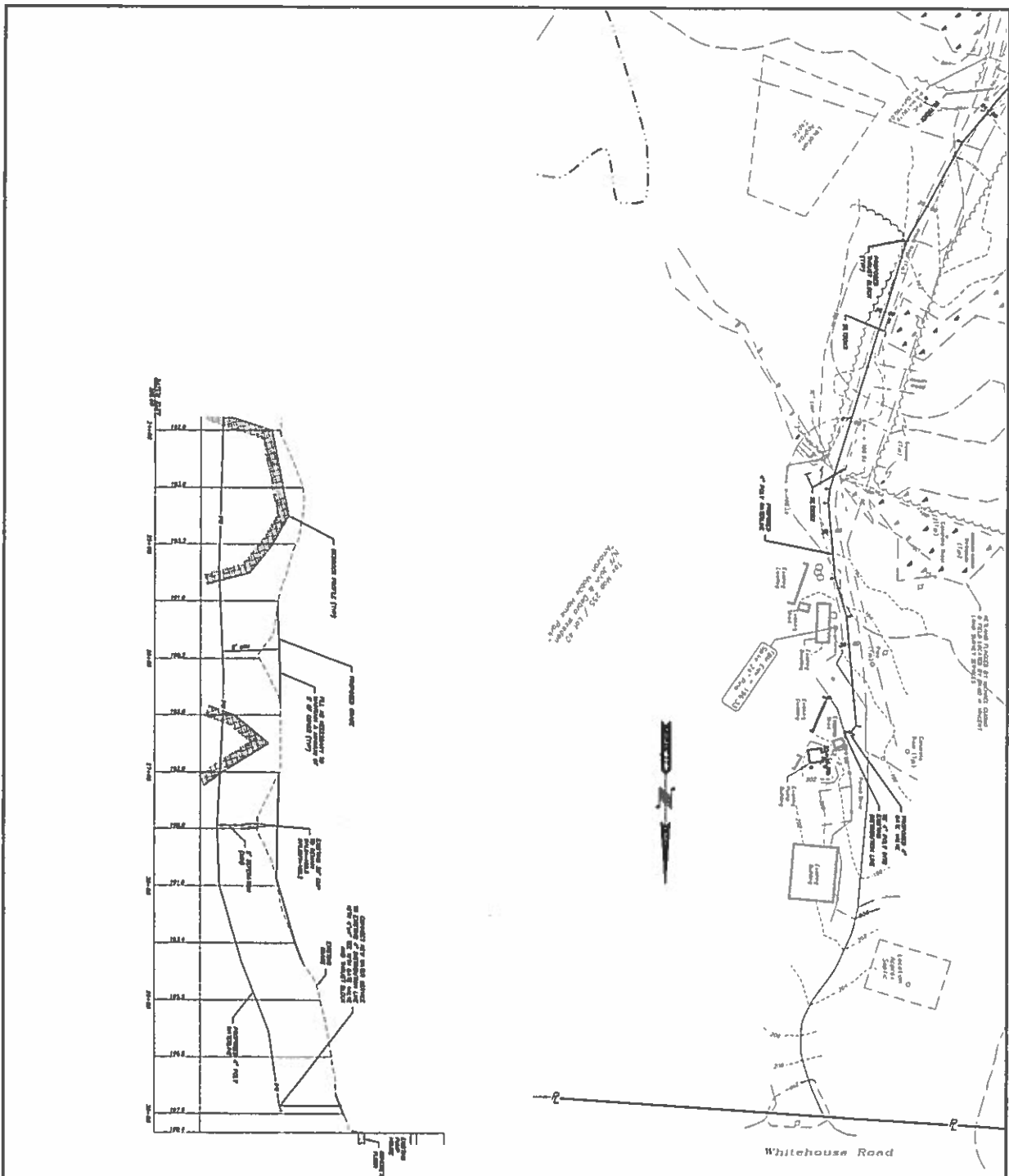
AMAZON PARK  
105 WHITEHOUSE ROAD  
ROCHESTER, NH 03867



