



MINOR SITE PLAN APPLICATION
City of Rochester, New Hampshire

Date: _____

Property information

Tax map #: _____; Lot #'s): _____; Zoning district: _____

Property address/location: _____

Brief project description: _____

Property owner

Name (include name of individual): _____

Mailing address: _____

Telephone #: _____ Email address: _____

Applicant/developer (if different from property owner)

Name (include name of individual): _____

Mailing address: _____

Telephone #: _____ Email address: _____

Engineer/surveyor/designer (if applicable)

Name (include name of individual): _____

Mailing address: _____

Telephone #: _____ Email address: _____

Check one:

- ☐ Nonresidential project ☐ Home Occupation II or III
☐ Multi-Family Residential project

Check all that apply:

- ☐ change of use ☐ new building ☐ building addition
☐ new parking area ☐ expansion of existing parking area
☐ new signage; ☐ exterior lighting ☒ other site changes

Describe current use/nature of property: _____

Describe proposed use/activity: _____

parking spaces: existing: _____ ; total proposed: _____

Current square footage of building _____; Proposed square footage of building _____

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

Where will stormwater be discharged? _____

Number of existing dwelling units: _____ Total number of proposed dwelling units: _____

New building(s)? _____ Addition(s)/modifications to existing building(s)? _____

Describe current use/nature of property: _____

Describe proposed use/activity: _____

of parking spaces: existing: _____ total proposed: _____

Hours of Operation: _____ Days of Operation: _____

Number of employees: _____ Square footage to be used for new proposed use: _____

Maximum Number of Pupils at one time (for classes): _____

Comments

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

Minor Site Plan Application associated with Non-Residential Site Plan Approval and Conditional Use Permit granted by the Rochester

Planning Board on Nov. 7, 2022 and amended on Aug. 7, 2023.

This application must be accompanied by the following:

- Site plan drawing with:
 - All building dimensions (including any additions, if applicable)
 - Parking areas or spaces with size, spaces, flow pattern, and drive aisles as applicable.
 - Location of proposed change of use/addition/home occupation.

Submission of application & acknowledgement about process

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. **I also acknowledge that this project could be referred to the Planning Board for a new, full Planning Board review at the request of any person after any Minor Site Approval and that I would need to renotify abutters in that case** (in accordance with RSA 674:43 III).

Signature of property owner: _____ On file with the Planning Department

Signature of applicant/developer:  Date: 2-8-2024

Signature of agent:  Date: 2-8-2024

Date: 2/8/24

Authorization to enter 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: _____ On file with the Rochester Planning Department

Date: _____

Home Occupation: An occupation or business activity which is conducted by a resident within his/her own dwelling or in a garage or barn-type outbuilding and which is clearly subordinate to the principal residential use. Home occupations are designated as Home Occupations – 1,2,and 3. (See Section 42.24 – Home Occupations)

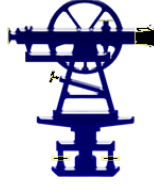
Requirements for All Home Occupations. The following standards apply to all home occupations - 1, 2, and 3: *(If any of these cannot be met, it will be deemed **not** an allowed use)*

1. **On Resident's Property.** Home occupations shall be conducted by the individual on the property in which he/she resides.
2. **Inside the Dwelling.** All activity related to the home occupation shall be conducted inside the dwelling or inside a garage or barn-type outbuilding.
3. **Character.** Home occupations must be subordinate to the residential use and must have little or no impact upon the neighborhood. There must be minimal indication of the home occupation evident from the road or from neighboring properties.
4. **Retail Sales.** There shall be no retail sales of goods or products on the premises, except:
 - a. as may be incidental to the primary office or personal services occupation (such as sales of hair products to a salon customer);
 - b. for goods shipped pursuant to mail/email/telecommunication order;

NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

P.O. Box 249
Continental Blvd. (03867)
Rochester, NH 03866-0249
Phone (603) 335-3948 / (800) 479-3948
www.norwayplains.com



P. O. Box 268
31 Mooney St.
Alton, NH 03809
Phone & Fax (603) 875-3948

February 8, 2024

Shanna Saunders, Planning Director
Department of Planning and
Development City Hall Annex
33 Wakefield Street
Rochester, NH 03867-1917

Re: Case #240-49-A-22; Proposed Agrivoltaics Field; 60 Shaw Drive; Minor Site Plan Application.

