



PRELIMINARY
SITE PLAN APPLICATION
City of Rochester, New Hampshire

Check one of the following: ☒ Design Review ☐ Conceptual (design review is strongly encouraged)

Property information

Tax map #: 216; Lot #'s: 67; Zoning district: General Industrial

Property address/location: 40 Elmo Lane; # acres: 57.68

Name of project (if applicable): Atlantic Bridge & Engineering Inc. Light Industrial Expansion

Proposed project

Describe proposed project: Building Additions and Expansions, Stormwater Compliance, Waterline expansion

Nonresidential: current bldg. size 16,320 s.f.; total proposed bldg. size 45,320 s.f.

Residential: current # units _____; total proposed # units _____

City water? yes x no ____; how far is City water from the site? _____

City sewer? yes ____ no x; how far is City sewer from the site? 3090'

Property owner

Name (include name of individual): Paqakos LLC, Eric Paquette

Mailing address: 10 Gile Road, Nottingham, NH 03290

Telephone #: 1-508-328-7591 Email: epaquette@atlanticbr.com

Applicant/developer (if different from property owner)

Name (include name of individual): _____

Mailing address: _____

Telephone #: _____ Email: _____

Engineer/surveyor

Name (include name of individual): Berry Surveying & Engineering Christopher R. Berry PM
Kenneth Berry PE, LLS

Mailing address: 335 Second Crown Point Road, Barrington, NH 03825

Telephone #: 603-332-2863 Fax #: _____

Email address: crberry@metrocast.net Professional license #: PE 14243, LLS 805
k.berry@berrysurveying.com

Signature

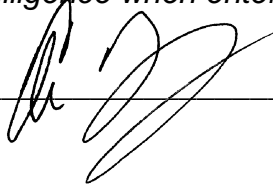


Date 7-25-23

Authorization to enter subject property

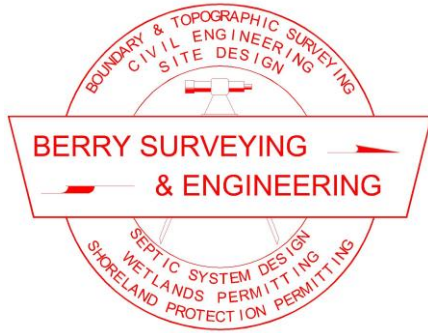
I hereby authorize members of the Rochester Planning Board, Zoning Board of Adjustment, Conservation Commission, Planning Department, and other pertinent City departments, boards and agencies to enter my property for the purpose of evaluating this application including performing any appropriate inspections 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:



Agent

Date: 7-25-23



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road
Barrington, NH 03825
Phone: (603) 332-2863
Fax: (603) 335-4623
www.BerrySurveying.Com

July 25, 2023

City of Rochester Planning Department
Attention Ms. Shanna Saunders, Director
33 Wakefield Street
Rochester, NH 03867

Re: Light Commercial Expansion, Stormwater Compliance
Water Line Expansion
Owner: Paqkos LLC
Applicant: Atlantic Bridge & Engineering Inc.
40 Elmo Lane
Rochester N.H.
Design Review

Ms. Saunders,

On behalf of Paqkos LLC, & Atlantic Bridge & Engineering Inc., Berry Surveying & Engineering (BS&E) submits for Planning Board Design Review, a Site Plan located at 40 Elmo Lane.

Background and General Narrative:

Paqkos LLC is the owner of Tax Map 216, Lot 67 commonly known as 40 Elmo Lane. Due to expansion needs, BS&E was hired to prepare a formal existing conditions survey of the project site. After a comparison of the previous approvals, it became clear the former owner did not build the site as it was initially designed. The owner then requested BS&E prepare the required items to become compliant with Local, State and Federal permitting. While the work was being undertaken, a minor site review was submitted and approved for a cut shop on site for the processing of steel products. The current occupant of the building onsite is Atlantic Bridge & Engineering Inc., which specializes in the fabrication and installation of bridge products.

