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AUG 2 8 2014

NONRESIDENTIAL SITE PLAN APPLICATION lanning Dept.

City of Rochester, New Hampshire

	[office use only. Check #	Amount \$	Date paid
Date: August 27, 2014			No: Unclear: plication as soon as possible.
Property information			
Tax map #: <u>125</u> ; Lot	#('s): <u>180 & 181</u> ;	Zoning district:	Downtown Commercial
Property address/location:	1 Knight Street & 99	South Main Stree	<u>et</u>
Name of project (if applicab	e): <u>Cumberland Farn</u>	ns Re-Developme	ent
Size of site: 0.507 acres;	overlay zoning distric	t(s)? <u>Historic Di</u>	strict
Property owner Name (include name of indi	vidual): Cumberland	Farms, Inc.	
Mailing address: 100 Cros	sing Boulevard, Fram	ingham, MA 017)2
Telephone #: _508-270-143	2	_ Email: jmarth@	cumberlandgulf.com
Applicant/developer (if Name (include name of indimedial) Mailing address: _100 Cros	vidual): Cumberland	Farms, Inc.	
Telephone #: _508-270-143			
Engineer/designer Name (include name of individual) Mailing address: 44 Stiles F	vidual): <u>Frank C. Mon</u>	iteiro c/o MHF De	
Telephone #: 603-893-072	0	_ Fax #: <u>603-89</u>	3-0733
Email address: fcm@mhfde	esign.com	Professional I	cense #: <u>7152</u>
Proposed activity (check New building(s): S Addition(s) onto existing bui	Site development (oth		

(Continued Nonresidential Site Plan application Tax Map: 125 Lot: 180 & 181 Zone DC)
Describe proposed activity/use: Site improvements include demolition of the existing building located on Lot 181 for the expansion of the parking lot for Lot 180, relocation of the existing dumpster enclosure, re-striping the parking lot, additional landscaping and minor site grading.
Describe existing conditions/use (vacant land?): Cumberland Farms retail motor fuel outlet &
Collins Sports Center
Utility information
City water? yes X no; How far is City water from the site? Along Knight Street
City sewer? yes X no; How far is City sewer from the site? Along Knight Street
If City water, what are the estimated total daily needs? 400 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? City drainage system
Building information Type of building(s): C-store: Wood framed structure, Canopy: Metal framed structure
Building height: 1-story Finished floor elevation: 225.83
Other information
parking spaces: existing: 15 total proposed: 20; Are there pertinent covenants? Number of cubic yards of earth being removed from the site N/A
Number of existing employees:; number of proposed employees total:; Check any that are proposed: variance; special exception; conditional use
Wetlands: Is any fill proposed? NO; area to be filled:; buffer impact?

Proposed <u>post-development</u> disposi	tion of site (should tot	al 100%)
	Square footage	% overall site
Building footprint(s) – give for each building	C-store: 2,802 sf Canopy: 1,391 sf	19.0%
Parking and vehicle circulation	13,971 sf	63.2%
Planted/landscaped areas (excluding drainage)	3,941 sf	17.8%
Natural/undisturbed areas (excluding wetlands)	N/A	gar-din.
Wetlands	N/A	
Other – drainage structures, outside storage, etc.	N/A	

(Continued Nonresidential Site Plan application Tax Map: 125 Lot: 180 & 181 Zone DC
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 <u>City of Rochester Site Plan Regulations</u> 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. Cumberland Farms, Inc. Signature of property owner:
Sr. Pipeline Mgr. Date: 8/27/2014
Signature of applicant/developer: Karrey South
Sr. Pipeline Manager St. Pipeline Manager
Date: 8/27/14
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, boast-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: Kaneen Source

Sr. Pipeline Manager

Date 0/A / A / / A	Date:	8/27/2014	
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Page 3 (of 3 pages)



Ms. Michelle Mears, Planner

31 Wakefield Street

Rochester, NH 03867

Planning & Development Department

44 Stiles Road • Suite One • Salem, New Hampshire 03079 TEL (603) 893-0720 • FAX (603) 893-0733 www.mhfdesign.com

August 28, 2014

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AUG 2 8 2014

Planning Dept.