Dear Shanna:

On behalf of Bayonne Construction Co., Inc., GNM Solar 17, LLC and Packy Campbell, we hereby submit plans and Minor application for their project located on Shaw Drive. This application is to allow the applicant to construct 5 solar trackers, the utility shed and a section of underground conduits from the electrical transfer switch station to a bunch of solar trackers in different locations than previously approved. The application is associated with the Non-Residential Site Plan approval with Conditional Use Permit granted November 7, 2022 and subsequently amended on August 7, 2023.

During installation of the 60 solar trackers over the past fall, the applicant and contractors determined that five (5) solar trackers were going to have undesirable amount of shading due to the proximity of tall trees on the abutting property. As such, they relocated these trackers to the northwesterly corner of the proposed development. The new locations also reduced the amount of electrical losses that would result from the approved location being so far from the electrical transfer station.

It was also determined during construction that the location of the approved Utility Shed would be better if closer to the electrical transformer and solar trackers. The applicant has installed a 30' x 20' concrete pad where a wood framed building will be placed. Although the previously approved plan depicted a somewhat smaller shed, there was no specific dimensions associated with it. However, after the approval was granted and a full electrical engineering design completed, it was determined that a utility structure needed to be larger to accommodate all of the electrical switch gear, etc. By placing the switch gear and the 10 inverters inside the building, it avoided unnecessary security fencing and protection from the elements that would have resulted in placing them outside. The placement of the wood framed structure is further away from the Shaw Drive ROW and from any abutting properties than previously approved.

The original approval was to connect the solar trackers by installing the conduits in such a manner that required them to be installed around a figure of wetlands that bisects into the subject property. However, after consultation with the electrical engineers, the length of the loop would result in significant losses to the power capacity. Therefore, the applicant is seeking approval to install the conduits in a more direct path from the transformer switch station to the group of trackers.

This installation would require temporarily impacting the jurisdictional wetlands and the Conservation Overlay District. The overall temporary impacts to the wetlands would be approximately 375 square feet and the COD impacts would be approximately 375 square feet. Please refer to the attached Utility Plan Sheet.


The impacted areas will be restored back to their original condition once the installation is completed. Thus, within a growing season, there will be no evidence of this work being done. As depicted, temporary erosion control berm and silt sock will be installed to prevent silts and material from getting into the areas not being disturbed.

The temporary impacts in the wetlands will require an amendment to the NHDES Wetlands Permit, 2023-870. Furthermore, the impacted areas will be restored in accordance with NHDES Wetland Restoration Plan Approval file number 2022-00571.

We look forward to reviewing this request with the City staff at the next TRG meeting. Please do not hesitate to contact me with any questions, comments, or concerns.