The site is located in the General Industrial Zone and contains 57.68 Acres of land. The existing building is approximately 16,000 Sq.Ft in size, with paved and gravel areas used for storage and lay down areas on all sides of the building. The site is serviced by an onsite well and septic and overhead utilities down the existing driveway.

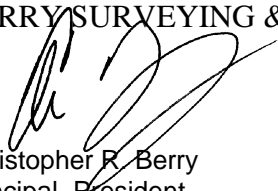
Proposal:

The applicant is proposing to add 20,000 SF building to the site along with a potential addition to the existing structure of 9,000 SF. Stormwater systems are being designed in compliance with current NHDES standards as well as Chapter 218 Standards due to the proposed additions but also to rectify the non-compliance issues caused by the former owner. The development of the site will generate the need to fill a small isolated wetland onsite, which has been reviewed by Deidra Benjamin CWS. Wetland permitting will be required for this activity.

In addition, the expansions require the applicant become compliant with water availability requirements as well as an evaluation of the potential need for sprinkler systems. For this reason, the applicant is proposing to bring water from Chestnut Hill Road to the project site down Elmo Lane and the current driveway for the site. This waterline construction will require a Conditional Use Permit and may require additional wetland permitting.

Lastly there is a second user on-site that occupies some outside storage space and lay-down area which was never permitted by the former owner. The applicant intends to provide plans and details for that user as part of bringing the site into compliance.

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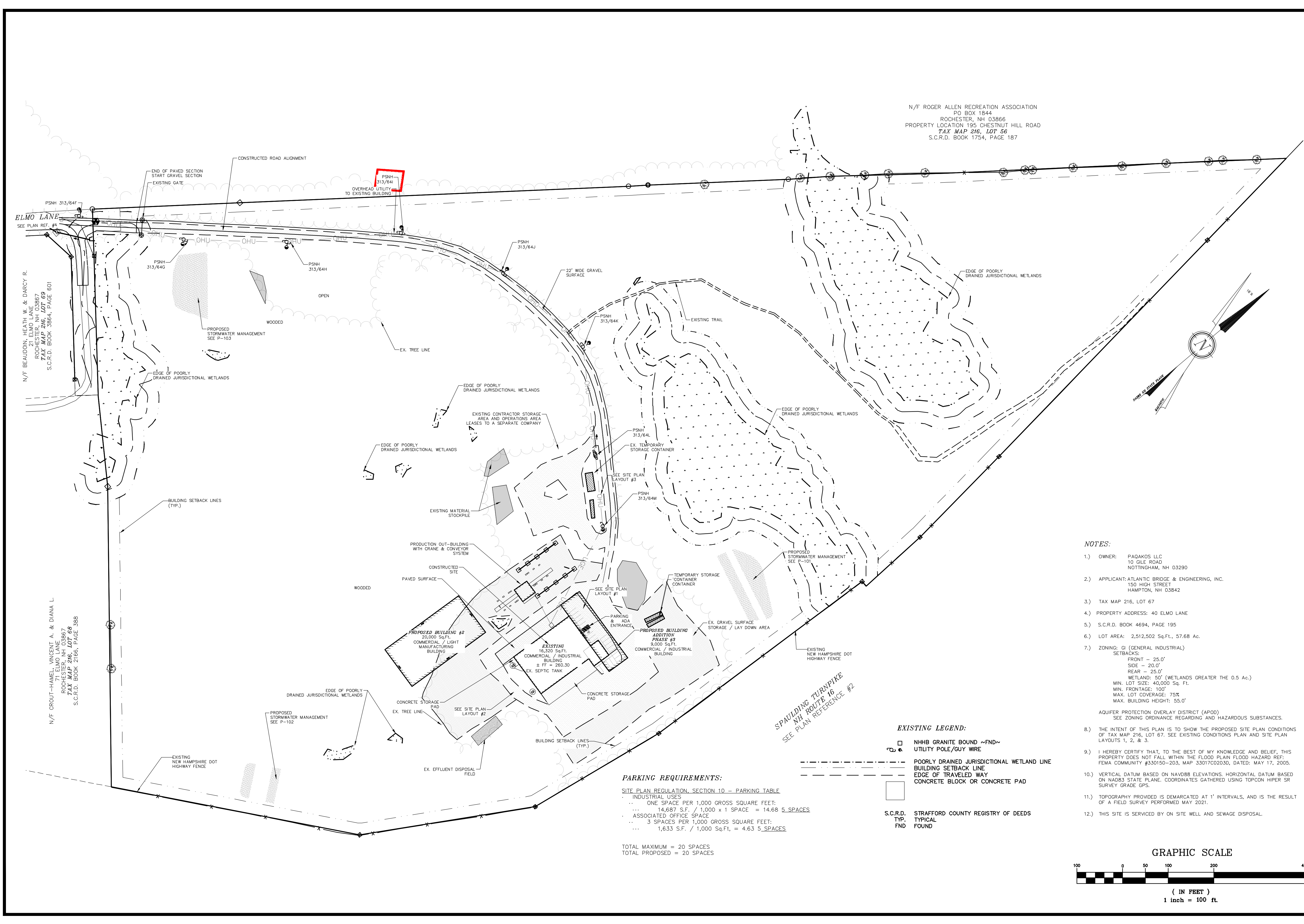


