



**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 and Culture Commission

**Board Members**

Mark Collopy, *Chair*  
Robert May, *Vice Chair*  
Peter Bruckner  
A. Terese Dwyer  
Keith Fitts  
Paul Giuliano  
Donald Hamann  
Mark Sullivan  
David Walker  
Alexander de Geofroy, *Alternate*  
James Hayden, *Alternate*  
Matthew Richardson, *Alternate*  
Michael McQuade, *Alternate*

**AGENDA**  
**CITY OF ROCHESTER PLANNING BOARD**  
**Monday, September 19, 2022 at 6:30 p.m. (Workshop Meeting)**  
City Council Chambers  
31 Wakefield Street, Rochester, NH  
*\*see notes at end*

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- I. Call to Order
  - II. Roll Call
  - III. Seating of Alternates
  - IV. Communications from the Chair
  - V. Opening Discussion/Comments (up to 30 minutes)
    - A. Public comment
    - B. Discussion of general planning issues
  - VI. Draft Rezoning Indoor Recreation in Industrial Zones
  - VII. Manufactured/Affordable Housing Discussion
  - VIII. Surety Release Request for The Homeless Center for Strafford County, 202 Washington Street in the amount of \$30,444.01
  - IX. Surety Release Request for EIP Holdings II, LLC, 156A Lowell Street in the amount of \$8,931.24 plus interest.
  - X. Review of inspections and surety for August 2022
  - XI. Other Business
    - A. Planning Update
    - B. Other
  - XII. Adjournment

*(Over)*

**\*Please note the following:**

Public hearings. The public is invited to attend all meetings of the Planning Board. *The public is welcome to speak at all public hearings.* For other items the public may speak at the discretion of the chair/board.

Postponements. For any items marked as postponements the Planning Board will determine at the beginning of the meeting whether to postpone the item and to which date. Interested citizens are advised to attend at the beginning of the meeting to learn the details of any proposed postponement or to contact the Planning Department for more information.

Proposed actions. Proposed actions are shown in bold caps (on final agendas). The board may or may not take these actions and may take other actions not stated.

Consent agenda. Applications placed on the Consent Agenda are assumed to be straightforward and non-controversial and are approved in one total package with one vote. Applications will be removed from the Consent Agenda for individual review at the request of any board member (or, for public hearings, at the request of any citizen).

Other information. a) Files on the applications and items, above, including the full text of any proposed ordinances, regulations, or other initiatives are available for inspection in the Planning Office, from 8:30 a.m. to 4:30 p.m., Monday through Friday; b) If you are looking at this agenda on the City's website, you can click on any underlined projects and other items to access additional information; c) This agenda, these applications, and other items are subject to errors, omissions, and changes prior to final action; d) Some agendas are marked as "Preliminary Agenda". These are subject to change. The final agenda will be prepared on the Wednesday evening prior to the meeting and will be posted on the City's website; e) Contact the Planning Department if you have questions or comments about these or any related matters or if you have a disability requiring special provision



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Planning Board  
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Historic District Commission  
Arts and Culture Commission

# Memo

To: Planning Board  
From: Ryan O'Connor, Senior Planner; Shanna B. Saunders, Planning Director  
Date: September 14, 2022  
Re: Indoor Recreation Ordinance Change

The following reviews and responds to the petition for a zoning ordinance amendment proposed on April 26, 2022 to allow Indoor Recreation facilities by right, in Industrial zones. The petition for the amendment is supported by two property owners who both received a variance to allow an Indoor Recreation use in the General Industrial zone.

Currently, Indoor Recreation is defined as follows:

*A commercial facility within a building devoted to active sports and recreation. "Indoor recreation" may include billiard parlors, pinball/ video arcades, health clubs, fitness centers, paintball, bowling alleys, indoor sports arenas, swimming pools, and gymnasiums.*

Indoor Recreation is permitted in the Granite Ridge and Highway Commercial zones. The use is also allowed by Conditional Use in the following zones: Neighborhood Mixed Use, Downtown Commercial, Office Commercial, and Recycling Industrial.

Staff recommends a zoning amendment to also allow Indoor Recreation as a Conditional Use in the General Industrial Zone. The facilities and infrastructure in Industrial zones often support the needs of Indoor Recreation and allow for additional opportunities to utilize unique spaces.

Concerns have been raised about the interaction of pedestrian or other traffic created by a recreation use interacting with industrial traffic and equipment. Requiring a Conditional Use Permit offers the opportunity to review vehicular and pedestrian safety, parking requirements, and general interaction of industrial and recreational uses.

We also recommend updating Article 21 Conditional uses to include special provisions for this use. Section 275-21.4 should have the following added: Indoor Recreation: In no case shall vehicle parking be allowed to back directly into public drive aisle or roads where freight and other large vehicle movements are occurring. Pedestrian safety shall be of utmost concern and sidewalks shall be required and be designed with curbing. Any outside play areas shall be located such that players, as well as errant balls and

equipment shall not need to cross public ways or roads where freight and other large vehicle movements are occurring.

Staff feels the amendment allows for further development of our Industrial zones with the condition that the use is reviewed to mitigate impacts.

**Proposed change to Table 18-C of Chapter 275, Zoning Ordinance, Table of Uses**

ZONING  
275 Attachment 3  
City of Rochester

**Table 18-C Food-Lodging-Public Recreation Uses** P = Permitted Use C = Conditional Use E = Use Allowed by Special Exception