Re:

Site Re-Development Plans

Cumberland Farms, Inc.

1 Knight Street

Sub:

Waiver Request

Dear Michelle:

On behalf of our client Cumberland Farms, Inc. we hereby request the following waiver from the City of Rochester Site Plan Regulations as follows:

Article III, Section 5 - Landscaping

The regulations require various landscaping elements throughout the site including but not limited to parking lot landscaping, foundation buffer plantings and front/side and rear buffers. This site is a redevelopment of an existing Cumberland Farms retail motor fuel outlet with a parking lot expansion and therefore a waiver is required since most of the requirements cannot be met due to the overall lot configuration and available area. There are no improvements proposed for the building or canopy facade and there is an increase in overall green space onsite. Provisions for additional plantings and screening of a dumpster enclosure have been incorporated into the plans based on discussions with the Historic Commission. Included in the plan changes are an upgrade in the fenced material around said dumpster enclosure (6' tall white vinyl fencing), preservation of the existing mature tree located at the eastern most driveway location and addition of low growth plantings within the added green space area along the eastern side of the site.

Please contact our office if you have any questions or need additional information.

Sincerely Yours,

MHF Design Consultants, Inc.

Chris. Tymula, EIT Project Manager

FCM:cmt CR 342613

F:\Projects\Eng\342613\342613-Waivers.doc



Cumberland Gulf Group of Companies

100 Crossing Boulevard • Framingham, MA 01702 508-270-1400 www.cumberlandgulf.com



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Planning Dept.

OWNER'S AUTHORIZATION

To Whom It May Concern:

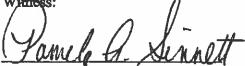
Cumberland Farms, Inc. does hereby authorize MHF Design Consultants, Inc., and/or its authorized agents, to apply for any and all required permits and/or approvals for the construction, operation and maintenance of a convenience store/self-service gas station to be located at 1 Knight Street and 99 South Main Street, Lots 180 & 181, on Map 125, including, but not limited to, appearing before any governmental agency at general meetings or public hearings addressing such construction/improvements.

Cumberland Farms, Inc.

Kathleen A. Sousa

Title: Senior Pipeline Manager

Date: August 27, 2014











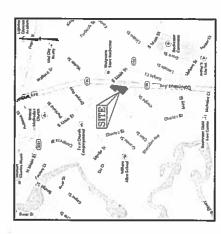
PROPOSED SITE RE-DEVELOPMENT PLANS

ASSESSORS MAP 125 - LOTS 180 & 181 ROCHESTER, NEW HAMPSHIRE 03867 1 KNIGHT STREET

Prepared for:



100 CROSSING BLVD, FRAMINGHAM, MASSACHUSETTS 01702



SRADING & DRAINAGE PLAN SROSION & SEDIMENTATION CONTROL TITLE SHEET
EXISTING CONDITIONS PLAN
DEMOLITION PLAN
SITE PLAN INDEX TO DRAWINGS LANDSCAPE PLAN DETAIL SHEET LIGHTING PLAN (LSI) CFG01.0 CFG02.0 CFG04.0 CFG04.0 CFG06.0 CFG08.0 CFG09.0 CFG10.0

