



PLANNING & DEVELOPMENT DEPARTMENT
City Hall Annex
33 Wakefield Street,
Rochester, New Hampshire 03867-1917
(603) 335-1338 - Fax (603) 330-0023
Web Site: www.rochesternh.gov

Planning Board
Zoning Board
Conservation Commission
Historic District Commission
Arts and Culture Commission

Board Members

Mark Collopy, *Chair*
Robert May, *Vice Chair*
Peter Bruckner
A. Terese Dwyer
Keith Fitts
Paul Giuliano
Donald Hamann
Mark Sullivan
David Walker
Alexander de Geofroy, *Alternate*
James Hayden, *Alternate*
Matthew Richardson, *Alternate*
Michael McQuade, *Alternate*

AGENDA
CITY OF ROCHESTER PLANNING BOARD
Monday, August 22, 2022 at 7:00 p.m. (Workshop Meeting)
City Council Chambers
31 Wakefield Street, Rochester, NH
**see notes at end*

-
- I. **Call to Order**
 - II. **Roll Call**
 - III. **Seating of Alternates**
 - IV. **Communications from the Chair**
 - V. **Opening Discussion/Comments (up to 30 minutes)**
 - A. **Public comment**
 - B. **Discussion of general planning issues**
 - VI. **Change in Zoning Request – Expansion of Downtown Commercial**
 - VII. **Change in Zoning Request – Pickering Road**
 - VIII. **Petition for Zoning Ordinance Amendment – Recreation, Indoor**
 - IX. **Solar Panel Ordinance Discussion**
 - X. **Manufactured/Affordable Housing Discussion**
 - XI. **Review of inspections and surety for July 2022**
 - XII. **Other Business**
 - A. **Planning Update**
 - B. **Other**
 - XIII. **Adjournment**

(Over)

***Please note the following:**

Public hearings. The public is invited to attend all meetings of the Planning Board. *The public is welcome to speak at all public hearings.* For other items the public may speak at the discretion of the chair/board.

Postponements. For any items marked as postponements the Planning Board will determine at the beginning of the meeting whether to postpone the item and to which date. Interested citizens are advised to attend at the beginning of the meeting to learn the details of any proposed postponement or to contact the Planning Department for more information.

Proposed actions. Proposed actions are shown in bold caps (on final agendas). The board may or may not take these actions and may take other actions not stated.

Consent agenda. Applications placed on the Consent Agenda are assumed to be straightforward and non-controversial and are approved in one total package with one vote. Applications will be removed from the Consent Agenda for individual review at the request of any board member (or, for public hearings, at the request of any citizen).

Other information. a) Files on the applications and items, above, including the full text of any proposed ordinances, regulations, or other initiatives are available for inspection in the Planning Office, from 8:30 a.m. to 4:30 p.m., Monday through Friday; b) If you are looking at this agenda on the City's website, you can click on any underlined projects and other items to access additional information; c) This agenda, these applications, and other items are subject to errors, omissions, and changes prior to final action; d) Some agendas are marked as "Preliminary Agenda". These are subject to change. The final agenda will be prepared on the Wednesday evening prior to the meeting and will be posted on the City's website; e) Contact the Planning Department if you have questions or comments about these or any related matters or if you have a disability requiring special provision



City of Rochester, New Hampshire
Office of Economic & Community Development
33 Wakefield Street, Rochester, NH 03867
(603) 335-7522, www.rochesterredc.com

July 6, 2022

Mr. Mark Collopy
Chair
City of Rochester Planning Board
31 Wakefield Street
Rochester, NH 03867

RE: Expansion of the Downtown Commercial Zone

Dear Chairman Collopy:

As part of the City's strategy for the redevelopment of the downtown area, the Department of Economic Development is seeking a change in classification for the properties listed below and outlined in Exhibit A.

These parcels are currently zoned Residential-2 (R2) and Econ Dev is requesting they be re-designated as Downtown Commercial (DC).

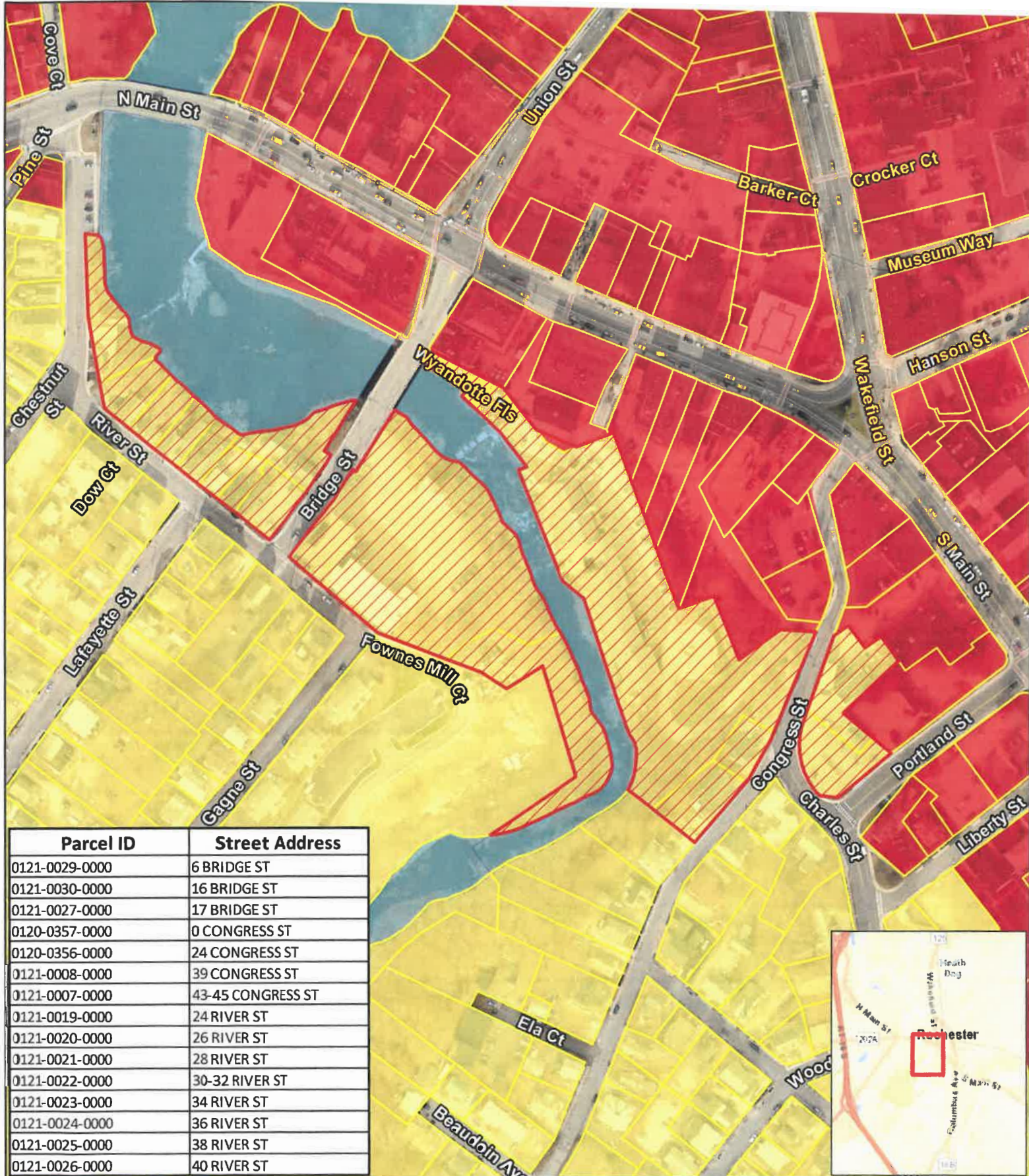
Parcel ID	Street Address
0121-0029-0000	6 Bridge Street
0121-0030-0000	16 Bridge Street
0121-0027-0000	17 Bridge Street
0120-0357-0000	0 Congress Street
0120-0356-0000	24 Congress Street
0121-0008-0000	39 Congress Street
0121-0007-0000	43-45 Congress Street
0121-0019-0000	24 River Street
0121-0020-0000	26 River Street
0121-0021-0000	28 River Street
0121-0022-0000	30-32 River Street
0121-0023-0000	34 River Street
0121-0024-0000	36 River Street
0121-0025-0000	38 River Street
0121-0026-0000	40 River Street

