



## **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 #: 205; Lot #(s): 127-1; Zoning district: Highway Commercial

Property address/location: 174 Milton Road

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

Size of site: 1.53 acres; overlay zoning district(s)? N/A

### **Property owner**

Name (include name of individual): 174 Milton Road LLC/ Mohammad Mobeen

Mailing address: 376 South Main Street, Manchester NH 03102

Telephone #: 603-512-1290 Email: fairdealusa@gmail.com

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

Name (include name of individual): Same as Owner

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

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

### **Engineer/designer**

Name (include name of individual): Christopher Berry, Berry Surveying & Engineering  
Kenneth Berry, Berry Surveying & Engineering

Mailing address: 335 Second Crown Point Road Barrington, NH 03825

Telephone #: 603-332-2863 Fax #: \_\_\_\_\_

Email address: K.Berry@BerrySurveying.com Professional license #: 14243  
crberry@metrocast.net

### **Proposed activity** (check all that apply)

New building(s): N/A Site development (other structures, parking, utilities, etc.): \_\_\_\_\_

Addition(s) onto existing building(s): N/A Demolition: N/A Change of use: N/A  
Re-opening  
gas station

(Continued Nonresidential Site Plan application Tax Map: 205 Lot: 127-1 Zone HC )

Describe proposed activity/use: Re-opening existing gas station

Describe existing conditions/use (vacant land?): \_\_\_\_\_

**Utility information**

City water? yes x no \_\_\_\_; How far is City water from the site? 40 feet

City sewer? yes \_\_\_\_ no x; How far is City sewer from the site? N/A

If City water, what are the estimated total daily needs? 880 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? Infiltrated in front pond, then discharged to rear

**Building information**

Type of building(s): Existing Gas Station

Building height: \_\_\_\_\_ Finished floor elevation: 256.03

**Other information**

# parking spaces: existing: 24 total proposed: 24; Are there pertinent covenants? N/A

Number of cubic yards of earth being removed from the site None

Number of existing employees: 2-4; number of proposed employees total: 2-4

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

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

Proposed <u>post-development</u> disposition of site (should total 100%)		
	Square footage	% overall site
Building footprint(s) – give for each building	4029	6.10
Parking and vehicle circulation	31,970	48.40
Planted/landscaped areas (excluding drainage)	28601	43.30
Natural/undisturbed areas (excluding wetlands)	N/A	
Wetlands	1453	2.20
Other – drainage structures, outside storage, etc.		

(Continued Nonresidential Site Plan application Tax Map: 205 Lot: 127-1 Zone HC )

### Comments

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

### 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: MM

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

Signature of applicant/developer: \_\_\_\_\_

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

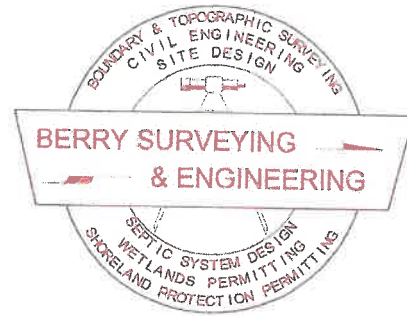
Signature of agent: [Signature]

Date: 6-12-18

### 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: MM



## **BERRY SURVEYING & ENGINEERING**

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

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

June 12, 2018

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

RE: Proposed Site Plan / Re-opening an existing gas station  
174 Milton Road LLC  
174 Milton Road, Rochester, NH 03867  
Narrative

Mr. Chairman and Members of the City of Rochester Planning Board,

On behalf of 174 Milton Road LLC, Berry Surveying & Engineering (BS&E) is filing a Site Plan Application for Tax Map 205, Lot 127-1 to allow the new owner to re-open the existing gas station.

Tax Map 205, Lot 127-1 was created through a subdivision in the fall of 2017. As a condition of that plan and pursuant to the site review regulations, the new owner is to apply for a site review to allow for the re-opening of the store. It is our understanding that this review is to allow for minor adjustments to the site, if needed, to become more compliant with the current site review regulations.

We have reviewed the site review regulations with the understanding that the site is built, and was built in accordance with a relatively modern site approval. There are no proposed changes to the site with the exception of the following:

- Additional landscaping is added to the front and west side of the site. This is to become compliant with the site review regulations with respect to buffering and shade trees.
- The site plan notes that the two intersections need to be modernized with the NHDOT standard intersection design.
- A bike rack is to be provided
- A Stormwater Management Plan is to be provided, and updates to the system (hoods) might be required.