Sincerely,

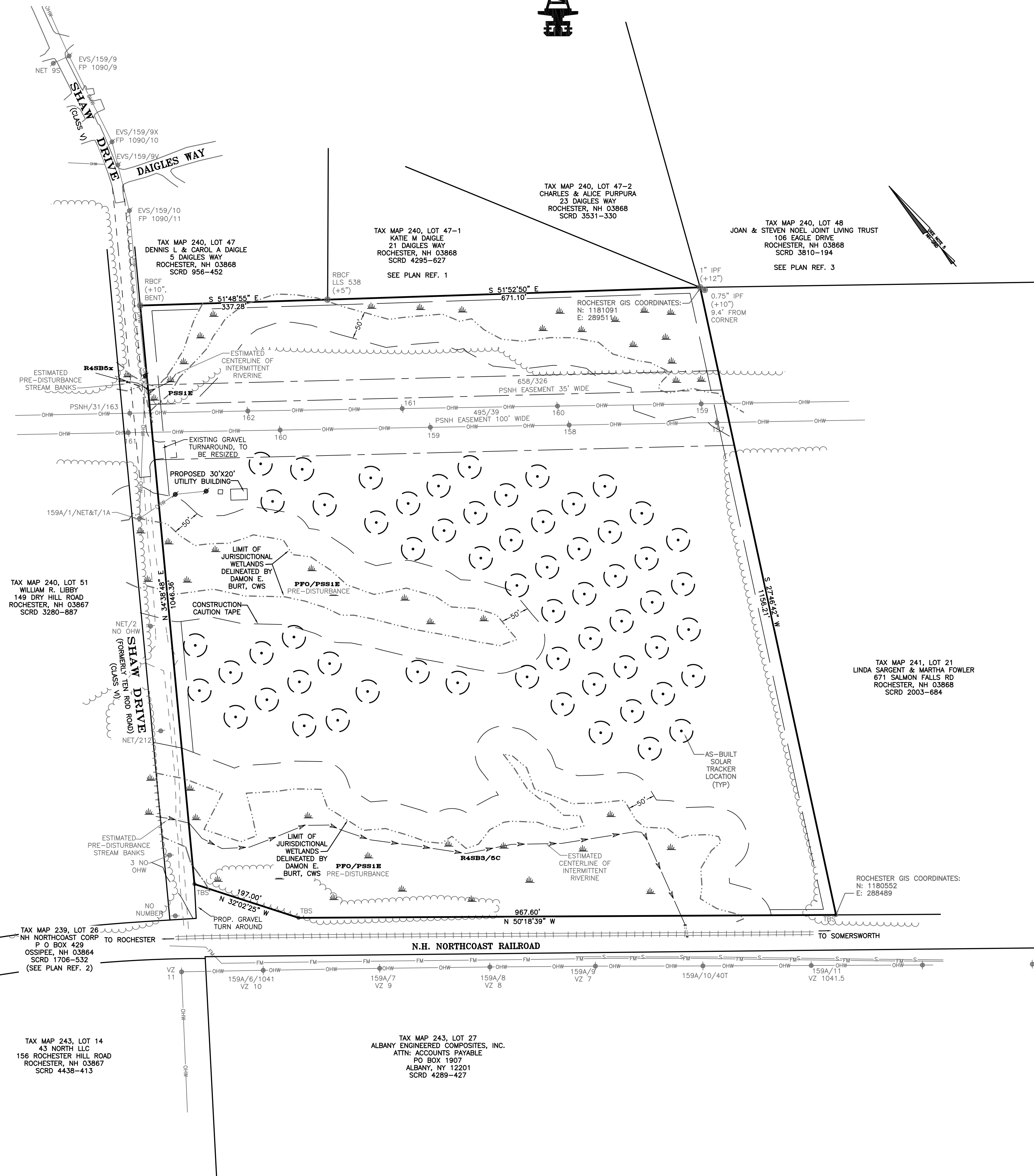
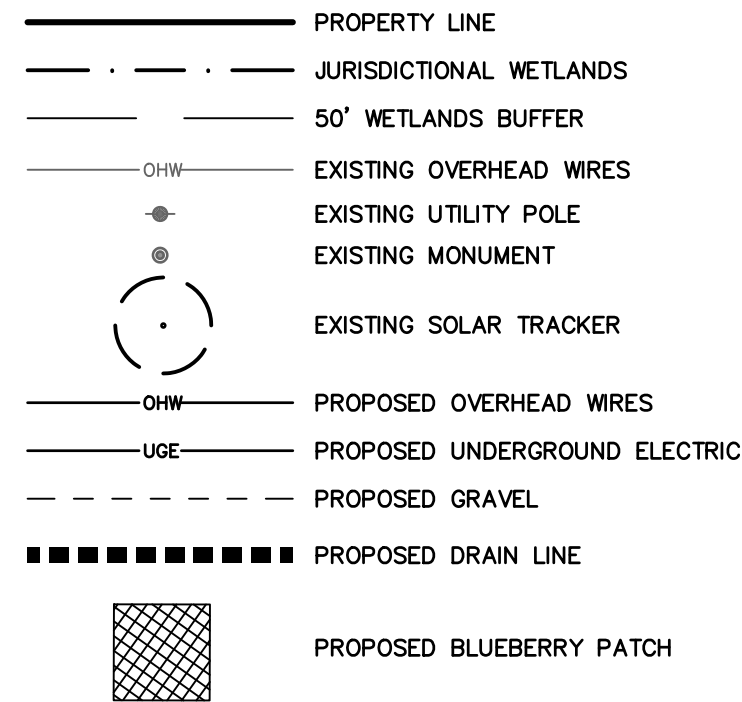
NORWAY PLAINS ASSOCIATES, INC.