The rezoning of these parcels would allow for future development more in line with the DC redevelopment strategy of increased density within our urban center.



If the recent success of the City's downtown redevelopment efforts are to continue, we need to evaluate where future growth could and should go. Expanding the DC Zone to include these parcels will provide additional options for redevelopment and growth.

Sincerely,




Michael Scala
Director of Economic Development



Legend

-  Proposed Downtown Commercial
-  Parcel Boundary

Zoning Districts

-  Residential - 2
-  Downtown Commercial
-  Water

Data Sources:
 Rochester - Zoning (2022)
 CAI - Parcel Boundaries (2021)
 NHDOT - Roads (2021)
 Eagleview - Imagery (2020)
 Inset Map - Esri ArcGIS Online (2022)



1 in = 200 ft
 0 100 200 ft



This map is intended for planning purposes only.
 All features shown should be considered approximate.
 Map created by: DC, City of Rochester, NH
 Date: 6/27/2022

Path: \\roch-fleshare\dpwshare\GIS\ConDevelopment\ZoningChange\DowntownCommercial\DOTExpansion.mxd



City of Rochester, New Hampshire
Office of Economic & Community Development
33 Wakefield Street, Rochester, NH 03867
(603) 335-7522, www.rochesterredc.com

July 25, 2022

Mr. Mark Collopy
Chair
City of Rochester Planning Board
31 Wakefield Street
Rochester, NH 03867

RE: Change in Zoning – Pickering Road

Dear Chairman Collopy:

As part of the City's strategy for the redevelopment of Village of Gonic, the Department of Economic Development is seeking a change in classification for the properties listed below and outlined in **Exhibit A**.

These parcels are currently zoned General Industrial (GI) and Econ Dev is requesting they be re-designated as Residential-2 in order to match the zoning on the opposite side of Pickering Road.

Parcel ID	Street Address
0139-0051-0000	0 Railroad Avenue
0141-0024-0000	11 Brickyard Drive*
0141-0025-0000	5 Brickyard Drive*
0141-0026-0000	132 Pickering Road*
0141-0027-0000	150 Pickering Road

*Currently hold single-family homes

The rezoning of these parcels would allow for the possibility of future development in line with the density strategies adopted within our Downtown Commercial area.

Econ Dev is interested in duplicating the recent success of the City's downtown redevelopment efforts. In order to do that, we need to evaluate where future growth could and should go throughout the City, and we feel that the rezoning of these parcels will provide additional options for redevelopment and growth.

Sincerely,

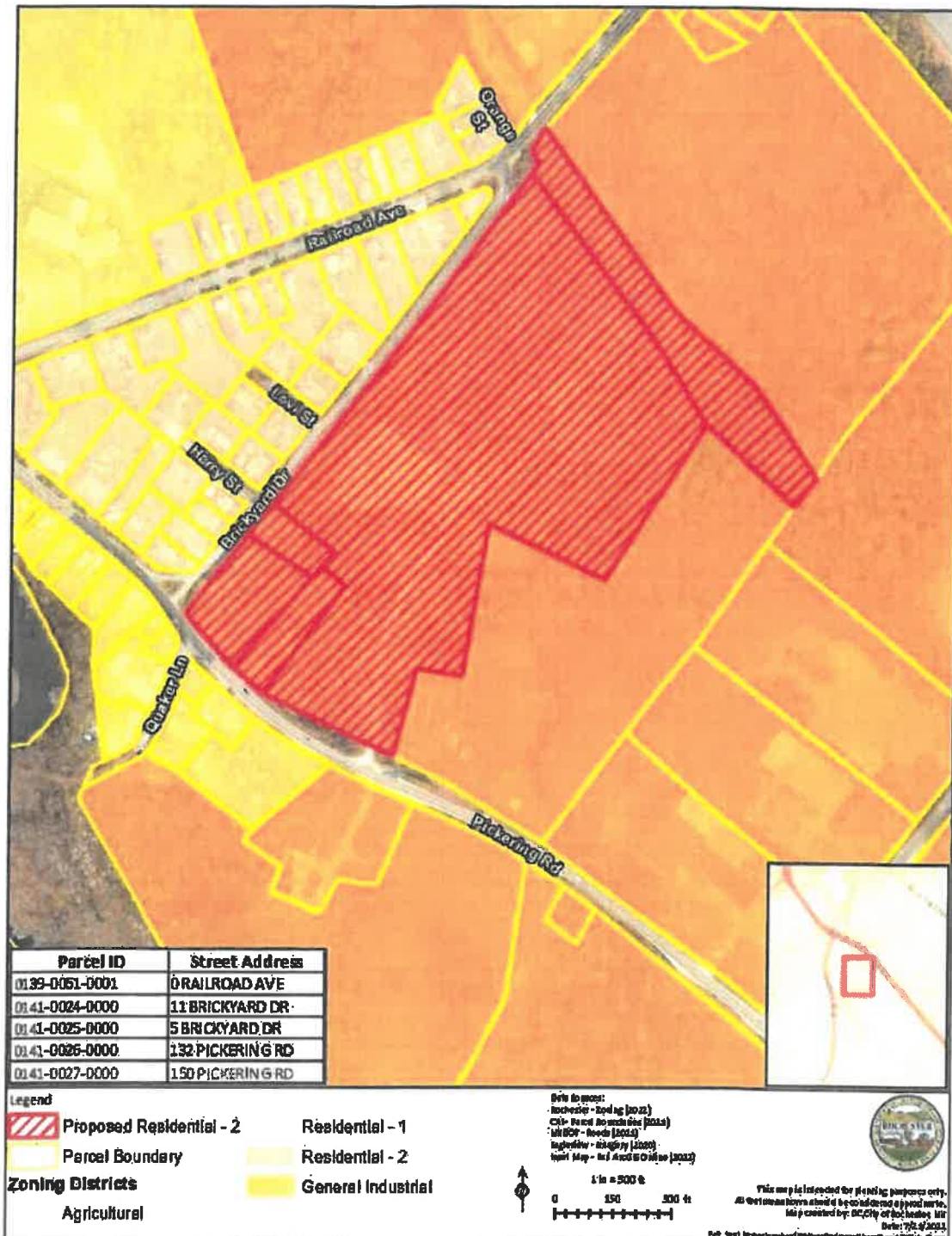
A handwritten signature in black ink, appearing to read "Michael Scala", is written over the printed name.