DATE: 11-9-13  
SCALE: AS NOTED  
DRAWN BY: SBD  
DESIGN BY: SBD  
APPROVED BY: SBD  
PROJECT NO: 1101  
FILE: NTE.DWG

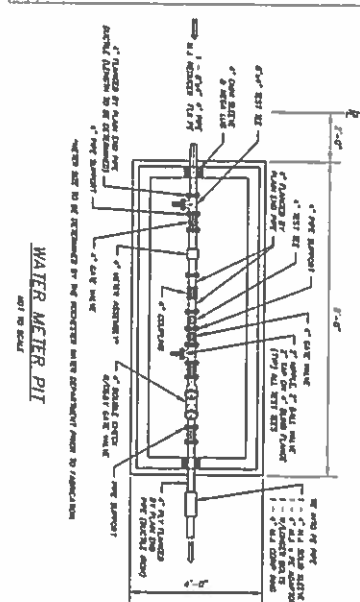
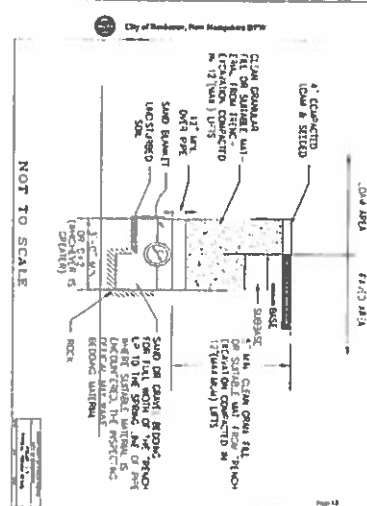
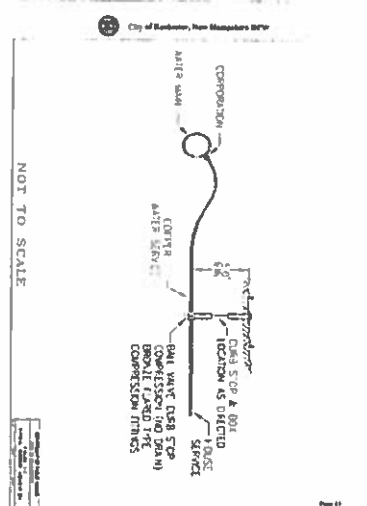
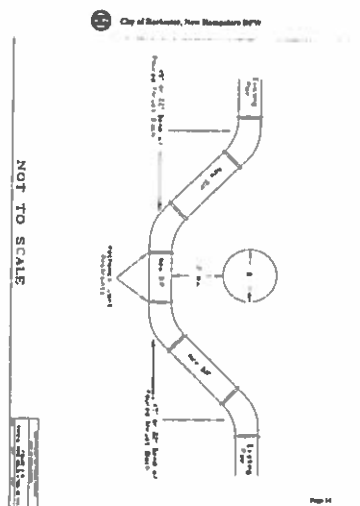
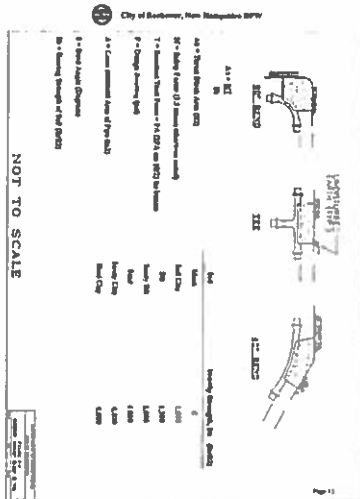
NO.	REVISION	APP'D	DATE

SAJENT ENGINEERING, PLLC  
CIVIL ENGINEERS  
P.O. BOX 1100, 101 HAYTON ROAD  
DOVER, NEW HAMPSHIRE  
603.786-2860 FAX 603.748-7240



<b>WATER SERVICE CONNECTION PLAN</b>			DATE: 11-8-13 SCALE: AS NOTED DRAWN BY: BMD DESIGN BY: BMD APPROVED BY: BMD PROJECT NO: 11181 FILE: WTL.DWG		NO. REVISION APP'D DATE
6	<b>AMAZON PARK</b> 105 WHITEHOUSE ROAD ROCHESTER, NH 03867		<b>AMAZON PARK</b> 105 WHITEHOUSE ROAD ROCHESTER, NH 03867	<b>HACKETT ENGINEERING, PLLC</b> CIVIL ENGINEERS 70 & BOX 1100, 101 BAYTON ROAD BOYER, NH 03812 603.756.4266 FAX 603.756.7340	