By: 

Scott A. Lawler, P.E., Project Engineer

Cc: GNM Solar 17, LLC
Bayonne Construction Co., Inc.

LEGEND



REVISIONS:
2/6/24 - UPDATE SOLAR TRACKER RADIUS

- GENERAL SITE PLAN NOTES
1. THE PURPOSE OF THIS PLAN IS TO DEPICT A PROPOSED SOLAR TRACKER FIELD AND BLUEBERRY PATCHES ON THE PARCEL.
 2. TOTAL PARCEL AREA: MAP 240, LOT 49 27.60 ACRES
 3. PARCEL IS ZONED AGRICULTURAL (AG).
 4. THE SURVEYED LOT IS SERVICED BY THE MUNICIPAL WATER SYSTEM. THE SURVEYED LOT HAS NO SEPTIC SYSTEM.
 5. BEARINGS SHOWN ON THIS PLAN REFER TO GRID NORTH, NH STATE PLANE, BASED ON GPS OBSERVATION TAKEN JANUARY 2022.
 6. VERTICAL DATUM NAVD83
 7. THE SURVEYED LOT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED 5/17/2005, COMMUNITY PANEL 33017C0216D.
 8. DIMENSIONAL REGULATIONS PER ZONING ORDINANCE:
AGRICULTURAL ZONE (A):
MINIMUM LOT AREA = 45,000 SQ.FT.
MINIMUM LOT FRONTAGE = 150 FT.
MINIMUM YARD SETBACKS:
FRONT = 20 FT.
SIDE = 10 FT.
REAR = 20 FT.
 9. VAIRANCE GRANTED BY ROCHESTER ZONING BOARD OF ADJUSTMENTS TO PERMIT A POWER GENERATION UTILITY IN THE AGRICULTURAL ZONE ON SEPTEMBER 14, 2022.
 10. SHAW DRIVE MUST BE ABLE TO SUPPORT ACCESS TO THE LOT FOR EMERGENCY VEHICLES.
 11. FOR MORE INFORMATION ABOUT THIS SITE PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD ST., ROCHESTER, NH 03867. (603) 335-1338.
 12. ALL SOLAR TRACKERS SHALL BE PROGRAMMED TO REST IN A POSITION THAT IS PARALLEL TO THE SLOPES TO PREVENT CHANNELIZED FLOW AND EROSION.
 13. ALL CONSTRUCTION ACCESS TO THE SOLAR TRACKERS SHALL BE FROM THE PROPOSED SHAW DRIVE IMPROVEMENTS AND NOT DOWN THE UNIMPROVED SECTION OF SHAW DRIVE OR ACROSS THE WETLANDS AND WETLAND BUFFERS.
 14. ORANGE CONSTRUCTION FENCE OR OTHER CONTINUOUS VISIBLE BOUNDARY BE INSTALLED AT THE WETLAND BUFFER LIMITS TO ASSURE NO FURTHER IMPACTS OF THE WETLANDS OR BUFFERS.
 15. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS OF POST CONSTRUCTION DISTURBED AREAS ARE DETERMINED TO BE ESTABLISHED PER THE EROSION CONTROL NOTES ON THE APPROVED PLANS.

