



NONRESIDENTIAL SITE PLAN APPLICATION

City of Rochester, New Hampshire

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

Date: _____ 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 #: 141 ; Lot #'s): 29 ; Zoning district: General Industrial

Property address/location: 104 Pickering Road

Name of project (if applicable): Jaeger USA, Inc. - Textile Tape Corporation

Size of site: 5.50 acres; overlay zoning district(s)? _____

Property owner

Name (include name of individual): Jaeger USA, Inc. - Textile Tape Corporation c/o John Simmers, President

Mailing address: 104 Pickering Road; Rochester NH 03867

Telephone #: 603 332-5816 Email: jsimmers@jaeger-TTC.com

Applicant/developer (if different from property owner)

Name (include name of individual): Same As Property Owner

Mailing address: _____

Telephone #: _____ Email: _____

Engineer/designer

Name (include name of individual): Norway Plains Associates, Inc.; c/o Scott Lawler, PE

Mailing address: PO Box 249, Rochester, NH 03866-0249

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

Email address: slawler@norwayplains.com Professional license #: NH PE 10026

Proposed activity (check all that apply)

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

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

Describe proposed activity/use: Proposed 16,500 square foot building addition for shipping and storage for an existing manufacturing facility

Describe existing conditions/use (vacant land?): Existing Manufacturing Facility

Utility information

City water? Yes X no ; How far is City water from the site? At the Street

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

If City water, what are the estimated total daily needs? No Increase 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? Roadside ditch after detention and treatment

Building information

Type of building(s): Steel Framed

Building height: 26' – 8" Finished floor elevation: 176.1'

Other information

parking spaces: existing: 21 total proposed: 21; Are there pertinent covenants?

Number of cubic yards of earth being removed from the site

Number of existing employees: 18; number of proposed employees total: 18

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

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

Proposed <u>post-development</u> disposition of site (should total 100%)		
	Square footage	% overall site
Building footprint(s) – give for each building	Exist. 27,470 sf	11.5%
	Prop. 16,500 sf	6.9%
Parking and vehicle circulation	32,120 sf	13.4%
Planted/landscaped areas (excluding drainage)	25,020 sf	23.8 %
Natural/undisturbed areas (excluding wetlands)	34,300 sf	14.3 %
Wetlands	52,675 sf	22.0 %
Other – drainage structures, outside storage, etc.	19,370 sf	8.1 %

(Continued Nonresidential Site Plan application Tax Map: 141 Lot: 29 Zone GI)

Comments

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

The proposed project will require a waiver for the number of proposed parking spaces and a Conditional Use Approval to allow for a portion of the proposed addition and grading within the Conservation Overlay District.

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: John A. Summer, President

Date: 6/12/2017

Signature of applicant/developer: _____

Date: _____

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: John A. Summer, President

6/12/2017

NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

P.O. Box 249

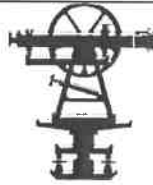
Continental Blvd. (03867)

Rochester, NH 03866-0249

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slawler@norwayplains.com



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31 Mooney St.

Alton, NH 03809

www.norwayplains.com

Phone & Fax (603) 875-3948

rtetreault@norwayplains.com

June 13, 2017

Seth Creighton, Chief Planner
Department of Planning and Development
Second Floor, City Hall
31 Wakefield Street
Rochester, NH 03867-1917

Re: Non- Residential Site Plan Application; Jaeger USA, Inc. – Textile Tape Corporation– 104 Pickering Road, Map 141, Lot 29.

Dear Mr. Creighton:

On behalf of Jaeger USA, Inc. – Textile Tape Corporation, we hereby submit plans and nonresidential site plan application for a proposed building addition at their 104 Pickering Road facility. Jaeger USA, Inc – Textile Tape Corporation is proposing to construct a 16,500-square foot addition to their existing manufacturing plant.

The 5.5-acre property is located within the General Industrial (GI) zoning district. The facility underwent an expansion in 2013/2014 for the construction a 5,500-square foot addition. The Rochester Planning Board approved this expansion on December 2, 2013, and amended it in August 4, 2014 to require any additional parking spaces to be constructed if deemed necessary by the City Planning Board.