### 10.3 Public Works & Buildings Committee

Councilor Torr stated that the Committee had a discussion relative to displaying art at the City Hall. He said the Committee discussed removing all the past portraits of the Rochester mayors and replacing each portrait with an 8 by 10 framed portrait of each mayor to be displayed at City Hall, however, it was disputed at that the original portraits should be preserved in the historical frames to keep the historical theme of the building.

City Manager Fitzpatrick said he is working with the Rochester Museum of Fine Art in order to display art work on the hallways of the City Hall building. He briefed the City Council of his original intention to provide a gallery of former mayors in a uniform manor along the City Hall. He will work with the Rochester Museum of Fine Art and keep with the committees wishes. He would also make an attempt to ensure any missing mayor portraits are replaced.

Councilor Torr **MOVED** to ensure that the missing mayor's portraits be replaced and displayed at City Hall. Councilor Lachapelle seconded the motion. The **MOTION CARRIED** by a unanimous voice vote.

Councilor Torr **MOVED** to authorize the City Manager to direct the Department of Public Works to remove the City owned building located at 1 Walnut Street as soon as possible. He explained that the Rochester Housing Authority was no longer responsible for maintaining the building effective May 1, 2013. He gave reasons why this should be done as soon as possible. Councilor LaBranche seconded the motion. Mayor Jean restated the motion and said the demolition should take place prior to July 1, 2013. The **MOTION CARRIED** by a unanimous voice.

Councilor Torr stated for the minutes that it is the Public Works Committee's recommendation not to proceed with the Crosswalk at Route 125/Brock Street.

Councilor Torr requested that the Anderson Lane project be resolved soon. Mayor Jean stated that there is a Resolution relative to Anderson Lane under New Business this evening.

Councilor Varney said the Public Works Committee is ready to reach an agreement with the City of Somersworth regarding the Amazon Campground as previously stated in the last Department of Public Works set of minutes. There would be no cost to the City of Rochester. Councilor Varney **MOVED** to authorize the City Manager to write the letter required by the agreement to the City of Somersworth that would allow Amazon Campground to tie into the City of Rochester water line, which is supplied by Somersworth. Councilor LaBranche seconded the motion. The **MOTION CARRIED** by a majority voice vote.

KELLY A. WALTERS  
Notary Public - New Hampshire  
My Commission Expires January 25, 2017

It appears there is a new copy of an original document from the City Clerk's office, in Rochester, New Hampshire, submitted for duplication. Kelly Walters 5-14-2013

# HAIGHT ENGINEERING, PLLC

P.O. BOX 1166, 181 WATSON ROAD

DOVER, NH

TEL: (603) 750-4266, FAX: (603) 749-7348

January 25, 2013

Rochester Water Commission  
Department of Public Works  
Public Works Facility  
45 Old Dover Road  
Rochester, NH 03867

Atten: Peter Nourse, PE.

Re: **REQUEST FOR WATER SERVICE**  
**Amazon Park**  
**White House Road, Rochester, NH**

Dear Mr. Nourse,

Thank you for taking the time to discuss Amazon Park's request for municipal water service to their facility on White House Road in Rochester NH. As background: The Park currently serves 96 housing units and a club house through an existing on-site community water system which draws water from a well on the property. Although there are several wells on site, only one meets the current State of NH drinking water standards. The State of NH requires that a community water system have a backup water supply available in the event that the primary source becomes unusable. Amazon Park has drilled several additional wells to try to meet the State requirement but has been unable to find a well that meets drinking water standards. The alternative to a well onsite is to tie into an existing municipal water supply.

The nearest water supply is the existing 12" DI main in Old Rochester Road in Rochester NH and it is understood that the water in the main is supplied from the City of Somersworth to the City of Rochester through an existing water services agreement. This request is therefore a request to increase the allocation of water to the City of Rochester for distribution. Amazon Park has retained the services of the City of Somersworth's water system consultant Wright-Pierce to perform the necessary system analysis.

