



TURNKEY RECYCLING & ENVIRONMENTAL ENTERPRISE

14 Taylor Avenue
Rochester, NH 03839
(603) 330-2197
(603) 330-2130 Fax

May 22, 2023

Ms. Shanna B. Saunders
Director of Planning & Development
City of Rochester
City Annex
33 Wakefield Street
Rochester, NH 03867-1917

Re: Letter of Intent – Application for Minor Site Plan Approval
ClearSpan Building at Rochester Hauling Company Facility
Waste Management of New Hampshire, Inc. (WMNH)
Rochester, New Hampshire

Dear Ms. Saunders:

Waste Management of New Hampshire, Inc. (WMNH) is seeking approval to erect a ClearSpan Building at the Rochester Hauling Company Facility (RHCF) located at 104 Rochester Neck Road. The ClearSpan building is proposed to be located in the gravel parking and equipment storage area adjacent to the WMNH's Heavy Equipment Maintenance Facility. The ClearSpan building is an approximately 65-foot by 75-foot fabric building with a structural steel frame proposed to house equipment. Erection of the ClearSpan building is anticipated to occur this summer.

If you need additional information, please contact me at (603) 330-2140 or at areichert@wm.com.

Sincerely,

WASTE MANAGEMENT OF NEW HAMPSHIRE, INC.

Anne Reichert, P.E.
Construction Project Manager

Enclosures: Minor Site Plan Application
Project Narrative
Abutters List
22" x 34" Drawings (provided separately)
Application Fee (provided separately)

Copies to: Joseph Iannuzzi – WMNH
Eric Steinhauser – Sanborn Head, w/o enclosures



MINOR SITE PLAN APPLICATION
City of Rochester, New Hampshire

Date: May 16, 2023

Property information

Tax map #: 262; Lot #'s: 23; Zoning district: Recycling Industrial/Agricultural

Property address/location: 104 Rochester Neck Road, Rochester, NH

Brief project description: Construct ClearSpan Building for Equipment Storage at Rochester Hauling Company Facility.

Property owner

Name (include name of individual): Waste Management of New Hampshire, Inc. - Joseph Iannuzzi, Sr. District Manager

Mailing address: 14 Taylor Ave, Rochester, NH

Telephone #: 508-954-2803 Email address: JIannuz2@wm.com

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): Sanborn, Head & Associates, Inc. (Eric S. Steinhauser, PE, CPESC, CPSWQ)

Mailing address: Sanborn, Head & Associates, Inc., 6 Bedford Farms Drive, Suite 201, Bedford, NH, 03110

Telephone #: 603-229-1900 Email address: esteinhauser@sanbornhead.com

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: The property is the current Rochester Hauling Company Facility. A ClearSpan building is proposed to be erected in the existing gravel parking area adjacent to the equipment maintenance building to house equipment.

Describe proposed use/activity: The ClearSpan building is proposed to be erected in the existing gravel parking area adjacent to the equipment maintenance building to house equipment.

parking spaces: existing: 157 ; total proposed: loss of 6

Current square footage of building 100,635 ; Proposed square footage of building 4,875

City water? yes ___ no x ; How far is City water from the site? 435'

City sewer? yes ___ no x ; How far is City sewer from the site? 340'

If City water, what are the estimated total daily needs? 0 gallons per day

Where will stormwater be discharged? Stormwater will be conveyed to the existing facility drainage features and discharged to the on site detention pond.

Number of existing dwelling units: 0 Total number of proposed dwelling units: 0

New building(s)? 1 Addition(s)/modifications to existing building(s)? None

Describe current use/nature of property: Landfill operations support

Describe proposed use/activity: Landfill operations support

of parking spaces: existing: _____ total proposed: _____

Hours of Operation: 6 AM to 6 PM Days of Operation: Monday thru Saturday

Number of employees: no increase Square footage to be used for new proposed use: 4875

Maximum Number of Pupils at one time (for classes): N/A

Comments

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

See attached project narrative and drawings for additional information.