Food-Lodging-Public Recreation Uses	Residential Districts				Commercial Districts				Industrial		Special	
	R1	R2	NMU	AG	DC	OC	GR	HC	GI	RI	HS	AS
Cafe	—	—	P	C	P	P	P	P	—	—	—	P
Campground	—	—	—	E	—	—	—	—	—	E	—	—
Caterer	—	—	P	—	P	P	—	P	P	P	—	—
Club	—	—	C	—	P	P	—	P	—	—	—	—
Community center	—	—	P	—	P	P	P	P	—	—	—	—
Conference center	—	—	C	—	P	P	P	P	—	—	P	P
Country club	—	—	—	C	—	—	P	E	—	C	—	—
Food stand	—	—	E	—	E	E	P	E	E	E	E	E
Function hall	—	—	—	—	P	P	P	P	—	—	—	—
Golf course	—	—	—	P	—	—	P	—	—	P	—	—
Health club	—	—	C	C	P	P	P	P	—	—	—	—
Lodging, bed-and-breakfast	—	C	P	—	P	P	—	P	—	—	—	—
Lodging, hotel	—	—	C	—	P	C	P	P	—	—	C	C
Lodging, motel	—	—	—	—	—	—	P	P	—	—	—	C
Nightclub	—	—	—	—	E	—	P	P	—	—	—	—
Recreation, indoor	—	—	C	—	C	C	P	P	C	C	—	—
Recreation, outdoor	—	—	—	C	—	C	P	P	—	C	—	—
Recreation, park	P	P	P	P	P	P	—	P	—	C	—	—
Restaurant	—	—	P	—	P	C	P	P	—	—	—	P
Restaurant, drive-through	—	—	—	—	P	—	P	P	—	—	—	—
Tavern	—	—	C	—	P	—	P	P	—	—	—	P
Theater/cinema (5,000 square feet)	—	—	P	—	P	P	P	P	—	—	—	—
Theater/cinema (over 5,000 square feet)	—	—	—	—	C	—	P	P	—	—	—	—

## Petition for Zoning Ordinance Amendment

Date: April 26, 2022

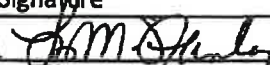

The filings of this petition and payment of the required fees, hereby propose a change in Chapter 42, Table 18-C, of the General Ordinances of the City of Rochester.

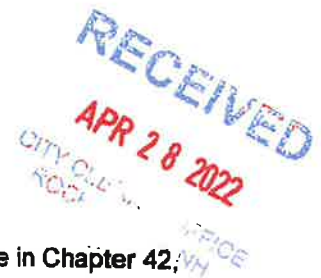
It is respectfully requested that the Honorable Mayor and City Council amend the above as follows:

That "Recreation, Indoor" as defined in 275-2.2 of the Zoning Ordinance of the City of Rochester be made a permitted use in the Industrial Districts.

Indoor Recreation is currently allowed by *Conditional Use* in the *Recycling Industrial* zone but is not permitted in the other Industrial Districts. The petitioners feel that Indoor Recreation should be an allowed use, **by right**, in the Industrial Zone.

There are at least three examples of Indoor Recreation facilities currently operating in the Industrial Districts of the City. All were required to seek, and were granted, variances for their operation. (Red Alert Skate Park in the Gerrity Industrial Park, the YMCA in the Ten Rod Road Industrial Park, and Deeproot Crossfit on Amarosa Drive). The petitioners believe these uses operate without conflict in their respective locations and demonstrate the appropriateness of this proposed amendment.

	Printed Name	Signature	Street Address	Map & Lot Number
1	LISA STANLEY LTR PROPERTIES LLC		54 ALLEN ST.	0117-0002-0011
2	ROBB RILEY YMCA Executive Director		35 Industrial Way	0230-0021-0000
3				
4				
5				
6				
7				
8				
9				
10				



# ZONING

## 275 Attachment 3

### City of Rochester

**Table 18-C Food-Lodging-Public Recreation Uses  
[Amended 5-7-2019]**

#### LEGEND

P = Permitted Use

C = Conditional Use

E = Use Allowed by Special Exception

Food-Lodging-Public Recreation Uses	Residential Districts				Commercial Districts				Industrial Districts		Special		Criteria/Conditions Reference
	R1	R2	NMU	AG	DC	OC	GR	HC	GI	RI	HS	AS	
Cafe	—	—	P	C	P	P	P	P	—	—	—	P	Article 21
Campground	—	—	—	E	—	—	—	—	—	E	—	—	Article 22
Caterer	—	—	P	—	P	P	—	P	P	P	—	—	
Club	—	—	C	—	P	P	—	P	—	—	—	—	Article 21
Community center	—	—	P	—	P	P	P	P	—	—	—	—	
Conference center	—	—	C	—	P	P	P	P	—	—	P	P	Article 21
Country club	—	—	—	C	—	—	P	E	—	C	—	—	Article 21
Food stand	—	—	E	—	E	E	P	E	E	E	E	E	Article 22
Function hall	—	—	—	—	P	P	P	P	—	—	—	—	
Golf course	—	—	—	P	—	—	P	—	—	P	—	—	Article 22
Health club	—	—	C	C	P	P	P	P	—	—	—	—	Article 21
Lodging, bed-and-breakfast	—	C	P	—	P	P	—	P	—	—	—	—	Article 21
Lodging, hotel	—	—	C	—	P	C	P	P	—	—	C	C	Article 21
Lodging, motel	—	—	—	—	—	—	P	P	—	—	—	C	Articles 20 and 21
Nightclub	—	—	—	—	P	—	P	P	—	—	—	—	
Recreation, indoor	—	—	C	—	P	C	P	P	—	C	—	—	Article 21
Recreation, outdoor	—	—	—	C	—	C	P	P	—	C	—	—	Article 21
Recreation, park	P	P	P	P	P	P	—	P		C	—	—	Article 21
Restaurant	—	—	P	—	P	C	P	P	—	—	—	P	Article 21
Restaurant, drive-through	—	—	—	—	P	—	P	P	—	—	—	—	
Tavern	—	—	C	—	P	—	P	P	—	—	—	P	Article 21
Theater/cinema (5,000 square feet or less)	—	—	P	—	P	P	P	P	—	—	—	—	Article 21
Theater/cinema (over 5,000 square feet)	—	—	—	—	C	—	P	P		—	—	—	Article 21

**Amendment to Chapter 275 of the General Ordinances of the City of Rochester Regarding  
Table 18-C**

THE CITY OF ROCHESTER ORDAINS:

That Chapter 275 of the General Ordinances of the City of Rochester and currently before the Rochester City Council, be amended as follows:

Within Table 18-C, Recreation, Indoor shall be designated as a Permitted Use within the General Industrial (GI) District.