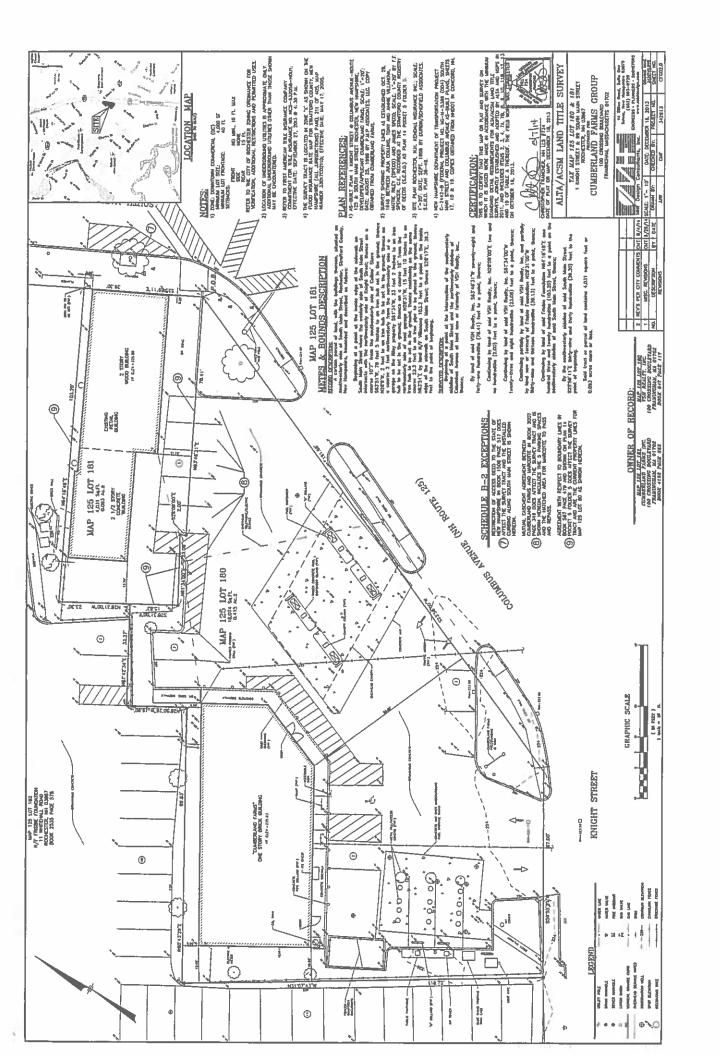
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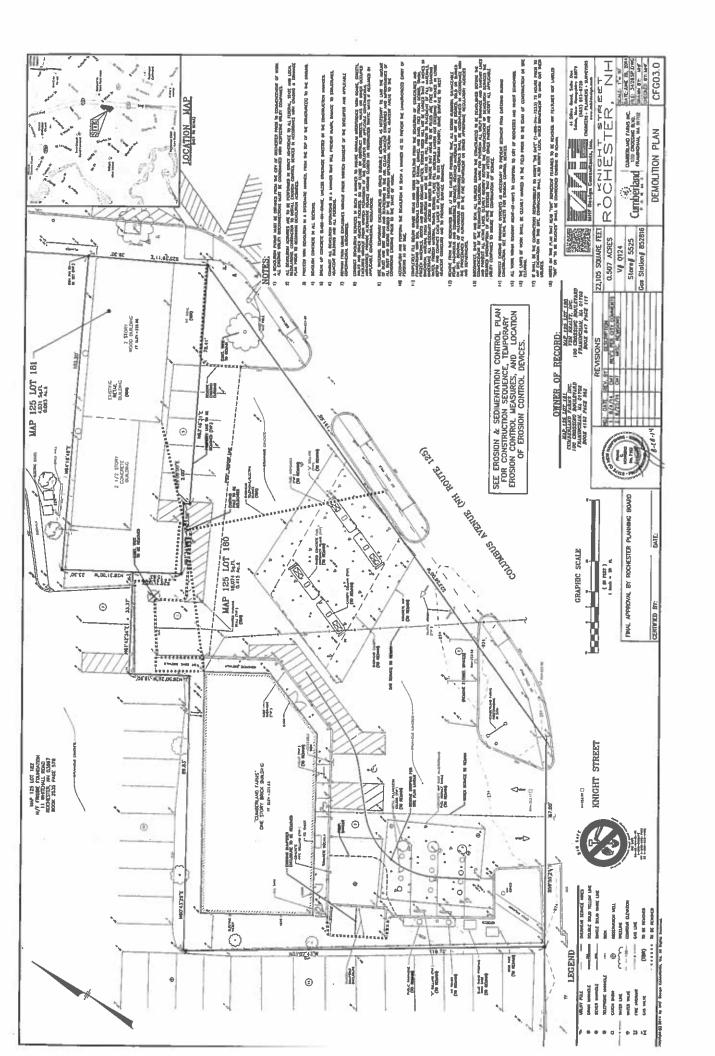