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: Joe Iannuzzi

Date: 5/19/23

Signature of applicant/developer: _____

Date: _____

Signature of agent: _____

Date: _____

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: Joe Annuzzi

Date: 5/19/23

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;

- c. to customers who visit by pre-arranged appointment only; or
- d. for barn sales as specified under Home Occupation - III.
5. Delivery of Goods. The regular receipt or delivery of merchandise, goods or supplies to or from the business shall be limited to U.S. mail service, a standard parcel delivery service utilizing a two-axel vehicle, or a private passenger automobile.
6. Outside Storage/Parking. There shall be no outside storage or parking of materials, equipment, or vehicles (except for one ordinary passenger vehicle, pick up truck, or van related to the business). Box trucks are permitted by special exception subject to a determination that adequate buffering can be provided.
7. Performance Standards. There shall be no emission of noise, odor, dust, fumes, vibration, or smoke beyond the property or, in the case of multifamily dwellings, beyond the dwelling unit;
8. Septic System. Septic system design/capacity for home occupations that utilize significant additional water or waste water volumes, such as hair salons and catering services shall be verified in writing by a licensed NH septic designer or a professional engineer;
9. Multifamily Dwellings. Home occupations are allowed in all residential property. Any proposal for a Home Occupation-2 or Home Occupation-3 in a dwelling other than a single family dwelling shall be reviewed as a special exception (see Section F., below). In addition, the owner and residents of all units in the dwelling shall be notified of the hearing by certified mail.
10. Parking. Adequate parking must be provided either on street or on site as determined by the Planning Department (or the ZBA where a special exception is required).

All parking design requirements stipulated in Article V – Residential Zoning Districts shall be met.

Parking shall be located in a regular residential driveway, in the side yard, or in the rear yard. Parking can occur in the front yard if the Code Enforcement Officer has found that no other alternative exists. Back to back parking is permitted. If the amount of parking is noticeably greater than that for a typical single family dwelling then it shall be fully screened or buffered. *It is emphasized that if parking cannot be handled properly and unobtrusively then the home occupation shall not be permitted.*

11. Hours of Operation. Hours for customers to visit the home occupation are restricted to the following unless otherwise specifically approved: 8:00 a.m. to 7:00 p.m., Monday through Friday; 9:00 a.m. to 6:00 p.m. Saturday.

12. Nontransferability. Home occupation approvals are not transferable: they are issued to a specific individual applicant for a specific home occupation at a specific site.
13. Certificate of Occupancy. Prior to the commencement of any home occupation, a certificate of occupancy must be obtained from the Code Enforcement Officer, when deemed necessary by the Code Enforcement Officer or requested by the applicant.
14. Expansion. No expansion of the scope, or significant change in the nature, of any home occupation for which an approval has been granted shall occur without subsequent review and approval.
15. Revocation. An approval for a home occupation may be revoked by the Code Enforcement Officer for violation of any provisions of this chapter or of any conditions of the approval. Appeals of any such revocation shall be made to the Zoning Board of Adjustment.
16. Commercial Districts. Within commercial districts, where the use is allowed, it need not be pursued as a home occupation even if the business owner operates from his/her house. However, site review approval is still required and the applicant is responsible for obtaining all other applicable permits.

Home Occupation-2. A home occupation-2 is an office or personal services type home occupation which may be more intensive than a Home Occupation-1. All of the following standards apply:

1. Employees. There shall be no more than one employee working on site other than household members who reside with the operator;
2. 500 Square Feet. There shall be no more than 500 square feet of area used for the business;
3. Signage. There may be only one sign for the business visible from the street. The sign shall be non-illuminated and shall not exceed three square feet in area per side;
4. Classes. Instruction in classes shall be limited to four pupils at one time.

Home Occupation-3. A home occupation-3 is an office, personal services, processing, or small scale craft-production type home occupation which is more intensive than home occupations 1 and 2. All of the following standards apply:

1. Employees. There shall be no more than two employees working on site other than family or household members who reside with the operator;
2. 1,000 Square Feet. There shall be no more than 1,000 square feet of area used for the business;

3. Signage. There may be only one sign for the business visible from the street. The sign shall be non-illuminated and shall not exceed four square feet in area per side;
4. Barn Sales. If there is a barn on the property which was built prior to 1960 it may be used for retail sales (but not for the sales of any vehicles). The ZBA shall approve the type of items offered for sale as part of a special exception review to ensure there is no adverse impact upon the neighborhood.
5. Classes. Instruction in classes shall be limited to 8 pupils at one time.

Review Process Without Special Exception. A Home Occupation-II or a Home Occupation-III where no special exception is required shall be subject to the minor site plan review process as set forth in the Rochester Site Review regulations.

Review Process with Special Exception. The review process for a Home Occupation-II or a Home Occupation-III where a special exception is involved requires the submission of a Special Exception application to the Zoning Board of Adjustment, ZBA approval, and then minor site plan review approval as set forth in the Rochester Site Review regulations.