Christopher R. Berry
Principal, President



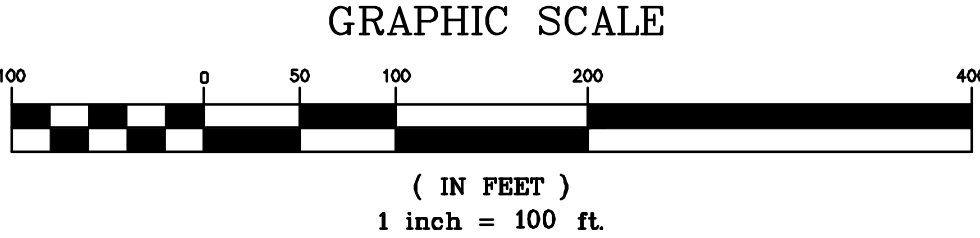
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335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
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N/F ROGER ALLEN RECREATION ASSOCIATION
PO BOX 1844
ROCHESTER, NH 03866
PROPERTY LOCATION 195 CHESTNUT HILL ROAD
TAX MAP 216, LOT 56
S.C.R.D. BOOK 1754, PAGE 187

- NOTES:
- OWNER: PAAKOS LLC
10 GILE ROAD
NOTTINGHAM, NH 03290
 - APPLICANT: ATLANTIC BRIDGE & ENGINEERING, INC.
150 HIGH STREET
HAMPTON, NH 03842
 - TAX MAP 216, LOT 67
 - PROPERTY ADDRESS: 40 ELMO LANE
 - S.C.R.D. BOOK 4694, PAGE 195
 - LOT AREA: 2,512,502 Sq.Ft., 57.68 Ac.
 - ZONING: G1 (GENERAL INDUSTRIAL)
SETBACKS:
FRONT - 25.0'
SIDE - 20.0'
REAR - 25.0'
WETLAND: 50' (WETLANDS GREATER THE 0.5 Ac.)
MIN. LOT SIZE: 40,000 Sq. Ft.
MIN. FRONTAGE: 100'
MAX. LOT COVERAGE: 75%
MAX. BUILDING HEIGHT: 55.0'
- AQUIFER PROTECTION OVERLAY DISTRICT (APOD)
SEE ZONING ORDINANCE REGARDING AND HAZARDOUS SUBSTANCES.
- THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED SITE PLAN CONDITIONS OF TAX MAP 216, LOT 67. SEE EXISTING CONDITIONS PLAN AND SITE PLAN LAYOUTS 1, 2, & 3.
 - I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PROPERTY DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF. FEMA COMMUNITY #330150-203, MAP 33017C0203D, DATED: MAY 17, 2005.
 - VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL DATUM BASED ON NAD83 STATE PLANE. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS.
 - TOPOGRAPHY PROVIDED IS DEMARCATED AT 1' INTERVALS, AND IS THE RESULT OF A FIELD SURVEY PERFORMED MAY 2021.
 - THIS SITE IS SERVICED BY ON SITE WELL AND SEWAGE DISPOSAL.



