

file



RECEIVED

FEB 13 2015

Planning Dept.

**Amendment to Approved Project**  
**City of Rochester, New Hampshire**

Case # \_\_\_\_\_ Property Address 201 Highland Street

Type of project: Site Plan x; Subdivision \_\_\_\_; Lot Line Adjustment \_\_\_\_; Other \_\_\_\_

Project name 201 Storage, LLC

07/15/13 owned by Sensible Self Storage, LLC

Date of original Planning Board approval 05/05/14 Amended by current owner

Description of amendment To revise the perimeter fence location, update site plan, and design of second building.

Would this affect a wetland or wetland buffer or require a conditional use? Yes \_\_\_\_ No x

Name of applicant or agent filling out this form MJS Engineering, P.C.

Phone Number: (603)659-4979 Email Address: mjs@mjs-engineering.com

Applicant? \_\_\_\_ Agent? x Today's date 02/13/15

**Please note:** There is a \$125.00 fee for amendments. They are reviewed by the Planning Board and a public hearing is held. Abutters must be renotified by the applicant. The applicant must submit any supplementary materials necessary to explain and support the amendment, such as a narrative and plans. This form, the abutter's list, the fee when applicable, and other necessary materials must be submitted at least 17 days prior to the Planning Board meeting at which the amendment will be presented (by the Friday, 2-1/2 weeks prior to the meeting to allow for public notice).

----- Office use below -----  
Fee required? Yes \_\_\_\_ No \_\_\_\_ Check # \_\_\_\_\_ Staff initials that check received \_\_\_\_\_

Amendment approved \_\_\_\_ Amendment denied \_\_\_\_ Date of Planning Board action \_\_\_\_\_

Conditions \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



**ENGINEERING, P.C.**  
CIVIL • STRUCTURAL • ENVIRONMENTAL

5 Railroad Street • P. O. Box 359  
Newmarket, NH 03857  
Phone: (603) 659-4979  
Email: [mjs@mjs-engineering.com](mailto:mjs@mjs-engineering.com)

---

February 13, 2015

Mr. Seth Creighton, Planner  
City of Rochester  
Department of Planning & Development  
31 Wakefield Street  
Rochester, NH 03867

Re: Application for Amended Site Plan approval Revision 2, for 201 Highland Street Tax Map  
106 Lot 3

Dear Mr. Creighton:

On behalf of our client, 201 Storage, LLC owner and applicant for the above referenced project MJS Engineering is submitting a second amended site plan application for approval. As you are aware, the subject property was previously granted an amended approval on May 5, 2014 to modify the building types and number of buildings.

#### **Revised 201 Storage, LLC Proposal**

This revised amendment is essentially the same in that there are two phases. Phase 1 includes construction of a large climate controlled storage building and 3 additional "mini storage" buildings, instead of the 5 smaller buildings as originally planned. Also in phase 1, the applicant is requesting to eliminate the perimeter fencing around the whole facility and just erect a nicer ornamental fence along the southwesterly side of the development including the gate.

Phase 2 is the construction of an additional climate controlled and non-climate controlled storage building within the same building footprint and eliminate the outdoor storage. The building in phase 2 will be one story. The amended conditions of approval required that we bring the final design of the building back to the planning board for phase 2. All of the other design elements remain the same with regard to grading, drainage, erosion control and utilities.

Access to the parcel is in the same location as previously designed and additional on-site parking has been provided to accommodate the proposed office. The development will have a management office in the proposed large building. The anticipated number of employees is 1-2. The proposed site will also incorporate an automated gate allowing access only to persons with storage units. The hours of operation will be 7 days a week from 7am until 10pm, unless special arrangements are made after hours.

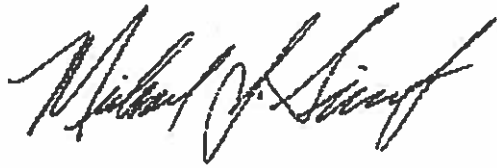
#### ***A. Request for Site Plan Approval***

In accordance with the site plan regulations, this submission package includes the an Amended Site Plan Application, Authorization letter, abutters list and fees. Also, the following plans are included:

1. Site Plan
2. Building Elevations

If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely;

A handwritten signature in black ink, appearing to read "Michael J. Sievert". The signature is fluid and cursive, with the first name "Michael" being the most prominent part.

Michael J. Sievert PE  
MJS Engineering

STORAGE  
AREA

DUMPSTER

S11°50'00"E  
686.90'

SNOW STORAGE NOT  
ALLOWED WITHIN  
20-FT OF BUILDING

PROVIDE FIRE LANE  
STRIPING IF REQUIRED  
PER BUILDING DESIGN

COVERED  
LOADING  
AREA

CLIMATE CONTROLLED  
STORAGE BUILDING  
120-FT X 230-FT  
27,600-SF  
FF=249.75

SNOW STORAGE NOT  
ALLOWED WITHIN  
20-FT OF BUILDING

SLIDING  
GATE

EXIT DOOR (TYP.)