Amazon Park is requesting a peak water volume allocation of 114 GPM. The analysis prepared by Wright-Pierce (see memo dated 1/11/2013 attached) confirms that there is sufficient water volume and water pressure to supply Amazon Park.

# HAIGHT ENGINEERING, PLLC

P.O. BOX 1166, 181 WATSON ROAD

DOVER, NH

TEL: (603) 750-4266, FAX: (603) 749-7348

On behalf of Amazon Park we request to be placed on the next available water commission agenda for action.

If you have any questions or require further information please contact Haight Engineering directly as we are acting as Agent for Amazon Park for this project.

Sincerely,

HAIGHT ENGINEERING, PLLC

A handwritten signature in black ink, appearing to read "J. Haight", followed by a horizontal line.

Stephen J. Haight, P.E.

C.c. Amazon Park

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TO:	Steve Haight, PE	DATE:	1/11/2013
FROM:	Christopher Berg, PE	PROJECT NO.:	12591
SUBJECT:	Amazon Park Service Line Sizing		

---

Amazon Park is interested in connecting to the City of Somersworth water distribution system on Old Dover Road in the area of the distribution system that the City of Rochester maintains. Water service size recommendations have been developed using the AWWA Manual M22 "Sizing of Water Service Lines and Meters" and the City of Somersworth distribution system hydraulic model.

Design Assumptions:

1. Reported average day demand is 5,000 gpd based on existing meter data.\*
2. Estimated maximum day demand is 12,000 gpd based on existing meter data.\*
3. Minimum service pressure at peak demand is 35 psi.
4. Service length and elevations are based on Plans labeled "Water Service Extention, Amazon Park", dated September 1, 2012 designed by Haight Engineering, PLLC. The water service length connecting Amazon Park water distribution system to the Somersworth distribution system will be ~2,900 linear feet and the maximum service sill elevation used is 212'.
5. Amazon Park consists of 96 unit mobile home units and a clubhouse.
6. All dwelling units are 1 and 2 bedroom units with one bathroom.
7. Water service material is assumed to be smooth bore plastic with a c-value of 130.
8. No additional dwelling units will be added to Amazon Park.
9. This line is sized for domestic capacity. No fire flow capacity has been incorporated into the water service sizing.

\*Values provided by Steve Haight, PE, engineering consultant for Amazon Park.

Recommendations:

1. The water service for Amazon Park should be 4" diameter or greater based on a peak demand of 115 gpm (See attached spreadsheet for calculations). Coordinate final water service sizing with the City of Rochester for their approval.
2. Coordinate with the Rochester Fire Department to ensure fire service is not required.
3. Coordinate with the City of Somersworth regarding water demands

Amazon Park  
Water Service Size Calculation  
AWWA M-22  
1/7/2012  
CDB

#### Peak Demand

Dwelling Units	96		
assume 2 bedroom 1 bathroom units with washing machine			
<b>Fixture type</b>	<b>value @35 psi</b>	<b># fixtures</b>	<b>weighted fixture value</b>
Bath Tub	8	1	768
Kitchen Sink	3	1	288
Lavatory	4	1	384
Water Closet Tank Type	3	1	288
Dishwasher	4	1	384
Washing Machine	5	1	480
Hose Bib	6	1	576
	Combined Fixture Value		3168
	Probable Demand from Figure 4.5		75 gpm
Load adjustment of pressure	60 psi		1.34
	<b>Adjusted Output</b>		<b>101 gpm</b>

Clubhouse	1		
assume 2 bedroom 1 bathroom units with washing machine			
<b>Fixture type</b>	<b>value @ 35 psi</b>	<b># fixtures</b>	<b>weighted fixture value</b>
Bath Tub	8	0	0
Kitchen Sink	3	1	3
Lavatory	4	1	4
Water Closet Tank Type	3	1	3
Dishwasher	4	1	4
Washing Machine	5	1	5
Hose Bib	6	1	6
	Combined Fixture Value		25
	Probable Demand from Figure 4.5		10 gpm
Load Adjustment of Pressure	60 psi		1.34
	<b>Adjusted Output</b>		<b>13 gpm</b>