The parcel is located at the southwestern corner of Pickering Road and Nadeau Drive. Abutting the parcel to the north is another manufacturing facility, The Rubber Group, as is Liberty Research Group located on the opposite side of Nadeau Drive. Across Pickering Road is vacant parcels and the City of Rochester Sewage Pump Station. A residential lot is located westerly of the property on the other side of a wooded wetlands and stream.

There are currently three building on site, a main office, a garage that is used for research and development, and the production building. Access to the site is from the Pickering Road with parking on either side of the driveway and near the office and R & D buildings. The site is serviced by municipal water and sanitary sewage with natural gas provided by Until. Power and communications are delivered to the site via overhead wires.

As stated above, the proposal is to construct a 16,500-square foot building addition at the rear of the existing manufacturing building. This addition is generally in the same location as conceptual plans were provided to the City as a potential second phase of a multi-phased project. The proposed 150' x 110' addition will be erected to expand their storage capacity which will allow for growth in the production in the future. Additional loading dock with two overhead doors will provide for better shipping processes. There are no proposed changes to the hours of operation or the number of employees.

The stormwater from the impervious surfaces and the proposed roof will be collected and disposed within a stormwater management system. This system consists of a sediment forebay, a grassed treatment swale, and an infiltration/retention basin. This treatment train has been designed to attenuate the peak runoff rate and volume resulting from the change in ground cover. Once treated, the stormwater will flow overland towards the wetlands and to a culvert under Pickering road. An analysis has been prepared to ensure the peak rate and volume of stormwater runoff will not impact the downstream watershed.

In order to construct the proposed addition in the same alignment as the 2014 addition, a portion of the addition will be within the outer half of the Conservation Overlay District. Similar to the 2013 approval, a Conditional Use Application is also being submitted. The potential for the building to encroach into the outer 25-foot of the CO from the jurisdictional wetland was discussed during the past expansion. The buffer reduction for the proposed addition and the previous addition will not exceed 50% of the total outer half of the overall CO District. As part of the proposal, there will be no pavement or other impervious surfaces located within the CO District. A very small amount of grading is proposed within the outer half to accommodate the proposed stormwater management system and building construction.

In addition to the Conditional Use Permit, the applicant is requesting a waiver to the required number of parking spaces. The Site Plan Review Regulations require the number of parking spaces to be based on size of the buildings or the number of employees on the maximum shift, whichever is the greater of the amount. In this case, the number of parking spaces would be 73 based on the gross floor area of the existing and proposed buildings. Whereas, based on the number of employees on the maximum shift, the number of spaces would be around 20 to 24. Since the owners are not planning on adding any additional employees as part of the proposed addition and since there hasn't been a need for any more parking as a result of the previous expansion, a waiver to the overall number of parking is being requested.

We look forward to discussing this project with staff and the Planning Board. Thank you for your consideration

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.



By:

Scott A. Lawler, PE, Project Engineer

cc: John Simmers, Jaeger USA – Textile Tape Corp.

Application for Conditional Use
Conditional Uses and Buffer Reductions
Section 42.19 - Conservation Overlay District
City of Rochester, NH

Date: June 12, 2017

Property information

Tax map #: 141 ; Lot #'s): 29 ; Zoning district: General Industrial

Property address/location: 104 Pickering Road

Name of project (if applicable): Jaeger USA, Inc. – Textile Tape Corporation

Property owner

Name (include name of individual): Jaeger USA, Inc. - Textile Tape Corporation

Mailing address: c/o John Simmers 104 Pickering Road; Rochester, NH 03867

Telephone #: 603 332-5816 Email jsimmers@jaeger-TTC.com

Applicant/developer (if different from property owner)

Name (include name of individual): Same as owner

Mailing address: _____

Telephone #: _____ Fax #: _____

Engineer/designer

Name (include name of individual): Norway Plains Associates, Inc; c/o Scott Lawler

Mailing address: PO Box 249; Rochester, NH 03867

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

Email address: slawler@norwayplains.com Professional license #: PE 10026

Proposed Project

Please describe the proposed project: The proposed project is to construct a 16,500-sf building addition to an existing manufacturing facility. The proposed building will be used for shipping and storage

Please describe the existing conditions: The existing parcel is an existing manufacturing business with three building, comprising of 27,470 square feet, with associated parking and loading facilities.