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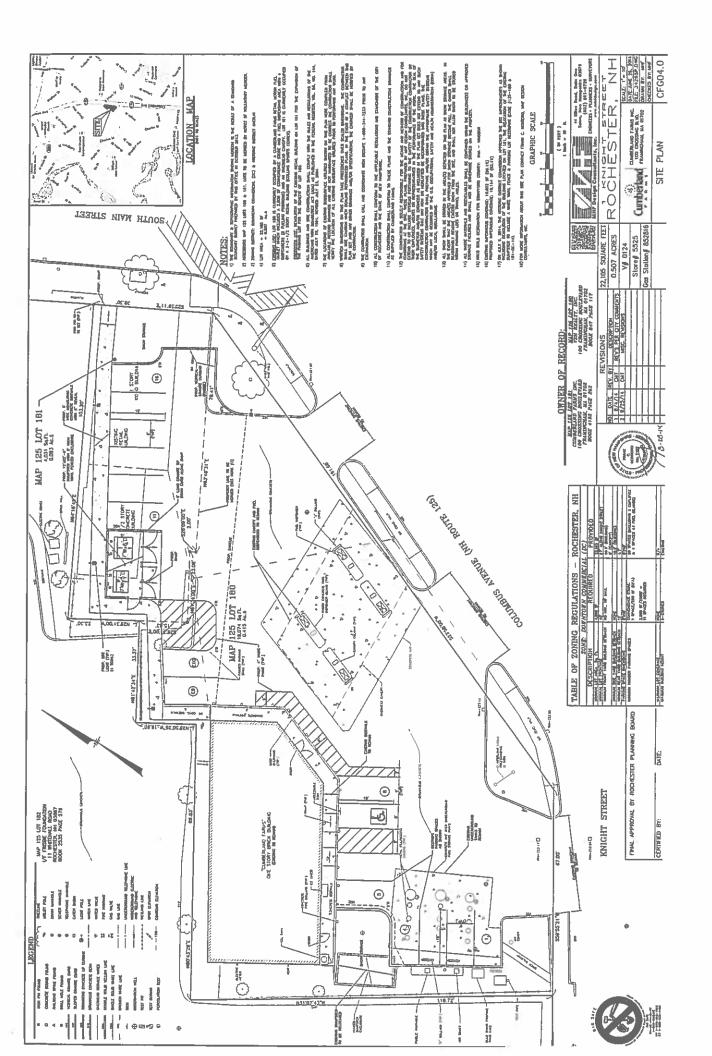