Michael Scala
Director of Economic Development



City of Rochester, New Hampshire
Office of Economic & Community Development
33 Wakefield Street, Rochester, NH 03867
(603) 335-7522, www.rochesterredc.com

Exhibit A



Petition for Zoning Ordinance Amendment

Date: April 26, 2022

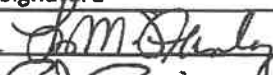
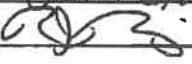
The filings of this petition and payment of the required fees, hereby propose a change in Chapter 42, Table 18-C, of the General Ordinances of the City of Rochester.

It is respectfully requested that the Honorable Mayor and City Council amend the above as follows:

That "Recreation, Indoor" as defined in 275-2.2 of the Zoning Ordinance of the City of Rochester be made a permitted use in the Industrial Districts.

Indoor Recreation is currently allowed by *Conditional Use* in the *Recycling Industrial* zone but is not permitted in the other Industrial Districts. The petitioners feel that Indoor Recreation should be an allowed use, **by right**, in the Industrial Zone.

There are at least three examples of Indoor Recreation facilities currently operating in the Industrial Districts of the City. All were required to seek, and were granted, variances for their operation. (Red Alert Skate Park in the Gerrity Industrial Park, the YMCA in the Ten Rod Road Industrial Park, and Deeproot Crossfit on Amarosa Drive). The petitioners believe these uses operate without conflict in their respective locations and demonstrate the appropriateness of this proposed amendment.

	Printed Name	Signature	Street Address	Map & Lot Number
1	LISA STANLEY LTR PROPERTIES LLC		54 ALLEN ST.	0117-0002-0011
2	Robt. Riley YMCA Executive Director		35 Industrial Way	0230-0021-0000
3				
4				
5				
6				
7				
8				
9				
10				

RECEIVED
APR 28 2022
CITY CLERK
ROCHESTER
OFFICE
15 NH

ZONING

275 Attachment 3

City of Rochester

**Table 18-C Food-Lodging-Public Recreation Uses
[Amended 5-7-2019]**

LEGEND

P = Permitted Use

C = Conditional Use

E = Use Allowed by Special Exception

Food-Lodging-Public Recreation Uses	Residential Districts				Commercial Districts				Industrial Districts		Special		Criteria/Conditions Reference
	R1	R2	NMU	AG	DC	OC	GR	HC	GI	RI	HS	AS	
Cafe	—	—	P	C	P	P	P	P	—	—	—	P	Article 21
Campground	—	—	—	E	—	—	—	—	—	E	—	—	Article 22
Caterer	—	—	P	—	P	P	—	P	P	P	—	—	
Club	—	—	C	—	P	P	—	P	—	—	—	—	Article 21
Community center	—	—	P	—	P	P	P	P	—	—	—	—	
Conference center	—	—	C	—	P	P	P	P	—	—	P	P	Article 21
Country club	—	—	—	C	—	—	P	E	—	C	—	—	Article 21
Food stand	—	—	E	—	E	E	P	E	E	E	E	E	Article 22
Function hall	—	—	—	—	P	P	P	P	—	—	—	—	
Golf course	—	—	—	P	—	—	P	—	—	P	—	—	Article 22
Health club	—	—	C	C	P	P	P	P	—	—	—	—	Article 21
Lodging, bed-and-breakfast	—	C	P	—	P	P	—	P	—	—	—	—	Article 21
Lodging, hotel	—	—	C	—	P	C	P	P	—	—	C	C	Article 21
Lodging, motel	—	—	—	—	—	—	P	P	—	—	—	C	Articles 20 and 21
Nightclub	—	—	—	—	P	—	P	P	—	—	—	—	
Recreation, indoor	—	—	C	—	P	C	P	P	—	C	—	—	Article 21
Recreation, outdoor	—	—	—	C	—	C	P	P	—	C	—	—	Article 21
Recreation, park	P	P	P	P	P	P	—	P	—	C	—	—	Article 21
Restaurant	—	—	P	—	P	C	P	P	—	—	—	P	Article 21
Restaurant, drive-through	—	—	—	—	P	—	P	P	—	—	—	—	
Tavern	—	—	C	—	P	—	P	P	—	—	—	P	Article 21
Theater/cinema (5,000 square feet or less)	—	—	P	—	P	P	P	P	—	—	—	—	Article 21
Theater/cinema (over 5,000 square feet)	—	—	—	—	C	—	P	P	—	—	—	—	Article 21

**Amendment to Chapter 275 of the General Ordinances of the City of Rochester Regarding
Table 18-C**

THE CITY OF ROCHESTER ORDAINS:

That Chapter 275 of the General Ordinances of the City of Rochester and currently before the Rochester City Council, be amended as follows:

Within Table 18-C, Recreation, Indoor shall be designated as a Permitted Use within the General Industrial (GI) District.

These amendments shall take effect upon passage.



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Planning Board
Conservation Commission
Historic District Commission
Arts and Culture Commission

MEMO

To: Planning Board
From: Ryan O'Connor, Senior Planner
Date: June 16, 2022
Re: Solar Installation Data

Dear Planning Board,

The data below outlines approved Solar Energy Systems based on issued electrical permits from 2016 to present. We used the average system cost as a reference to system size, since permits do not easily track specific capacities.

Zone	Number of Solar Permits Issued	Average Solar Project Cost	
Agricultural	73	\$15,227.00	
Granit Ridge	5	\$168,800.00	
Highway Commercial	10	\$22,550.00	
Industrial	3	\$204,200.00	
Neighborhood Mixed Use	1	N/A	
Residential-1	94	\$12,579.00	
Residential-2	19	\$15,844.00	Omitting School Solar Projects

Within residential zones, the average solar project cost was \$14,550, excluding school related installations. The cost associated with these permits suggests rooftop installations or smaller tracker systems. The larger 48 panel trackers, like at Staples, average about \$40,000. Between the Agricultural and Residential 1&2 Zones, we had a total of seven Solar Energy Systems, which exceeded \$40,000.

