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AUG 12 2014

Planning Dept.

NONRESIDENTIAL SITE PLAN APPLICATION

City of Rochester, New Hampshire

[office use only. Check # _____ Amount \$ _____ Date paid _____]

Date: 8/12/14

Is a conditional use needed? Yes: _____ No: x Unclear: _____
(If so, we encourage you to submit an application as soon as possible.)

Property information

Tax map #: 216; Lot #'s: 24; Zoning district: GR

Property address/location: 7 Crane Drive

Name of project (if applicable): _____

Size of site: 4.02 acres; overlay zoning district(s)? AP (Aquifer Protection)

Property owner

Name (include name of individual): Black Marble Realty Trust, c/o Andrew Janiak

Mailing address: P.O. Box 1740, North Hampton, NH 03862-1740

Telephone #: 603-964-9959 Email: ajaniak@seacoastharley.com

Applicant/developer (if different from property owner)

Name (include name of individual): Same as owner

Mailing address: _____

Telephone #: _____ Email: _____

Engineer/designer

Name (include name of individual): Norway Plains Assoc., Inc., c/o Art Nickless

Mailing address: P.O. Box 249; Rochester, NH 03866-0249

Telephone #: 603-335-3948 Fax #: 603-332-0098

Email address: anickless@norwayplains.com Professional license #: NHLLS 676

Proposed activity (check all that apply)

New building(s): X Site development (other structures, parking, utilities, etc.): _____

Addition(s) onto existing building(s): _____ Demolition: _____ Change of use: _____

Describe proposed activity/use: Storage building to be used in conjunction with the
existing motorcycle sales and service facility.

Describe existing conditions/use (vacant land?): Motorcycle sales & service

Utility information

City water? yes X no ; How far is City water from the site?

City sewer? yes X no ; How far is City sewer from the site?

If City water, what are the estimated total daily needs? 200 gpd(exist.) gallons per day

If City water, is it proposed for anything other than domestic purposes? yes no X

If City sewer, do you plan to discharge anything other than domestic waste? yes no X

Where will stormwater be discharged? Into existing stormwater treatment facilities onsite.

Building information

Type of building(s): Pre-engineered steel

Building height: Finished floor elevation: 258.5

Other information

parking spaces: existing: 100 total proposed: 0 ; Are there pertinent covenants? No

Number of cubic yards of earth being removed from the site 0

Number of existing employees: 20 ; Number of proposed employees total: 0

Check any that are proposed: variance ; special exception ; conditional use

Wetlands: Is any fill proposed? No ; area to be filled: ; buffer impact? No

Proposed <u>post-development</u> disposition of site (should total 100%)		
	Square footage	% overall site
Building footprint(s) – give for each building	17,020	
Parking and vehicle circulation	88,275	
Planted/landscaped areas (excluding drainage)	54,603	
Natural/undisturbed areas (excluding wetlands)		
Wetlands		
Other – drainage structures, outside storage, etc.	15,256	

Comments

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

Submission of application

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.

Signature of property owner: _____

Date: _____

Signature of applicant/developer: _____

Date: _____

Signature of agent: _____

Date: 8/12/14

Authorization to enter subject 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: 8/13/14

NORWAY PLAINS ASSOCIATES, INC.

SURVEYORS • SEPTIC SYSTEM DESIGNERS • ENGINEERS • TRANSPORTATION PLANNERS

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rtetreault@norwayplains.com

August 12, 2014

Mr. James Campbell
Planning, Development & Zoning
31 Wakefield Street
Rochester, NH 03867

Re:Proposed Addition – Seacoast Harley Davidson – Rte. 11 – Map 216, Lot 24

Dear Jim:

On behalf of Black Marble Realty Trust and Seacoast Harley Davidson, we hereby submit plans and application for a proposed addition at the company's Rte. 11 site. The existing 14,380 sf. Harley Davidson Motorcycle sales and service facility was constructed around 2006. This proposal involves the addition of a new, free-standing 2,640 sf. storage building.

Other than electricity, there will be no other utilities required. Two overhead doors will provide access to the building – one along the front toward the southerly end of the structure and another at the northerly side of the building. A 16-foot wide access drive will be constructed from the existing edge of pavement to the door at the northerly end. A 5-foot wide concrete apron will provide transition from the pavement to the finished floor at the other door opening.

Thank you for your consideration.