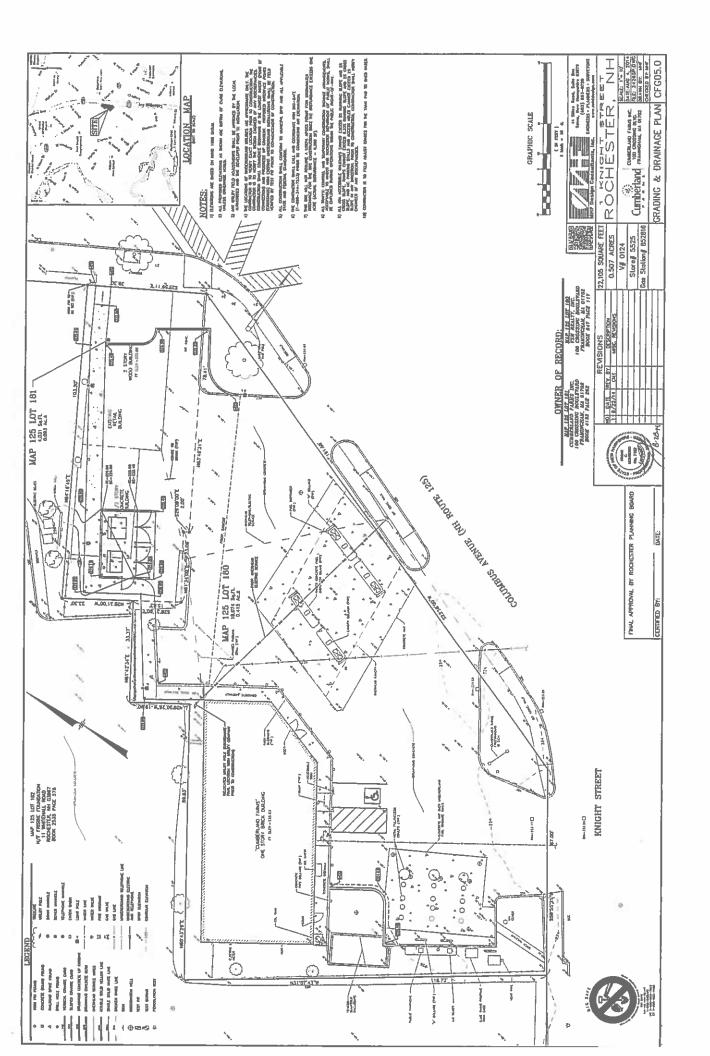
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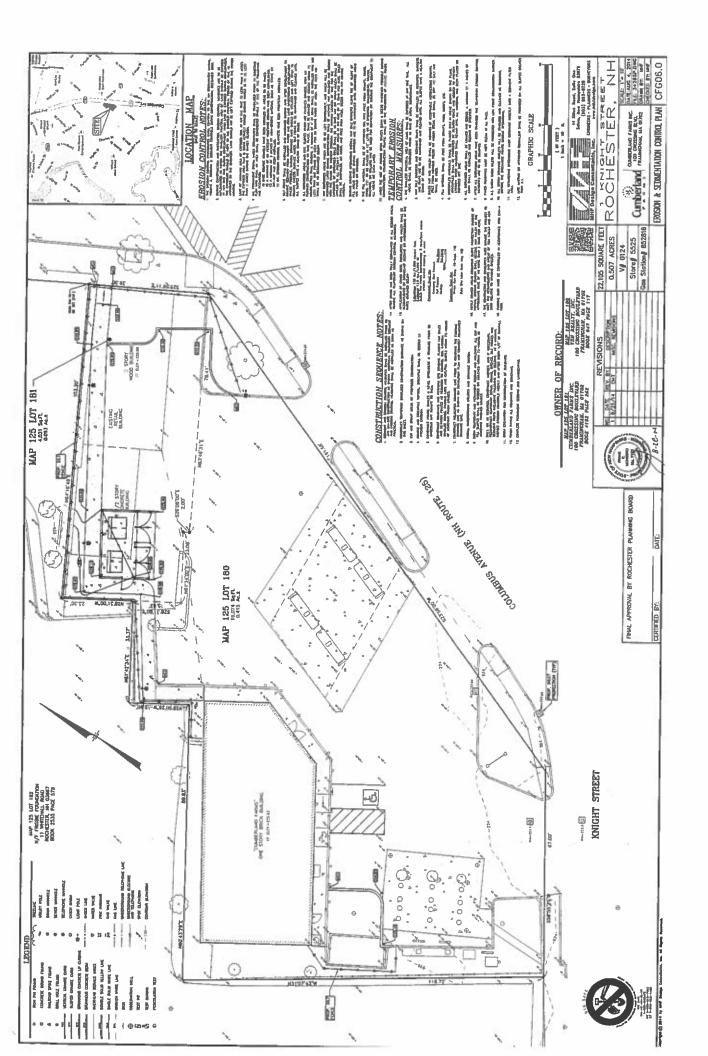
TITLE SHEET CFG01.(