On average since 2016, we've experienced a 22% increase in issued solar permits per year. 2022 has been a significant year for permits, with a total of 54 to-date.

-Proposed Solar Ordinance-

Authority: The City of Rochester hereby adopts this article pursuant to the authority granted under RSA 674:16, in particular RSA 674:16, II, relative to innovative land use controls.

Purpose: The purpose of this article is to provide energy choice to property owners while protecting the public health, safety, welfare, and character of Rochester communities.

Definitions:

Rated Nameplate Capacity: Maximum rated alternating current ("AC") output of solar collection system based on the design output of the solar system.

Solar Land Coverage: is defined exclusively for the purposes of calculating the footprint of the land area occupied by the components of a solar array, excluding roof mounted systems. The Solar Land Coverage is the land area that encompasses all components of the solar collection system including but not limited to mounting equipment, panels, and ancillary components of the system. This definition does not include access roads or fencing and is not to be interpreted as a measurement of impervious surface as it may be defined in this ordinance.

Solar Collection System: Includes all equipment required to harvest solar energy to generate electricity. The Solar Collection System includes storage devices, power conditioning equipment, transfer equipment, and parts related to the functioning of those items. Solar Collection Systems include only equipment up to (but not including) the stage that connection is made to the utility grid or site service point.

Roof Mount: A solar collection system that is structurally mounted to the roof of a building or other permitted structure, including limited accessory equipment associated with system which may be ground mounted. For purposes of calculating array sizes or Solar Land Coverage under the solar definitions in this section, roof mounted portions shall not be included if the system is made up of both roof and ground mounted systems, the roof mounted portions shall also be excluded.

Ground Mount: A solar collection system and associated mounting hardware that is affixed to or placed upon (such as ballasted systems) the ground including but not limited to fixed, passive or active tracking racking systems.

Use definitions:

Accessory Residential Solar: Any ground mounted, or roof mounted solar collection system primarily for on-site residential use, and consisting of one or more free-standing, ground or roof mounted, solar arrays or modules, or solar related equipment, intended to primarily reduce on-site consumption of utility power and meets Solar Land Coverage requirements, with a rated nameplate capacity of 20 kW AC or less and that is less than 1500 square feet Solar Land Coverage.

Accessory Commercial / Industrial Solar: Any ground mounted, or roof mounted solar collection system primarily for on-site commercial use, and consisting of one or more free-standing,

ground or roof mounted, solar arrays or modules, or solar related equipment, intended to primarily reduce on-site consumption of utility power and ~~utilizes with a rated nameplate capacity of 80 kW AC or less and is~~ less than 5,000 square feet Solar Land Coverage.

Community Solar: A use of land that consists of one or more free-standing, ground mounted solar collection systems regardless of nameplate capacity that is up to 100 kW AC and that is less than 1 acre of Solar Land coverage.

Commercial Solar: A use of land that consists of one or more free-standing, ground mounted solar collection systems with a rated nameplate capacity of up to 1 MW AC and that is less than 5 acres in Solar Land Coverage.

Utility Solar: A use of land that consists of one or more free-standing, ground mounted solar collection systems regardless of nameplate capacity or Solar Land Coverage larger than 1MW AC.

Table of Permitted Uses

Use Table												
	R1	R2	NMU	AG	DC	OC	GR	HC	GI	RI	HS	AS
Accessory Residential Solar	P	P	P	P	P	P	P	P	P	P	P	P
Accessory Commercial / Industrial Solar	P	P	E	P	C	P	P	P	P	P	C	C
Community Solar	-	-	E	C	C	E	C	C	C	C	E	C
Commercial Solar	-	-	-	E	-	E	C	C	C	C	E	E
Utility Solar	-	-	-	E	-	E	E	E	E	E	E	E

Permitted Accessory Use

Solar energy systems permitted as an accessory use must meet the specific requirements set forth below. All requirements in the underlying zoning district shall apply.

A. Height

- 1) Building or roof mounted solar equipment shall not exceed the maximum allowed height in any zoning district by more than ten (10) inches for pitched roofs and five (5) feet for systems mounted on flat roofs.
- 2) Ground or pole mounted solar energy systems shall not exceed height restrictions for the zoning district which they are placed when oriented at maximum tilt.
- 2)3) ~~Ground or pole mounted solar energy systems placed between residential structures and the right-of-way shall not exceed half of the height restrictions for the zone which they are placed when oriented at maximum tilt unless allowed by Special Exception.~~

- 3)4) Solar energy systems placed over parking areas or drive aisles require a minimum panel height of fifteen (15) feet measured at maximum tilt.

B. Setbacks

- 1) Solar collection systems shall be considered structures and comply with building setback requirements from lot lines for the entire system, including the panels. Tracking systems shall have the setback measured from the point and time where the array is closest to the lot line. No portion of a system may cross into the setback.
- 2) Roof or Building Mounted systems – The collector system shall not extend beyond the exterior perimeter of the building. Exterior piping or electrical connections not located at the rear of buildings shall be screened from the street, to the extent practical as per site plan Regulations – Section 7.E(2) Utility Elements
- 3) No portion of equipment associated with a solar energy system (transformers, utility structures, or other axillary features) shall be permitted in the setback.

C. Solar Land Coverage

1) Accessory Residential Solar Energy Systems may not exceed:

a. 500 square feet of Solar Land Coverage when placed between a residential unit and a right-of-way or 1500 square feet of Solar Land Coverage in all other locations on a lot.

b. Solar Energy Systems exceeding the Solar Land Coverage limitations above, may be permitted by Special Exception, not to exceed 1500 square feet.

3) Accessory Commercial Solar Energy Systems may not exceed 5000 square feet of Solar Land Coverage.

C. Visibility

- 1) Roof-mount or ground-mount solar energy systems visible from the closest edge of any public right-of-way shall follow the aesthetic restrictions below:
 - a. Roof-mounted systems on pitched roofs that are visible from the nearest edge of the front right-of-way shall have the same finished pitch as the roof and be no more than ten inches above the roof.
 - b. Roof-mount systems on flat roofs that are visible from the nearest edge of the front right-of-way shall not be more than five feet above the finished roof and are exempt from any rooftop equipment or mechanical system screening.
 - c. The use of reflectors to enhance solar production are prohibited.

D. Lot Coverage

- 1) Ground-mount system panels shall be exempt from impervious surface standards if the soil under the collector is maintained as vegetation and not compacted.
- 2) Equipment and solar tracker *pedestals* are not exempt from lot coverage requirements.