20-FT ACCESS AROUND PERIMETER OF BUILDING REQUIRED PER FIRE CODE;  
KEEP AREA BETWEEN BUILDING AND FENCE CLEAR AND WELL MAINTAINED

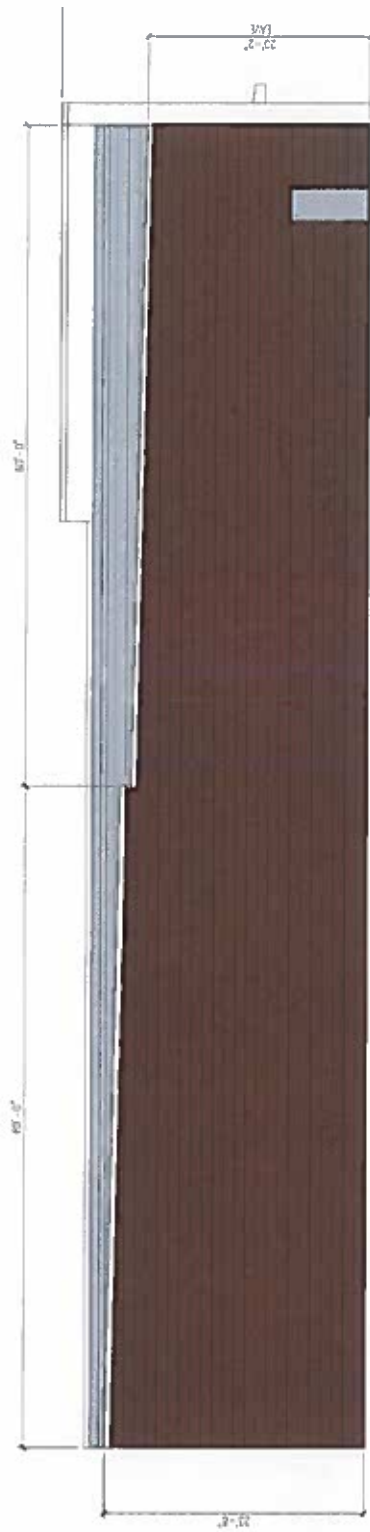
JURISDICTIONAL WETLANDS/  
POORLY DRAINED SOILS  
DELINEATED BY RANDY R. ORVIS, C  
OF GEOMETRES BLUE HILLS, LLC

5-FT SIDE BUILDING SETBACK  
10-FT SIDE PAVEMENT SETBACK

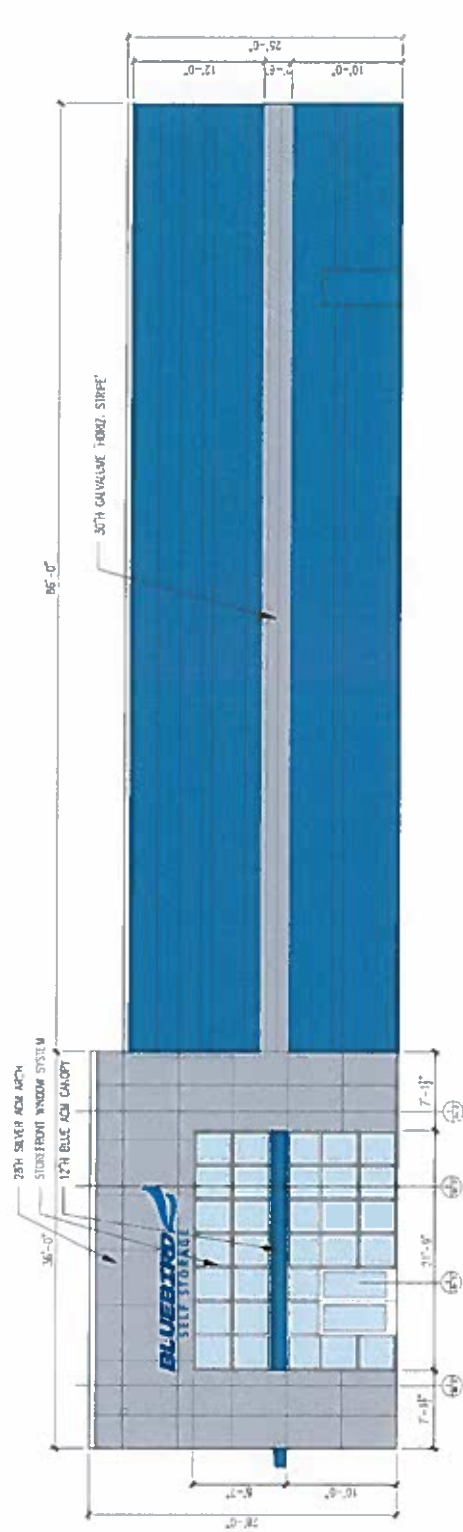
50-FT  
WETLAND  
BUFFER

SNOW  
STORAGE  
AREA

SNOW  
STORAGE AREA



NORTH REAR ELEVATION



SOUTH FRONT ELEVATION