During the subdivision process lighting was removed from the residential lot, which provided light at the intersection which benefited both the commercial and residential lot. The plan does not currently propose this lamp to be added back on the commercial

lot to provide light at the southerly entrance. We would respectfully request we work with Staff on this during the TRG process. Our thoughts are as follows:

- A light pole added to the commercial lot will shine onto the abutting residential lot requiring a lighting waiver.
- Not lighting this intersection would create a better transition to the residential abutters to the south.
- Having one lit intersection and one unlit intersection will promote drivers to enter the site at the aligned intersection further north, forcing more controlled turning movements. The southern entrance would be then utilized more as the secondary access.

If planning staff disagrees, and would like an additional light in this area, the same lamp style that exists on site today would be use, and a waiver for lighting over the boundary line would be required.

It was our assessment of the regulations that a waiver to the Architectural standards was required whereas no plans are proposed to be submitted on an existing structure. Additionally a lighting waiver is required whereas a lighting plan is not provided for the existing site. We would submit to the Staff and Board that these were provided during the initial review, and were built in compliance with that review. It appeared that with the additional trees provided, and the installation of actual ground covering (grass) that the landscape requirements were met and therefore no waivers are requested at the time of submission. This may be modified after staff has reviewed the plan. The other items on the checklist are either provided on the plan or are Not Applicable to this application.

Respectfully Submitted,

BERRY SURVEYING & ENGINEERING

Christopher R. Berry  
Principal, President



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June 12, 2018

City of Rochester Planning Department  
Attention Chief Planner Seth Creighton  
33 Wakefield Street  
Rochester, NH 03867

RE: Fidea Azouri  
Milton Road  
Rochester, NH  
Major Site Plan  
Tax Map 205, Lot 127

Mr. Chairperson & Members of the Rochester Planning Board:

**In accordance with the site plan regulation development standards Article II Section 7, the following waivers are hereby requested:**

**1. Identification of Waiver Request:**

- Section 2, Architecture review

**2. Explanation:**

The applicant is proposing to re-open an existing gas station located at 174 Milton road. The gas station and all of its components are already built. There will be no changes to the existing footprint of the building, or any other major site adjustments. With the re-opening of the gas station, the applicant will improve the landscape buffer between Route 125 and the existing gas station.

**3. Waiver Justification:**

**a. Granting the waiver will properly carry out the purpose and intent of the regulations.**

The purpose and intent of the architectural regulations is to Protect and enhance the positive visual qualities of Rochester's downtowns, residential neighborhoods, commercial corridors, industrial parks, and scenic and rural landscapes. The gas station was approved and built as shown. There will be no changes to the architecture or the building footprint.

**b. Strict conformity to the regulations would pose an unnecessary hardship to the applicant.**

Strict conformity would require the applicant to obtain detailed architectural renderings of an already built gas station, which has been approved. In addition, this process would delay the opening of the gas station and not allow the applicant to move forward with the project. Given that there will be no changes to the exterior of the building, an architectural review is not needed.

**1. Identification of Waiver Request:**

- Section 6: Lighting

**2. Explanation:**

The applicant is proposing to re-open an existing gas station located at 174 Milton road. The gas station and all of its components are already built. There will be no changes to the existing footprint of the building, or any other major site adjustments. With the re-opening of the gas station, the applicant will improve the landscape buffer between Route 125 and the existing gas station.

**3. Waiver Justification:**

**a. Granting the waiver will properly carry out the purpose and intent of the regulations.**

The purpose and intent of this section is to ensure that sufficient lighting is present on proposed job sites, such that it will illuminate the site, without having a negative impact on abutting lots. The applicant is not proposing to alter the exiting lighting on site. As it stands, the existing light posts are designed such that they shield the light down towards to intended area to be lit. By doing this, there is no light pollution that will affect abutting lots. In addition, the light posts are placed such that they illuminate, entrances, parking and all other necessary components of the site.

**b. Strict conformity to the regulations would pose an unnecessary hardship to the applicant.**

Strict conformity would require the applicant to produce a more intensive lighting plan and design. Considering that there will be no changes to the existing site or the existing lighting, no further lighting design or review will be needed for this site plan.

Thank you for your time and attention to this matter and we hope you look favorably upon the requests.

BERRY SURVEYING & ENGINEERING

Christopher Berry  
Principal President



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WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SITE PLAN, THE SITE PLAN APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SITE REGULATIONS AS AMENDED OR AS MAY LATER BE AMENDED, IN EFFECT ON THE DATE OF APPROVAL, UNLESS OR EXCEPT INsofar AS EXPRESSLY WAIVED, IN ANY PARTICULAR, BELOW, NON - ADHERENCE MAY RESULT IN A REVOCATION OF APPROVAL. ANY VARIATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SITE APPROVAL.

