

NONRESIDENTIAL SITE PLAN APPLICATION City of Rochester, New Hampshire

	loffice use only. Check #	Amount \$_		Date paid
Date:	Is a conditional use n (If so, we encourage you			
Property information				
Tax map #: <u>141</u> ; Lot	#('s): <u>29</u> ;	Zoning district: _d	General Indu	strial
Property address/location:	104 Pickering Road			
Name of project (if applicable	e): _Jaeger USA, Inc Texti	le Tape Corporation		
Size of site: _5.50 acres;	overlay zoning district	(s)?		
Property owner				
Name (include name of indiv	vidual): _Jaeger USA, Inc '	Textile Tape Corporat	ion 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 on Name (include name of indiverse) Mailing address:	ridual): Same As Property	Owner		
Telephone #:				
Engineer/designer Name (include name of indiv Mailing address: <u>PO Box 249, F</u>		ociates, Inc,; c/o Scott	Lawler, PE	
Telephone #: 603 335-3948		Fax #: _603 332-0	098	
Email address: slawler@norway				
Proposed activity (check New building(s): S Addition(s) onto existing build	ite development (other			

. •				
(Cöntinued Nonresidential Site Plan application Tax Map: 141 Lot: 29 Zone GI				
Describe proposed activity/use: <u>Proposed 16,500 square foot building addition for shipping and storage for an existing manufacturing facility</u>				
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 treatement				
Building information Type of building(s): Steel Framed				
Building height: <u>26' – 8"</u> Finished floor elevation: <u>176.1'</u>				
Other information				
# parking spaces: existing: 21_total proposed: 21; Are there pertinent covenants?				
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			
Parking and vehicle circulation	Prop. 16.500 sf 32,120 sf	6.9% 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 %		

Page 2 (of 3 pages)

(Continued Nonresidential Site Plan application Tax Map:	141	_ Lot:	29	_ Zone _	GI)
Comments					
Please feel free to add any comments, additional	l information	n, or rea	quests for	waivers	here:
The proposed project will require a waiver for the number of pro-	roposed parking	g spaces a	ınd a Conditi	onal Use A	pproval
to allow for a portion of the proposed addition and grading wit	hin the Conserv	vation Ov	erlay Distric	t	
Submission of application					
This application must be signed by the property opporty owner), and/or the agent.	owner, appli	icant/de	eveloper (if differe	nt from
I(we) hereby submit this Site Plan application to t	the City of F	Rochesi	ter Planni	ng Board	d
pursuant to the City of Rochester Site Plan Regu	<u>lations</u> and	attest t	hat 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					t from
property owner)/as agent, I attest that I am duly authorized to act in this capacity.					
Signature of property owner:	Lime	\sim $\frac{1}{2}$	resid	frig	
	Date	6	/12/20	217	
Signature of applicant/developer:					
	Date				
Signature of agent:					
	Date	:			
Authorization to enter subject property					
I hereby authorize members of the Rochester Pla		d, Zoniı	ng Board	of Adius	tment.
Conservation Commission, Planning Department,					
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 er	itering the p	roperty	/ .		
Signature of property owner:)	~	Presi	dent	·
Macintosh HD:Users:jaredrose:Desktop:Site Plan, NonResidential Application 4/11/2013	6	/12/	2017	Upda	ated

NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

P.O. Box 249 Continental Blvd. (03867) Rochester, NH 03866-0249 Fax (603)332-0098 Phone (603) 335-3948 / (800) 479-3948 slawler@norwayplains.com



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31 Mooney St.
Alton, NH 03809
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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.