E. Plan Approval

- 1) Applications that meet the design requirements of this ordinance for a solar energy system as an accessory use shall be granted administrative approval and shall not require Planning Board review. Compliance with Building or Electric Code is required regardless of system size or capacity.
- 2) All solar energy system applications or permit requests must include a plot plan with horizontal scale and elevation drawing showing:
 - a. The location of the system on the building or on the property for a ground-mount system
 - b. Property lines
 - c. Equipment specifications and ratings.

F. Expansion of Existing Solar Energy Systems

- 1) Additions to existing solar systems shall not be exempt from any requirement in this ordinance. The collective site coverage and capacity will determine the level of review.
- 2) Any expansion shall require a site plan showing all proposed and previously installed solar related equipment.

Requirements for Principle Use Solar Energy Systems Conditional Use Requirements

In addition to the requirements for Accessory Solar Energy Systems, the following apply for all systems considered a Principle Use. All solar energy uses requiring a Conditional Use Permit shall meet the specific requirements outlined below:

A. Setbacks

- ~~1) Solar collection systems shall be considered structures and comply with building setback requirements from lot lines for the entire system, including the panels. Tracking systems shall have the setback measured from the point and time where the array is closest to the lot line. No portion of a system may cross into the setback.~~
- ~~2) Roof or Building Mounted systems—The collector system shall not extend beyond the exterior perimeter of the building. Exterior piping for solar hot water systems or electrical connections shall be permitted on the side exposure of the building.~~
- ~~3) No portion of equipment associated with a solar energy system (transformers, utility structures, or other auxiliary features) shall be permitted in the setback.~~

B.A. Screening

- 1) Solar installations shall be incorporated into the local landscape or as required by the Planning Board.
- 2) Type, extent, and maintenance of screening shall be identified. The use of vegetative screening is encouraged.
- 3) Perimeter fencing for the site shall not include barbed wire or woven wire designs and shall preferably use wildlife-friendly fencing standards that include clearance at the bottom.

C.B. **Glare**

- 1) Significant glare onto abutting structures and roadways shall be mitigated. Mitigation may include angle of panels, details on the anti-reflective nature of the panel coating or any additional specific screening to minimize resulting impacts.
- 2) All applicants shall provide the glare index of the proposed solar energy system.
- 3) The Planning Board may require additional glare mitigation.
- 4) Glare shall be considered a nuisance as per Rochester Zoning Ordinance 275-28.2. D Performance Standards.

D.C. **Noise**

- 1) Estimates of any equipment noise on the site based on equipment specification materials (such as inverters or solar tracking systems).
- 2) Noise levels at the property line shall be in accordance with the municipal noise ordinance or at reasonable levels given the location of the facility with due consideration to the surrounding land uses and zone.
- 3) Loud or disruptive noise shall be considered a nuisance as per Rochester Zoning Ordinance 275-28.3 Noise.

E.D. **Power and Communication Lines**

- 1) Power and communication lines running between banks of solar panels and to nearby electric substations or interconnections with buildings shall be buried underground.

F.E. **Ground Cover and Buffer Areas**

The following provisions shall apply to the clearing of existing vegetation and establishment of vegetated ground cover.

- 1) Preservation of trees and existing vegetation is encouraged. If trees must be removed for operation of a solar system, the buffer area shall be planted with appropriate trees and vegetation that will not interfere with solar operation.
- 2) The applicant shall submit a vegetative management plan prepared by a qualified professional if a solar energy systems proposal exceeds 30% Solar Land Coverage or 1 acre, whichever is greater. The plan shall identify:
 - a. The natural resource professionals consulted or responsible for the plan.
 - b. The intended mix of vegetation upon establishment.
 - c. The management methods and schedules for how the vegetation will be managed on an annual basis (mowing, replacement, etc.).
- 3) Soils shall be planted and maintained with perennial vegetation for the full operational life of the project, to prevent erosion, and manage run off.

- 4) Vegetative cover should include a mix of native perennial grasses and wildflowers.

G.F. **Stormwater**

- 1) Solar energy systems are subject to City standards for stormwater management, erosion and sediment control provisions, as well as NHDES permit requirements. Solar collectors shall not be considered impervious surfaces if the project complies with ground cover standards and if the soil under the collector is maintained as vegetation and not compacted.
 - a. Equipment and solar tracker *pedestals* are not exempt from lot coverage or impervious requirements.
- 2) No portion of ground mounted solar energy systems are permitted in the Conservation Overlay District without a Conditional Use Permit approved by the Conservation Commission.
- 3) Ground mounted systems that require land clearing and grubbing of forested cover greater than 1 acre, shall at a minimum, submit a Stormwater Permit to the Department of Public Works.

H.G. **Abandonment and Decommissioning**

- 1) Solar Collection Systems shall be deemed to be abandoned if operations have discontinued for more than 6 months without written consent of the municipality (such as for reasons beyond the control of the owner/operator).
- 2) An abandoned system shall be removed, and the site restored with vegetative cover within 12 months of abandonment.

H.H. **Submittal Requirements for Primary Use Solar Energy Systems**

Proposals for solar energy systems requiring a Conditional Use Permit shall address the requirements of this section as well as provide the following:

- 1) Provide a detailed sketch or plan showing the installation area of the site to include:
 - a. Any land clearing or grading required for the installation and operation of the system.
 - b. The location of all equipment to be installed on site including utility connection point(s) and equipment. To the maximum extent practical all wiring associated with the utility connection shall be underground.
 - c. All equipment locations, except for utility connections, shall comply with required setbacks.
- 2) Equipment Specification
 - a. All proposed equipment or specifications must be included with the application. Such information can be supplied via manufacturer's specifications.
- 3) Emergency Response

- a. Access to the site for emergency response shall be provided and detailed on the plan.
- b. A narrative or manual for municipal Fire Department detailing response guidance and disconnection locations necessary for fire response.

All solar energy systems shall comply with applicable aspects of the Zoning Ordinance and Site Plan Regulations.

Solar energy systems requiring a Special Exception from the Zoning Board of Adjustment shall also submit a Site Plan application to the Planning Board and must meet all provisions identified under the ~~Conditional-Primary~~ Use section of this chapter as well as Site Plan Regulations.

Zoning Overlay Districts

Solar energy system proposals must abide by all zoning overlay districts restrictions. Additional requirements apply as follows:

- 1) Aviation Overlay District
 - a. Solar energy systems located within the airport overlay district or within approach zones of an airport, the applicant must complete and provide the results of a glare analysis through a qualitative analysis of potential impact, field test demonstration, or geometric analysis of ocular impact in consultation with the Federal Aviation Administration (FAA) Office of Airports, consistent with the Interim Policy, FAA Review of Solar Energy Projects on Federally Obligated Airports, or most recent version adopted by the FAA.
- 2) Historic Overlay District
 - a. Solar energy systems within the Historic Overlay District must receive approval from the Historic District Commission.