PARKING REQUIREMENTS:

SITE PLAN REGULATION, SECTION 10 - PARKING TABLE

- INDUSTRIAL USES
... ONE SPACE PER 1,000 GROSS SQUARE FEET:
... 14,687 S.F. / 1,000 x 1 SPACE = 14.68 5 SPACES
- ASSOCIATED OFFICE SPACE
... 3 SPACES PER 1,000 GROSS SQUARE FEET:
... 1,633 S.F. / 1,000 Sq.Ft. = 4.63 5 SPACES

TOTAL MAXIMUM = 20 SPACES
TOTAL PROPOSED = 20 SPACES

EXISTING LEGEND:

- NH&B GRANITE BOUND ~FND~
UTILITY POLE/GUY WIRE
- POORLY DRAINED JURISDICTIONAL WETLAND LINE
- BUILDING SETBACK LINE
- EDGE OF TRAVELED WAY
- CONCRETE BLOCK OR CONCRETE PAD

S.C.R.D.
TYP.
FND

STRAFFORD COUNTY REGISTRY OF DEEDS
TYPICAL
FOUND

REVISION	DATE	DESCRIPTION
#1	5-10-23	REVISE SITE PLAN WITH ADDITIONAL BUILDING

OVERVIEW SITE PLAN
FOR
ATLANTIC BRIDGE & ENGINEERING, INC.
LAND OF PAAKOS LLC
40 ELMO LANE
ROCHESTER, N.H.
TAX MAP 216, LOT 67