Please fill in **one of the next two sections – for either Conditional Uses or Buffer Reductions**

Conditional Uses

For Conditional Uses only, justify the proposal in terms of each of the criteria below (in accordance with subsection 42.19 (i) (1) (A)). All four criteria must be satisfied.

(i) The proposed construction is essential to the productive use of land not in the COD.

(ii) Design and construction methods will be such as to minimize impact upon the wetlands and will include restoration of the site consistent with the permitted use.

(iii) There is no feasible alternative route on land controlled by the applicant that does not cross the CO District nor has less detrimental impact on the wetlands. Nothing in this Section shall limit the applicant from exploring alternatives with abutting property owners.

(iv) Economic advantage is not the sole reason for the proposed location of work.

(Buffer Reductions on next page)

Buffer Reductions

For Buffer Reductions only, justify the proposal in terms of each of the criteria below (in accordance with subsection 42.19 (i) (2) (B)). All four criteria must be satisfied.

(i) The structure for which the exception is sought cannot feasibly, after consideration of all reasonable alternatives, be constructed on a portion or portions of the lot, which lie outside the CO district, *or* the application of the CO district eliminates greater than 50% of the buildable area located on the parcel *or* in the judgment of the Planning Board, the proposed site layout would result in a significantly higher quality design.

The proposed project is to expand an existing manufacturing facility as part of an ongoing phased expansion as previously described during the 2013 Planning Board Site Review Application. In order to construct the addition to provide the necessary storage of material and products and create a new shipping loading docks, the proposed addition must be constructed such that a portion will lie within the outer half of the Conservation Overlay District.

(ii) The proposed structure and use must be consistent with the purpose and intent of Section 42.19 and provisions must be made to ensure that drainage from the structure will not adversely impact any wetlands.

The proposed structure is an expansion of an existing manufacturing facility which is an allowed use as outlined within Section 42.19. Furthermore, the proposed building will meet all applicable building setbacks and maximum lot coverage. To accommodate the changes in impervious surfaces, a detailed stormwater water management system will be installed to treat and mitigate the increased stormwater such that it will not adversely impact the wetlands of downstream watershed.

(iii) There shall be no impervious areas for parking within the reduced buffer for which the Conditional Use Approval is sought.

The only impervious area within the outer half of the CO district will be the proposed building roof.

(iv) The maximum building coverage is limited to 50% of the outer half of the buffer zone, as shown in the diagram below.

Combining the recent addition with the proposed addition, the maximum building coverage in the outer half of the buffer is still less than 50% of the overall outer buffer zone.

(v) Best management practices must be demonstrated to the satisfaction of the Planning Board.

Silt fence will be placed along the limits of the proposed construction to prevent erosion and migration of sediments during all aspects of the building addition construction. Although gutter will be placed on the roof eaves closest to the CO District, a stone drip edge will be placed next to the building foundation to prevent any possible erosion. A stormwater management system comprising of treatment swale and retention/infiltration basin will be employed for the runoff from the gutters as well as the existing and proposed pavement.

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 Conditional Use application to the City of Rochester Conservation Commission and Planning Board pursuant to the City of Rochester Zoning Ordinance 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: 6/12/17

Signature of applicant/developer: _____

Date: _____

Signature of agent: _____

Date: _____

Authorization to enter subject property

I hereby authorize members of the Rochester Conservation Commission and Planning Board, and other pertinent City departments, boards and agencies to enter my property for the purpose of evaluating this application including performing any appropriate inspections. This authorization applies specifically to those 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. (It is not necessary to sign this provision if a Planning Board application has been submitted.)