CITY INSPECTION TRACKING SHEET

Dept. of Public Works

July 1-31, 2022

INV #	DATE	MAP	LOT	FEE SOURCE	LOCATION	HOURS	RATE	TRANSFER AMOUNT	REFUND AMOUNT	TOTAL	REFUND
DPW-2023-01	7/5/2022	110	10	Golden Oaks Development	14 Freedom Drive	3.5	\$ 90.00	\$ 315.00		\$ 315.00	No
DPW-2023-02	7/5/2022	251	68	Half Peak Holding, LLC	0 Ledgeview Drive	1.5	\$ 90.00	\$ 135.00		\$ 135.00	No
DPW-2023-03	7/6/2022	251	68	Half Peak Holding, LLC	0 Ledgeview Drive	2.5	\$ 90.00	\$ 225.00		\$ 225.00	No
DPW-2023-04	7/6/2022	110	10	Golden Oaks Development	14 Freedom Drive	1	\$ 90.00	\$ 90.00		\$ 90.00	No
DPW-2023-05	7/7/2022	110	10	Golden Oaks Development	14 Freedom Drive	1.5	\$ 90.00	\$ 135.00		\$ 135.00	No
DPW-2023-06	7/7/2022	108	53	Thomas Aubert	806 Portland Street	1	\$ 90.00	\$ 90.00		\$ 90.00	No
DPW-2023-07	7/7/2022	251	68	Half Peak Holding, LLC	0 Ledgeview Drive	1.5	\$ 90.00	\$ 135.00		\$ 135.00	No
DPW-2023-08	7/8/2022	110	10	Golden Oaks Development	14 Freedom Drive	1	\$ 90.00	\$ 90.00		\$ 90.00	No
DPW-2023-09	7/11/2022	203	25	Diversified Building & Main	0 Kelmar Drive	1	\$ 90.00	\$ 90.00		\$ 90.00	No
DPW-2023-10	7/11/2022	224	310	J&L Terra Holdings, Inc	0 Ida Circle	1	\$ 90.00	\$ 90.00		\$ 90.00	No
DPW-2023-11	7/11/2022	110	10	Golden Oaks Development	14 Freedom Drive	1	\$ 90.00	\$ 90.00		\$ 90.00	No
DPW-2023-12	7/13/2022	224	310	J&L Terra Holdings, Inc	0 Ida Circle	1.5	\$ 90.00	\$ 135.00		\$ 135.00	No
DPW-2023-13	7/13/2022	110	10	Golden Oaks Development	14 Freedom Drive	1	\$ 90.00	\$ 90.00		\$ 90.00	No
DPW-2023-14	7/14/2022	208	4&5	Granite State Credit Union	148 Farmington Rd	1	\$ 90.00	\$ 90.00		\$ 90.00	No
DPW-2023-15	7/14/2022	221	158&159	10 Farmington Rd, LLC	14 Farmington Rd	1	\$ 90.00	\$ 90.00		\$ 90.00	No
DPW-2023-16	7/14/2022	259	38	KAB Realty Development	2 Matilda's Way	1	\$ 90.00	\$ 90.00		\$ 90.00	No
DPW-2023-17	7/14/2022	110	10	Golden Oaks Development	14 Freedom Drive	1	\$ 90.00	\$ 90.00		\$ 90.00	No
DPW-2023-19	7/15/2022	110	10	Golden Oaks Development	14 Freedom Drive	1	\$ 90.00	\$ 90.00		\$ 90.00	No
DPW-2023-20	7/18/2022	243	39	Easter Seals NH	215 Rochester Hill Rd	1	\$ 90.00	\$ 90.00		\$ 90.00	No
DPW-2023-21	7/19/2022	203	25	Diversified Building & Main	0 Kelmar Drive	1	\$ 90.00	\$ 90.00		\$ 90.00	No
DPW-2023-22	7/18/2022	244	1-Feb	EIP Holdings II, Inc	156 Lowell St	1	\$ 90.00	\$ 90.00		\$ 90.00	No
DPW-2023-23	7/19/2022	110	10	Golden Oaks Development	14 Freedom Drive	2	\$ 90.00	\$ 180.00		\$ 180.00	No
DPW-2023-24	7/20/2022	243	39	Easter Seals NH	215 Rochester Hill Rd	1	\$ 90.00	\$ 90.00		\$ 90.00	No
DPW-2023-25	7/20/2022	110	10	Golden Oaks Development	14 Freedom Drive	1	\$ 90.00	\$ 90.00		\$ 90.00	No
DPW-2023-26	7/21/2022	110	10	Golden Oaks Development	14 Freedom Drive	1	\$ 90.00	\$ 90.00		\$ 90.00	No
DPW-2023-27	7/25/2022	110	10	Golden Oaks Development	14 Freedom Drive	1	\$ 90.00	\$ 90.00		\$ 90.00	No
						33		\$ 2,970.00	\$ -	\$ 2,970.00	No

Shannan Saunders

Dept. Head

8/4/2022

Date

Credit 13011 - 400418

Debit 1000 - 222005

July 1-31, 2022

Shannan Saunders 8/4/2022

Dept. Head Date

Date _____

July 1-31, 2022

[illegible]