**These amendments shall take effect upon passage.**



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

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### Staff Recommendation of SURETY RELEASE REQUEST

Date: August 3, 2022  
To: Planning Board  
From: Shanna B. Saunders, Director of Planning & Development  
Re: Suggested release of Surety for Site Plan The Homeless Center for Strafford County, 202 Washington Street. Case # 246 – 22 – HC – 20

In accordance with a December 7, 2020 Planning Board approval for a site plan to construct a 5,168 s.f. homeless shelter.

DPW and Planning reviewed the as-built and conducted a site visit and determined that all proposed improvements are complete/substantially in compliance with the Planning Board approval.

Staff suggests that 100% of the surety (\$30,444.01) for this project be released. Attached is the applicant's drawdown request.

Sincerely,

Dana Webber, PE  
Assistant City Engineer  
Rochester DPW

Shanna B. Saunders,  
Director of Planning & Development

9-15-22



**City of Rochester, New Hampshire**  
**Project Surety Schedule & Performance Guarantee**  
**Surety Return Request**



**PROJECT NAME & ADDRESS:** Homeless Center  
 202 Washington St. Rochester NH 03839  
**APPLICANT NAME:** The Homeless Center for  
 Strafford County  
**APPLICANT ADDRESS:** 202 Washington Street  
 Rochester, NH 03839  
**APPLICANT TELE:** 603-332-3065  
**APPLICANT EMAIL:** execdirshelter@gmail.com  
**DATE:** 11/18/2022  
**MAP & LOT:** Map 246 Lot 022  
**PROJECT NUMBER:** 246-22-HC-20

Description	Quantity	Unit	Unit Price	Total	% Completed	Requested Return
<b>Site Preparation</b>						
Clearing & Grubbing	1.25	AC	\$9,600	\$ 12,000.00	100%	\$ 12,000
General Removal of Pipe Lines	-	LF	\$15.00	\$ -		\$ -
Common Excavation	2,934.00	CY	\$14.00	\$ 41,076.00	100%	\$ 41,076
Unsuitable Excavation	-	CY	\$35.00	\$ -		\$ -
Ledge Excavation	-	CY	\$75.00	\$ -		\$ -
Saw Cut Pavement	-	LF	\$2.00	\$ -		\$ -
<b>Roads</b>						
Granular/Common Fill	390.00	CY	\$18.00	\$ 7,020.00	100%	\$ 7,020
Gravel Backfill (304.2)	42.00	CY	\$30.00	\$ 1,260.00	100%	\$ 1,260
Crushed Gravel (304.3)	21.00	CY	\$33.00	\$ 693.00	100%	\$ 693
Crushed Stone - Fine Gradation (304.4)	358.00	CY	\$38.00	\$ 13,604.00	100%	\$ 13,604
Crushed Stone - Coarse Gradation (304.5)	257.00	CY	\$31.00	\$ 7,967.00	100%	\$ 7,967
Hot Bituminous Pavement - Hand Method	-	TON	\$120.00	\$ -		\$ -
Hot Bituminous Pavement - Machine Method	180.00	TON	\$81.00	\$ 14,580.00	100%	\$ 14,580
Pavement Prep for Top Coat if placed over 1 yr after Base Coat	-	SY	\$1.00			
Cold Plane	-	SY	\$4.00	\$ -		\$ -
Reclaim Pavement	-	SY	\$3.00	\$ -		\$ -
Fine Grading	1,042.00	SY	\$3.00	\$ 3,126.00	100%	\$ 3,126
Concrete Sidewalk 4"	-	SY	\$54.00	\$ -		\$ -
Bituminous Sidewalk 3"	134.00	LF	\$42.00	\$ 5,628.00	100%	\$ 5,628
Straight Granite Curb	-	LF	\$24.00			
Curved Granite Curb	-	LF	\$35.00	\$ -		\$ -
Reset Granite Curb	-	LF	\$15.00	\$ -		\$ -
Bituminous Curb, Type B 6" Reveal	-	LF	\$12.00	\$ -		\$ -
Traffic Sign with Post	2.00	EA	\$320.00	\$ 640.00	100%	\$ 640
Lightpole Base and Fixture	1.00	EA	\$9,400.00	\$ 9,400.00	100%	\$ 9,400
Cobra Head Light onto Existing Pole	-	EA	\$1,000.00	\$ -		\$ -
Conduit <6 "	55.00	LF	\$43.00	\$ 2,365.00	100%	\$ 2,365
Traffic Loop Detectors	-	EA	\$650.00	\$ -		\$ -
Retroflective Paint Marking - 4" Line	300.00	LF	\$0.50	\$ 150.00	100%	\$ 150
Retroflective Paint Pavement Marking - Symbol or Word	-	EA	\$50.00	\$ -		\$ -
Retroflective Thermoplastic Pavement Marking - ≤ 12" Line	50.00	LF	\$3.20	\$ 160.00	100%	\$ 160
Retroflective Thermoplastic Pavement Marking - Symbol	-	EA	\$125.00			
Obliterate Pavement Marking - ≤12" Line	-	LF	\$1.00	\$ -		\$ -
Guardrail (Steel Rail/ wood post)	-	LF	\$54.00	\$ -		\$ -
<b>Structural</b>						
Mechanically Stabilized Earth Retaining Wall	-	SF	\$40.00			
Retaining Wall - Modular Block	-	SF	\$50.00	\$ -		\$ -
Head Wall 12"-18"	-	EA	\$800.00	\$ -		\$ -
<b>Utilities</b>						
Catch Basin with Frame, Grate & Hood	-	EA	\$4,000.00	\$ -		\$ -
Special Catch Basins (i.e. Tree box Filters)	-	EA	\$5,500.00	\$ -		\$ -
Box Culvert ≤ 36' x 60'	-	LF	\$400.00	\$ -		\$ -
Box Culvert ≥ 36' x 60'	-	LF	\$650.00	\$ -		\$ -
Drop Inlet	-	EA	\$2,000.00	\$ -		\$ -
MH - 4'	-	EA	\$2,800.00	\$ -		\$ -
MH - 5'	-	EA	\$3,200.00	\$ -		\$ -