Prohibited Home Occupations. The following occupations/activities shall not be considered home occupations:

1. Bed and breakfast
2. Contractor's storage yard
3. Funeral home
4. Kennels or stables, commercial
5. Nursing home
6. Any vehicle or other heavy equipment repair
7. Restaurant
8. Retail sales operation (except as noted above)
9. Veterinary clinic
10. Commercial yard sales (except for barn sales as noted above)

1.0 BRIEF PROJECT DESCRIPTION

Waste Management of New Hampshire, Inc. (WMNH) is proposing to erect a ClearSpan building at the Rochester Hauling Company Facility (RHCF) located at 104 Rochester Neck Road. The proposed ClearSpan building is to be located in the gravel parking and equipment storage area adjacent to the WMNH's Heavy Equipment Maintenance Facility (HEMF). The ClearSpan building is a 65-foot by 75-foot fabric building with a structural steel frame proposed to house equipment for the facility.

The proposed site development includes erecting the ClearSpan building and installing buried electrical conduit from the Heavy Equipment Maintenance Facility (HEMF) to the ClearSpan building.

2.0 DESCRIPTION OF CURRENT USE/NATURE OF THE PROPERTY

The existing RHCF is approximately ½-mile southeast of the intersection of Rochester Neck Road and New Hampshire Route 125. Existing site features and topography are depicted on Sheets 2 and 3 of the Drawings included in Appendix A. Existing features include the HEMF, office and vehicle maintenance facility, paved parking area, paved access roads, a stormwater basin, and a compressed natural gas equipment and distribution system. WMNH offices are located west of the proposed location on the opposite side of Taylor Avenue.

In general, the topography in the vicinity of the project area slopes away from Rochester Neck Road toward the Cocheco River. Stormwater is collected by a closed drainage system and conveyed to an armored swale located north of the RHCF that discharges into the permitted Pond 6W.

3.0 DESCRIPTION OF PROPOSED USE/ACTIVITY

As indicated in the project description, WMNH is proposing to relocate a 65-foot by 75-foot ClearSpan building from another Waste Management facility to the RHCF to store equipment. The ClearSpan building is proposed in the gravel equipment parking area adjacent to the HEMF as shown on the Site Development Plan, Sheet 4 of the Drawings. The ClearSpan building is supported on two rows of 3-foot by 3-foot by 6-foot concrete blocks. The ClearSpan building has a gravel floor and 18-foot tall by 16-foot wide garage door that will face east. Additionally, a man door is located on the eastern wall.

An existing retaining wall is located adjacent to the employee parking area and to the northeast of gravel equipment storage area. The ClearSpan building will be erected 18-feet south of the existing retaining wall and will not impact the retaining wall.

The site development will not add impervious area to the site, as the proposed ClearSpan building is proposed in the existing gravel parking area, which was designed and permitted as impervious area.

Electricity is proposed to be supplied from the electrical panel located in the HEMF. As the ClearSpan building is proposed to house equipment for the HEMF, no sewer, water or additional parking is required.

ABUTTER LIST

City of Rochester, NH
Please Print or Type

Applicant: Waste Management of New Hampshire, Inc. **Phone** 508-954-2803

Project Address: 104 Rochester Neck Road, Rochester, New Hampshire

List the names and addresses of all parties below. For abutting lot owners, list each owner whose lot adjoins or is directly across the street or a body of water from the subject property. This form may not be completed more than five (5) days prior to the application deadline.

LEGAL OWNER OF SUBJECT LOT

Map	Lot	Zone	Owner Name	Mailing Address
262	23	RI	Waste Management of New Hampshire, Inc.	PO Box 1450, Chicago, IL 60690-1450

ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
262	22	Waste Management of New Hampshire, Inc.	PO Box 1450, Chicago, IL 60690-1450
262	24	Waste Management of New Hampshire, Inc.	PO Box 1450, Chicago, IL, 60690-1450
262	25	Waste Management of New Hampshire, Inc.	PO Box 1450, Chicago, IL, 60690-1450
267	2	Waste Management of New Hampshire, Inc.	PO Box 1450, Chicago, IL 60690-1450
267	6	Waste Management of New Hampshire, Inc.	PO Box 1450, Chicago, IL, 60690-1450

PROFESSIONALS AND EASEMENT HOLDERS. *Engineers, Surveyors, Soil Scientists, and Architects whose seal appears or will appear on the plans (other than any agent submitting this application); holders of conservation, preservation, or agricultural easements; and upstream dam owners/NHDES.*