Date _____

8/15/2022 11:09 AM

July 2022

Type	Surety Expiration Date	See Notes Below	Case # / Zone /Year	Activity	Developer/Location	Original Surety Required	PB Additional Surety Required	Principal Balance as of Aug., 31, 2021	Release Date	Principal Release Amount	Release Date	Principal Release Amount
Bond # 999064289	8/24/2023		114-4&5-HC-19	Vehicle Service Expansion	Glenn David's Integrity Auto, 415 North Main St.	\$ 25,500.00		\$ 25,500.00				
Cash Concentration	N/A		115-29-HC-18	Charging Station	KJK Wireless, 290 North Main St. (Tesla)	\$ 13,040.53		\$ 13,150.02				
Cash Concentration	N/A		121-32,32-1,37-B1-05	Mult-Family Housing	Steve Miller (Fownes Mill Development)/Gagne St.	\$ 47,127.60		\$ 47,161.28				
Cash Concentration	N/A		125-214-R2-21	Two-Story Office	Hope on Haven Hill, Inc. (38 Charles Street)	\$ 17,715.55		\$ 17,715.55				
Bond# 41K235133	N/A		131-7-NMU-20	Retail Motor Fuel	717 Rochester Holdings, LLC (Tropic Star Development)	\$ 75,523.00		\$ 75,523.00				
Bond # 608-100244-2	N/A		134-5-R2-16	Mult-Family Housing	D.R. Lemieux Builders, 114 Rochester Hill Rd. (Apple Ridge Apts)	\$ 145,499.28		\$ 58,391.04	Reduction 2/7/20	\$87,108.24		
Bond# SUR0000204	6/30/2023		134-5-R2-16	Mult-Family Housing	D.R. Lemieux Builders, 114 Rochester Hill Rd. (Apple Ridge Apts Ph 2)	\$ 60,465.38		\$ 60,465.38				
Bond# SUR0000205	6/30/2023		134-5-R2-16	Mult-Family Housing	D.R. Lemieux Builders, 114 Rochester Hill Rd. (Apple Ridge Apts Ph 3)	\$ 34,875.86		\$ 34,875.86				
Bond# 107499549	N/A		136-20-R1-21	Quonset Hut	Eversource / 74 Old Dover Rd	\$10,780.00		\$10,780.00				
Cash Concentration	N/A		137-3-NMU-20	Utilities Construction	Process Pipeline Services, 770 Columbus Ave. (Northern Utilities)	\$ 2,522.75		\$ 2,522.93				
Cash Concentration	N/A		208-4&5-GRD-21	Bank	Granite State Credit Union, 148&150 Farmington Rd.	\$ 80,572.04		\$ 80,573.59				
Bond # NH5354827	N/A		208-6-GRD-20	Automotive Expansion	Motor City Automotive Group, LLC, 154 Farmington Rd.	\$ 6,667.00		\$ 6,667.00				
Cash Concentration	N/A		208-9-GRD-20	Commercial Expansion	Cornerstone VNA, 178 Farmington Rd.	\$ 5,013.44		\$ 5,017.02				
Bond # 094053	N/A		209-1-GRD-15	Commercial retail	Severino Trucking Co., 105 Farmington Rd.	\$ 73,150.00		\$ 73,150.00				
Bond # 0118204	12/18/2022		215-17-R2-16	Mult-Family Housing	Ekimbor, LLC , Norway Plains Townhouses	\$ 128,802.93		\$ 128,802.93				
LOC # S911876	N/A		216-6&7-GRD-17	Commercial retail	Casaccio RE Holdings, Inc.	\$ 30,606.36	\$ 45,393.64	\$ 76,000.00				
Cash Concentration	N/A		216-8,9,10-GRD-16	Excavation	Farmington Assoc. (The Ridge-PH II)	\$ 145,811.99		\$ 145,811.99				
LOC# SUR0000110	N/A		216-11-GRD-14	Commercial retail	Waterstone Rochester, LLC (The Ridge)	\$ 756,266.70		\$ 186,723.08	Reduction 3/4/19	\$677,167.26		
LOC# 68172537	10/31/2021	See Note #4 Below	216&221-32,186,187-I-20	Industrial Expansion	Lydall Performance Materials (134 Chestnut Hill Rd.)	\$ 146,359.00		\$ 146,359.00				
Cash Concentration	N/A		232-16-3-A-19	Cell Tower	Eco-Site II, LLC (T-Mobil Tower)	\$ 11,552.60		\$ 11,560.85				
Cash Concentration	N/A		243-39-A-21	Senior Housing Facility	Easter Seals NH, 215 Rochester Hill Rd.	\$ 194,545.68		\$ 194,545.68				
Cash Concentration	N/A		244-2-1-A-21	Cell Tower	EIP Holdings II, LLC (156 Lowell St.)	\$ 8,931.24		\$ 8,931.24				
Bond# SUR1001216	N/A		246-22-HC-20	Homeless Shelter	Homeless Center for Strafford County (202 Washington St.)	\$ 30,444.01		\$ 30,444.01				
LOC# 20034171	12/7/2023		251-68-R1-21	Mult-Family Housing	Half Peak Holdings, LLC (Ledgeview III)	\$ 206,842.00		\$ 206,842.00				
Cash Concentration	N/A		251-121-R1-03	Mult-Family Housing	Half Peak Holdings, LLC (Ledgeview II)	\$ 120,545.52	\$ 74,153.54	\$ 195,723.47				

Bond # 567293	N/A		255-21-I-20	Manufacturing Facility	Prep Partners Group, LLC (49 Innovation Dr.)	\$ 320,409.13		\$ 320,409.13				
Cash Concentration	N/A		255-23-A-20	Multi Purpose Room	Hope on Haven Hill, Inc. (326 Rochester Hill Rd.)	\$ 4,469.39		\$ 4,472.58				
Bond # 04BCSGN4110	3/8/2021	See Note #1 Below	256-66/264-23-PUD-12	PUD	The Village at Clark Brook (Old Dover Rd.)	\$ 171,296.38	\$ 253,843.88	\$ 295,843.00	3/5/2018	\$156,297.26		
Bond # EAIC179000065	4/26/2023		267-3-RI-20	Materials Recovery Facility	Waste Management of NH	\$ 140,000.00		\$ 140,000.00				
Bond # EAIC17000066	10/26/2021	See Note #2 Below	268-2-A-19	Container Storage Area	Waste Management of NH	\$ 35,750.00		\$ 35,750.00				
Bond# EAIC179000056	3/15/2022		267/268-2&3/2&2-1-RI/A-17	TLR-III Refuse Disposal	Waste Management of NH	\$ 593,260.84		\$ 593,260.84				
Total Required						\$ 2,666,871.19	\$ 373,391.06	\$ 2,255,997.01				

Notes:

- #1 Bond expiration letter sent on 1/14/2021
- #2 Bond expiration letter sent on 8/27/2021; Second & Final Notice sent 10/13/2021, no permits/CO's being issued; As-Built received on 11/1/2021
- #4 LOC expiration letter sent on 10/13/2021