MH - 6'	-	EA	\$3,600.00	\$ -		\$ -
MH - 8'	-	EA	\$8,000.00	\$ -		\$ -
Remove and Reset CB, DI Grate and Frame	-	EA	\$500.00			
Reconstruct / Adjust Drainage Manholes	-	EA	\$1,000.00	\$ -		\$ -
Outlet/Inlet Control Structure	-	EA	\$6,000.00	\$ -		\$ -
Riprap	-	CY	\$50.00	\$ -		\$ -
Perf Underdrain ≤ 8"	-	LF	\$25.00	\$ -		\$ -
Perf Underdrain > 8"	-	LF	\$40.00	\$ -		\$ -
12" RC Pipe - Class III	-	LF	\$50.00	\$ -		\$ -
15" RC Pipe - Class IV	-	LF	\$54.00	\$ -		\$ -
18" RC Pipe - Class IV	-	LF	\$66.00	\$ -		\$ -
24" RC Pipe - Class IV	-	LF	\$90.00	\$ -		\$ -
30" RC Pipe - Class IV	-	LF	\$107.00	\$ -		\$ -
36" RC Pipe - Class IV	-	LF	\$112.00	\$ -		\$ -
48" RC Pipe - Class V	-	LF	\$170.00	\$ -		\$ -
12" RCP - End Sections	-	EA	\$500.00	\$ -		\$ -
15" RCP - End Sections	-	EA	\$610.00	\$ -		\$ -
18" RCP - End Sections	-	EA	\$750.00	\$ -		\$ -
24" RCP - End Sections	-	EA	\$1,000.00	\$ -		\$ -
8" PVC Drain	-	LF	\$30.00	\$ -		\$ -
8" Ductile Iron Double Run	-	LF	\$80.00	\$ -		\$ -
12" Ductile Drain	-	LF	\$60.00	\$ -		\$ -
12" Plastic Corrugated/Smooth Pipe	-	LF	\$43.00	\$ -		\$ -
15" Plastic Corrugated/Smooth Pipe	-	LF	\$45.00	\$ -		\$ -
18" Plastic Corrugated/Smooth Pipe	-	LF	\$47.00	\$ -		\$ -
24" Plastic Corrugated/Smooth Pipe	-	LF	\$55.00	\$ -		\$ -
30" Plastic Corrugated/Smooth Pipe	-	LF	\$65.00	\$ -		\$ -
36" Plastic Corrugated/Smooth Pipe	-	LF	\$85.00	\$ -		\$ -
12" Flared End Sections	-	EA	\$225.00	\$ -		\$ -
15" Flared End Sections	-	EA	\$225.00	\$ -		\$ -
18" Flared End Sections	-	EA	\$250.00	\$ -		\$ -
24" Flared End Sections	-	EA	\$350.00	\$ -		\$ -
30" Flared End Sections	-	EA	\$450.00	\$ -		\$ -
36" Flared End Sections	-	EA	\$600.00	\$ -		\$ -
PVC Gravity Main ≤ 8"	-	LF	\$39.00	\$ -		\$ -
PVC Gravity Main > 8"	-	LF	\$55.00	\$ -		\$ -
PVC Service Pipe and Fittings	588.00	LF	\$74.00	\$ 43,512.00	100%	\$ 43,512
PVC Forcemain Pipe ≤ 3"	-	LF	\$25.00	\$ -		\$ -
PVC Forcemain Pipe > 3"	-	LF	\$50.00	\$ -		\$ -
Reconstruct / Adjust Sewer Manholes	-	EA	\$1,000.00			
4" Cement Lined Ductile Iron Water Pipe CL 52	-	EA	\$1,100.00	\$ -		\$ -
6" Cement Lined Ductile Iron Water Pipe CL 52	50.00	LF	\$84.00	\$ 4,200.00	100%	\$ 4,200
8" Cement Lined Ductile Iron Water Pipe CL 52	-	LF	\$75.00	\$ -		\$ -
12" Cement Lined Ductile Iron Water Pipe CL 52	-	LF	\$100.00	\$ -		\$ -
20" Cement Lined Ductile Iron Water Pipe CL 52	-	LF	\$135.00	\$ -		\$ -
3/4" Copper/HDPE Water Pipe	-	LF	\$55.00	\$ -		\$ -
1" Copper/HDPE Water Pipe	-	LF	\$65.00	\$ -		\$ -
2" Copper/HDPE Water Pipe	20.00	LF	\$85.00	\$ 1,700.00	100%	\$ 1,700
Curb Stop	1.00	EA	\$350.00	\$ 350.00	100%	\$ 350
Fittings	2	EA	\$650.00	\$ 1,300.00	100%	\$ 1,300
4" & 6" Gate Valve	1.00	EA	\$1,400.00	\$ 1,400.00	100%	\$ 1,400
8" Gate Valve	-	EA	\$1,750.00	\$ -		\$ -
12" Gate Valve	-	EA	\$3,200.00	\$ -		\$ -
Chlorine Injection Tap	1.00	EA	\$900.00	\$ 900.00	100%	\$ 900
Hydrant	-	EA	\$5,500.00	\$ -		\$ -
Drilled Wells	-	LF	\$25.00	\$ -		\$ -
Electrical Transformers/Cabinets with Pads	1.00	EA	\$3,100.00	\$ 3,100.00	100%	\$ 3,100
Subdivision Electrification	-	LF	\$20.00	\$ -		\$ -
<b>Site Stabilization/Landscaping</b>						\$ -
Silt Fence (or equal)	975.00	LF	\$5.10	\$ 4,972.50	100%	\$ 4,973
Intet Protection	-	EA	\$100.00			\$ -
Storm Water Pollution Prevention Plan (SWPPP)	1.00	EA	\$4,500.00	\$ 4,500.00	100%	\$ 4,500
Monitor SWPPP	80.00	HR	\$90.00	\$ 7,200.00	100%	\$ 7,200
Temporary Safety Fence/Snow Fence/Construction Limits	-	LF	\$4.00	\$ -		\$ -
Chain Link/Stockade Fence - 5'	350	LF	\$50.00	\$ 17,500.00	100%	\$ 17,500
New Trees - Deciduous - General	-	EA	\$400.00			\$ -
New Trees - Evergreen Cedar	-	EA	\$375.00			\$ -
Shrubs - Large	-	EA	\$100.00			\$ -
Shrubs - Small	-	EA	\$35.00			\$ -