Name of Professional or Easement Holder	Mailing Address

I, the undersigned, acknowledge that it is the responsibility of the applicant or his/her agent to fill out this form. I understand that any error or omission could affect the validity of any approval. To get the names & addresses of all abutters please see the Planning Department Secretary.

on this date: 5/19/2023 **This is page** 1 **of** 1 **pages.**

Applicant or Agent: 

Planning Staff Verification: _____ **Date:** _____

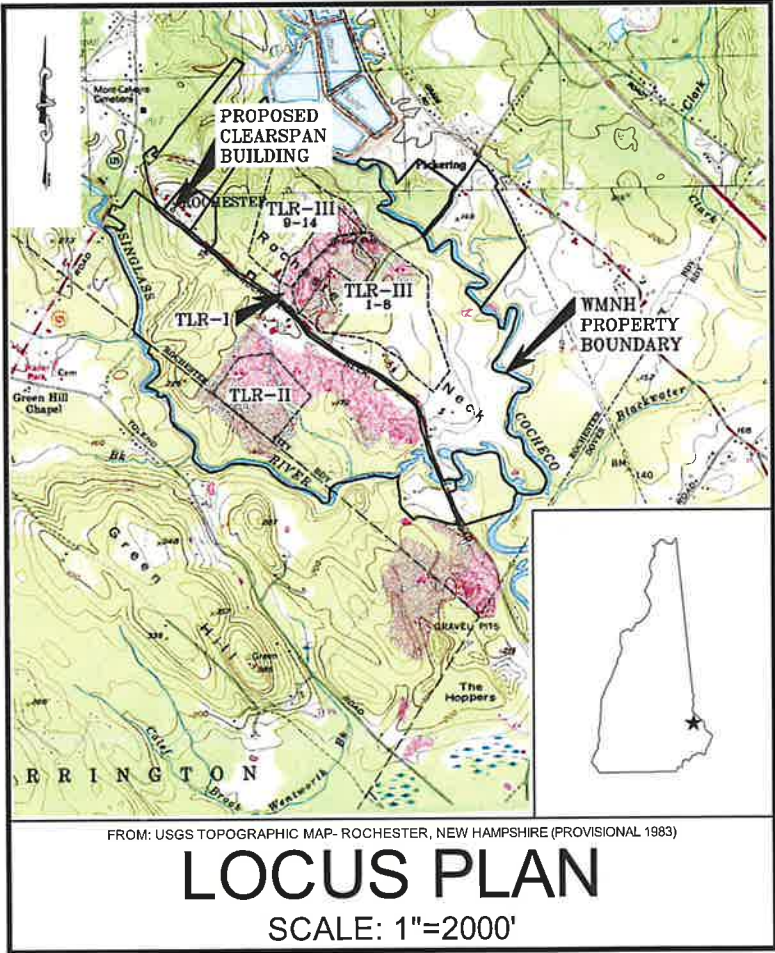
MINOR SITE PLAN APPLICATION DRAWINGS

CLEARSPAN BUILDING AT ROCHESTER HAULING COMPANY FACILITY

WASTE MANAGEMENT OF NEW HAMPSHIRE, INC.

ROCHESTER, NEW HAMPSHIRE

MAY 2023



SHEET INDEX

SHEET NO.	TITLE
1	NOTES, LEGEND, AND ABBREVIATIONS
2	OVERALL SITE AND ZONING PLAN
3	HAULING COMPANY EXISTING CONDITIONS PLAN
4	SITE DEVELOPMENT PLAN
5-6	DETAILS

FOR MORE INFORMATION ABOUT THESE PLANS, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867 (603) 335-1338.

ROCHESTER PLANNING BOARD
APPROVAL CERTIFIED BY: _____ DATE: _____

THE DEVELOPMENT DEPICTED IN THESE DRAWINGS MUST BE IN COMPLIANCE WITH ALL APPLICABLE LAW INCLUDING ALL PERTINENT PROVISIONS OF THE "CITY OF ROCHESTER SITE PLAN REGULATIONS" UNLESS OTHERWISE WAIVED.