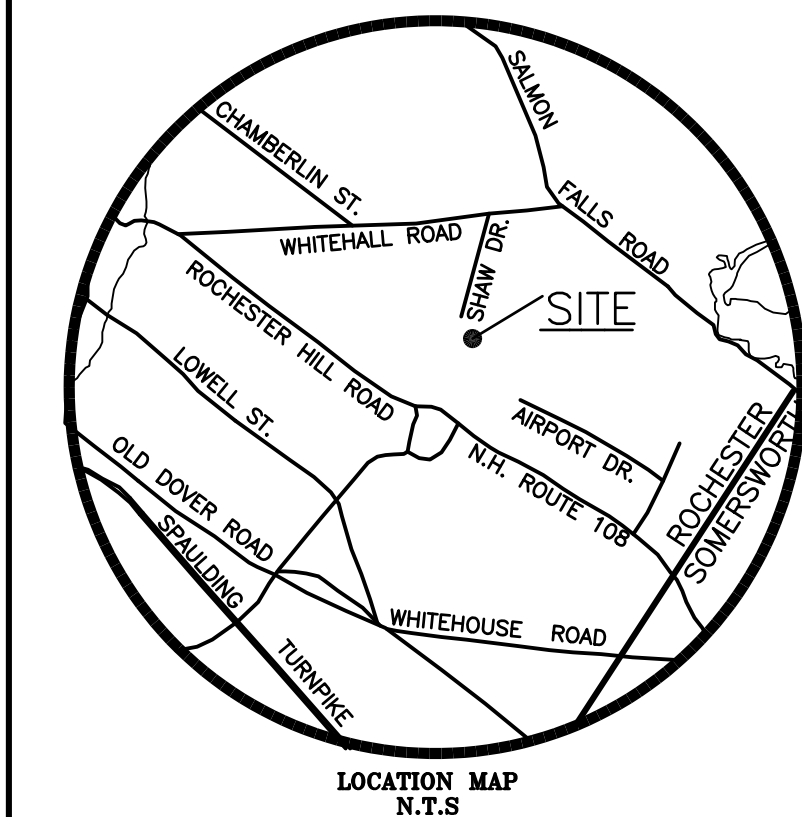
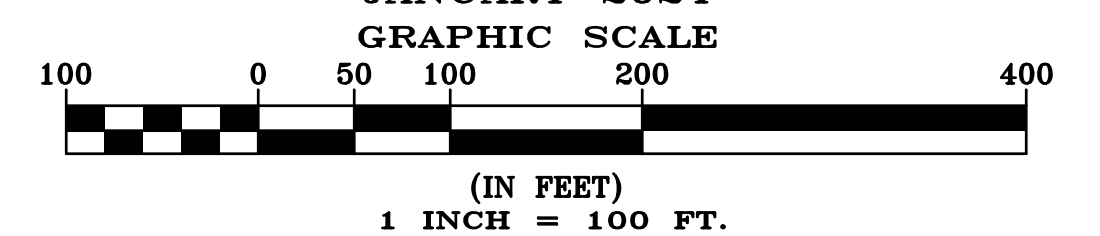
REFERENCE PLANS:

1. "SUBDIVISION PLAN FOR CAROL & DENNIS DAIGLE"
DATED: OCTOBER 2003 BY POHOPEK SURVEY & SEPTIC DESIGN
RECORDED: SCRD 85-8
2. "RIGHT OF WAY AND TRACK MAP, BOSTON AND MAINE RAILROAD, STA. 507+90 TO 560+70"
DATED: JUNE 1914, REVISED 1935 BY BOSTON AND MAINE RAILROAD
NOT RECORDED
3. "LOT LINE REVISION, SALMON FALLS ROAD, FOR JOAN MARY & STEVEN W. NOEL, SR., TRUSTEES"
DATED: MARCH 2014, BY NORWAY PLAINS ASSOCIATES, INC.
RECORDED: SCRD 107-41
4. "CITY OF ROCHESTER CONTRACT DRAWINGS FOR GRANITE STATE BUSINESS PARK WATER MAIN EXTENSION, ROCHESTER, NH JUNE 2019, CONFORMED VERSION AUGUST 2019" PREPARED BY WRIGHT-PIERCE ON FILE WITH THE CITY OF ROCHESTER

TAX MAP 240, LOT 49
OWNER OF RECORD:
BAYONNE CONSTRUCTION CO., INC.
PO BOX 1018
ROCHESTER N.H. 03866
SCRD BOOK 5155, PAGE 399