Rain Garden or Gravel Wetland	-	SF	\$10.00			\$ -
Loam and Seed	4,632.00	SY	\$8.00	\$ 37,056.00	100%	\$ 37,056
Sod	-	SY	\$8.00			\$ -
Mulch	-	CY	\$32.50			\$ -
Hay Bales - Temporary Erosion Control	-	LF	\$10.00			\$ -
Swale and Ditch Line Clearance of Vegetation (light)	-	LF	\$2.00			\$ -
Swale and Ditch Line Clearance of Vegetation (heavy)	-	LF	\$4.00			\$ -
<b>Quality Control</b>						\$ -
Physical Testing Laboratory Services	1.25	AC	\$2,800.00	\$ 3,500.00	100%	\$ 3,500
Officers - 4 hr min	4.00	HR	\$82.50	\$ 330.00	100%	\$ 330
Flagger	-	HR	\$25.00			\$ -
<b>Project Documentation</b>						\$ -
As-Built Drawing (\$2,000 min)	1.25	AC	\$1,600.00	\$ 2,000.00	100%	\$ 2,000
Staking/Monumentation/Record Drawings Prep (\$1,000 min)	7	AC	\$160.00	\$ 1,120.00	100%	\$ 1,120
<b>Site Maintenance</b>						\$ -
Site Clean Up (Removal of Construction Materials/Debris)	1.25	AC	\$6,100.00	\$ 7,625.00	100%	\$ 7,625
Clean out Catch Basins (Vac-Truck)	-	EA	\$60.00			\$ -
Dumpster (10 CY - 4 Ton)	1	WK	\$550.00	\$ 550.00	100%	\$ 550
<b>Demolition</b>						\$ -
Specialized or Site Specific Demolition (\$1,000 min)	1	LS	\$1,100.00	\$ 1,100.00	100%	\$ 1,100
<b>Specialty Requirements per N.O.D.</b>						\$ -
TBD						\$ -
<b>Mobilization/Demobilization</b>		5% of total		\$ 13,179.23	\$ 100	\$ 1,317,923

\$ 1,581,507

\$ 276,763.73  
 10% Contingency \$ 27,676.37  
 Performance Guarantee (10% of total cost including 10% contingency) **\$ 30,444.01**  
 Surety = 110% of the Uncompleted Work \$ 304,440.10

I/we request the City of Rochester Planning Board consider releasing the surety amount listed above for work that has been completed.

Tracy S. Hardekopf, Executive Director  
 Requester & Title (please print)

Tracy S. Hardekopf  
 Owner /Applicant name (please print)

*Tracy S. Hardekopf* 08/01/2022  
 Requester Signature and date

*Tracy S. Hardekopf* 08/01/2022  
 Owner /Applicant Signature and date

**Notes:**

1. The purpose of this document is to create a starting point for developers to determine the site work costs.
2. This estimate may not be fully comprehensive and does not relieve the contractor or developer from obligations necessary to complete work as approved.
3. Unit cost of pipes include cost of bedding materials
4. Prices related to asphalt are volatile. Prices may need to be routinely updated.



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

## 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.net](http://www.rochesternh.net)

### Staff Recommendation of SURETY RELEASE REQUEST

Date: September 13, 2022

To: Planning Board

From: Shanna B. Saunders, Director of Planning & Development

Re: Suggested release of Surety for Site Plan for EIP Holdings II, LLC (156A Lowell Street), 244 – 2-1 – A – 21, Rochester 5 Cell Site

In accordance with a February 1, 2021 Planning Board approval for a site plan to construct a Wireless communication facility, as-built plans were submitted August 9, 2022.

DPW and Planning reviewed the as-built and conducted a site visit and determined all proposed improvements are complete/substantially in compliance with the Planning Board approval.

Staff suggests that 100% of the surety (\$8,931.24) for this project be released. Attached is the applicant's drawdown request.

Sincerely,

Dana Webber, PE  
Assistant City Engineer  
Department of Public Works

Shanna B. Saunders,  
Director  
Planning & Development

9.15.22





**REQUEST FOR RELEASE/DRAWDOWN OF SURETY**  
**City of Rochester, New Hampshire**

**To: City of Rochester Planning Board**

**Project Name:** Rochester 5 Cell site 156A Lowell St **Project Number:** Case# 244-2-1-A-21

**Applicant/developer**

Name (include name of individual): EIP Holdings II, LLC (Walter Mazzoni CM)

Mailing address: Two Alleghney Center, Suite 1002 Pittsburgh, PA 15212

Telephone #: 412-482-3420 Email: walter.mazzoni@everestinfrastructure.com

**I request the release of the site surety amounts listed below:**

DESCRIPTION	% WORK COMPLETED	AMOUNT REQUESTED BACK
1. Site Preparation	100%	100%
2. Roads	100%	100%
3. Structural	100%	100%
4. Utilities	100%	100%
5. Site Stabilization/Landscaping	100%	100%
6. Quality Control	100%	100%
7. Project Documentation	100%	100%
8. Site Maintenance	100%	100%
9. Demolition	100%	100%
10. Specialty Req. per NOD	100%	100%
11. Mobilization (5% of Total)	100%	100%
12. Misc. (List)	100%	100%
<b>TOTAL RELEASE AMOUNT REQUESTED:</b>		<b>\$8,931.24</b>
<b>TOTAL ADJUSTED RELEASE AMOUNT:</b>		

***Please attach a completed City Cost Estimating Sheet for remaining work.***

I/we request the City of Rochester Planning Board consider releasing the surety amount listed above for work that has been completed.