Signature of property owner: _____

Date: 6/12/2017

NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

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June 13, 2017

Rochester Conservation Commission
Department of Planning and Development
Second Floor, City Hall
31 Wakefield Street
Rochester, NH 03867-1917

Re: Conditional Use Application; Jaeger USA, Inc. – Textile Tape Corporation– 104 Pickering Road, Map 141, Lot 29

Dear Members,

On behalf of the Jaeger USA, Inc – Textile Tape Corporation, Norway Plains Associates, Inc. is pleased to submit a Conditional Use Application. The parcel is located at 104 Pickering Road and identified by the City of Rochester assessors as Tax Map 144, Lot 29 with a total area of 5.50 acres. The parcel is located in the General Industrial (GI) Zoning District. This application is being submitted in conjunction with a proposed Site Plan Review Application to the Rochester Planning Board. The proposed project is to construct a 16,500-square foot building addition at their existing manufacturing facility.

The existing facility underwent a smaller building addition in 2014 as part of a phased project. This expansion will be constructed adjacent to the new addition and behind the old facility. As was the case on the previous application, this proposed addition will be constructed in the outer half of the Conservation Overlay District. Hence the request for a Conditional Use Permit for a Buffer Reduction in accordance with Section 42.19(i)(2)(B)). During the approval process of the pervious expansion, the applicant reviewed with the Conservation Commission the high probability that future expansions would also encroach into the outer half of the CO District.

The need to construct the building addition in this location is a combination of creating a logical flow of materials and products through the production plant and the need for space near Pickering Road for a stormwater management system. It would not be possible to reverse the location of the building addition and stormwater management based existing topography. Thus, the proposed building addition is located upgradient of the stormwater management system, but partial within the outer half of the CO District.

The proposed stormwater management system will be a treatment train consisting of a sediment forebay, grass-lined treatment swale and an infiltration/retention basin. This system will treat and attenuate the peak rate and volume of stormwater runoff from the proposed building addition, new pavement, as well as a major portion of the existing buildings and pavement.

The design will incorporate Best Management Practices, BMPs around the edges of the proposed earth disturbances and building construction. This will prevent erosion and sediments from impacting the adjacent wetlands. There are no proposed pavement or other impervious surfaces within the CO other than the proposed building addition. Very minor grading is also proposed in the outer half of the CO for the construction of the stormwater management system.

Should the Commission need additional information or have any questions, please feel free to contact our office. Otherwise we look forward to discussing this project with staff and the Conservation Commission. Thank you for your consideration

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Scott A. Lawler". The signature is fluid and cursive, with the first name "Scott" and last name "Lawler" clearly distinguishable.

By:

Scott A. Lawler, PE, Project Engineer

cc: John Simmers, Jaeger USA - Textile Tape Corporation



FOR

Jaeger USA, INC.

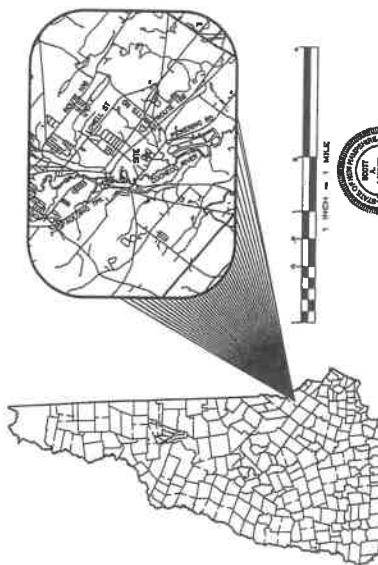
Textile Tapes Corporation

TAX MAP 141 LOT 29

104 PICKERING ROAD

ROCHESTER, N.H.

JUNE 2017



REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. RESPONDING SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE GEOCHEMICAL OR HYDROLOGICAL INFORMATION AVAILABLE BUT NOT CONTAINED WITHIN THE PLAN SET. IF THERE ARE ANY QUESTIONS WITH THE DESIGN PRESENTED WITHIN THIS PLAN SET PLEASE CONTACT THE ENGINEERING STAFF AT NORWAY PLAINS ASSOCIATES, INC. (970)-335-3848.