PREPARED FOR:



WASTE MANAGEMENT OF NEW HAMPSHIRE, INC.
ROCHESTER, NEW HAMPSHIRE

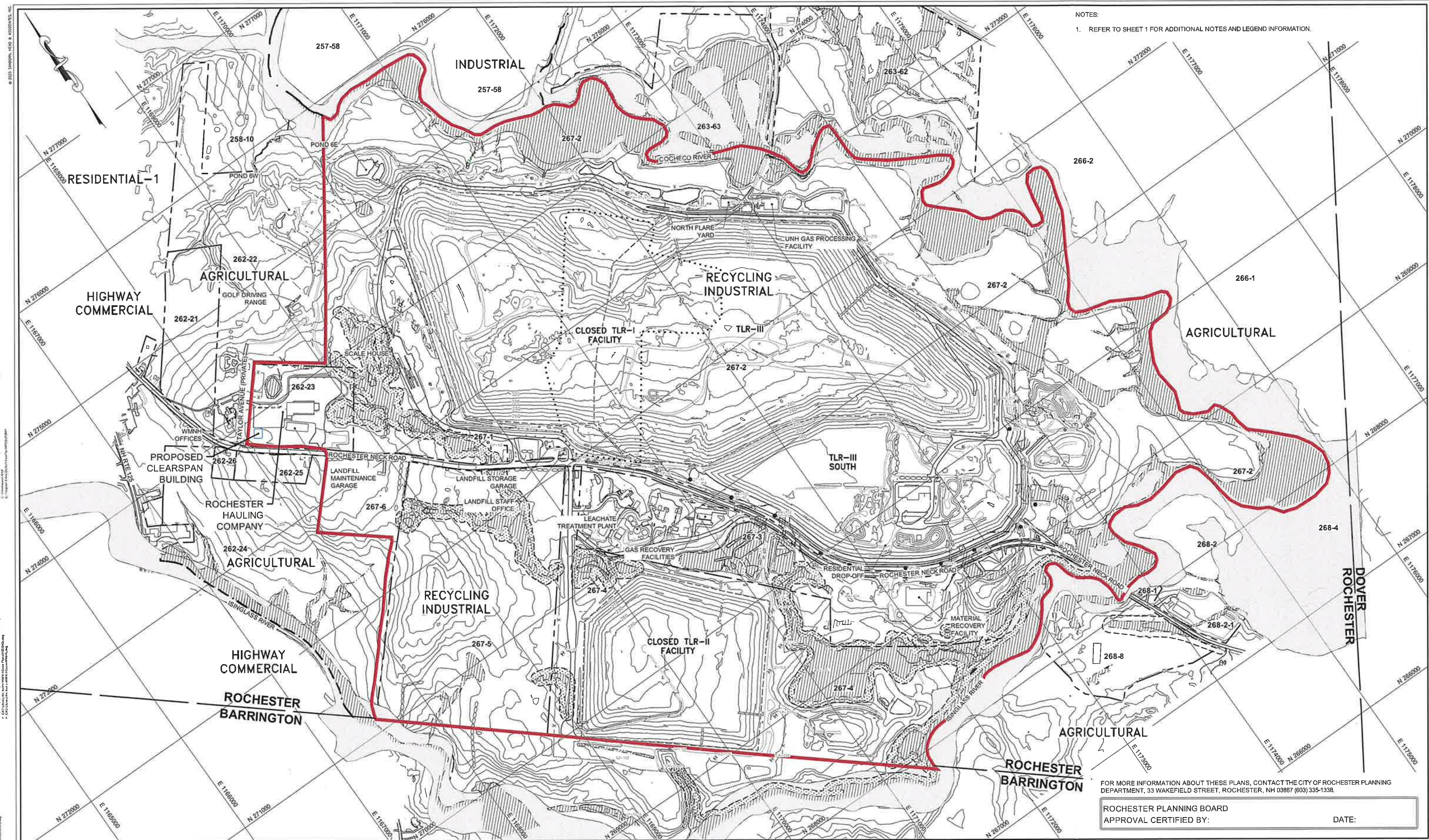
PREPARED BY:



6 BEDFORD FARMS DRIVE, SUITE 201, BEDFORD, NEW HAMPSHIRE 03110
(603) 229-1900 FAX (603) 229-1919

PROJECT NUMBER:
4292.05

SHEET NUMBER:
1 OF 6

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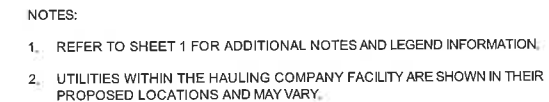
DRAWN BY: L. ZUCHOWSKI
DESIGNED BY: L. ZUCHOWSKI
REVIEWED BY: K. ANDERSON
PROJECT MGR: K. ANDERSON
PIC: E. STEINHAUSER
DATE: MAY 2023