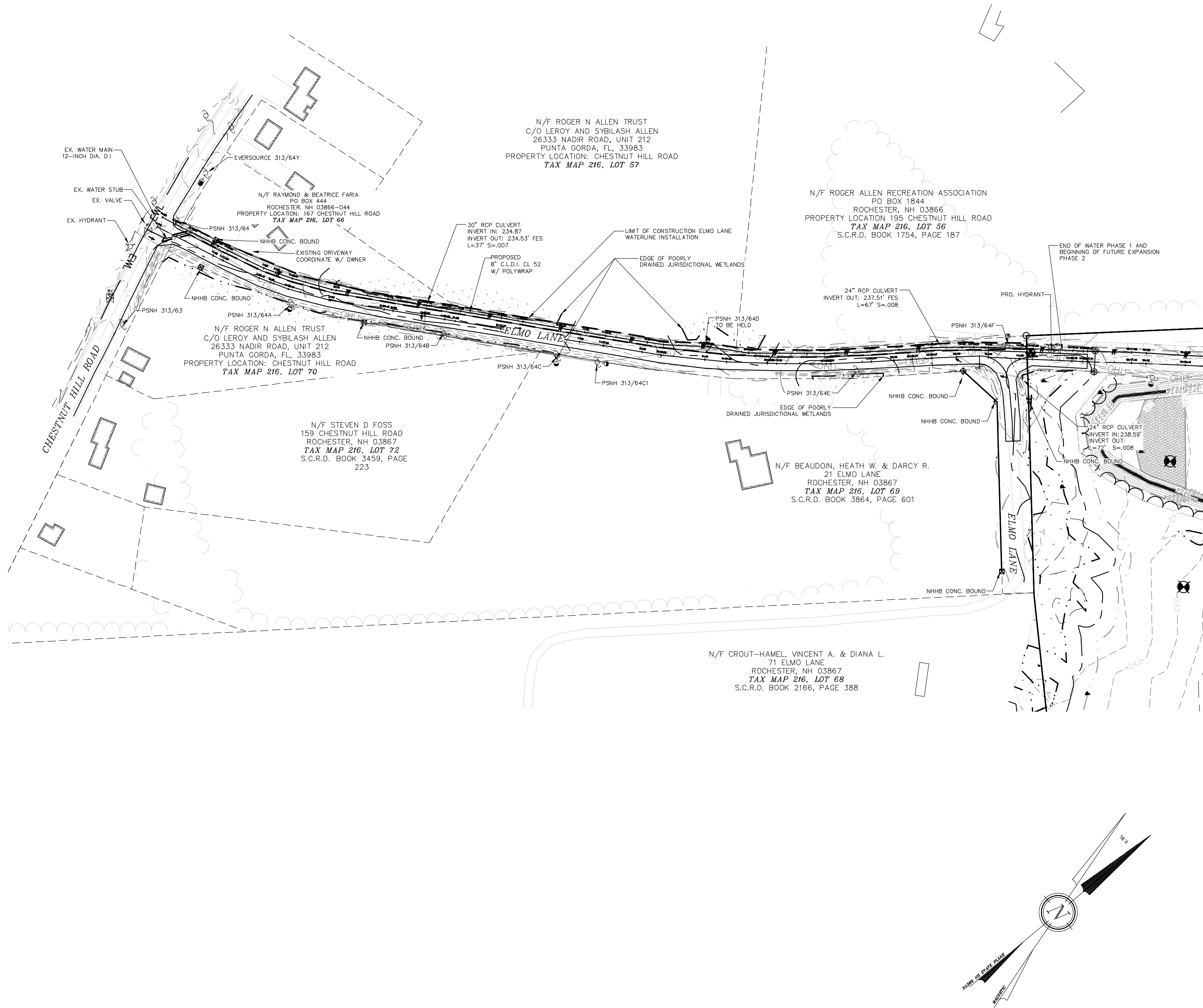
BERRY SURVEYING & ENGINEERING

335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 100 FT.
DATE : MARCH 10, 2023
FILE NO. : DB 2021 - 053

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
DRAFT

SHEET 15 OF 48

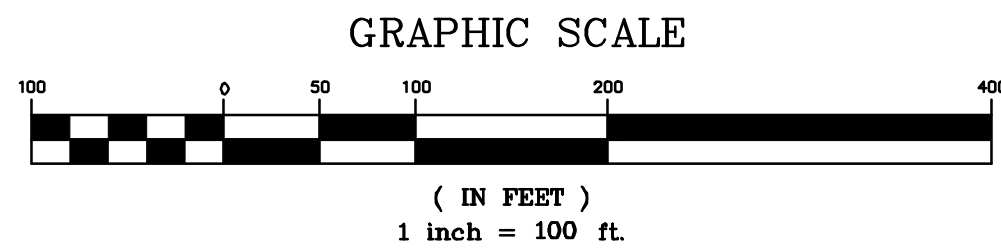


NOTES:

- 1.) OWNER: PAQAKOS LLC
10 GILE ROAD
NOTTINGHAM, NH 03290
- 2.) APPLICANT: ATLANTIC BRIDGE & ENGINEERING, INC.
150 HIGH STREET
HAMPTON, NH 03842
- 3.) TAX MAP 216, LOT 67
- 4.) PROPERTY ADDRESS: 40 ELMO LANE
- 5.) S.C.R.D. BOOK 4694, PAGE 195
- 6.) LOT AREA: 2,512,502 Sq.Ft., 57.68 Ac.
- 7.) ZONING: GI (GENERAL INDUSTRIAL)
SETBACKS:
FRONT - 25.0'
SIDE - 20.0'
REAR - 25.0'
WETLAND: 50' (WETLANDS GREATER THE 0.5 Ac.)
MIN. LOT SIZE: 40,000 Sq. Ft.
MIN. FRONTAGE: 100'
MAX. LOT COVERAGE: 75%
MAX. BUILDING HEIGHT: 55.0'
- AQUIFER PROTECTION OVERLAY DISTRICT (APOD)
SEE ZONING ORDINANCE REGARDING AND HAZARDOUS SUBSTANCES.
- 8.) THE INTENT OF THIS PLAN IS TO SHOW THE OVERVIEW UTILITIES OF ELMO LANE
- 9.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PROPERTY DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD, REF: FEMA COMMUNITY #330150-203, MAP 33017C0203D, DATED: MAY 17, 2005.
- 10.) VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL DATUM BASED ON NAD83 STATE PLANE. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS.
- 11.) TOPOGRAPHY PROVIDED IS DEMARCATED AT 1' INTERVALS, AND IS THE RESULT OF A FIELD SURVEY PERFORMED MAY 2021.
- 12.) THIS SITE IS SERVICED BY ON SITE WELL AND SEWAGE DISPOSAL.