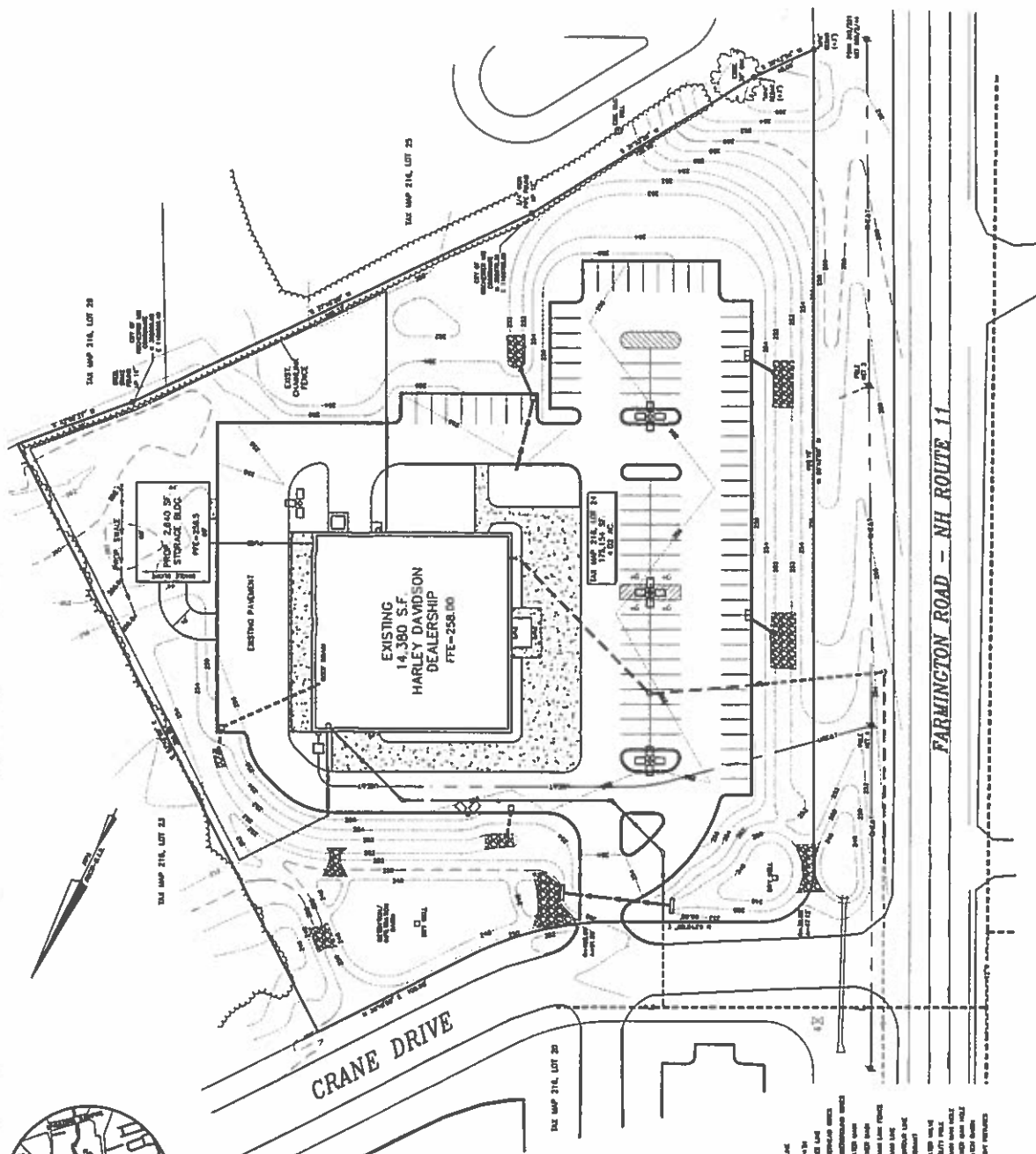
Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

By: _____

Arthur H. Nickless, Jr., PLS, President

cc: Andrew Janiak
Bud Meader

[illegible]

SITE REVIEW APPROVAL

WHETHER OR NOT DISCREPANCY EXISTED ON THIS SITE REVIEW PLAN, THE SITE REVIEW APPROVAL COMMITTEE IS CONCERNED TO PROTECT THE PUBLIC HEALTH AND ENVIRONMENT FROM THE POSSIBLE HAZARDOUS EFFECTS OF THE PROPOSED DEVELOPMENT. THE COMMITTEE HAS CONSIDERED THE INFORMATION SUBMITTED BY THE APPLICANT AND HAS CONCLUDED THAT THE PROPOSED DEVELOPMENT IS NOT IN ACCORDANCE WITH THE REQUIREMENTS OF THE SITE REVIEW ACT. THE COMMITTEE HAS THEREFORE RECOMMENDED THAT THE APPLICANT BE REQUIRED TO SUBMIT A NEW SITE REVIEW PLAN AND TO OBTAIN THE APPROVAL OF THE SITE REVIEW APPROVAL COMMITTEE BEFORE THE DEVELOPMENT CAN BE CONSIDERED FOR APPROVAL.

SITE PLAN
FARMINGTON RD./RTE. 11 & CRANE DR.
TAX MAP 210, LOT 24
ROCHESTER, NH
PREPARED FOR
BLACK MARBLE REALTY TRUST



NORWAY PLAINS ASSOCIATES, INC.