#### Service Sizing

Peak Demand	114 gpm
Min Pressure at Main	60 psi
Elevation Difference	10 ft
Service Length	2700 lf
Assumed Service Material	Plastic
Assumed C value	130
Min. Pressure at Meter	35 psi
3-inch Diameter Service Pipe	
Using Hydraulic Model	
Residual Pressure at Amazon Park	22 psi too low => increase diameter
4-inch Diameter Service Pipe	
Using Hydraulic Model	
Residual Pressure at Amazon Park	58 psi => OK

# HAIGHT ENGINEERING, PLLC

P.O. BOX 1166, 181 WATSON ROAD

DOVER, NH

TEL: (603) 750-4266, FAX: (603) 749-7348

January 21, 2013

Somersworth Public Works and Environment Committee  
Department of Public Works  
Public Works Facility  
18 Lilac Lane)  
Somersworth, NH 03878

Atten: Tom Willis, P.E.

Re: **REQUEST FOR WATER SERVICE**  
**Amazon Park**  
**White House Road, Rochester, NH**

Dear Mr. Willis,

Thank you for taking the time to discuss Amazon Park's request for municipal water service to their facility on White House Road in Rochester NH. As background: The Park currently serves 96 housing units and a club house through an existing on-site community water system which draws water from a well on the property. Although there are several wells on site, only one meets the current State of NH drinking water standards. The State of NH requires that a community water system have a backup water supply available in the event that the primary source becomes unusable. Amazon Park has drilled several additional wells to try to meet the State requirement but has been unable to find a well that meets drinking water standards. The alternative to a well onsite is to tie into an existing municipal water supply.

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Amazon Park is requesting a peak water volume allocation of 114 GPM. The analysis prepared by Wright-Pierce (see memo dated 1/11/2013 attached) confirms that there is sufficient water volume and water pressure to supply Amazon Park.

## HAIGHT ENGINEERING, PLLC

P.O. BOX 1166, 181 WATSON ROAD

DOVER, NH

TEL: (603) 750-4266, FAX: (603) 749-7348

On behalf of Amazon Park we request to be placed on the next available agenda with the Somersworth City Council for action.

If you have any questions or require further information please contact Haight Engineering directly as we are acting as Agent for Amazon Park for this project.

Sincerely,

HAIGHT ENGINEERING, PLLC

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Stephen J. Haight, P.E.

C.c. Amazon Park

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Design Assumptions:

1. Reported average day demand is 5,000 gpd based on existing meter data.\*
2. Estimated maximum day demand is 12,000 gpd based on existing meter data.\*
3. Minimum service pressure at peak demand is 35 psi.
4. Service length and elevations are based on Plans labeled "Water Service Extension, Amazon Park", dated September 1, 2012 designed by Haight Engineering, PLLC. The water service length connecting Amazon Park water distribution system to the Somersworth distribution system will be ~2,900 linear feet and the maximum service sill elevation used is 212'.
5. Amazon Park consists of 96 unit mobile home units and a clubhouse.
6. All dwelling units are 1 and 2 bedroom units with one bathroom.
7. Water service material is assumed to be smooth bore plastic with a c-value of 130.
8. No additional dwelling units will be added to Amazon Park.
9. This line is sized for domestic capacity. No fire flow capacity has been incorporated into the water service sizing.

\*Values provided by Steve Haight, PE, engineering consultant for Amazon Park.