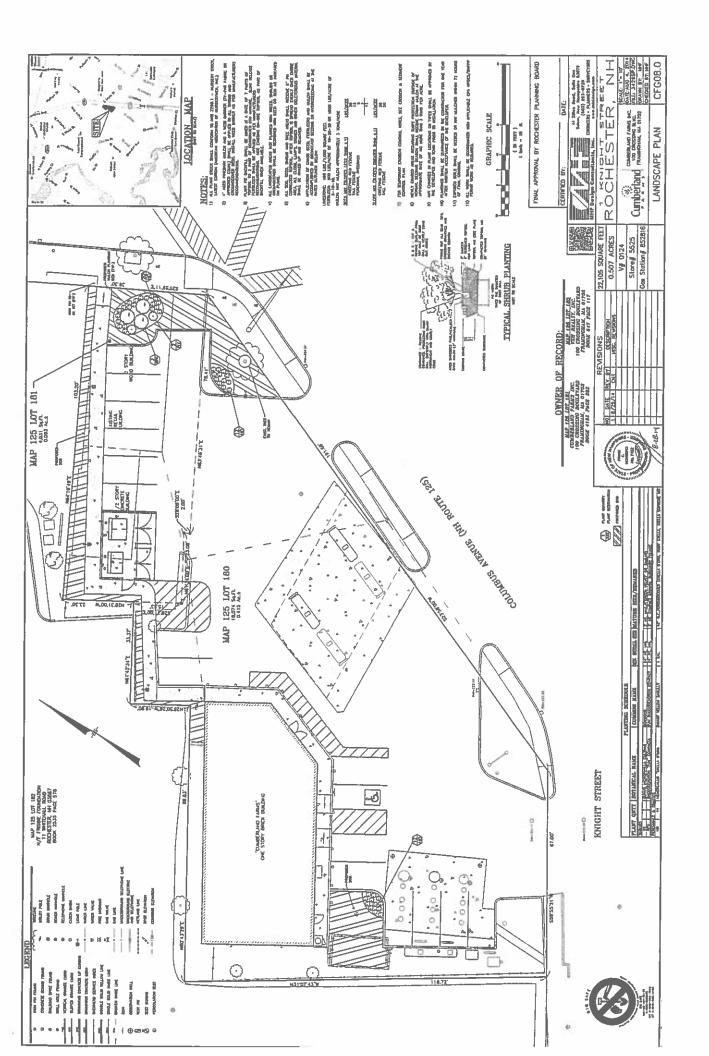


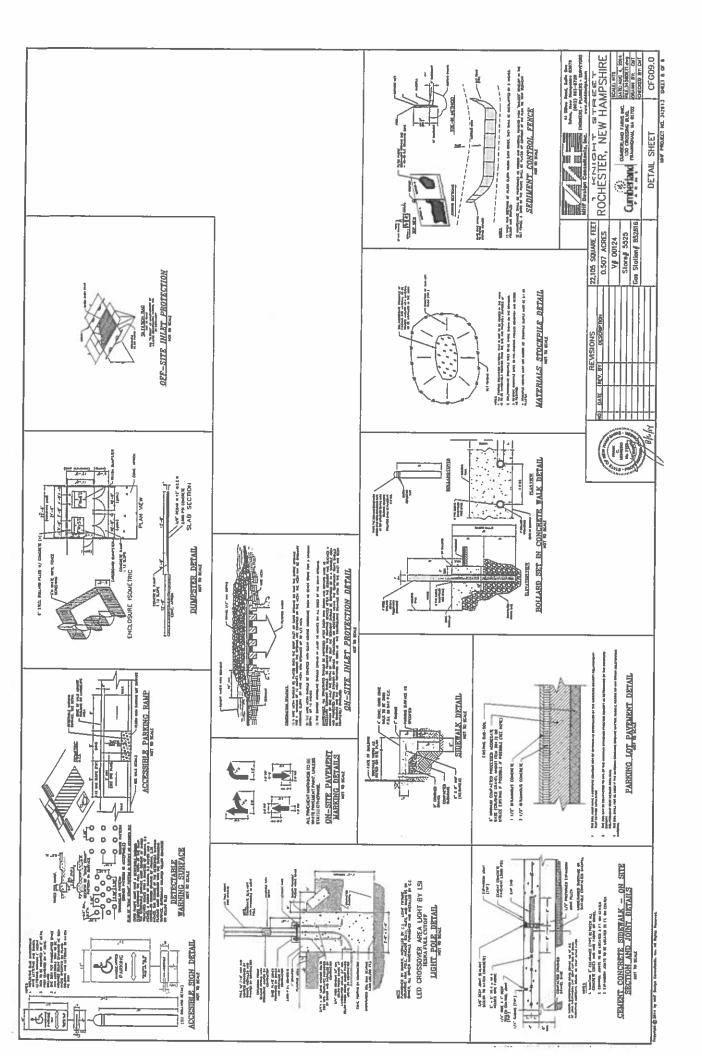


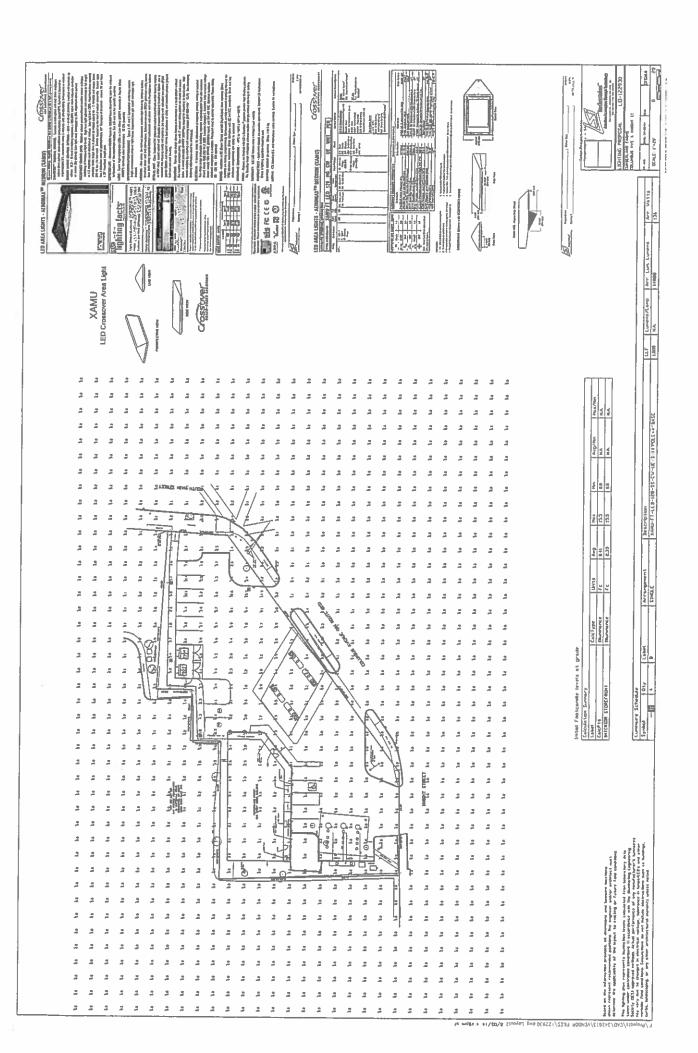












Site Plan Checklist (residential and nonresidential)

*<u>To be filled out by applicant/agent</u> (with notes to be inserted by staff)

See regulations for other specific requirements

City of Rochester Planning & Development Department

Project Name: Cumberland Farms		Map:	125	Lot: 180&181 Date: August 27, 201
Applicant/agent: Chris Tymula c/o MHF I	Design	_Signa	ature	JAM .
(Staff review by:		_ Date	:	
General items	Yes	No	N/A	Waiver Requested Comments
22 sets completed application	X			
Total application fee	X			
22 sets letters of intent	X			
3 sets of full-size plans	X			
22 sets of 11 X 17 reductions	X			
Completed abutters list	X			
Copy of existing covenants, easements, deed restrictions				
Plan Information Basic information including: Title sheet Name of Project Date North arrow Scale Legend Revision block Vicinity sketch -not less than 1" = 1,000	X			
Name and address of developer/applicant	X			
Name, stamp, and NH license # of land survey, engineer, and/or architect	X			
City tax map & lot #'s	X			
Notation on plans: "For more information about this site plan contact"	X			

General items Continued	Voo	Ma	NIZA	Waive	
Approval block (for signature by staff attesting to Planning Board approval)	Yes X	No	N/A		ested Comments
References to neighboring plans and subdivisions	X				
Surveyed property lines including: existing and proposed bearings existing and proposed distances pins, stakes, bounds monuments benchmarks	X				
Include error of closure statement	X				
Information on abutting properties: • owner name • owner address • tax map and lot # • square footage of lots • approximate building footprints • use	X				
Zoning Zoning designations of subject tract and in vicinity of tract	X				
Zoning requirements for district: • frontage • lot dimensions/density • all setbacks • lot coverage	X				
Zoning overlay districts	X				
Existing Topographic Features: Contour lines a (not to exceed two-foot Intervals, except on steep slopes) and spot elevations	X				
Soil types and boundaries	X				
Soil test pit locations, profiles, and		X			
Depth to water table and ledge Percolation test locations and results		X			
Existing Topographic Features Co	ntinu	ed:		Waive	r