CLEARSPAN BUILDING AT
ROCHESTER HAULING COMPANY FACILITY
WASTE MANAGEMENT OF NEW HAMPSHIRE, INC.
ROCHESTER, NEW HAMPSHIRE

OVERALL SITE AND ZONING PLAN

PROJECT NUMBER:
4292.05

SHEET NUMBER:
2 OF 6



ROCHESTER PLANNING BOARD
APPROVAL CERTIFIED BY:

DATE: _____

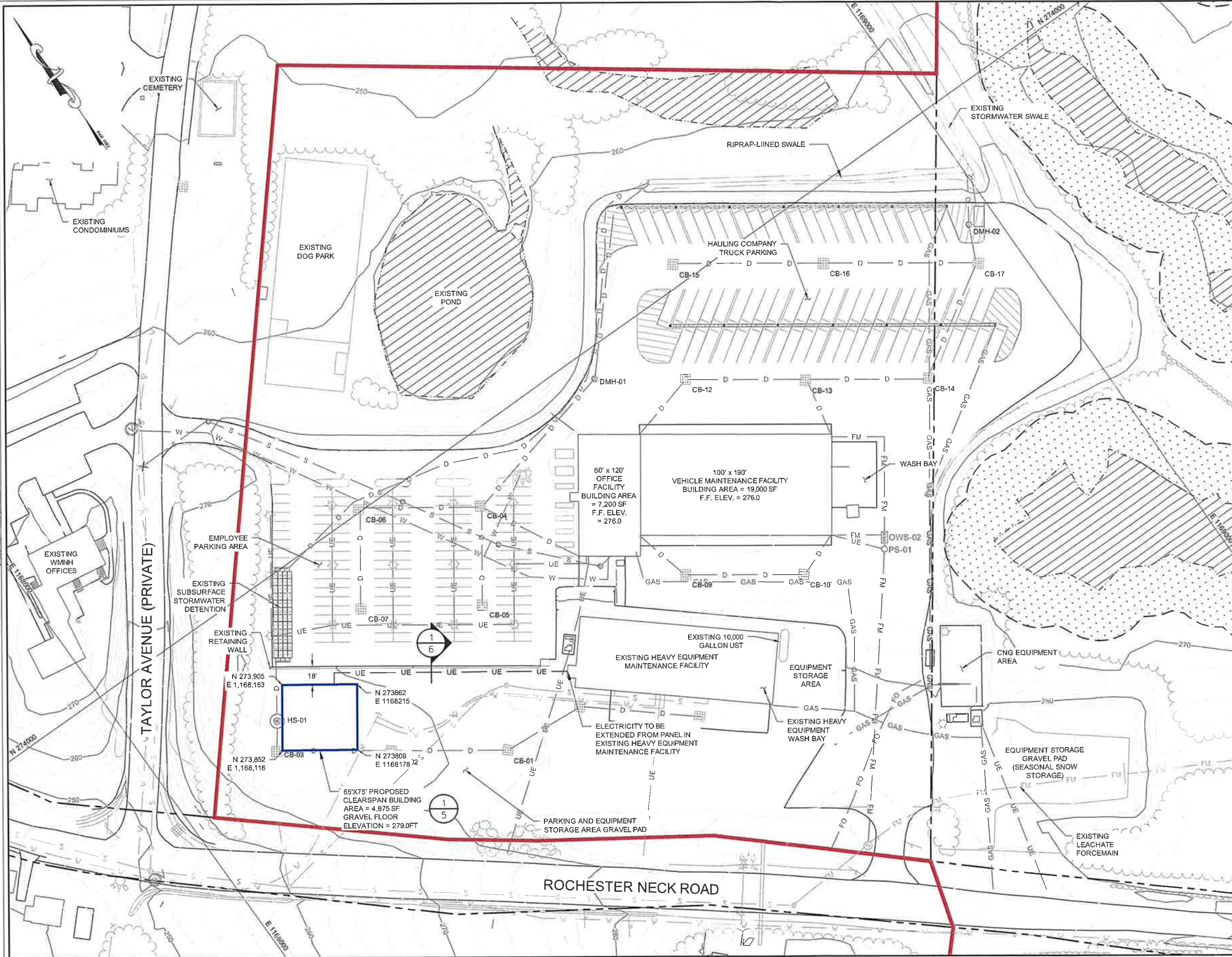


DRAWN BY: L. ZUCHOWSKI
DESIGNED BY: L. ZUCHOWSKI
REVIEWED BY: K. ANDERSON
PROJECT MGR: K. ANDERSON
PIC: E. STEINHAUSER
DATE: MAY 2023