Recommendations:

1. The water service for Amazon Park should be 4" diameter or greater based on a peak demand of 115 gpm (See attached spreadsheet for calculations). Coordinate final water service sizing with the City of Rochester for their approval.
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3. Coordinate with the City of Somersworth regarding water demands

Amazon Park  
Water Service Size Calculation  
AWWA M-22  
1/7/2012  
CDB

#### Peak Demand

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Kitchen Sink	3	1	288
Lavatory	4	1	384
Water Closet Tank Type	3	1	288
Dishwasher	4	1	384
Washing Machine	5	1	480
Hose Bib	6	1	576
	Combined Fixture Value		3168
	Probable Demand from Figure 4.5		75 gpm
Load adjustment of pressure	60 psi		1.34
	Adjusted Output		101 gpm

Clubhouse	1		
assume 2 bedroom 1 bathroom units with washing machine			
<b>Fixture type</b>	<b>value @ 35 psi</b>	<b># fixtures</b>	<b>weighted fixture value</b>
Bath Tub	8	0	0
Kitchen Sink	3	1	3
Lavatory	4	1	4
Water Closet Tank Type	3	1	3
Dishwasher	4	1	4
Washing Machine	5	1	5
Hose Bib	6	1	6
	Combined Fixture Value		25
	Probable Demand from Figure 4.5		10 gpm
Load Adjustment of Pressure	60 psi		1.34
	Adjusted Output		13 gpm

#### Service Sizing

Peak Demand	114 gpm
Min Pressure at Main	60 psi
Elevation Difference	10 ft
Service Length	2700 lf
Assumed Service Material	Plastic
Assumed C value	130
Min. Pressure at Meter	35 psi
3-inch Diameter Service Pipe	
Using Hydraulic Model	
Residual Pressure at Amazon Park	22 psi too low => increase diamter
4-inch Diameter Service Pipe	
Using Hydraulic Model	
Residual Pressure at Amazon Park	58 psi => OK



*City of Rochester, New Hampshire*

OFFICE OF THE CITY MANAGER

31 Wakefield Street • Rochester, NH 03867

(603) 332-1167

**RECEIVED**

**MAY 15 2013**

**CITY OF ROCHESTER  
DEPARTMENT OF PUBLIC WORKS**

May 10, 2013

Mr. Robert Belmore, City Manager  
City of Somersworth  
One Government Way  
Somersworth, NH 03878

Dear Mr. Belmore:

I write to you regarding the drinking water for the Amazon Mobile Home Park, situated in Rochester. As you may be aware of, Amazon looks to provide municipal water to their park. The project is being partially funded by the Department of Environmental Services and is to allow a supplemental source of municipal water as most existing wells are unsuitable. This water would come off of the existing water main beneath Old Dover Road in Rochester and head northeast, cross-country about 3,300 feet to the park. The water would be supplied by Somersworth.

In accordance with the March 18, 2003 Inter-municipal Water Agreement between the Cities of Somersworth and Rochester, Rochester is required to obtain permission from Somersworth for the expansion of any network supplied by Somersworth.

On May 7<sup>th</sup>, the City Council carried a vote to authorize this request. I understand that Somersworth's governing body would have to carry a similar vote for the connection to be made.

I understand that the Public Works officials of both Rochester and Somersworth have discussed the particulars. Should you have any questions, please have your staff call our Director of Public Works, Peter C. Nourse at (603) 332-4096 or by e-mail at [peter.nourse@rochesternh.net](mailto:peter.nourse@rochesternh.net).

Sincerely,

Daniel Fitzpatrick  
City Manager

cc: Mr. Peter Nourse, DPW ✓  
Planning Department

## MINUTES OF CITY COUNCIL MEETING

OCTOBER 7, 2013

Mayor Spencer called the meeting to order, and upon roll call, the following members were found present: Pepin, Soldati, Hebert, McCallion, Donohue, Tapscott, Witham, Jarvis and Sprague.

### COMMENTS BY VISITORS.

Paul Drager, 32 Chadwick Lane, said they just moved there in March. When they moved into the community, they were surprised to learn that they apparently belong to a homeowner's association, however they found out there is no homeowner's association. The homeowner's association is responsible for the maintenance and upkeep of a pump station that the City required for the sub-division called Lenox Park around 2005. When they did further research to see if there had been anything recorded that would suggest that there was indeed a homeowner's association, they were unable to find anything. There are references in their deed that the 25 families in the development are supposed to pay a \$150 fee for the maintenance of this particular pump. This becomes difficult to enforce given there is no homeowner's association.

Mr. Drager indicated that over the years there has been a constant problem with sewage backup with a pump station that may or may not be undersized.

