



City of Rochester, New Hampshire
Economic Development Department
33 Wakefield Street, Rochester, NH 03867
(603) 335-7522, www.RochesterEDC.com

Rochester Economic Development Commission
Minutes – May 12, 2020
Rochester City Hall Annex – Online Teams Meeting
33 Wakefield Street, Rochester, NH

Members Present Remotely: Jonathan Shapleigh, Troy Dillow, Janet Davis, Mark Hourihane, Kristen Bournival, Paul Giuliano, Marsha Miller (joined at 4:45), Whitney Bolton

Members Absent Remotely: Kris Ebbeson

Others Present: Mike Scala, Jenn Marsh, Mayor Caroline McCarley, Samantha Rodgerson

- A. B and C: Chairperson Shapleigh read the preamble and called the meeting to order at 4:07.
- D. Roll Call attendance was taken (Marsha was not present yet).

Meeting Agenda

- A. Roll Call attendance was taken as part D of the preamble.
- B. Mark made a motion to approve the February minutes as presented. Troy seconded the motion. All in favor (Marsh was not present for this vote).
- C. Mike discussed the city owned land at the Granite State Business Park (GSBP). He noted the city hired Norway Plains last year to survey the land to see what was buildable and how many lots the city could create. Shortly thereafter a business reached out to Mike looking for land for 150,000 square foot building. The green parcel (see attached plan) was created by Norway Plains to fit the needs of this business. Mike told the group that the Planning Board requested that both the GSBP TIF Advisory Board and the REDC should review and send letters of support of the project to the Planning Board.

It was discussed that the green parcel is large due to wetlands, elevations and the size of the building the prospective buyer would like to build. Troy asked if the REDC could review the letter before approval. Discussion on the process was held.

Mark made a motion to create a letter of support to submit to the Planning Board by the REDC with comments on the letter due within 3 business days of this meeting and those comments be directed to the Chair of the REDC. This letter would be in support of the attached subdivision plans that was approved by the Planning Board at their May meeting. Paul seconded the motion. A Roll Call vote was taken and all members present were in favor of the motion (Marsh was not present for this vote).



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- D. Mike gave an update on the LDI project that is scheduled to build a building on Airport Drive. He noted the City will still guarantee the loan with LDI until LDI refinances with the BFA in the future. LDI will be purchasing the land soon and will start construction this summer. The change from the last proposal is that LDI will be hiring their own project manager and invoicing the REDC throughout the process. Completion date is expected in the summer of 2021, at that time payments for the loan will go to service the BFA for a five year term. At five years LDI can refinance or apply for another five years.

Paul asked if the project manager that was hired by the City was still on the project. Mike noted that he was not and that LDI was hiring their own project manager. Jonathan discussed the REDC's role and how great this project is and the opportunities for the REDC for future projects.

- E. Jenn discussed the microloan program through the City. She noted that round one received 13 applicants for a total of \$59,500 of requests. \$50,000 of that came from the Economic Development Fund with the remainder coming from the ED budget. All 13 loans closed on April 30, 2020. Mike went before City Council in early May and requested a second round totaling \$50,000. City Council approved the request and the second round applications are due May 18, 2020. These loans are a maximum of \$5000 with a 24 month term.

Jenn updated the REDC on the City's efforts with outdoor dining that begins next Monday. The Mayor noted that Rochester has been doing a great job keeping up the changes and being proactive with all the changes that are happening during the pandemic. She also noted that Frisbie did not have to apply for funding other hospitals did and that with no cases they are keeping Frisbie a clean hospital in case it's needed.

Paul noted that Great Bay Community College is investing in Rochester and will be adding a new state of the art welding lab. This should be open in the fall. It will be a great asset for Rochester.

- F. Mark made a motion to adjourn the meeting. Janet seconded the motion. Roll Call was taken and all were in favor of adjournment.

Next Meeting is scheduled for June 23rd at 8:00 am. Location will be determined with another, most likely this will be another remote meeting due to the pandemic.