Walter Mazzoni Construction Manager

Requester & Title (please print)

Owner/Applicant (please print)

Walter Mazzoni Digitally signed by Walter Mazzoni  
Date: 2021.07.28 12:51:54 -0400

Requester Signature

09/09/2021

Date

Owner/Applicant Signature

# CITY INSPECTION TRACKING SHEET

Dept. of Public Works

August 1-31, 2022

INV #	DATE	MAP	LOT	FEE SOURCE	LOCATION	HOURS	RATE	TRANSFER AMOUNT	REFUND AMOUNT	TOTAL	REFUND
DPW-2023-34	8/1/2022	134	5	D.R. Lemieux Builders	10 Cortland Street	1	\$ 90.00	\$ 90.00		\$ 90.00	No
DPW-2023-35	8/1/2022	255	24-10	Rochester Haven Hill LLC	60 Haven Hill Road	1	\$ 90.00	\$ 90.00		\$ 90.00	No
DPW-2023-36	8/2/2022	208	4&5	Granite State Credit Union	148 Farmington Road	2	\$ 90.00	\$ 180.00		\$ 180.00	No
DPW-2023-37	8/2/2022	255	24-10	Rochester Haven Hill LLC	60 Haven Hill Road	1	\$ 90.00	\$ 90.00		\$ 90.00	No
DPW-2023-38	8/3/2022	110	10	Golden Oaks Development	14 Freedom Drive	1	\$ 90.00	\$ 90.00		\$ 90.00	No
DPW-2023-39	8/4/2022	251	68	Half Peak Holding LLC	0 Ledgeview Drive	1	\$ 90.00	\$ 90.00		\$ 90.00	No
DPW-2023-40	8/8/2022	134	5	D.R. Lemieux Builders	10 Cortland Street	1	\$ 90.00	\$ 90.00		\$ 90.00	No
DPW-2023-41	8/10/2022	112	20	Monarch School	105 Eastern Ave	1	\$ 90.00	\$ 90.00		\$ 90.00	No
DPW-2023-42	8/11/2022	110	10	Golden Oaks Development	14 Freedom Drive	1	\$ 90.00	\$ 90.00		\$ 90.00	No
DPW-2023-43	8/11/2022	251	68	Half Peak Holding LLC	0 Ledgeview Drive	1	\$ 90.00	\$ 90.00		\$ 90.00	No
DPW-2023-44	8/17/2022	208	4&5	Granite State Credit Union	148 Farmington Road	0.5	\$ 90.00	\$ 45.00		\$ 45.00	No
DPW-2023-45	8/16/2022	110	10	Golden Oaks Development	14 Freedom Drive	1	\$ 90.00	\$ 90.00		\$ 90.00	No
DPW-2023-46	8/16/2022	112	20	Monarch School	105 Eastern Ave	1	\$ 90.00	\$ 90.00		\$ 90.00	No
DPW-2023-47	8/22/2022	243	39	Easter Seals NH	215 Rochester Hill Rd	1	\$ 90.00	\$ 90.00		\$ 90.00	No
DPW-2023-48	8/22/2022	110	10	Golden Oaks Development	14 Freedom Drive	1	\$ 90.00	\$ 90.00		\$ 90.00	No
DPW-2023-49	8/23/2022	221	151	Aloe Pines	0 Ten Rod Road	1.5	\$ 90.00	\$ 135.00		\$ 135.00	No
DPW-2023-50	8/24/2022	110	10	Golden Oaks Development	14 Freedom Drive	1	\$ 90.00	\$ 90.00		\$ 90.00	No
DPW-2023-51	8/24/2022	221	151	Aloe Pines	0 Ten Rod Road	1	\$ 90.00	\$ 90.00		\$ 90.00	No
DPW-2023-52	8/25/2022	243	39	Easter Seals NH	215 Rochester Hill Rd	1	\$ 90.00	\$ 90.00		\$ 90.00	No
						20		\$ 1,800.00	\$ -	\$ 1,800.00	No

*Shannon Saunders*  
Dept. Head

9/7/2022

Date

Credit 13011 - 400418

Debit 1000 - 222005

## August 2022

Type	Surety Expiration Date	See Notes Below	Case # / Zone /Year	Activity	Developer/Location	Original Surety Required	PB Additional Surety Required	Principal Balance as of Aug., 31, 2021	Release Date	Principal Release Amount	Release Date	Principal Release Amount
Bond # 999064289	8/24/2023		114-4&5-HC-19	Vehicle Service Expansion	Glenn David's Integrity Auto, 415 North Main St.	\$ 25,500.00		\$ 25,500.00				
Cash Concentration	N/A		115-29-HC-18	Charging Station	KJK Wireless, 290 North Main St. (Tesla)	\$ 13,040.53		\$ 13,150.02				
Cash Concentration	N/A		121-32,32-1,37-B1-05	Mult-Family Housing	Steve Miller (Fownes Mill Development)/Gagne St.	\$ 47,127.60		\$ 47,161.28				
Cash Concentration	N/A		125-214-R2-21	Two-Story Office	Hope on Haven Hill, Inc. (38 Charles Street)	\$ 17,715.55		\$ 17,715.55				
Bond# 41K235133	N/A		131-7-NMU-20	Retail Motor Fuel	717 Rochester Holdings, LLC (Tropic Star Development)	\$ 75,523.00		\$ 75,523.00				
Bond # 608-100244-2	N/A		134-5-R2-16	Mult-Family Housing	D.R. Lemieux Builders, 114 Rochester Hill Rd. (Apple Ridge Apts)	\$ 145,499.28		\$ 58,391.04	Reduction 2/7/20	\$87,108.24		
Bond# SUR0000204	6/30/2023		134-5-R2-16	Mult-Family Housing	D.R. Lemieux Builders, 114 Rochester Hill Rd. (Apple Ridge Apts Ph 2)	\$ 60,465.38		\$ 60,465.38				
Bond# SUR0000205	6/30/2023		134-5-R2-16	Mult-Family Housing	D.R. Lemieux Builders, 114 Rochester Hill Rd. (Apple Ridge Apts Ph 3)	\$ 34,875.86		\$ 34,875.86				
Bond# 107499549	N/A		136-20-R1-21	Quonset Hut	Eversource / 74 Old Dover Rd	\$10,780.00		\$10,780.00				
Cash Concentration	N/A		137-3-NMU-20	Utilities Construction	Process Pipeline Services, 770 Columbus Ave. (Northern Utilities)	\$ 2,522.75		\$ 2,522.93				
Cash Concentration	N/A		208-4&5-GRD-21	Bank	Granite State Credit Union, 148&150 Farmington Rd.	\$ 80,572.04		\$ 80,573.59				
Bond # NH5354827	N/A		208-6-GRD-20	Automotive Expansion	Motor City Automotive Group, LLC, 154 Farmington Rd.	\$ 6,667.00		\$ 6,667.00				
Cash Concentration	N/A		208-9-GRD-20	Commercial Expansion	Cornerstone VNA, 178 Farmington Rd.	\$ 5,013.44		\$ 5,017.02				
Bond # 094053	N/A		209-1-GRD-15	Commercial retail	Severino Trucking Co., 105 Farmington Rd.	\$ 73,150.00		\$ 73,150.00				
Bond # 0118204	12/18/2022		215-17-R2-16	Mult-Family Housing	Ekimbor, LLC , Norway Plains Townhouses	\$ 128,802.93		\$ 128,802.93				
LOC # S911876	N/A		216-6&7-GRD-17	Commercial retail	Casaccio RE Holdings, Inc.	\$ 30,606.36	\$ 45,393.64	\$ 76,000.00				
Cash Concentration	N/A		216-8,9,10-GRD-16	Excavation	Farmington Assoc. (The Ridge-PH II)	\$ 145,811.99		\$ 145,811.99				
LOC# SUR0000110	N/A		216-11-GRD-14	Commercial retail	Waterstone Rochester, LLC (The Ridge)	\$ 756,266.70		\$ 186,723.08	Reduction 3/4/19	\$677,167.26		
LOC# 68172537	10/31/2021	See Note #3 Below	216&221-32,186,187-I-20	Industrial Expansion	Lydall Performance Materials (134 Chestnut Hill Rd.)	\$ 146,359.00		\$ 146,359.00				
Cash Concentration	N/A		232-16-3-A-19	Cell Tower	Eco-Site II, LLC (T-Mobil Tower)	\$ 11,552.60		\$ 11,560.85				
Cash Concentration	N/A		243-39-A-21	Senior Housing Facility	Easter Seals NH, 215 Rochester Hill Rd.	\$ 194,545.68		\$ 194,545.68				
Cash Concentration	N/A	Release Request 9-19	244-2-1-A-21	Cell Tower	EIP Holdings II, LLC (156 Lowell St.)	\$ 8,931.24		\$ 8,931.24				
Bond# SUR1001216	N/A	Release Request 9-19	246-22-HC-20	Homeless Shelter	Homeless Center for Strafford County (202 Washington St.)	\$ 30,444.01		\$ 30,444.01				
LOC# 20034171	12/7/2023		251-68-R1-21	Mult-Family Housing	Half Peak Holdings, LLC (Ledgeview III)	\$ 206,842.00		\$ 206,842.00				
Cash Concentration	N/A		251-121-R1-03	Mult-Family Housing	Half Peak Holdings, LLC (Ledgeview II)	\$ 120,545.52	\$ 74,153.54	\$ 195,723.47				

