



MINOR SITE PLAN APPLICATION
City of Rochester, New Hampshire

Date: 11/3/14 [office use only. Check # _____ Amount \$ _____ Date paid _____]

Property information

Tax map #: 230; Lot #(s): 14-2; Zoning district: A

Property address/location: 159A Walnut St, Rochester NH

Brief project description: Community Solar Garden Array

Property owner

Name (include name of individual): Kristine E Biagotti & Donald E Kelsey II

Mailing address: 159A Walnut St, Rochester NH 03867

Telephone #: 603-332-2099 Email address: dkelsey@eosresearch.com

Applicant/developer (if different from property owner)

Name (include name of individual): Elbridge Solar Farm, LLC - Barrett Bilotta

Mailing address: 22 Rosemary Lane, Durham, NH 03824

Telephone #: 603-817-1175 Email address: andrew@nhsolargarden.com

Engineer/surveyor/designer (if applicable)

Name (include name of individual): Joe M. Persechino, P.E., LEED AP / Tighe & Bond

Mailing address: 177 Corporate Drive, Portsmouth NH 03801

Telephone #: 603-433-8818 Email address: jimpersechino@tighebond.com

Check one:

☒ Nonresidential project

☐ Residential project

Nonresidential projects (if applicable)

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

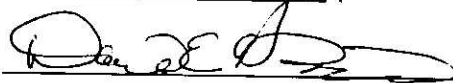
Describe current use/nature of property: Agricultural Land/ Field which is cut seasonally for hay.Describe proposed use/activity: to build a community solar garden array on the unused land that is now a hay field.# parking spaces: existing: N/A ; total proposed: N/ACurrent square footage of building N/A; Proposed square footage of building N/ACity water? yes N/A no ; How far is City water from the site? City sewer? yes N/A no ; How far is City sewer from the site? If City water, what are the estimated total daily needs? gallons per dayWhere will stormwater be discharged? **Residential projects** (if applicable)Number of existing dwelling units: Total number of proposed dwelling units: New building(s)? Addition(s)/modifications to existing building(s)? NoDescribe current use/nature of property: Describe proposed use/activity: # of parking spaces: existing: total proposed: **Comments**

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

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: 

Date: 11-3-14

Signature of applicant/developer: 

Date: 11/3/2014

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: 

Date: 11-3-14



0' Abutters List Report

Rochester, NH
November 03, 2014

\$3.78
16
\$60.48

Subject Property:

Parcel Number: 0230-0014-0002
CAMA Number: 0230-0014-0002
Property Address: 173 WALNUT ST

Mailing Address: BIAGOTTI KRISTINE E & KELSEY
DONALD E II
159A WALNUT ST
ROCHESTER, NH 03867

Abutters:

Parcel Number: 0122-0093-0000
CAMA Number: 0122-0093-0000
Property Address: 103 WALNUT ST

Mailing Address: PUBLIC SERVICE CO OF NH % TAX
ACCOUNTING
P O BOX 3430
MANCHESTER, NH 03105-3430

Parcel Number: 0122-0093-0000
CAMA Number: 0122-0093-A000
Property Address: 0 WALNUT ST

Mailing Address: SPRINT PROP TAX DEPT
P O BOX 8430
KANSAS CITY, MO 64114-8430

Parcel Number: 0230-0001-0000
CAMA Number: 0230-0001-0000
Property Address: 2 FRENCH HUSSEY RD

Mailing Address: LEPINE DALE E & ALANA K
2 FRENCH HUSSEY RD
ROCHESTER, NH 03867-4289

Parcel Number: 0230-0001-0001
CAMA Number: 0230-0001-0001
Property Address: 134 WALNUT ST

Mailing Address: WILES MICHAEL D & CHRISTINE M
134 WALNUT ST
ROCHESTER, NH 03867-4202

Parcel Number: 0230-0001-0002
CAMA Number: 0230-0001-0002
Property Address: 126 WALNUT ST

Mailing Address: PETIT NORMAND & TONI
126 WALNUT ST
ROCHESTER, NH 03867-4202

Parcel Number: 0230-0006-0000
CAMA Number: 0230-0006-0000
Property Address: 4 BICKFORD RD

Mailing Address: COUNTRYSIDE TRUST % RONALD J &
NANCY L THOMAS TRUSTEES
4 BICKFORD RD
ROCHESTER, NH 03867-4271

Parcel Number: 0230-0007-0000
CAMA Number: 0230-0007-0000
Property Address: 0 BICKFORD RD