HAULING COMPANY EXISTING CONDITIONS PLAN

4292.05

3 OF 6






NOTES:

1. REFER TO SHEET 1 FOR ADDITIONAL NOTES AND LEGEND INFORMATION.
2. UTILITIES WITHIN THE HAULING COMPANY FACILITY ARE SHOWN IN THEIR PROPOSED LOCATIONS AND MAY VARY.
3. THE FACE OF THE BLOCK WALL IS TO BE INSTALLED NO CLOSER THAN 18FT FROM THE FACE OF THE RETAINING WALL PER LOADING FROM RETAINING WALL DESIGN.

FOR MORE INFORMATION ABOUT THESE PLANS, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03667 (603) 335-1339.

ROCHESTER PLANNING BOARD
APPROVAL CERTIFIED BY: _____ DATE: _____

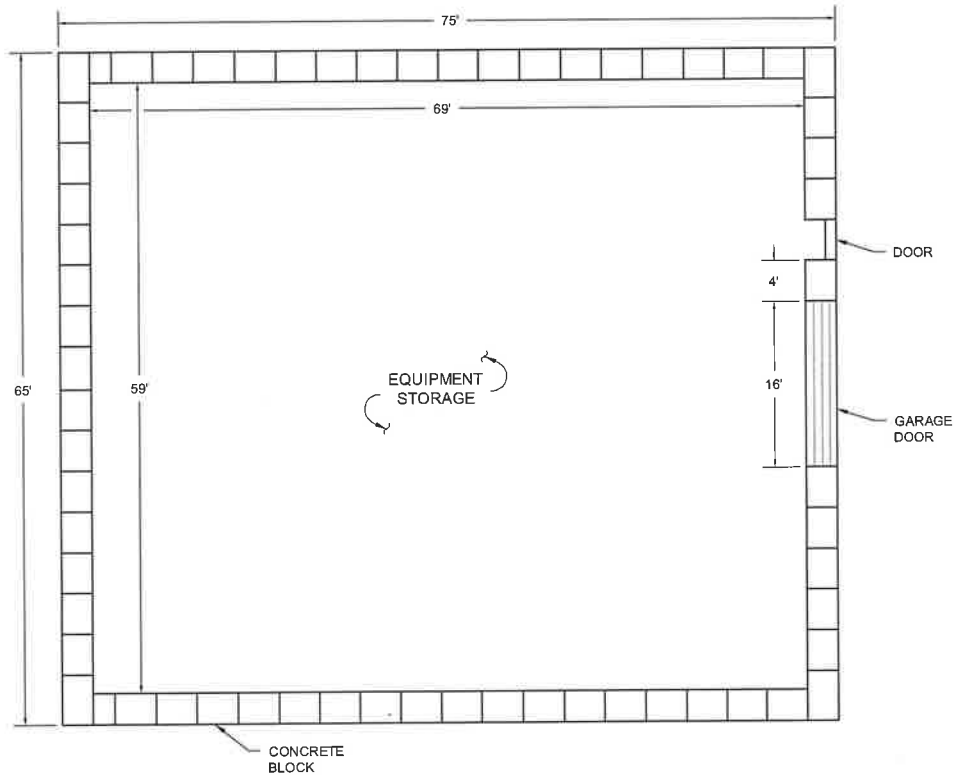
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				NO.	DATE	DESCRIPTION	BY																			
SITE DEVELOPMENT PLAN					SHEET NUMBER: 4 OF 6																					

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ALL RIGHTS RESERVED
NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM SANBORN HEAD & ASSOCIATES, INC.



