

**City of Rochester Minor Site Review Committee**

September 9, 2021

On Site

33 Wakefield Street, Rochester, NH 03867

Members Present: Shanna B. Saunders, *Planning Dept*, Jenn Marsh, *Econ Dev*, Jim Grant, *Code*, Tim Goldthwaite, *DPIW*, Tim Wilder, *Fire*

Applicants: Paqakos, LLC., Eric Paquette

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Ms. Saunders convened the meeting at 3:00 pm

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Minutes for the July 28<sup>th</sup> meeting were reviewed. Ms. Marsh moved to approve. Mr. Wilder seconds. The motion carried unanimously.

**I. 40 Elmo Lane** (by Berry Surveying & Engineering) Minor site review for a 27' X 37' out building for equipment storage and material cutting. Case# 216 – 67 – GI – 21

Chris Berry describes application

This proposal for 27 x 37 building. However in the review of the file, it has been determined that several issues from previous buildout have been identified including:

- a) Building and drainage structures not built per original site plan.
- b) A secondary business is onsite without site review approval
- c) Driveway may not be constructed to standards for EMS (previous DPW letters found)
- d) Fire Service water infrastructure on site is not acceptable.
  - i) Options are: Cistern, or install municipal water down Elmo with hydrants, or provide a Fire engineer letter stating that existing building doesn't need sprinklers.

In order to rectify this, the applicant will do the following:

- a) Complete asbuilts, and complete drainage work
- b) Complete a Stormwater report to verify what is out there is sufficient given eth changes to the site.
- c) Submit a site plan application for the addition business out there
- d) Provide roadway borings or other evidence that the road was built to support EMS vehicles.
- e) Work with the Fire Department in increase water capacity choosing one of the options above.

Applicant just needs some time in order to accomplish this.

Mr. Grant: discussed the noise ordinance

Ms. Marsh: discussed her role as ED and how she might help market their business if they expand.

Ms. Saunders asked if there was anyone fro the public that wished to speak for or against the application.

Al Benton: Abutter who owns Roger Allen Park was in attendance. He had no concerns.

No Police Department, or Fire Department comments.

A motion was made by Ms. Marsh and seconded by Mr. Grant to approve the application with the following conditions:

- 1) It appears the area disturbed areas under old applications is different than what was originally submitted under historic Current Use maps. Please submit a new Current Use map. A land use change tax will be issued on additional acreage disturbed.
- 2) City Council approval is needed to build on frontage of Class IV highway per RSA 674:21 I(c). Planning Department will send example paperwork that is required including a waiver and Release as specified in RSA.
- 3) The list of items still not yet completed from previous approval shall be addressed as outlined during this meeting within 12 months.

The motion carried unanimously.

Ms. Saunders adjourned the meeting at 3:22pm

Respectfully submitted, Mia McFadden, *Interim Secretary, Planning and Development*