Bond # 567293	N/A		255-21-I-20	Manufacturing Facility	Prep Partners Group, LLC (49 Innovation Dr.)	\$ 320,409.13		\$ 320,409.13				
Cash Concentration	N/A		255-23-A-20	Multi Purpose Room	Hope on Haven Hill, Inc. (326 Rochester Hill Rd.)	\$ 4,469.39		\$ 4,472.58				
Bond # 04BCSGN4110	3/8/2021	See Note #1 Below	256-66/264-23-PUD-12	PUD	The Village at Clark Brook (Old Dover Rd.)	\$ 171,296.38	\$ 253,843.88	\$ 295,843.00	3/5/2018	\$156,297.26		
Bond # EAIC179000065	4/26/2023		267-3-RI-20	Materials Recovery Facility	Waste Management of NH	\$ 140,000.00		\$ 140,000.00				
Bond # EAIC17000066	10/26/2021	See Note #2 Below	268-2-A-19	Container Storage Area	Waste Management of NH	\$ 35,750.00		\$ 35,750.00				
Bond# EAIC179000056	3/15/2022	See Note #4 Below	267/268-2&3/2&2-1-RI/A-17	TLR-III Refuse Disposal	Waste Management of NH	\$ 593,260.84		\$ 593,260.84				
Total Required						\$ 2,666,871.19	\$ 373,391.06	\$ 2,255,997.01				

Notes:

- #1 Bond expiration letter sent on 1/14/2021
- #2 Bond expiration letter sent on 8/27/2021; Second & Final Notice sent 10/13/2021, no permits/CO's being issued; As-Built received on 11/1/2021
- #3 LOC expiration letter sent on 10/13/2021
- #4 Expiration notice sent on 8/24/2022