July 2022														
Type of Surety	Surety Expiration Date	See Notes Below	Case # / Zone /Year	Activity	Developer/Location	Original Surety Required	Additional Surety Required	Principal Balance as of Aug., 31,2021	Release Date	Principal Release Amount	Release Date	Principal Release Amount	Release Date	Principal Release Amount
Cash Concentration	N/A		107&108-54&53-1-R1-16	9-Lot Subdivision	Tom Aubert / Portland St.	\$37,237.70	\$11,743.28	\$49,784.91						
Cash Concentration	N/A		108-53-R1-20	56-Lot Subdivision	Carole Court, LLC / 828 Portland St.	\$227,138.22		\$227,300.57						
Cash Concentration	N/A		110-10,10-2thru10-18-R1-20	17-Lot Subdivision	Roadrunner Real Estate Development, LLC/Freedom Dr.	\$94,454.54		\$94,545.54						
Cash Concentration	N/A		140-73-R1-17	17-Lot Subdivision	New Style Homes, Inc. / 156 Old Dover Rd.	\$92,599.00	\$3,169.00	\$96,420.58						
Bond# S-262943	N/A		203-25-A-08	17-lot subdivision/for infrastructure	MJS Development, LLC / Kelmar & Fresian	\$95,851.00		\$95,851.00						
Passbook #36144	N/A		216-67-A-01	Truck sales	Ziad Labidi/ Elmo Lane (Upgrade of Elmo Ln.)	\$47,000.00	As of 3/23/21 ->	\$13,873.72	Through 7/14/08	\$33,500.00				
Cash Concentration	N/A		224-310-A-18	32-Lot subdivision	J&L Terra Holdings - 685 Salmon Falls Rd.	\$70,419.88		\$75,044.23						
Cash Concentration	N/A		224-310-A-18	Phase II of Meadow Ct.	J&L Terra Holdings - 685 Salmon Falls Rd.	\$4,000.00		\$4,000.00						
Passbook #37014	N/A		224-321, 324,324-1, 324-2,328-A-07	45 lot subdivision	Great Woods Dev/Steve Miller/Off Salmon Falls Rd	\$65,000.00	As of 3/23/21 ->	\$13,095.55	10/19/18	\$52,662.29				
Cash Concentration	N/A		224-321,324,328-A-07	Laredo Lane	Great Woods Dev/Steve Miller/Off Salmon Falls Rd	\$87,344.62	\$29,772.38	\$118,479.30						
Bond # 0145184	N/A		237-3 & 8-R1-04	Highfield	Washington Street (Severino Trucking)	\$1,400,444.31		\$1,400,444.31						
Bond# 0739223	12/10/2022		237-3&8-PUD-18	Highfield - Ph 1B(A)	Fillmore Blvd.	\$95,049.92		\$95,049.92						
Bond# 0739224	1/7/2022	See not #4 Below	237-3&3-PUD-18	Highfield - Ph 1B(A)	Secondary Access Rd. to Hussey Hill Rd.	\$164,355.35		\$164,355.35						
Bond# 0761698	N/A		237-3&3-PUD-18	Highfield - Ph 1B(A)	Eisenhower Drive	\$151,158.78		\$151,158.78						
Bond # 0663066	8/28/2022	See note #2 Below	237-8-1-PUD-13	Highfield - Ph.2A	Monroe Dr/Fillmore Blvd	\$156,000.00		\$156,000.00						
Bond # 0663068	9/17/2022	See note #3 Below	237-8-1-PUD-14	Highfield - Ph. 2B	59 Fillmore Blve.	\$75,000.00		\$75,000.00						
Bond # 663109	12/31/2022		237-8-1-PUD-15	Highfield - Ph. 2C	59 Fillmore Blve.	\$118,000.00		\$118,000.00						
Cash Concentration	N/A		239-18-R1-04	Road & Drainage	One Heritage Street Development, LLC (Bill Goldstein) Heritage St.	\$250,000.00		\$14,032.59	6/3/08	\$237,500.00	10/14/09	\$12,500.00	11/25/09	\$25,200.00
Passbook # 36139	N/A		246-32-R1-02	33-lot subdivision	Bob DiBerto (Ika Morgan Realty Trust/ Chesley Hill Rd	\$1,270,000.00	As of 3/23/21->	\$95,065.22	Through 8/29/2007	\$1,182,702.00	1/23/08	\$24,798.00	12/18/13	\$56,030.39
Bond # 283602	N/A		255 - 24-1 - A - 17	10-Lot subdivision	LaPerle Drive (MJS Development, LLC)	\$40,216.00	\$16,486.42	\$56,702.42						
L of C # 1300137800	5/2/2023		255-24-10-A-21	5-Lot subdivision	Rochester Haven Hill, LLC (Rachel Lane)	\$38,655.19		\$38,655.19						
L of C # 159051809E	4/15/2023		256-61&62-A-04	23-lot subdivision	CBDA Funding,LLC/ Little Quarry at Village Clark Brook/ Constitution Way	\$200,000.00		\$27,430.45	Through 7/15/08	\$100,000.00				
Cash Concentration	N/A		259-36&37-A-15	57-Lot Subdivision	119 Flagg Road Development, LLC (Bill Goldstein) Trinity Cr.	\$131,097.63		\$132,150.76						
Cash Concentration	N/A		259-38-A-20	Trinity Subdivision - Ph II	KAB Realty Management, LLC (Matildas Way)	\$103,596.82		\$103,604.48						
Bond# BMVD070064	10/17/2022	See Note #1 Below	263-10-A-07	17-Lot subdivision	Boston North Construction Co. (Dale Sprague) Peterson Rd./England Rd.	\$71,000.00		\$71,000.00						
Bond # BLVA881348	3/23/2023		263-25-A-17	6-lot subdivision	BD&B Pitchfork Holdings, LLC / Lucas Lane	\$22,000.00		\$22,000.00						
Total Required						\$4,715,753.63	\$61,171.08	\$3,108,571.77		\$1,606,364.29		\$37,298.00		\$81,230.39
Notes: #1 Bond Expiration letter sent to developer on 7/29/2022 #2 Bond Expiration letter sent to developer on 8/3/2022 #3 Bond Expiration letter sent to developer on 8/3/2022 #4 Bond Expiration letter sent to developer on 8/3/2022														

Surety Activity -July 2022 Misc. Surety - required for Certificate of Occupancy to be issued																		
Completion Date	Notes	Surety Expiration Date	Type of Surety	Map & Lot	Check drawn	Development/Location	Purpose	Surety Required	Date Received	Balance as of Aug. 31, 2021	Release Date	Release Amount	Release Date	Release Amount	Release Date	Release Amount	Comments	
		N/A	City Concentration	221-151	Colliander, Field & Brown	Aloe Pines / Ten Rod Rd.	Drainage & Driveway Completion	\$18,085.05	7/26/2006	7,379.95	11/16/2009	\$11,738						
		N/A	City Concentration	221-151	Raymond Green, Inc.	Aloe Pines / Ten Rod Rd.	Off-site Improvements	\$232,000.00	12/1/2006	\$20,529.85	2/28/2008	\$116,550						
N/A			Bond # BLN1675088	205-18	American Tower, L.P.	36 Cross Rd., Cell Tower	Cell Tower Removal if Abandoned	\$25,000.00	6/26/2000	\$25,000.00							Keep indefinitely in event tower abandoned	
			Bond # 017-011-208	250-39	(Kenney) Accolade Towers, LLC	Dry Hill Rd.	Cell Tower Removal if Abandoned	\$10,000.00	8/20/2003	\$10,000.00							Keep indefinitely in event tower abandoned	
			Bond # 017241390	232-16-3	Eco-Site II, LLC	144 Meaderboro Rd.	Cell Tower Removal if Abandoned	\$50,487.00	6/18/2020	\$50,487.00								
			Bond# 14221134	244-2-1	EIP Holdings II, LLC	156 Lowell St.	Cell Tower Removal if Abandoned	\$30,000.00	6/16/2021	\$30,000.00								
			14215265	257-24	EIP Communications I, LLC	133 Blackwater Rd.	Cell Tower Removal if Abandoned	\$30,000.00	11/10/2020	\$30,000.00								