PROPOSED LEGEND:

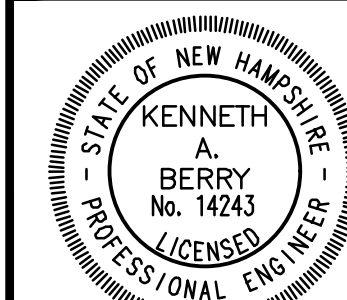
- 4"x4" GRANITE BOUND ~TBS~
- 3/4" REBAR W/ ID CAP ~TBS~
- 1/2" EASEMENT REBAR W/ ID CAP ~TBS~
- PROPOSED LOT LINE REVISION LINE
- PROPOSED EASEMENT LINE
- UTILITY POLE
- LIGHT TYPE "A" MOUNTED LIGHT POLE
- LIGHT TYPE "B" MOUNTED LIGHT POLE
- LIGHT TYPE "C" MOUNTED ON BUILDING
- LIGHT TYPE "D" MOUNTED ON CONDOMINIUM BUILDING
- INLINE FLUSHING MANHOLE W/ STRUCTURE
- DRAIN MANHOLE W/STRUCTURE
- CATCH BASIN
- WELL
- TEMPORARY BENCHMARK (T.B.M.)
- DETAIL SHEET / DETAIL
- MATCH POINT
- MATCH LINE
- CONTOUR MINOR, PROPOSED
- CONTOUR MAJOR, PROPOSED
- DRAIN CULVERT W/ FLARED END SECTION (F.E.S.)
- SHOULDER
- CENTER LINE
- BUILDING SETBACK LINE
- NHDES PROTECTIVE WELL RADIUS
- TRANSFORMER / J.BOX
- UNDERGROUND UTILITY
- UNDER DRAIN
- GATE VALVE
- CURB STOP
- BLOW OFF HYDRANT
- THRUST BLOCKS
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED GAS LINE
- PROPOSED UNDERGROUND LP TANK
- SEPTIC OR PUMP TANK