FILE NO. 128
PLAN NO. C-2677-1
DWG. NO. 13078/SP-3
FR. NO.

381 MOONEY STREET, ALTON, NH 603-875-3948

CIVIL ENGINEERS

NORWAY PLAINS ASSOCIATES, INC.

22 CONTINENTAL BOULEVARD

2 CONTINENTAL BOULEVARD
ROCHESTER, NEW HAMPSHIRE 03867

(603) 335-3948

OWNER

JAEGER USA, INC.

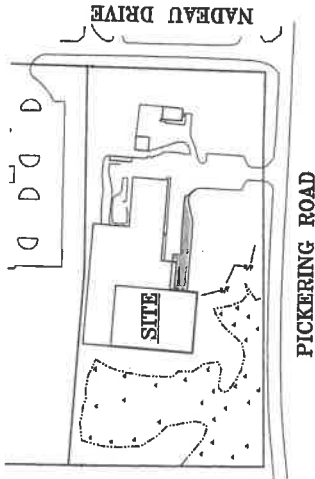
CHIEF, COB, INC.
TEXTILE TAPES CORPORATION

1104 PICKERING ROAD

104 FICKERING ROAD
ROCHESTER, NH 03887-4604

LESTER, NH 03066
(603) 332-5816

OVERALL SITE

 $1'' = 100'$ 

STATE AND FEDERAL PERMITS:
STATE OF NEW HAMPSHIRE PERMIT NUMBERS:
NEEDS ALTERATION OF TERRAIN: NOT REQUIRED
NEEDS WETLANDS PERMIT: NOT REQUIRED
NEEDS DAM PERMIT: NOT REQUIRED
NEEDS SUBDIVISION PERMIT: NOT REQUIRED
NEEDS SUBSURFACE SYSTEMS PERMIT: NOT REQUIRED
NEEDS WASTEWATER PERMIT: NOT REQUIRED
NEEDS MOOT DRIVEWAY/ENTRANCE PERMIT: NOT REQUIRED

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES):
NPDES PERMITS ARE ONLY REQUIRED FOR PROJECTS MEETING THE DISTURBED AREA CRITERIA BELOW AND HAVING A POINT SOURCE STORMWATER DISCHARGE FROM THE SITE TO AN ADJACENT WETLAND OR WATER BODY (I.E. CULVERT, SWALE, ETC. OUTLETING TO A WETLAND, CREEK, STREAM OR RIVER).

NPDES PERMIT: NOT EMPLOYED

NOTES: FOR THE STATUS OF THIS PERMIT, CONTACT THE PROJECT GENERAL CONTRACTOR.

FINAL APPROVAL BY
ROCHESTER PLANNING BOARD

DEVELOPED BY:

DATE:

COVER	SITE PLAN	AS SHOWN
EXISTING FEATURES	PLAN	AS SHOWN
SITE LAYOUT	PLAN	1" = 50'
GROUND, DRAINAGE	EROSION	1" = 30'
CONSTRUCTION, DRAINAGE, &	UTILITY DETAILS	1" = 30'
TEMPERATURE	EROSION CONTROL	AS SHOWN
PERMANENT	EROSION CONTROL	AS SHOWN
DETAILS	DETAILS	AS SHOWN

NORWAY PLAINS ASSOCIATES, INC.

22 CONTINENTAL BLVD., ROCHESTER, NH 603-293-9910



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 Consulting Structural Engineers
 One Autumn Street
 Rochester, NH 03063
 Phone: (603) 433-1809
 Fax: (603) 481-2811
 www.jandb.com

Client:
 Buel Construction
 Rochester, NH

Client:
 Jaeger USA
 Textile Tapes Corporation
 104 Pickering Road
 Rochester, NH

-Preliminary-
 Not for Construction
 6-12-17

Date: x
 Scale: As Noted
 Design By: RB
 Approved By: -

Revisions

Elevations
A2.0
 Project No. 17004