CLEARSPAN BUILDING

1 NOT TO SCALE (FOR REFERENCE ONLY)

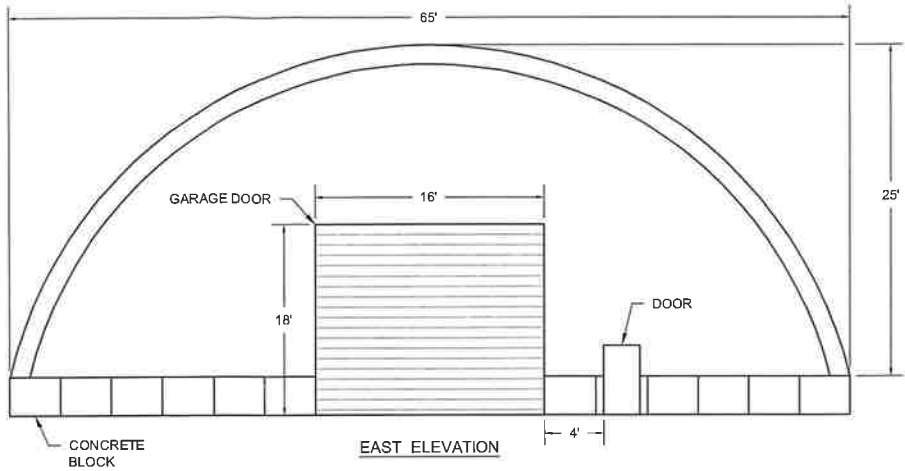


FLOOR PLAN

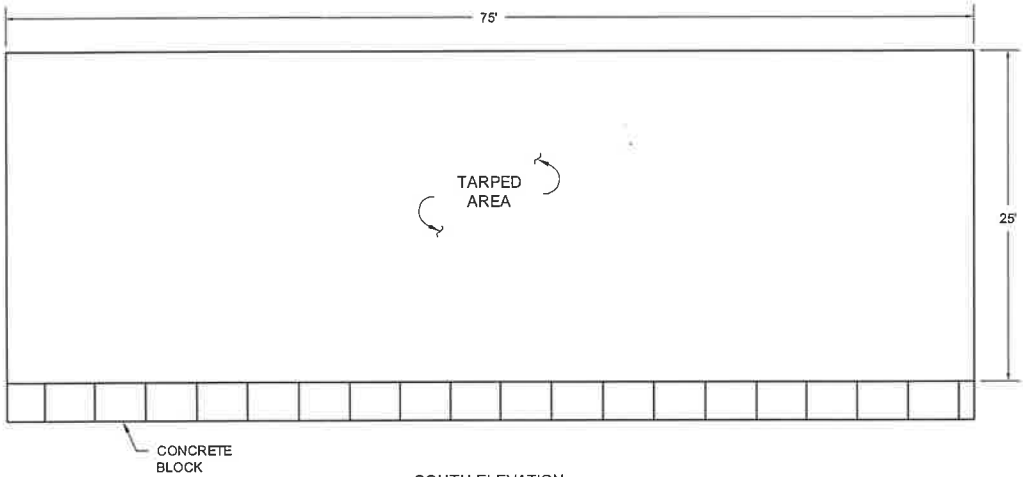
2 NOT TO SCALE

NOTE:

1. NO FLOOR TO BE INSTALLED, EXISTING GRAVEL TO REMAIN.



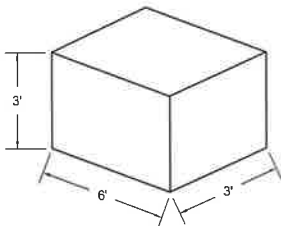
EAST ELEVATION



SOUTH ELEVATION

BUILDING ELEVATIONS

3 NOT TO SCALE



CONCRETE BLOCK

4 NOT TO SCALE

NOTE:

1. CONCRETE BLOCKS SHALL HAVE THE DIMENSIONS INDICATED ABOVE OR APPROVED EQUIVALENT.

NOTE:

1. TWO ROWS OF 3'X3'X6' CONCRETE BLOCKS WILL BE SUPPLIED BY WASTE MANAGEMENT NEW HAMPSHIRE.
2. FACE OF BLOCK WALL TO BE INSTALLED NO CLOSER THAN 18FT FROM THE FACE OF THE RETAINING WALL PER LOADING FROM RETAINING WALL DESIGN.

FOR MORE INFORMATION ABOUT THESE PLANS, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867 (603) 335-1338.

ROCHESTER PLANNING BOARD
APPROVAL CERTIFIED BY:

DATE:

SANBORN HEAD

SCALE: AS NOTED



NO.	DATE	DESCRIPTION	BY

DRAWN BY: L. ZUCHOWSKI
DESIGNED BY: L. ZUCHOWSKI
REVIEWED BY: K. ANDERSON
PROJECT MGR: K. ANDERSON
PIC: E. STEINHAUSER
DATE: MAY 2023

CLEARSPAN BUILDING AT
ROCHESTER HAULING COMPANY FACILITY
WASTE MANAGEMENT OF NEW HAMPSHIRE, INC.
ROCHESTER, NEW HAMPSHIRE

DETAILS

PROJECT NUMBER:
4292.05
SHEET NUMBER:
5 OF 6

6 OF 6