Mailing Address: DUSTIN HOMESTEAD CONDO ASSOC
NA

Parcel Number: 0230-0009-0000
CAMA Number: 0230-0009-0000
Property Address: 3 BICKFORD RD

Mailing Address: CLEMENT WALTER & PATRICIA C
3 BICKFORD RD
ROCHESTER, NH 03867-4272

Parcel Number: 0230-0013-0023
CAMA Number: 0230-0013-0023
Property Address: 11 WINKLEY FARM LN

Mailing Address: ADJUTANT MICHAEL A & REGINA L
11 WINKLEY FARM LN
ROCHESTER, NH 03867

Parcel Number: 0230-0014-0000
CAMA Number: 0230-0014-0000
Property Address: 159 WALNUT ST

Mailing Address: BIAGOTTI KRISTINE E & KELSEY
DONALD E II
159A WALNUT ST
ROCHESTER, NH 03867



www.cai-tech.com

11/3/2014

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0' Abutters List Report

Rochester, NH
November 03, 2014

Parcel Number: 0230-0014-0001
CAMA Number: 0230-0014-0001
Property Address: 177 WALNUT ST

Mailing Address: MOLINARO ROBERT P & LYNNETTE M
177 WALNUT ST
ROCHESTER, NH 03867-4201

Parcel Number: 0230-0014-0003
CAMA Number: 0230-0014-0003
Property Address: 143 WALNUT ST

Mailing Address: SULLIVAN JOHN L & VICKI J
143 WALNUT ST
ROCHESTER, NH 03867

Parcel Number: 0230-0015-0000
CAMA Number: 0230-0015-0000
Property Address: 119 WALNUT ST

Mailing Address: PELLETIER GEORGE & KIMBERLY
119 WALNUT ST
ROCHESTER, NH 03867-4201

Parcel Number: 0230-0019-0000
CAMA Number: 0230-0019-0000
Property Address: 20 INDUSTRIAL WAY

Mailing Address: LAARS HEATING SYSTEMS CO % LORA
HUWE
20 INDUSTRIAL WAY
ROCHESTER, NH 03867

Parcel Number: 0230-0020-0001
CAMA Number: 0230-0020-0001
Property Address: 28 INDUSTRIAL WAY

Mailing Address: LP GAS EQUIPMENT INC % EASTERN
PROPANE GAS
P O BOX 1800
ROCHESTER, NH 03866-1800

Parcel Number: 0230-0020-0002
CAMA Number: 0230-0020-0002
Property Address: 30 INDUSTRIAL WAY

Mailing Address: LP GAS EQUIPMENT INC % EASTERN
PROPANE GAS
P O BOX 1800
ROCHESTER, NH 03866-1800



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11/3/2014

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Elbridge Solar Farm Drainage

TO: Jim Campbell, City of Rochester Chief Planner
FROM: Joseph M. Persechino, P.E.
DATE: October 28, 2014

Project Description

The proposed project includes the construction of a new 500 kW Solar Photovoltaic (PV) array, the associated site development and the utility service connection. The proposed solar array consists of 6.5' X 4' solar modules mounted on a rack system which is mounted in the ground using a pile system. An electrical equipment pad will also be installed as part of the project.

Water Quality

Runoff from the solar panels, electrical equipment and racking systems is considered clean and does not require treatment prior to discharge/infiltration. There will be no vehicle traffic other than that for routine site maintenance (mowing, inspection, etc.).

Water Quantity

The solar panels and racking system are considered to not add any significant impervious area to the site. Any stormwater falling on the solar panels will immediately run off through the gaps between the solar panels to the vegetated ground below. The racking system will not contribute significantly as an impervious surface coverage of the site as each pile adds only a few square inches of coverage. Stormwater will flow in the same general paths as existing conditions once it reaches the ground from the solar panels.

Conclusion

Since there will no change in water quality or water quantity from the pre-development conditions to the post-development conditions, additional detention and treatment of stormwater will not be required.