Mr. Drager said there are several members of the Lenox Park area here tonight. One of the residents, Brad Miller, has actually lived in the subdivision from the beginning. What they found out was that in 2008 there was a major sewage overflow. Apparently the City became involved and the EPA was called in. There have been constant problems with whether or not this particular pump is appropriate. Also, there is a sewage tank right in front of somebody's house. He is not sure how the City approved that to begin with. In any event, they are having problems continuing to maintain this pump station. They have called in the City on a number of occasions to try to get additional information. They would like the City to take a look at this problem and see if they can take over this pump station.

William Connor, 41 Pinewood Drive, read his letter regarding the legality of the City of Somersworth, NH 2012 tax and spending cap petition:

Honorable Mayor and City Council,

On 11/13/12 the City Council voted to pass a motion to certify the special municipal election results regarding a tax and spending cap legislation action.

Councilor McCallion said he is the last one that would want something pushed through. The Committee looked at a lot of options. There are some obstacles, because there are some easements that go directly in the center. Our alternatives are to keep it or sell it to the highest bidder, which we would have no control over. It would come back to us either way which is why he is in favor of this.

Councilor Soldati said she had suggested making this a green space, a wonderful park in the middle of our blighted area. That didn't go anywhere.

City Manager Belmore said he wasn't aware there would be a motion to waive rules on this resolution. He indicated there is a waiting period on selling these properties. There was an organization that was possibly interested in this property but there is no proposal on paper.

Councilor Sprague indicated this property will have value someday because it is located in the center of our City.

Resolution No. 18-14 failed by roll call vote of 3 yeas, 6 nays, Councilors Pepin, Soldati, Hebert, Witham, Jarvis and Sprague voting in the negative.

Other:

TO ACT ON THE CITY OF ROCHESTER'S REQUEST TO SUPPLY AMAZON PARK MUNICIPAL WATER.

Councilor Sprague said this came to the Public Works Committee a couple of months ago and they put it on delay because they were going over the water ordinance. The owner of Amazon Campground needs water because they have some failing wells. There is a meter on the Rochester/Somersworth line. We would send a bill to the City of Rochester every month and they would reimburse us. His only question is what would happen if we were to have a problem such as what happened during the Mother's Day floods a few years back. If our treatment plant goes down and we have to purchase water from Dover, could we then increase what we are charging Rochester to reflect the increased rates?

City Manager Belmore said we are locked into the current agreement until 2018. At that time we could renegotiate and change the parameters.

Councilor Pepin said Amazon Campground is talking about approximately 6,000 gallons of water per day, which our water plant can handle very easily. He will be supporting this.

Councilor Sprague made a motion to enter into an agreement with the City of Rochester to supply municipal water to Amazon Park. The motion was seconded by Councilor Hebert and passed unanimously.

REQUEST TO RECONSIDER THE VOTE TO CALL THE N. PANDELENA CONSTRUCTION BOND.

## Letter of Authorization

Re: Tax Sheet 255/Lot40  
105 White House Road  
Rochester, NH 03867

**Water Line Extension  
For Amazon Park  
Conditional Use Permit**

To whom it may concern:

I, John Weeden, the Owner of Amazon Park do hereby authorize Haight Engineering, PLLC of Dover, NH, to present plans and pursue permits for the development of the above referenced lot on our behalf.

Sincerely,

A handwritten signature in black ink, appearing to read "John Weeden", written over a horizontal line.

0256-0055-0001  
Philbrook Michael A Stacey A  
424 Old Dover Rd  
Rochester, NH 03867-4551

0256-0054-0000  
Richardson Eugene  
422 Old Dover Rd  
Rochester, NH 03867-4551

0256-0054-0001  
Sullivan Carol M Robert J  
267 Lowell St  
Rochester, NH 03867-4518

0256-0055-0000  
Balian David C Katherine A  
428 Old Dover Rd  
Rochester, NH 03867

0256-0055-0002  
Bellemare Michael H  
434 Old Dover Rd  
Rochester, NH 03867

0255-0039-000  
Cote Lucille B  
113 Whitehouse Rd  
Rochester, NH 03867-4515

0255-0041-0000  
Blanchette Christine R.  
106 Whitehouse Rd  
Rochester, NH 03867-4514