<u>Application for Conditional Use</u> Conditional Uses and Buffer Reductions

Section 42.19 - Conservation Overlay District City of Rochester, NH

Date: <u>June 12, 2</u>	2017			
Property info		29 ;	Zoning district:	_General Industrial
	/location: <u>104 Pi</u>		_	
Name of project ((if applicable): <u>Jae</u>	eger USA, Inc.	– Textile Tape	Corporation
Property owner Name (include na		Jaeger USA	, Inc Textile T	ape Corporation
Mailing address:	c/o John Simmer	s 104 Pickerir	ng Road; Roche	ster, NH 03867
Telephone #:603	332-5816		_Email <u>jsimme</u>	rs@jaeger-TTC.com
Applicant/dev Name (include na				
Mailing address:	A			
Telephone #:			_ Fax #:	
	me of individual):			nc; c/o Scott Lawler
Mailing address:			8867	
Telephone #: <u>603</u>	335-3948		_Fax #: <u>603 33</u> 2	2-0098
Email address: <u>sl</u> a	awler@norwayplai	ns.com	Professional	license #: PE 10026
Proposed Proj	iect			
Please describe the building addition to for shipping and s	<u>o an existing manı</u>	ct: <u>The propo</u> ufacturing faci	sed project is to lity. The propos	construct a 16,500-sf ed building will be used
Please describe the business with thre loading facilities.			xisting parcel is square feet, wi	an existing manufacturing th associated parking and

(continued <u>Conditional Use Application Tax Map:141</u> Lot: <u>29</u>				
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 ofwork.				
(Buffer Reductions on next page)				
Duller Neductions on next page)				

Buffer Reductions

For <u>Buffer Reductions</u> 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.

Combing 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 <u>City of Rochester Zoning Ordinance</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)

Signature of property owner:	Jummy resident
	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.

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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.

By:

Scott A. Lawler, PE, Project Engineer

cc: John Simmers, Jaeger USA – Textile Tape Corporation

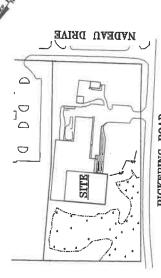


LAND SURVEYORS

BUILDING EXPANSION SITE PLAN

FOR

Jaeger USA, INC.
Textile Tapes Corporation
TAX MAP 141 LOT 29
104 PICKERING ROAD ROCHESTER, N.H. JUNE 2017



PICKERING ROAD

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FINAL APPROVAL BY ROCHESTER PLANNING BOARD

CERTIFIED BY:

OVERALL SITE 1" = 100'

JARGER USA, INC.
TEXTILE TAPES CORPORATION
104 PICKERING ROAD
ROCHESTER, NH 03867-4604
(603) 332-5816 OWNER

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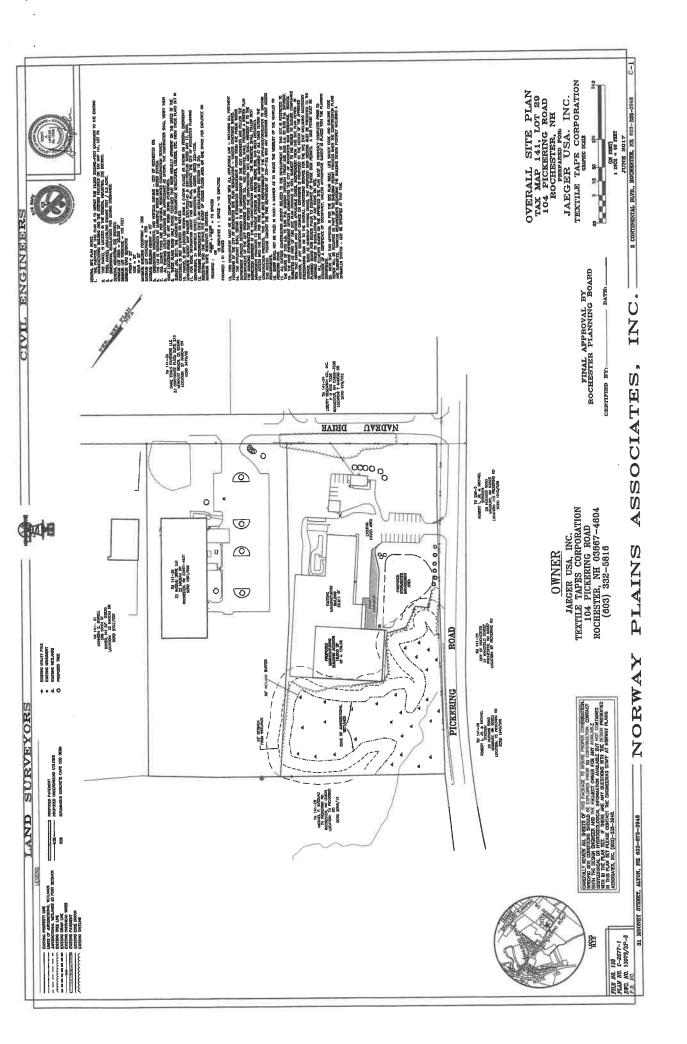
2 CONTINENTAL BLYD., ROCHESTER, NH 603-335-3948