Water features (ponds, streams)	Yes □	No	N/A	Reque	ested Comments
Wetlands including name of certified Wetlands scientist who delineated			X		
Statement whether located in flood area, And if so, 100 year flood elevation	X				
Delineation of trees and open areas	X				
Overview of types of trees and vegetation	X				
Stone walls and archaeological features	X				
Locations of trails and paths			X		
Other natural/cultural resources (productive farmland, habitats, scenic views, historic structures, etc)	X				
Building Information Existing buildings/structures including square footage and use	X				
Proposed building/structures including square footagefirst floor elevationuse# bedrooms per unit if residential		X			
Elevation drawing of proposed buildings and structures as follows: • Showing all four sides • Drawn to scale with dimensions • Showing exterior materials • Showing exterior colors					
Circulation and Parking Plans Existing and proposed driveways and access points including: • Width of opening • Turning radii • Cross section of driveway					
Curbing & edge treatment	X				
Traffic control devices, if appropriate: Circulation and Parking Plans Cor	X ntinue	☐ ed:		☐ Waive	

Number of parking spaces required by ordinanceproposed	Yes	No	N/A	Reque	ested Comments
Parking layout and dimensions of spaces	X				
Handicap spaces	X				
Loading area	X				
Pedestrian circulation plan (including existing sidewalks in vicinity, if any)	X				
Bicycle rack, if appropriate		X			
Buffers, landscaping & screening	X				
Snow storage areas/plan	X				
<u>Utilities</u> Show all pertinent existing and proposed p	rofiles,	elevati	ions, m	aterials	, sizes, and details
Water lines/well (with protective radius)	X				
Sewer lines/septic and leaching areas	X				
Pump stations			X		
Stormwater management system: pipes, culverts,, catch basins detention/ retention basins, swales, rip rap, etc.	X				
Fire hydrant location(s) and details	X				
Electric, telephone, cable TV (underground or overhead)	X				
Gas lines	X				
Fire alarm connections	X				
Treatment of solid waste (dumpsters?)	X				
Handing of oil, grease, chemicals hazardous materials/waste	X				

Demarcation of limits of construction, clear delineation of vegetation to be saved and strategy for protecting vegetation	Yes X	No	N/A	Reque	ested Comments
Proposed ground cover, shrubbery, and trees including: • botanical and common names • locations and spacing • total number of each species • size at installation	X				
Planting plan (size of holes, depth of planting, soil amendments, etc.)	X				
Irrigation: system? soaker hose? Manual? undergrou	□ und, et	C.			
Protection of landscaping from vehicles (Curb stops, berm, railroad ties, etc)	X				
Specification all finished ground surfaces and edges (greenspace, mulch, asphalt, concrete, etc.)					
Fencing/screening	X				
Signage Location and type of signs: Attached to building Freestanding Directional, if appropriate		X			
Dimensions of signs: • Height • Area • Setback		X			
Elevation drawings with colors & materials		X			
Type of Illumination, if proposed		X			

Locations Height of fixtures Wattage	Yes	No	N/A	Requ	ested	Comments
_	X		\Box			
Wattage	7					
	X					
Type of light (high pressure sodium, etc)	X					
Design/cut sheets of fixtures	X					
Illumination study, if appropriate	X					
Other Elements Traffic study, if appropriate		X				
Drainage study with calculations, storm W impact analysis, and mitigation plan	ater	X				
Grading plan (including finish grades)	X					
Earth being removed from site(in cubic yard	s) 🗌	X				
Erosion and sedimentation plan	X					
Proposed covenants, easements, And deed restrictions, if any			X			
Fiscal impact study, if requested			X			
Additional Comments:						
				2 4		
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