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(603) 335-7522, www.rochesteredc.com

May 12, 2020

Mr. Nel Sylvain
Chairman
City of Rochester Planning Board
31 Wakefield Street
Rochester, NH 03867

RE: GSBP Subdivision Letter of Support

Dear Mr. Chairman,

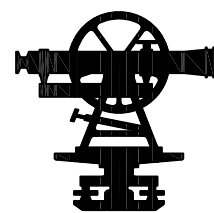
The Rochester Economic Development Commission (REDC) would like to express our support of the 3-lot subdivision as proposed by the Department of Economic Development and reviewed by your Board on Monday, May 4, 2020.

The REDC's mission is to promote economic growth, vitality, and diversity throughout the city and we feel this subdivision is an important component that relates directly to our mission.

We understand that Econ Dev is in the process of selling one of the parcels to a company planning to build 150,000 sf. warehouse on the site. We feel that projects such as this fit well into our goals and mission and for that reason support this proposed subdivision.

Sincerely,

Jonathan Shapleigh
Chairman



FINAL APPROVAL BY
ROCHESTER PLANNING BOARD

CERTIFIED BY: _____ DATE: _____

LEGEND

- ⊙ MONUMENT
- NO MONUMENT FOUND OR SET
- ⊙ UTILITY POLE
- PROPERTY LINE
- STONEWALL
- EP — EDGE OF PAVEMENT
- EXISTING CULVERT
- ZONING LIMIT (SEE NOTE X)
- EDGE OF WETLAND
- ↔ EASEMENT
- ↔ HOOK/MERGE LOT
- RBCS REBAR WITH ID CAP SET
- IPF IRON PIPE FOUND
- SSF STEEL STAKE FOUND
- GLD GRANT L. DAVIS ASSOCIATES
- DHF DRILL HOLE FOUND
- TBS MONUMENT TO BE SET

ADDITIONAL ABUTTERS:

MAP 255, LOT 15
PATRICK M. MURRAY
17 HILLCREST DRIVE, DOVER, NH 03820
SCRD 1728-756

MAP 254, LOT 18
MACARDI, LLC
254 DRAKE HILL ROAD, STRAFFORD, NH 03884
SCRD 4524-470

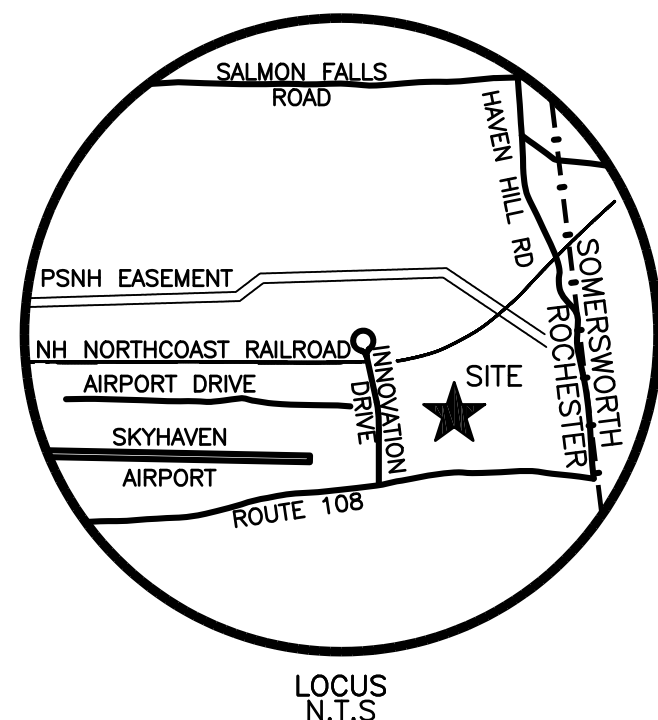
MAP 242, LOT 1
SAKUNTALA, LLC
32 INNOVATION DRIVE, ROCHESTER, NH 03867
SCRD 4099-767