Example pictures or array & associated equipment/mounting:



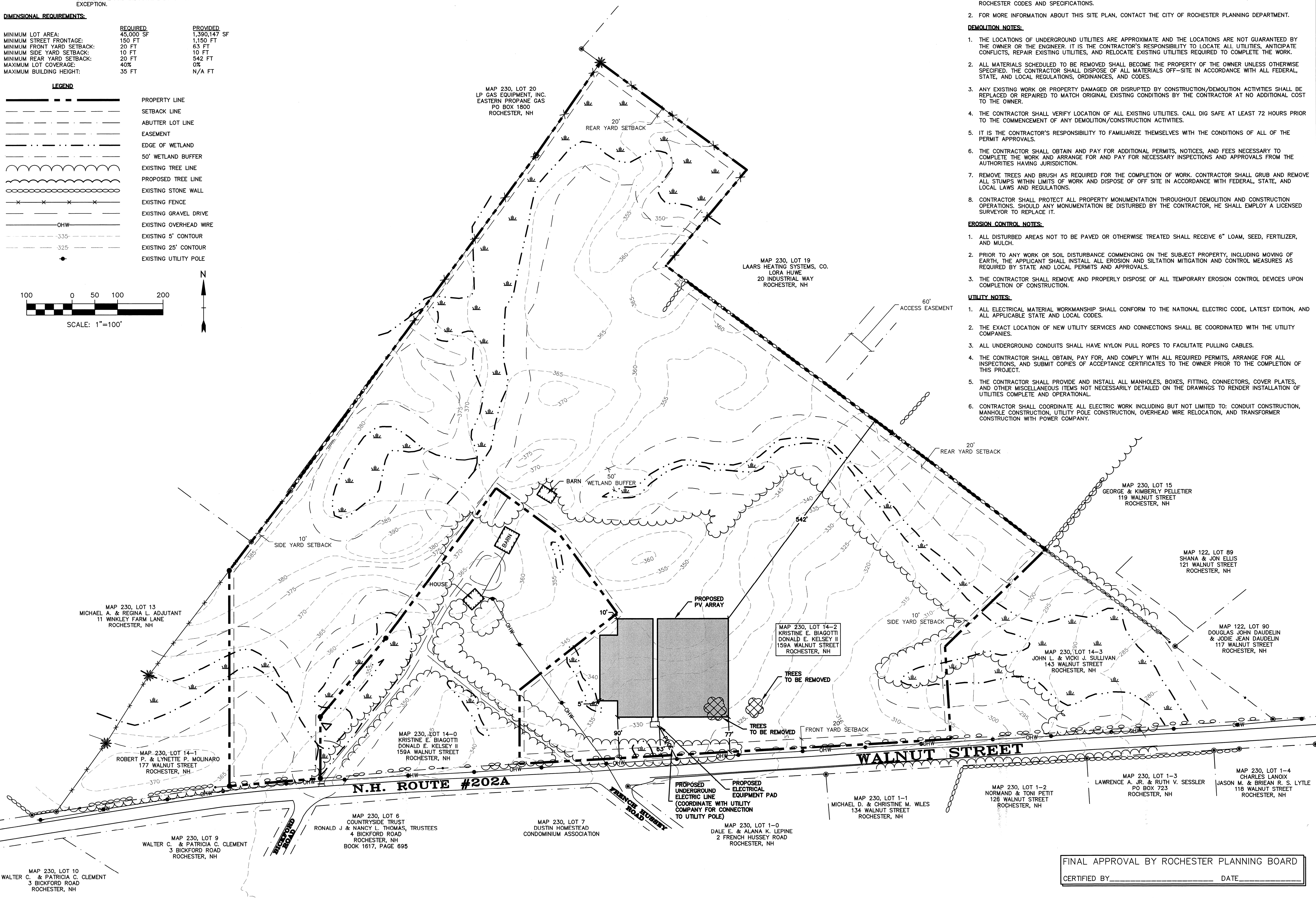
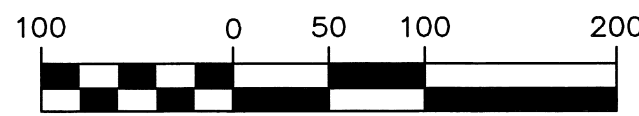
SITE DATA:
LOCATION: 159A WALNUT STREET
TAX MAP 230, LOT 14-2
ZONING DISTRICT: AGRICULTURAL (AG)
OVERLAY DISTRICTS: NONE
ALLOWED USES: AGRICULTURAL, RESIDENTIAL, RECREATIONAL FACILITIES, LIMITED COMMERCIAL AND INDUSTRIAL BY CONDITIONAL USE OR SPECIAL EXCEPTION.