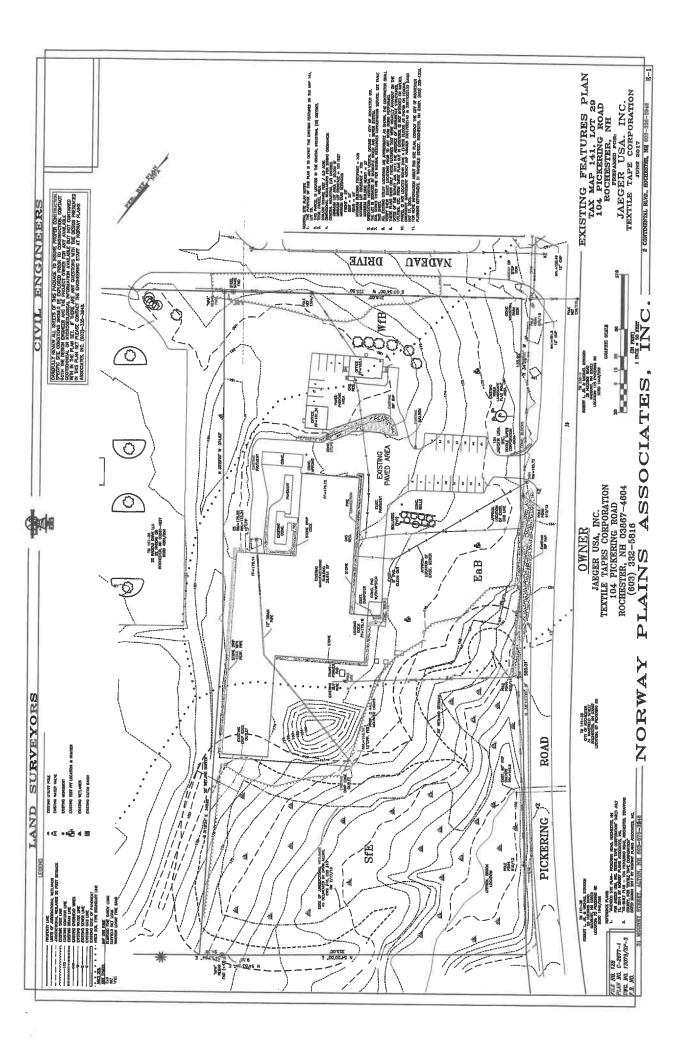
INC. NORWAY

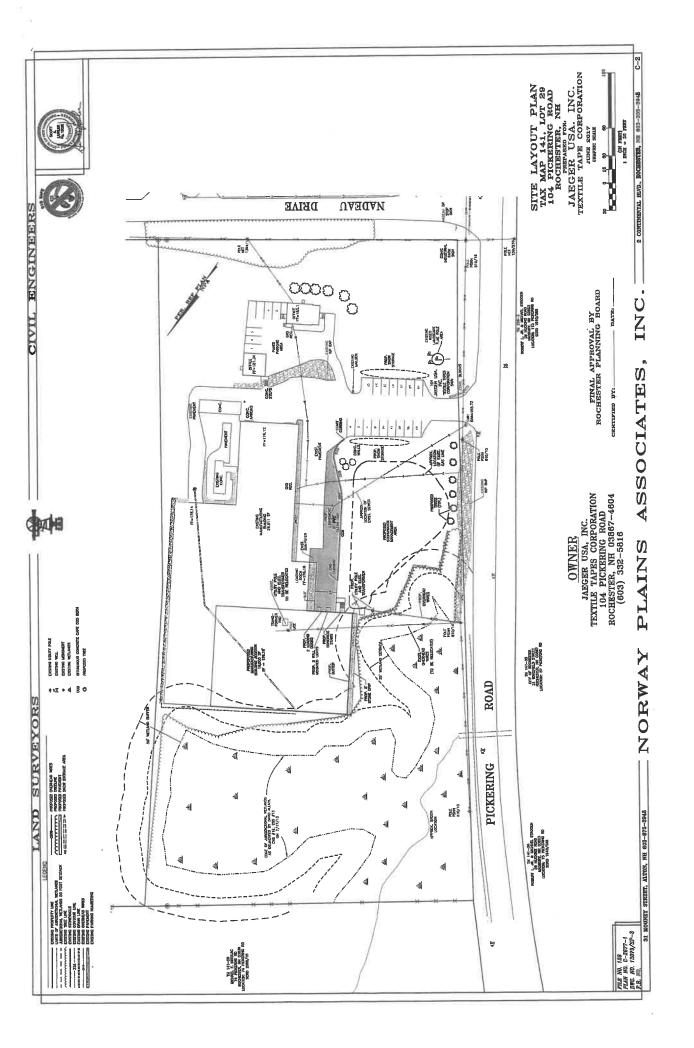
NORWAY PIAINS ASSOCIATES, INC.
2 CONTINENTAL BOULEYARD
ROCHESTER, NEW HAMPSHIRE 03867
