



**PLANNING & DEVELOPMENT DEPARTMENT**  
**City Hall Annex**  
**33 Wakefield Street**  
**Rochester, New Hampshire 03867-1917**  
**(603) 335-1338 - Fax (603) 330-0023**  
**Web Site: [www.rochesternh.gov](http://www.rochesternh.gov)**

Planning Board  
Zoning Board  
Conservation Commission  
Historic District Commission  
Arts & Culture Commission

**NOTICE OF DECISION**

April 18, 2024

Elm Grove Company  
Matt Menning  
200 Technology Drive  
Hooksett, NH 03106

**Re: Modification to Approved Site Plan for multiple building and site alterations, located at 29 Wadleigh Road. Case# 137 – 35-1 – HC – 21**

Dear Applicant:

This is to inform you that the Rochester Planning Department **ADMINISTRATIVELY APPROVED** your Site Plan Modification with the below conditions regarding your application referenced above.

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"Applicant", herein, refers to the property owner, business owner, individual(s), or organization submitting this application and to his/her/its agents, successors, and assigns.

The approval is contingent on the following conditions:

- a) Sheet P-1, provide utility information in profile plan.
- b) Sheet D-2, Detail "Water System Trench" shall specify all DICL Class 52 water main to be polywrapped.
- c) Sheet D-4, fire hydrants shall be Kennedy K-81-D or equal. All hydrant appurtenances shall be similar manufacture for conformity. The current detail reflects Mueller and Kennedy components, please revise. Anchor tees shall be used where possible.
- d) Sheet D-4, meter vault to include a 2-inch low-flow bypass with meter, valves, and backflow. Main gate valves to be included on the outside of the vault structure on each side.

- e) Applicant is subject to Off-Site Sewer Improvement exaction.
- f) Applicant still to provide response to comments, and all supporting documentation, for the Stormwater Third Party review.
- g) Just a note: Water/ Sewer Connection Permit, Water Development Connection Fee (currently assessed at \$3.17/gpd), Sewer Development Connection Fee (currently assessed at \$4.33/gpd), Excavation Permit and Surety for Wadleigh Rd.
- h) Ensure that fire apparatus can maneuver based on the provided turning radius at the end of the parking lot to turn around space provided. Please provide a plan showing the turning radius. [1:18.2.3.5.3.1]
- i) Property will require an approved supervised sprinkler system. [101:30.3.5.1]
- j) Knox box will be required for access to the building. Please note on the plan. [1:18.2.2.1]
- k) Please add lighting at the rear area of the dog park, as it looks like it will be darker due to pole placement.
- l) Please add some low wattage or motion detected lighting in the picnic area, to prevent people who are not tenants of your building to loiter.
- m) The Conservation Commission would like to see New England native plant species used in the landscaping. Please see the list of possible alternatives:

Current Plant List	Status	Possible Alternatives
<i>Abies balsamea</i> - BALSAM FIR	Native	-
<i>Acer palmatum</i> 'Bloodgood' - BLOODGOOD JAPANESE MAPLE	Non-Native	(New England native maples are likely not the right fit for the intended use on site. There are other ornamental trees that could be used as a replacement, such as <i>Cornus florida</i> (Flowering Dogwood), <i>Prunus nigra</i> (Canadian Plum), <i>Cercis canadensis</i> (Eastern Redbud), etc.)
<i>Juniperus scopulorum</i> 'Wichita Blue' - WICHITA BLUE MT JUNIPER	Non-Native	<i>Juniperus virginiana</i> – Eastern Red Cedar
<i>Picea pungens</i> - COLORADO SPRUCE	Non-Native	<i>Picea rubens</i> – Red Spruce
<i>Pinus strobus</i> - EASTERN WHITE PINE	Native	-

<i>Prunus serrulata</i> 'Kwanzan' - KWANZAN ORIENTAL CHERRY	Non-Native	<i>Amelanchier canadensis</i> – Canadian Serviceberry <i>Cercis canadensis</i> – Eastern Redbud
<i>Pyrus calleryana</i> 'Chanticleer' -CHANTICLEER CALLERY PEAR	Native	-
<i>Thuja plicata</i> 'Green Giant' - GREEN GIANT ARBORVITAE	Non-Native	<i>Thuja occidentalis</i> – Eastern Arborvitae
<i>Tilia cordata</i> 'Greenspire' - GREENSPIRE LITTLELEAF LINDEN	Non-Native	<i>Tilia americana</i> – American Linden
<i>Hibiscus syriacus</i> 'DVPazurri' - BLUE SATIN ROSE OF SHARON	Non-Native	<i>Rhododendron maximum</i> – Great Laurel
<i>Ilex glabra</i> 'Shamrock' - SHAMROCK INKBERRY HOLLY	Native	-
<i>Pennisetum orientale</i> 'Karley Rose' - KARLEY ROSE FOUNTAIN GRASS	Non-Native	<i>Schizachyrium scoparium</i> – Little Bluestem <i>Eragrostis spectabilis</i> – Purple Lovegrass

p) The E911 Addressing Committee must review floor plans and provide unit addressing for the development prior to building permit.

Sincerely,

  
Shanna B. Saunders,  
Director of Planning & Development

Cc: File  
SP-24-12