MAP 242, LOT 3-1
AMAROSA PERKINS DEVELOPMENT, LLC
19 CHERRY LANE, MADBURY, NH 03823
SCRD 3673-398

MAP 255, LOT 24-3
MJS DEVELOPMENT LLC
55 HOMESTEAD LANE, BRENTWOOD, NH 03833
SCRD 4561-126

MAP 255, LOT 24-4
MJS DEVELOPMENT LLC
55 HOMESTEAD LANE, BRENTWOOD, NH 03833
SCRD 4561-126

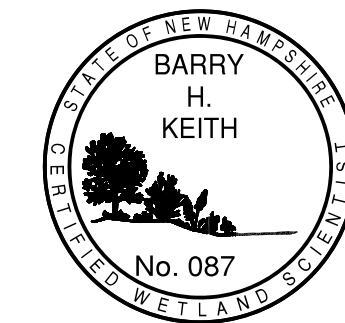
SKYHAVEN
AIRPORT



FILE NO. 104
PLAN NO. C-3012-S
DWG. NO. 19289 S-1

31 MOONEY STREET, ALTON, NH 603-875-3948

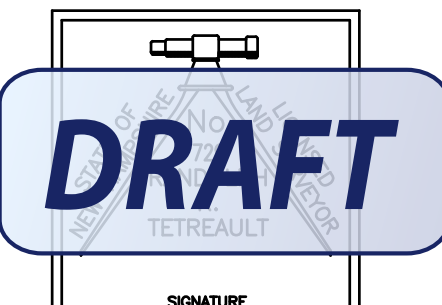
NORWAY PLAINS ASSOCIATES, INC.



RESERVED REGISTRY OF DEEDS

WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBDIVISION REGULATIONS, AS AMENDED OR AS MAY LATER BE AMENDED, IN EFFECT ON THE DATE OF APPROVAL UNLESS OR EXCEPT INsofar AS EXPRESSLY WAIVED IN ANY PARTICULAR, BELOW. NON-ADHERENCE MAY RESULT IN A REVOCATION OF APPROVAL. ANY VARIATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FROM SUBDIVISION APPROVAL.

I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY DIRECTION, IS THE RESULT OF A SURVEY MADE ON THE GROUND AS PER RECORD DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLAN CLOSURE EXCEEDS 1:10,000.



RANDOLPH R. TETRAULT, LLS DATE

NOTES:

- THE PURPOSE OF THIS PLAN TO SUBDIVIDE LAND DESCRIBED IN STRAFFORD COUNTY REGISTRY OF DEEDS, BOOK 4448, PAGE 224 AND BOOK 4424, PAGE 664 INTO THREE LOTS.
- THE PARCELS ARE IN THE GENERAL INDUSTRIAL DISTRICT ZONE (OI) AND THE CONSERVATION OVERLAY DISTRICT. MINIMUM LOT REQUIREMENTS WITH WATER AND SEWER:
LOT AREA = 20,000 SQ.FT.
FRONTAGE = 100 FT.
FRONT = 25 FT.
SIDE = 20 FT.
REAR = 25 FT.
MAXIMUM BUILDING HEIGHT = 55 FT.
BUILDING SETBACKS:
"NO INDUSTRIAL BUILDING OR OPERATION SHALL BE SITUATED CLOSER THAN 100 FEET TO THE BOUNDARY LINE OF ANY ADJACENT RESIDENTIAL PROPERTY." THE PLANNING BOARD MAY REDUCE THIS SETBACK TO 50 FEET BY CONDITIONAL USE OR WHERE THE USE IS ACCESSORY TO A PRIMARY SECTION 275-7.2.B.
- THE LOTS ARE CURRENTLY UNDEVELOPED.
- A PORTION OF TAX MAP 255, LOT 21 IS LOCATED WITHIN THE 100 YEAR FLOOD ZONE A AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED SEPTEMBER 30, 2015, COMMUNITY PANEL 3307C0218E, PANEL 218 OF 405.
- THE SURVEYED LOTS ARE SUBJECT TO AN AVIATION AND FLIGHT CLEARANCE EASEMENT AS OUTLINED IN BOOK 1167, PAGE 280, AS SHOWN. SEE ALSO BOOK 1166, PAGE 633 AND BOOK 1166, PAGE 604.
TAX MAP 255, LOT 18 IS SUBJECT TO A 60' RIGHT OF WAY IN FAVOR OF TAX MAP 255, LOT 19. SEE BOOK 860, PAGE 462.
- TAX MAP 255, PAGE 21 IS SUBJECT TO ANY RIGHTS TO CROSS AT RAILROAD TRACKS AND/OR RIGHT-OF-WAY OF BOSTON AND MAINE RAILROAD LOCATED BETWEEN PARCELS B AND C. REFERENCE IS MADE TO RIGHTS RESERVED BY TIMOTHY HANSON (PREDECESSOR IN TITLE TO THE RESURRECTION LUTHERAN CHURCH) TO GREAT FALLS AND CONWAY RAILROAD (PREDECESSOR IN TITLE TO BOSTON AND MAINE RAILROAD) DATED JANUARY 10, 1850. SEE BOOK 206, PAGE 16, TOGETHER WITH AN EASEMENT TO PASS AND REPASS OVER ROADS CURRENTLY EXISTING OR TO BE CONSTRUCTED ON LAND OF GRANITE STATE BUSINESS PARK, INC. SEE BOOK 1466, PAGE 340 & BOOK 1593, PAGE 716.
- ELEVATIONS AND CONTOURS SHOWN ON THIS PLAN ARE BASED ON NAVD88 (GEOID18). SOME CONTOURS ARE DERIVED FROM LIDAR DATA ACQUIRED BY NOAA IN 2015.
- BEARINGS REFER TO GRID NORTH, NH STATE PLANE NAD83 (2007) BASED ON GPS NETWORK OBSERVATIONS. DISTANCES SHOWN ARE GROUND DISTANCES.
- UTILITIES SHOWN ON THIS PLAN WERE LOCATED FROM EXISTING ABOVE-GROUND STRUCTURES & EXISTING PLANS. NPA MAKES NO GUARANTEE THAT THEY COMPRISE ALL SUCH UTILITIES OR THAT THEY ARE IN THE EXACT LOCATION SHOWN. NPA HAS NOT LOCATED THE UNDERGROUND UTILITIES.
- THE LOCATION OF THE ROADS SHOWN ON THIS PLAN ARE BASED ON EXISTING PLANS AND MONUMENTS FOUND.
- FOR MORE INFORMATION ON THIS LOT CONSOLIDATION PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT; 33 WAKEFIELD STREET, ROCHESTER, NH 03867, (603)335-1338.

REFERENCE PLANS:

- "SUBDIVISION OF LAND, ROCHESTER, NH, FOR ROCHESTER INDUSTRIAL PARK, INC." DATED: JUNE 22, 1987 BY NORWAY PLAINS SURVEY ASSOCIATES, INC. RECORDED: PLAN # SCRD 37A-29
- "LOT LINE REVISION, AIRPORT DRIVE, TAX MAP 242, LOTS 5 & 6, ROCHESTER, NH, PREPARED FOR THE CITY OF ROCHESTER" DATED: MAR. 2012 BY NORWAY PLAINS ASSOCIATES, INC. RECORDED: PLAN # SCRD 103-89
- "PLAN OF LANDS, NH ROUTE 108, ROCHESTER HILL ROAD, ROCHESTER, NH FOR THE CITY OF ROCHESTER," DATED: SEPTEMBER 2019 BY NORWAY PLAINS ASSOCIATES, INC. RECORDED: PLAN # SCRD 12041.

SEE PLAN REF. 3 FOR ADDITIONAL REFERENCE PLANS.

FOR COMMENT

TM 255-18, 19 & 21
THE CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03867
SCRD 4446-224
SCRD 4424-664

SUBDIVISION PLAN
ROUTE 108
ROCHESTER HILL ROAD
INNOVATION DRIVE
ROCHESTER
STRAFFORD COUNTY, NH
FOR:
CITY OF ROCHESTER

1" = 100' APRIL 2020
GRAPHIC SCALE



REVISIONS:

2 CONTINENTAL BLVD., ROCHESTER, NH 603-335-3948