(603) 335-3948 CIVIL ENGINEERS

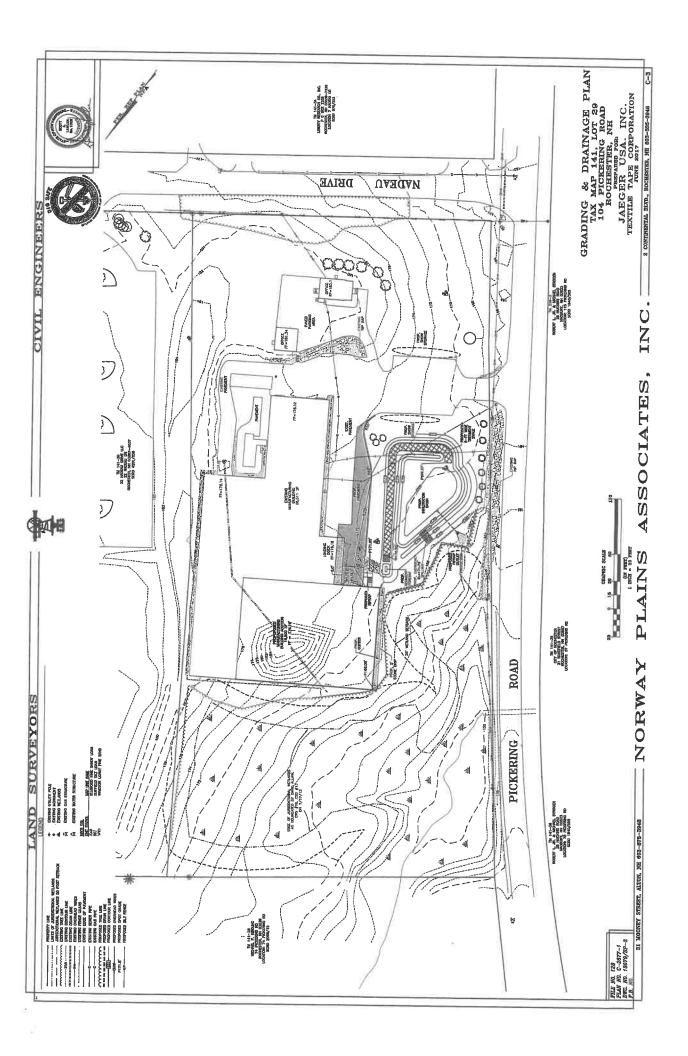
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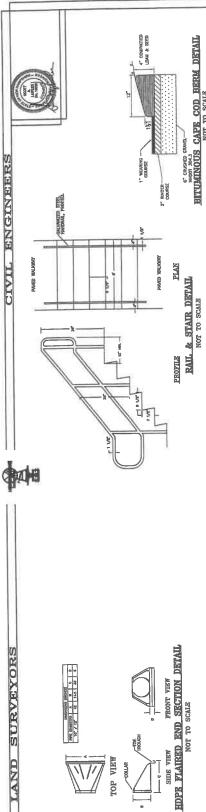
ASSOCIATES, PLAINS