N/F PUBLIC SERVICE CO. OF NH  
EVERSOURCE ENERGY DBA  
P.O. BOX 270  
HARTFORD, CT 06141-0270  
TAX MAP 205, LOT 141

N/F PUBLIC SERVICE CO. OF NH  
EVERSOURCE ENERGY DBA  
P.O. BOX 270  
HARTFORD, CT 06141-0270  
TAX MAP 205, LOT 128  
S.C.R.D. BOOK 818, PAGE 234

#### SOILS DATA:

HsA ~ HINKLEY LOAMY SAND, 0 TO 3% SLOPES  
HbE ~ HINKLEY LOAMY SAND, 15 TO 60% SLOPES

SEE WEBSOIL

#### PARKING CALCULATIONS:

##### SECTION 10 - PARKING AND CIRCULATION

EXISTING STATION WITH C-STORE:

1 SPACE REQUIRED FOR 250 Sq.Ft.  
C-STORE = 2,250 Sq.Ft. / 250 = 9 SPACES REQUIRED

EXISTING SERVICE SHOP:  
4 SPACE REQUIRED PER BAY  
3 BAYS x 4 SPACES = 12 SPACES REQUIRED.  
1 SPACE REQUIRED PER 4,000 Sq.Ft. OF OUTSIDE STORAGE  
950 OUTSIDE STORAGE = 1 SPACE REQUIRED

22 TOTAL SPACES REQUIRED  
20 SPACES PROVIDED ON SITE +  
4 SPACES PROVIDED AT THE PUMPS  
24 TOTAL SPACES PROVIDED

SEE WEBSOIL

N/F PALFREY LAKE, LLC  
23 BLACKSNAKE ROAD  
SEABROOK, NH 03874-4304  
TAX MAP 205, LOT 204  
S.C.R.D. BOOK 3947, PAGE 205

N/F PALFREY LAKE, LLC  
23 BLACKSNAKE ROAD  
SEABROOK, NH 03874-4304  
TAX MAP 205, LOT 204  
S.C.R.D. BOOK 3806, PAGE 994

#### LEGEND:

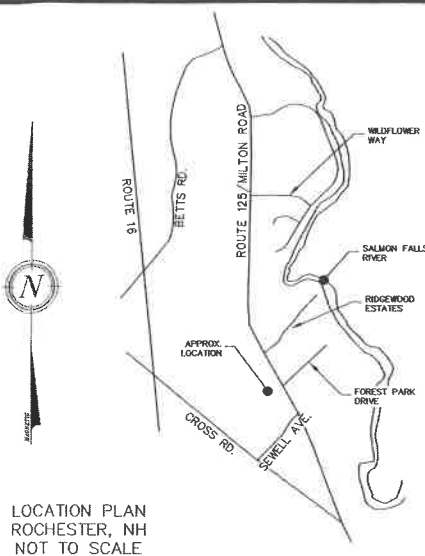
- IRON BOUND (SET)
- DRILL HOLE (SET)
- COTTON GIN SPIKE (SET)
- IRON BOUND (FND)
- IRON PIPE (FND)
- UTILITY POLE

- ✱ LIGHT POST
- ✱ HYDRANT
- DRAIN MAN HOLE
- SEWER MAN HOLE
- BENCHMARK
- STREET TREE
- TEST PIT

INSTALLED 6" WHITE VINYL FENCE  
BUILDING SETBACK LINE  
OVERHEAD UTILITIES  
UNDERGROUND UTILITIES  
EXISTING WATER LINE  
PROPOSED WATER LINE  
NRCS SOIL LINE  
EXISTING TREE LINE  
PARK LINE  
PAVEMENT  
FOUND  
TO BE SET  
TYPICAL  
STRAFFORD COUNTY REGISTRY OF DEEDS