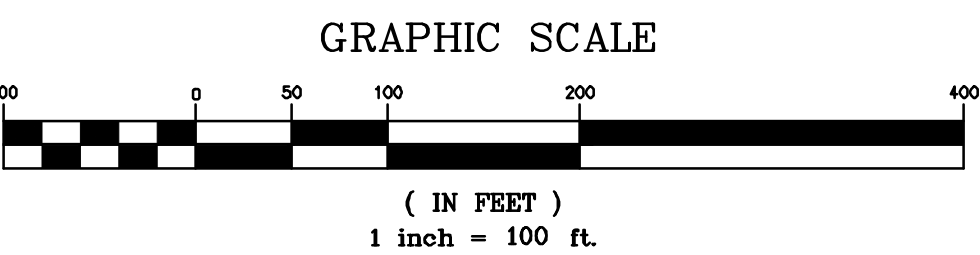
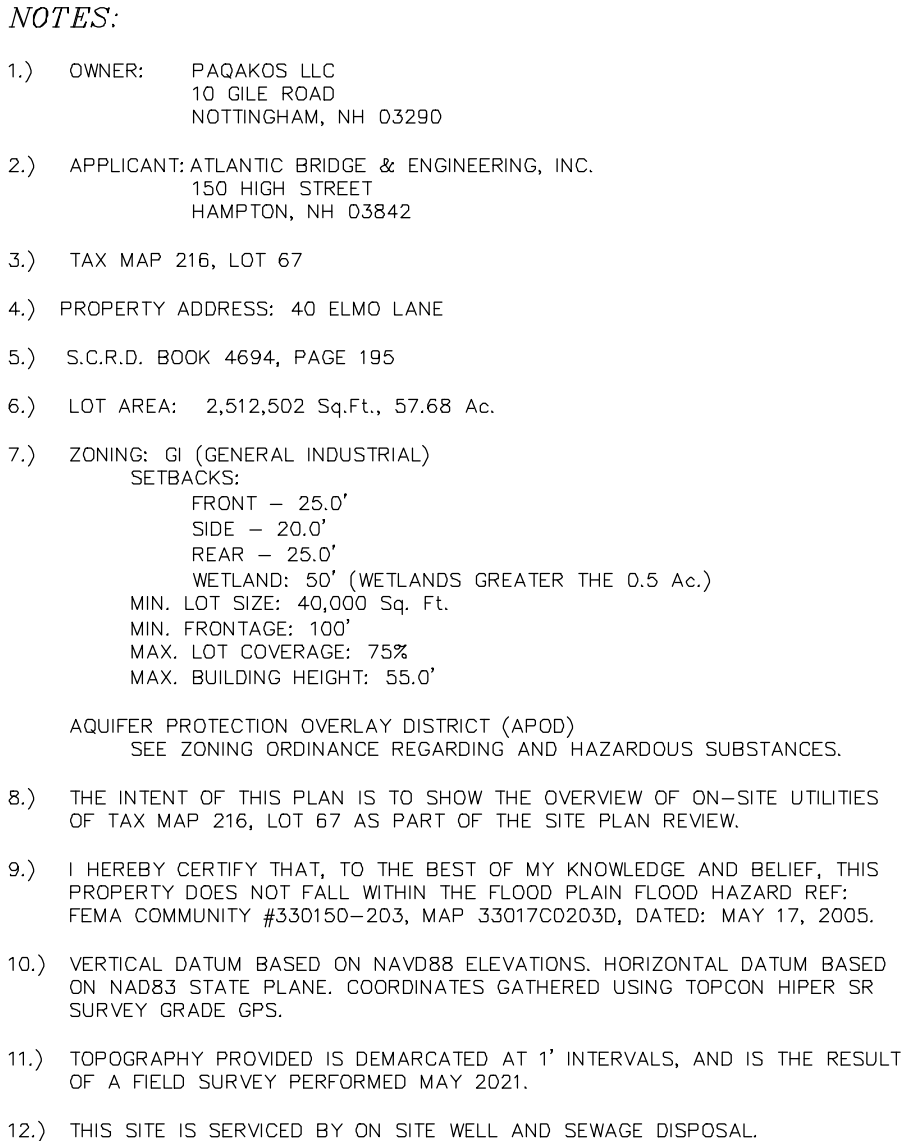


REVISE SITE PLAN WITH ADDITIONAL BUILDING		DATE	DESCRIPTION
5-10-23	#1		
		REVISION	

OVERVIEW UTILITY PLAN
FOR
ATLANTIC BRIDGE & ENGINEERING, INC.
LAND OF PAQAKOS LLC
40 ELMO LANE
ROCHESTER, N.H.
TAX MAP 216, LOT 67

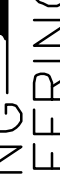
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BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 100 FT.
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#1	5-10-23	REVISE SITE PLAN WITH ADDITIONAL BUILDING
REVISION	DATE	DESCRIPTION

OVERVIEW ON-SITE UTILITY PLAN
FOR
ATLANTIC BRIDGE & ENGINEERING, INC.
LAND OF PAQAKOS LLC
40 ELMO LANE
ROCHESTER, N.H.
TAX MAP 216, LOT 67



BERRY SURVEYING & ENGINEERING
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