August 2022														
Type of Surety	Surety Expiration Date	See Notes Below	Case # / Zone /Year	Activity	Developer/Location	Original Surety Required	Additional Surety Required	Principal Balance as of Aug., 31,2021	Release Date	Principal Release Amount	Release Date	Principal Release Amount	Release Date	Principal Release Amount
Cash Concentration	N/A		107&108-54&53-1-R1-16	9-Lot Subdivision	Tom Aubert / Portland St.	\$37,237.70	\$11,743.28	\$49,784.91						
Cash Concentration	N/A		108-53-R1-20	56-Lot Subdivision	Carole Court, LLC / 828 Portland St.	\$227,138.22		\$227,300.57						
Cash Concentration	N/A		110-10,10-2thru10-18-R1-20	17-Lot Subdivision	Roadrunner Real Estate Development, LLC/Freedom Dr.	\$94,454.54		\$94,545.54						
Cash Concentration	N/A		140-73-R1-17	17-Lot Subdivision	New Style Homes, Inc. / 156 Old Dover Rd.	\$92,599.00	\$3,169.00	\$96,420.58						
Bond# S-262943	N/A		203-25-A-08	17-lot subdivision/for infrastructure	MJS Development, LLC / Kelmar & Fresian	\$95,851.00		\$95,851.00						
Passbook #36144	N/A		216-67-A-01	Truck sales	Ziad Labidi/ Elmo Lane (Upgrade of Elmo Ln.)	\$47,000.00	As of 3/23/21 ->	\$13,873.72	Through 7/14/08	\$33,500.00				
Cash Concentration	N/A		224-310-A-18	32-Lot subdivision	J&L Terra Holdings - 685 Salmon Falls Rd.	\$70,419.88		\$75,044.23						
Cash Concentration	N/A		224-310-A-18	Phase II of Meadow Ct.	J&L Terra Holdings - 685 Salmon Falls Rd.	\$4,000.00		\$4,000.00						
Passbook #37014	N/A		224-321, 324,324-1, 324-2,328-A-07	45 lot subdivision	Great Woods Dev/Steve Miller/Off Salmon Falls Rd	\$65,000.00	As of 3/23/21 ->	\$13,095.55	10/19/18	\$52,662.29				
Cash Concentration	N/A		224-321,324,328-A-07	Laredo Lane	Great Woods Dev/Steve Miller/Off Salmon Falls Rd	\$87,344.62	\$29,772.38	\$118,479.30						
Bond # 0145184	N/A		237-3 & 8-R1-04	Highfield	Washington Street (Severino Trucking)	\$1,400,444.31		\$1,400,444.31						
Bond# 0739223	12/10/2022		237-3&8-PUD-18	Highfield - Ph 1B(A)	Fillmore Blvd.	\$95,049.92		\$95,049.92						
Bond# 0739224	1/7/2022	See not #4 Below	237-3&3-PUD-18	Highfield - Ph 1B(A)	Secondary Access Rd. to Hussey Hill Rd.	\$164,355.35		\$164,355.35						
Bond# 0761698	N/A		237-3&3-PUD-18	Highfield - Ph 1B(A)	Eisenhower Drive	\$151,158.78		\$151,158.78						
Bond # 0663066	8/28/2022	See note #2 Below	237-8-1-PUD-13	Highfield - Ph.2A	Monroe Dr/Fillmore Blvd	\$156,000.00		\$156,000.00						
Bond # 0663068	9/17/2022	See note #3 Below	237-8-1-PUD-14	Highfield - Ph. 2B	59 Fillmore Blve.	\$75,000.00		\$75,000.00						
Bond # 663109	12/31/2022		237-8-1-PUD-15	Highfield - Ph. 2C	59 Fillmore Blve.	\$118,000.00		\$118,000.00						
Cash Concentration	N/A		239-18-R1-04	Road & Drainage	One Heritage Street Development, LLC (Bill Goldstein) Heritage St.	\$250,000.00		\$14,032.59	6/3/08	\$237,500.00	10/14/09	\$12,500.00	11/25/09	\$25,200.00
Passbook # 36139	N/A		246-32-R1-02	33-lot subdivision	Bob DiBerto (fka Morgan Realty Trust/ Chesley Hill Rd	\$1,270,000.00	As of 3/23/21->	\$95,065.22	Through 8/29/2007	\$1,182,702.00	1/23/08	\$24,798.00	12/18/13	\$56,030.39
Bond # 283602	N/A		255 - 24-1 - A - 17	10-Lot subdivision	LaPerle Drive (MJS Development, LLC)	\$40,216.00	\$16,486.42	\$56,702.42						
L of C # 1300137800	5/2/2023		255-24-10-A-21	5-Lot subdivision	Rochester Haven Hill, LLC (Rachel Lane)	\$38,655.19		\$38,655.19						
L of C # 159051809E	4/15/2023		256-61&62-A-04	23-lot subdivision	CBDA Funding,LLC/ Little Quarry at Village Clark Brook/ Constitution Way	\$200,000.00		\$27,430.45	Through 7/15/08	\$100,000.00				
Cash Concentration	N/A		259-36&37-A-15	57-Lot Subdivision	119 Flagg Road Development, LLC (Bill Goldstein) Trinity Cr.	\$131,097.63		\$132,150.76						
Cash Concentration	N/A		259-38-A-20	Trinity Subdivision - Ph II	KAB Realty Management, LLC (Matildas Way)	\$103,596.82		\$103,604.48						
Bond# BMVD070064	10/17/2022	See Note #1 Below	263-10-A-07	17-Lot subdivision	Boston North Construction Co. (Dale Sprague) Peterson Rd./England Rd.	\$71,000.00		\$71,000.00						
Bond # BLVA881348	3/23/2023		263-25-A-17	6-lot subdivision	BD&B Pitchfork Holdings, LLC / Lucas Lane	\$22,000.00		\$22,000.00						
Total Required						\$4,715,753.63	\$61,171.08	\$3,108,571.77		\$1,606,364.29		\$37,298.00		\$81,230.39
Notes:														
#1 Bond Expiration letter sent to developer on 7/29/2022														
#2 Bond Renewal received 9/7/22														

Surety Activity -August 2022      Misc. Surety - required for Certificate of Occupancy to be issued																		
Completion Date	Notes	Surety Expiration Date	Type of Surety	Map & Lot	Check drawn	Development/Location	Purpose	Surety Required	Date Received	Balance as of Aug. 31, 2021	Release Date	Release Amount	Release Date	Release Amount	Release Date	Release Amount	Comments	
		N/A	City Concentration	221-151	Colliander, Field & Brown	Aloe Pines / Ten Rod Rd.	Drainage & Driveway Completion	\$18,085.05	7/26/2006	7,379.95	11/16/2009	\$11,738						
		N/A	City Concentration	221-151	Raymond Green, Inc.	Aloe Pines / Ten Rod Rd.	Off-site Improvements	\$232,000.00	12/1/2006	\$20,529.85	2/28/2008	\$116,550						
N/A			Bond # BLN1675088	205-18	American Tower, L.P.	36 Cross Rd., Cell Tower	Cell Tower Removal if Abandoned	\$25,000.00	6/26/2000	\$25,000.00							Keep indefinitely in event tower abandoned	
			Bond # 017-011-208	250-39	(Kenney) Accolade Towers, LLC	Dry Hill Rd.	Cell Tower Removal if Abandoned	\$10,000.00	8/20/2003	\$10,000.00							Keep indefinitely in event tower abandoned	
			Bond # 017241390	232-16-3	Eco-Site II, LLC	144 Meaderboro Rd.	Cell Tower Removal if Abandoned	\$50,487.00	6/18/2020	\$50,487.00								
			Bond# 14221134	244-2-1	EIP Holdings II, LLC	156 Lowell St.	Cell Tower Removal if Abandoned	\$30,000.00	6/16/2021	\$30,000.00								
			14215265	257-24	EIP Communications I, LLC	133 Blackwater Rd.	Cell Tower Removal if Abandoned	\$30,000.00	11/10/2020	\$30,000.00								
															</			