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203 SOUTH LICHBOG STREET
ORECOOL, NO 84473
PROPER (560)-446-2343

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CONSTRUCTION & UTILITIES
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104 PICKERING ROAD
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TEXTILE TAPE CORPORATION
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ROWNINGHAL BIND, ROGHSTER, M 604-538-504

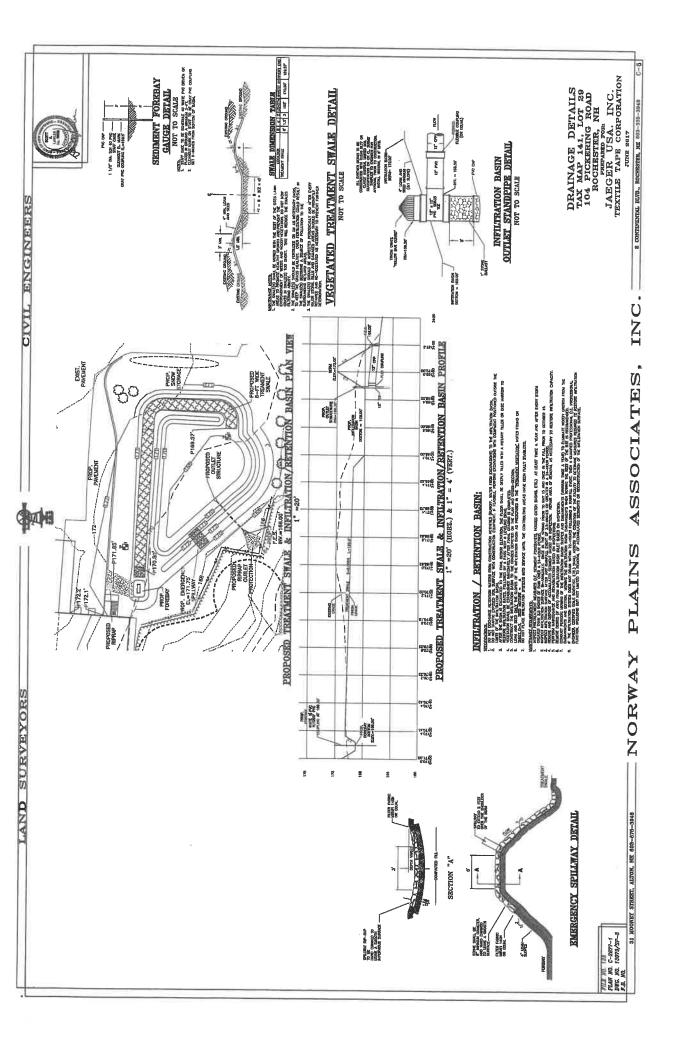
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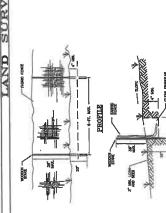
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INC. ASSOCIATES, PLAINS NORWAY

FILE NO. 128
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DWG. NO. 13079/SP-3
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CIVIL ENGINEERS

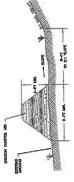


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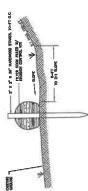
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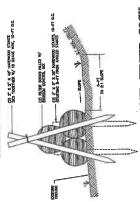
FILTER SOCK CROSS—SECTION

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TEMPORARY EROSION DETAILS
TAX MAP 141, LOT 29
104 PICKERING ROAD
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JAEGER USA. INC. TEXTILE TAPE CORPORATION

INC.

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PLAN NO. C-2677-1 DIFG. NO. 13078/SP-3 P.B. NO.

NORWAY SI MONEY STREET, ALTON, NH 603-875-3948

ASSOCIATES, PLAINS

Z CONTINENTAL BLYD., EOCHESTER, NH 603-335-3948

CIVIL ENGINEERS

PERMANENT VEGETATIONS

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PERMANENT EROSION DETAILS
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