71 01 0  
Kamo Realty Limited Partnership  
5 Merrill Ind Dr  
Hampton, NH 03842  
Property Address: 121 Whitehouse Rd

70 01 0  
Crystal Homes LLC,  
PO Box 1378  
Rochester, NH 03866  
Property Address: 245 RT 16B

47 01 0  
Velcro USA Inc  
Pam Chasse  
406 Brown Av  
Manchester, NH 03108  
Property Address: 300 RT 108

David W. Vincent, LLC  
Land Surveying Services  
19 Morgans Way  
Barrington, NH 03825

Michael Cuomo, Wetland Scientist  
6 York Pond Road  
York, ME 03909

Stephen Haight, PE  
PO Box 1166  
Dover NH 03821

**Michael Cuomo, Soil Scientist**

6 York Pond Road, York, Maine 03909

(207) 363-4532

mcuomosoil@gmail.com

Steve Haight, P.E.

Haight Engineering, LLC

P.O. Box 1166

Dover, NH 03820

30 October 2013

Dear Mr. Haight;

This report is in reference to the Amazon Mobile Home Park located on Whitehouse Road in Rochester, NH and Old Dover Road in Somersworth, NH. In April of 2011 I delineated the wetlands on this property to assist you in planning.

Wetlands were identified using the technical criteria in the *Interim Regional Supplement to the Corps of Engineers Wetlands Delineation Manual*. The soil component was classified using the *Field Indicators of Hydric Soils in the United States*. This is the standard used by State and Federal regulators.

The wetland/upland boundary was marked with sequentially numbered blue flagging. Flags A1 to A17 are along the boundary of a small wetland which comes onto the subject property from the northwest. Flags B1 to B9 encircle a small wetland along the northwest property line. Flags C1 to C142 are a large wetland in the northern corner of the parcel. Flags D1 to D13 separate an upland island within the C flag line. Flags E1 to E115 are along the wetland upland/boundary of a wetland complex in the southern end of the property. Flags F1 to F40 separate an upland island within the E flag line. Flags G1 to G77 identify a wetland complex at the eastern end of the parcel. Flags H1 to H5 encircle a small wetland near in the south central portion of the parcel. Flags I1 to I6 also encircle a small wetland in the south central portion of the parcel. Flags J1 to J14 mark a small wetland feeding the pond. Flags K1 to K17 encircle an upland area within the G wetland. Flags L1 to L28 encircle another upland area within the G wetland. Flags M1 to M24 identify a small wetland east of the pond along the property line. Flags N1 to N6 identify another small wetland

**Michael Cuomo, Soil Scientist**

6 York Pond Road, York, Maine 03909

(207) 363-4532

mcuomosoil@gmail.com

east of the pond along the property line. Flags O1 to O10 identify an upland area along the eastern property line near the pond outfall.

The site is highly modified by human activity. In addition to the mobile home park, two ponds were constructed, there are ATV trails throughout the parcel, and stumps, boulders, yard waste, dredge spoil, and demolished buildings have been dumped in or near wetlands.

There has been historic and what appears to be relatively recent filling of wetlands. A review of historic aerial photos could help establish when fill was placed, if the fill was not permitted. NHDES will not accept flagging at the toe of fill as an accurate wetland determination if the fill was not permitted and is recent. I flagged the toe of fill as found on the date of the field work. I did not investigate the permit status of fill in wetlands at this site. There are at least two areas where the fill appears to be recent. One is demolished building(s) in the vicinity of flags C18 & C19, which could not have received a permit due to the nature of the fill. The second is an equipment parking area in the vicinity of flags C85 to C133.

There are six areas within the wetlands which need to be investigated to determine if they are vernal pools as defined by the State. These are the A wetland, the B wetland, the C wetland in the area of the D upland island, and in the vicinity of flags C140, E26, E69, and E94.

Please call if you have questions regarding this work.

Sincerely,

*Michael Cuomo*

Michael Cuomo  
NH Wetland Scientist #4



copy to: John Weeden