#### LANDSCAPE LEGEND:

- EX. STREET TREE
- EX. SHRUB
- PROP. SHADEMASTER HONEYLOCUST



#### NOTES:

- 1) OWNER: 174 MILTON ROAD LLC  
376 SOUTH MAIN STREET  
MANCHESTER, NH 03102
- 2) TAX MAP: TAX MAP 205, LOT 127-1
- 3) LOT AREA: 66,053 Sq. Ft., 1.53 Ac.
- 4) S.C.R.D. BOOK 4534, PAGE 861
- 5) ZONING: HIGHWAY COMMERCIAL  
FRONTAGE ~ 100.0'  
MINIMUM LOT SIZE ~ 20,000 Sq. Ft.  
FRONT SETBACK ~ 20.0'  
REAR SETBACK ~ 25.0'  
SIDE SETBACK ~ 10.0' (UNLESS IT ABUTS RES. DISTRICT)  
MAX. LOT COVERAGE: 85%  
WETLANDS BUFFER ~ 50.0'
- 6) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY - 330150, MAP# - 3301702010, DATED: MAY 17, 2005.
- 7) VERTICAL DATUM BASED ON NAVD83 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- 8) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN MAY OF 2017, WITH AN ERROR OF CLOSURE OF 1 PART IN 127,654.
- 9) THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING, APPROVED SITE PLAN DESIGN WITH SMALL MODIFICATIONS TO BRING THE PROJECT SITE CLOSER TO COMPLIANCE WITH THE CURRENT SITE REVIEW REGULATIONS.
- 10) THIS IS A ONE SHEET PLAN SET. THIS PLAN WILL BE AT THE CITY OF ROCHESTER OR THIS OFFICE. FOR MORE INFORMATION ON THIS LOT LINE REVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03607, (603) 335-1338.
- 11) THE SITE IS SERVED BY ON SITE SEPTIC AND MUNICIPAL WATER SERVICE.
- 12) BOTH LOTS HAVE RECEIVED NHDES SUBDIVISION APPROVAL, E2A201701801
- 13) SEE LETTER FROM STONEY RIDGE ENV. STATING THERE ARE NO WETLANDS FOUND ON THIS SITE AND APPROXIMATE LOCATION OF THE OFF SITE WETLANDS IN RELATION TO THE SUBJECT PARCEL.
- 14) A FIVE FOOT (5') LANDSCAPING BUFFER MUST BE ESTABLISHED BETWEEN THE COMMERCIAL LOT AND THE RESIDENTIAL LOT, AS OF THE DATE OF THIS PLAN THE PAVEMENT ON THE RESIDENTIAL LOT HAS BEEN REMOVED WITHIN 5' OF THE BOUNDARY LINE AND A 6" TALL WHITE VINYL FENCE HAS BEEN INSTALLED BETWEEN THE TWO USES ALONG THE BOUNDARY LINE.
- 15) ANY PROPOSED USE ON THE NEW COMMERCIAL LOT (127-1) MUST COME BACK TO THE PLANNING BOARD FOR SITE PLAN REVIEW. IN ADDITION, ANY COMMERCIAL USE PROPOSED ON THE RESIDENTIAL LOT MUST COME BACK TO THE PLANNING BOARD FOR SITE PLAN REVIEW.
- 16) AS OF THE DATE OF THIS PLAN THE COMMERCIAL LAMPS LOCATED ON LOT 127 HAVE BEEN REMOVED.
- 17) AREA OF EXISTING IMPERVIOUS COVERAGE = 37,794 Sq.Ft.
- 18) SECTION 5.8.12: 25% LANDSCAPED AREA REQUIRED. 57.22% PROVIDED
- 19) SECTION 5.8.2: 15' FRONT BUFFER IS REQUIRED. WITH THE ADDITION OF THE SHADE TREES THIS BUFFER IS MET.  
SECTION 5.8.3: 10' SIDE BUFFER. WITH THE INSTALLATION OF THE FENCE DURING THE SUBDIVISION PROCESS THIS BUFFER IS NOW MET.
- 20) THE APPLICANT IS TO INSTALL A BIKE RACK ON SITE.
- 21) THE HOURS OF OPERATION ARE MONDAY THROUGH SUNDAY 5:30AM TO 11:30 PM
- 22) THE APPROVED USES ON THIS SITE INCLUDE: GAS STATION WITH CONVENIENCE STORE, USED AUTO SALES, AND AUTO REPAIR.
- 23) THIS PROPERTY ENJOYS THE BENEFIT OF MULTIPLE USE / SIGN VARIANCES WHICH ARE ON FILE AT THE ROCHESTER PLANNING OFFICE.
- 24) THE APPLICANT IS TO RE-STRIPE THE ENTRANCES TO THE NHDOT PMS STANDARD. THIS INCLUDES A 12" WHITE STOP BAR, A LANE DELINEATOR STRIPE 20' LONG AND A PROPOSED 30"x30" STOP SIGN AT EACH ENTRANCE.
- 25) A STORMWATER MANAGEMENT PLAN IS TO BE DEVELOPED FOR THE PROJECT SITE. IF HOODS HAVE NOT BEEN INSTALLED IN THE BASINS, AND THEY CAN BE READILY INSTALLED WITHOUT STRUCTURE MODIFICATION, THEY ARE TO BE INSTALLED.
- 26) SNOW STORAGE TAKES PLACE AT THE FRONT, SIDES AND REAR OF THE PROJECT SITE. THE AMOUNT OF STORAGE EXCEEDS 5:1. IN THE EVENT SNOW STORAGE IS FILLED, SNOW WILL BE REMOVED FROM THE PROJECT SITE BY A QUALIFIED CONTRACTOR.