DIMENSIONAL REQUIREMENTS:

	REQUIRED	PROVIDED
MINIMUM LOT AREA:	45,000 SF	1,390,147 SF
MINIMUM STREET FRONTAGE:	150 FT	1,150 FT
MINIMUM FRONT YARD SETBACK:	20 FT	63 FT
MINIMUM SIDE YARD SETBACK:	10 FT	10 FT
MINIMUM REAR YARD SETBACK:	20 FT	542 FT
MAXIMUM LOT COVERAGE:	40%	0%
MAXIMUM BUILDING HEIGHT:	35 FT	N/A FT

LEGEND

---	PROPERTY LINE
---	SETBACK LINE
---	ABUTTER LOT LINE
---	EASEMENT
---	EDGE OF WETLAND
---	50' WETLAND BUFFER
---	EXISTING TREE LINE
---	PROPOSED TREE LINE
---	EXISTING STONE WALL
---	EXISTING FENCE
---	EXISTING GRAVEL DRIVE
---	EXISTING OVERHEAD WIRE
---	EXISTING 5' CONTOUR
---	EXISTING 25' CONTOUR
---	EXISTING UTILITY POLE



EXISTING CONDITIONS NOTES:

- EXISTING CONDITIONS BASED ON PLAN BY NORWAY PLAINS ASSOCIATES, INC., TITLED "TOPOGRAPHIC SUBDIVISION OF LAND", DATED AUGUST 2002.

SITE NOTES:

- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE, AND/OR CITY OF ROCHESTER CODES AND SPECIFICATIONS.
- FOR MORE INFORMATION ABOUT THIS SITE PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT.

DEMOLITION NOTES:

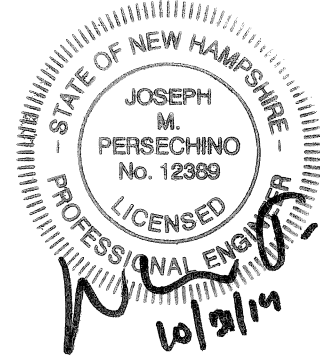
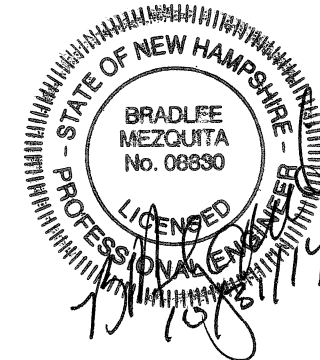
- THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR THE ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES, AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK.
- ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE OWNER UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES, AND CODES.
- ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO MATCH ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES. CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL OF THE PERMIT APPROVALS.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ADDITIONAL PERMITS, NOTICES, AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR NECESSARY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION.
- REMOVE TREES AND BRUSH AS REQUIRED FOR THE COMPLETION OF WORK. CONTRACTOR SHALL GRUB AND REMOVE ALL STUMPS WITHIN LIMITS OF WORK AND DISPOSE OF OFF SITE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
- CONTRACTOR SHALL PROTECT ALL PROPERTY MONUMENTATION THROUGHOUT DEMOLITION AND CONSTRUCTION OPERATIONS. SHOULD ANY MONUMENTATION BE DISTURBED BY THE CONTRACTOR, HE SHALL EMPLOY A LICENSED SURVEYOR TO REPLACE IT.

EROSION CONTROL NOTES:

- ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 6" LOAM, SEED, FERTILIZER, AND MULCH.
- PRIOR TO ANY WORK OR SOIL DISTURBANCE COMMENCING ON THE SUBJECT PROPERTY, INCLUDING MOVING OF EARTH, THE APPLICANT SHALL INSTALL ALL EROSION AND SILTATION MITIGATION AND CONTROL MEASURES AS REQUIRED BY STATE AND LOCAL PERMITS AND APPROVALS.
- THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF CONSTRUCTION.

UTILITY NOTES:

- ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.
- THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH THE UTILITY COMPANIES.
- ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
- THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATES TO THE OWNER PRIOR TO THE COMPLETION OF THIS PROJECT.
- THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTING, CONNECTORS, COVER PLATES, AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THE DRAWINGS TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL.
- CONTRACTOR SHALL COORDINATE ALL ELECTRIC WORK INCLUDING BUT NOT LIMITED TO: CONDUIT CONSTRUCTION, MANHOLE CONSTRUCTION, UTILITY POLE CONSTRUCTION, OVERHEAD WIRE RELOCATION, AND TRANSFORMER CONSTRUCTION WITH POWER COMPANY.



**Proposed
Photovoltaic
Array**

Elbridge Solar
Farm, LLC
22 Rosemary Lane
Durham, NH

Tax Map 230
Lot 14-2

Rochester, New
Hampshire

October 31, 2014

Mark	Date	Description
PROJECT NO:	N-1114-1	
FILE:	N-1114-1_SITE.dwg	
DRAWN BY:	TPD	
CHECKED:	JMP	
APPROVED BY:	BLM	

SITE PLAN

SCALE: AS SHOWN

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