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JUL 05 2016  
Planning Dept

## **NONRESIDENTIAL SITE PLAN APPLICATION**

**City of Rochester, New Hampshire**

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

Date: July 5, 2016 Is a conditional use needed? Yes: \_\_\_\_\_ No: \_\_\_\_\_ Unclear: \_\_\_\_\_  
(If so, we encourage you to submit an application as soon as possible.)

### **Property information**

Tax map #: 205; Lot #'s: 134; Zoning district: Highway Commercial

Property address/location: Milton Road

Name of project (if applicable): \_\_\_\_\_

Size of site: \_\_\_\_\_ acres; overlay zoning district(s)? \_\_\_\_\_

### **Property owner**

Name (include name of individual): CPJ Properties, LLC.

Mailing address: 880 Central Ave., Dover, NH 03820

Telephone #: \_\_\_\_\_ Email: \_\_\_\_\_

### **Applicant/developer (if different from property owner)**

Name (include name of individual): Same

Mailing address: \_\_\_\_\_

Telephone #: \_\_\_\_\_ Email: \_\_\_\_\_

### **Engineer/designer**

Name (include name of individual): Kenneth A. Berry, LLS, PE

Mailing address: 335 Second Crown Point Rd., Barrington, NH 03825

Telephone #: 603-332-2863 Fax #: 603-335-4623

Email address: crberry@metrocast.net Professional license #: #14243

### **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: \_\_\_\_\_

(Continued Nonresidential Site Plan application Tax Map: 205 Lot: 134 Zone HC )

Describe proposed activity/use: We are proposing a 40'x80' warehouse to store mechanical parts in. All parts will be stored under cover and on a concrete pad.

Describe existing conditions/use (vacant land?): Colony Used Auto Parts currently uses this property to store cars that have been totaled or scrapped.

### 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? 0 gallons per day

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

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

Where will stormwater be discharged? The site is all sand so it will discharge into the ground.

### Building information

Type of building(s): Warehouse

Building height: Less than 35' Finished floor elevation:                     

### Other information

# parking spaces: existing: 0 total proposed: 0; Are there pertinent covenants?    

Number of cubic yards of earth being removed from the site                     

Number of existing employees:           ; number of proposed employees total:           

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

Wetlands: Is any fill proposed?    ; area to be filled:           ; buffer impact?    

Proposed <u>post-development</u> disposition of site (should total 100%)		
	Square footage	% overall site
Building footprint(s) – give for each building	3,200 Sq. ft.	
Parking and vehicle circulation		
Planted/landscaped areas (excluding drainage)		
Natural/undisturbed areas (excluding wetlands)		
Wetlands		
Other – drainage structures, outside storage, etc.		

(Continued Nonresidential Site Plan application Tax Map: 205 Lot: 134 Zone HC )

### Comments

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

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### 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: 7-5-16

Signature of applicant/developer: SAME

Date: 7-5-16

Signature of agent: 

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

### 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: 



## BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

[www.BerrySurveying.Com](http://www.BerrySurveying.Com)

[crberry@metrocast.net](mailto:crberry@metrocast.net)

July 5, 2016

City of Rochester Planning Board  
31 Wakefield Street  
Rochester, NH 03867

Re: Site Review Application  
Colony Used Auto Parts  
Off Milton Road  
Rochester, NH  
Tax Map 205, Lot 134

RECEIVED

JUL 05 2016

Planning Dept.

Mr. Chairman and Members of the Rochester Planning Board,

On behalf of Colony Use Auto Parts, (Colony) Berry Surveying & Engineering (BS&E) submits for Planning Board approval a Site Review Application and associated plans for the construction of a 40'x80' building.

Colony utilizes Lots 134, 83, and 137 and owns the same through various legal entities as noted on the plans. The site review application has been filed on Lot 134 whereas that is where the building is proposed, but it is to directly support activities on the other two lots, and will require a travel easement over the same. Therefore BS&E has provided relevant information on the two affected parcels in addition to the parcel under consideration. A formal easement will be required and will be submitted to the Planning Department for final approval.

Colony has achieved the status of being one New Hampshire's "Green Yards", which is awarded to used auto parts establishments which meet certain environmental standards. It should be noted that they are one of the few establishments in the area that has achieved this. To continue this effort Colony needs to build a small warehouse on site to store materials in. The primary use would be for parts that formerly had fluids contained within them to further contain spillage. Colony currently stores these items off site, and would like the business contained within the same immediate area.

The proposal is to construct a small warehouse building on lot 134 which is in the Highway Commercial Zone. The proposed site sits on a sand bed and grades to a depressed area on the same lot. Storm flow from the building will nearly immediately enter the ground and what runs off will enter the depressed area. An intensive survey of the area of development is provided as part of the plan package, with aerial topography provided on the remainder of the parcel. The Salmon Falls River is the Easterly boundary line of lot 137, but is not within 250' of the area of development. The proposed structure will not have water or facilities and is only proposed to have power for lighting. Doors will be situated on the front (facing lot 137) and side (facing lot 83) for ease of transporting inventory in and out from the remainder of the operation. A spill prevention plan will be required as part of the building permit, there are to be no floor drains installed, and MSDS sheets will be required prior to Certificate of Occupation.

Grading will be required around the structure and is shown on the plan with some Sediment & Erosion Control devices as required. Detail Sheets for these are provided on E101 and E102.

July 5, 2016

This simple application did not qualify for a Minor Site Review and therefore waivers to the checklist will be submitted accordingly.

Berry Surveying & Engineering

Christopher R. Berry  
Principal, President



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