#### PLAN REFERENCES:

- 1) "RIVERSIDE ACRES, ROCHESTER, N.H., PLAN OF LAND OF DWIGHT F. RAAB, ALBERT O. LACHANCE, BILL C. YANCEY"  
BY: T.W. CHESLEY  
DATED: OCTOBER 1956  
S.C.R.D. PLAN #6 POCKET #5 FOLDER #2
- 2) "SITE PLAN ROUTE 125/MILTON ROAD, ROCHESTER, N.H. FOR FIDAE AZOURI & SUZE FAKHOURY REALTY TRUST"  
BY: NORWAY PLAINS ASSOCIATES, INC.  
DATED: DECEMBER 2003
- 3) "LAND IN ROCHESTER, N.H. BOSTON AND MAINE RAILROAD TO WILLIAM SEWELL"  
BY: VALUATION ENGINEER  
DATED: JULY 1957  
S.C.R.D. PLAN #37 POCKET #1 FOLDER #10
- 4) "LAND IN ROCHESTER, N.H. BOSTON AND MAINE RAILROAD TO WILLIAM SEWELL"  
BY: VALUATION ENGINEER  
DATED: JULY 1957  
ON FILE AT THIS OFFICE
- 5) "RIGHT OF WAY AND TRACK MAP, BOSTON AND MAINE R.R. STATION 824+70 TO STATION 877+50" V.4, N1/17  
BY: VALUATION ENGINEER  
DATED: JUNE 30, 1914
- 6) "SUBDIVISION PLAN FOR FIDAE AZOURI & SUZE FAKHOURY REALTY TRUST, 172 MILTON ROAD, ROCHESTER, NH, TAX MAP 205, LOT 127"  
BY: BERRY SURVEYING & ENGINEERING  
DATED: JULY 10, 2017  
S.C.R.D. : PLAN# 114-080

#### TEST PITS:

#1 & #1A  
0-2" 10YR 3/3, FINE SAND, SINGLE GRAIN, LOOSE  
2-72" 10YR 4/4 FINE SAND, SINGLE GRAIN, LOOSE

E.S.H.W.T.: N/A  
NO REFUSAL  
NO GROUND WATER  
P = 2 MIN/IN

#2  
0-40" 10YR5/4 SAND FILL, GRANULAR, LOOSE  
40-54" 10YR3/3 LOAMY SAND, GRANULAR, FRIABLE  
54-62" 10YR5/4 LOAMY SAND, GRANULAR, FRIABLE  
62-120" 10YR5/4 MEDIUM SAND

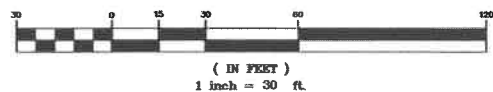
E.S.H.W.T. 8+  
NO REFUSAL  
NO GROUND WATER  
P = 2 MIN/IN

FINAL APPROVAL  
BY  
ROCHESTER PLANNING BOARD  
CERTIFIED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

STONEY RIDGE ENVIRONMENTAL, LLC.  
CINDY BALCIUS, CWS #61

I CERTIFY THAT THIS PLAN EXCEEDS THE  
MINIMUM REQUIREMENT FOR ACCURACY AND  
COMPLETENESS OF THE STATE OF N.H. AND  
OF THE CITY OF ROCHESTER, N.H. - 1:10,000  
6-12-18  
KENNETH A. BERRY LLS 805 DATE

#### GRAPHIC SCALE



BERRY SURVEYING & ENGINEERING  
335 SECOND CROWN POINT ROAD  
BARRINGTON, NH 03825 (603) 332-2863  
SCALE : 1 IN. EQUALS 30 FT.  
DATE : JUNE 11, 2018  
FILE NO. : DB 2017-036



REVISION

DATE

DESCRIPTION