OVERALL SITE LAYOUT PLAN
TAX MAP 240, LOT 49
SHAW DRIVE
ROCHESTER NH

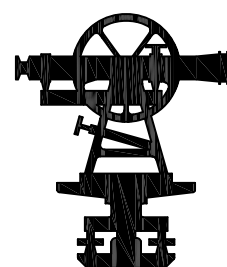
PREPARED FOR:
GNM SOLAR 17, LLC
JANUARY 2024



FILE NO. 104
PLAN NO. C-3235
DWG. NO. 21033 SP-3



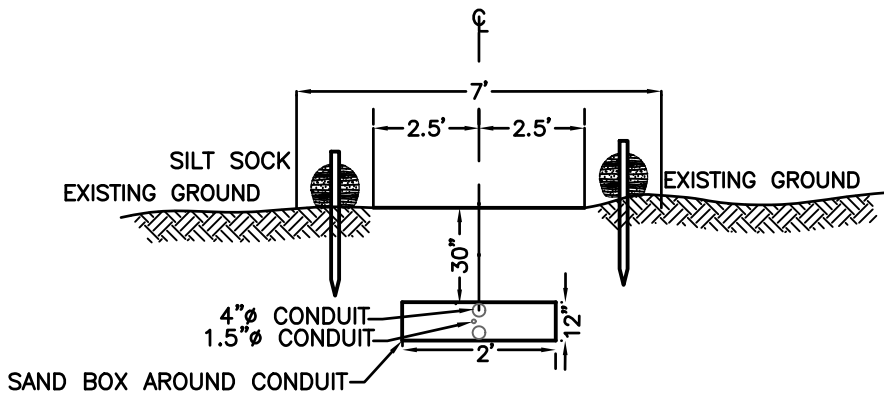
- LEGEND
- PROPERTY LINE
 - JURISDICTIONAL WETLANDS
 - EXISTING OVERHEAD WIRES
 - EXISTING WATER MAIN
 - EXISTING GRAVITY SEWER MAIN
 - EXISTING HYDRANT
 - EXISTING WATER GATE OR SHUT-OFF VALVE
 - EXISTING UTILITY POLE
 - UGE PROPOSED UNDERGROUND ELECTRIC WIRES
 - OHW PROPOSED OVERHEAD WIRES
 - PROPOSED DRAIN LINE



PROPOSED IMPACTS	
TEMPORARY WETLANDS IMPACT (SQUARE FOOT)	TEMPORARY CONSERVATION OVERLAY DISTRICT IMPACT (SQUARE FOOT)
375 SF	375 SF

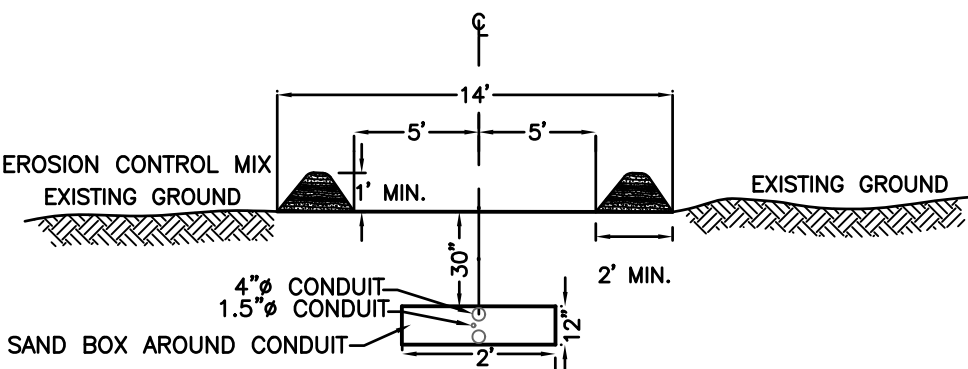
REVISIONS:

- NOTES:
- CONSTRUCTION WILL CONFORM TO THE FOLLOWING UTILITIES STANDARDS AND SPECIFICATION:
 - A) SANITARY SEWER DISPOSAL - CITY OF ROCHESTER
 - B) ELECTRIC DISTRIBUTION - EVERSOURCE
 - C) TELEPHONE - FAIRPOINT
 - D) CABLE - BREEZELINE
 - E) WATER - CITY OF ROCHESTER
 - ALL PROPOSED ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
 - WATERLINE LOCATION IS APPROXIMATE BASED ON "CITY OF ROCHESTER, CONTRACT DRAWINGS FOR, GRANITE STATE BUSINESS PARK WATER MAIN EXTENSION, ROCHESTER, NH, JUNE 2019, CONFORMED VERSION, AUGUST 2019, BY WRIGHT-PIERCE".
 - THE LOCATION OF THE UNDERGROUND CONDUITS SHALL BE ADJUSTED TO MINIMIZE THE OVERALL EARTH DISTURBANCE AND TO AVOID ANY LARGE STUMPS, ROCKS, OR LEDGE.
 - THE PROPOSED ELECTRIC WIRES WILL BE INSTALLED EITHER OVERHEAD OR UNDER THE RAILROAD AS AGREED UPON BY BOTH EVERSOURCE AND N.H. NORTHCOAST RAILROAD.



TEMPORARY WETLAND IMPACT CONSTRUCTION PATH CROSS-SECTION

- NOTES:
- INSTALL SILT SOCK AS SHOWN ON PLAN.
 - DIG TRENCH FOR UNDERGROUND CONDUIT.
 - STOCKPILE MATERIAL WITHIN TEMPORARY IMPACT AREAS AS NEEDED.
 - INSTALL UNDERGROUND CONDUIT 30" BELOW GRADE AND SURROUND IN SAND BOX.
 - USE PATH FOR ALL CONSTRUCTION ACTIVITIES WITHIN THE WETLAND AND WETLAND BUFFER AREAS.
 - RESTORE PATH TO EXISTING CONDITIONS USING NEW ENGLAND WETLAND SEED MIXTURE AT THE END OF CONSTRUCTION.



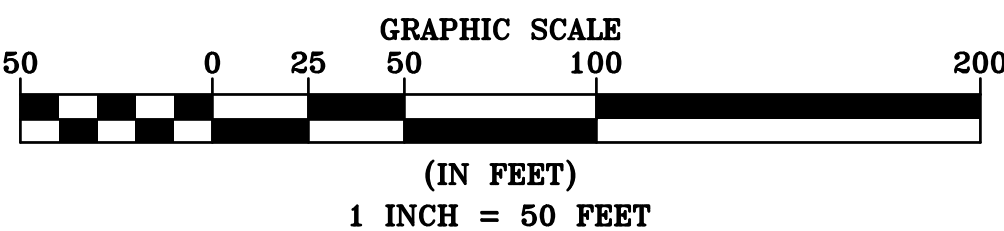
TEMPORARY WETLAND BUFFER IMPACT CONSTRUCTION PATH CROSS-SECTION

- NOTES:
- INSTALL EROSION CONTROL BERM AS SHOWN ON PLAN.
 - DIG TRENCH FOR UNDERGROUND CONDUIT.
 - STOCKPILE MATERIAL WITHIN TEMPORARY IMPACT AREAS AS NEEDED.
 - INSTALL UNDERGROUND CONDUIT 30" BELOW GRADE AND SURROUND IN SAND BOX.
 - USE PATH FOR ALL CONSTRUCTION ACTIVITIES WITHIN THE WETLAND AND WETLAND BUFFER AREAS.
 - RESTORE PATH TO EXISTING CONDITIONS USING 4" LOAM AND SEED AT THE END OF CONSTRUCTION.

CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE GEOTECHNICAL OR HYDROGEOLOGICAL INFORMATION AVAILABLE BUT NOT CONTAINED WITH IN THE PLAN SET. IF THERE ARE ANY QUESTIONS WITH THE DESIGN PRESENTED IN THIS PLAN SET PLEASE CONTACT THE ENGINEERING STAFF AT NORWAY PLAINS ASSOCIATES, INC. (603)-335-3948.

UTILITY PLAN
TAX MAP 240, LOT 49
SHAW DRIVE
ROCHESTER NH
PREPARED FOR:
GNM SOLAR 17, LLC

JANUARY 2024



FILE NO. 104
PLAN NO. C-3235
DWG. NO. 21033 SP-3