



PLANNING & DEVELOPMENT DEPARTMENT
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Planning Board
Conservation Commission
Historic District Commission
Arts & Culture Commission

NOTICE OF DECISION

July 16, 2019

Bill Goodison
201 Storage, LLC
125 Ocean Road
Greeland, NH 03840

Re: Site plan to replace a 2,800 SF one-story storage structure with a 18,126 SF two-story storage structure, and remove 600 SF of an existing one-story storage structure. Case# 106 – 3 – NMU – 19

Dear Applicant:

This is to inform you that the Rochester Planning Board at its July 8, 2019 meeting **APPROVED** your application referenced above.

"Applicant", herein, refers to the property owner, business owner, individual(s), or organization submitting this application and to his/her/its agents, successors, and assigns.

The Planning Board hereby grants the following waivers:

1) Site Plan Regulation Article III Section 10.A defines how many parking spaces are required per square foot of specific use. The number of required spaces for this proposal total 74 parking spaces.

The Planning Board grants this waiver it does not believe that parking spaces are needed relevant to the self-storage facility and that the handful of parking spaces near the office will suffice. Tenants customarily park at their units. The business has been in operation for five (5) years and parking has not been a problem.

Precedent Conditions [Office use only. Date certified: _____; CO signed off? _____];

As- Builts received? _____; All surety returned? _____]

All of the precedent conditions below must be met by the applicant, at the expense of the applicant, prior to the plans being certified by the Planning Department. Certification of the plans is required prior to issuance of a building permit or recording of any plans. Once these precedent conditions are met and the plans are certified the approval is considered final.

Please note* If all of the precedent conditions are not met within 6 calendar months to the day of the board's approval – by January 8, 2020 - the board's approval will be considered to have lapsed and resubmission of the application will be required. It is the sole responsibility of the applicant (or his/her agent) to ensure that these conditions are met by this deadline. We urge the applicant to carefully track his/her progress in meeting the individual conditions. See RSA 674:39 on vesting.

- 1) Plan modifications. The plan drawings are to be modified as follows:
 - a) Eliminate the proposed exterior lighting on the west side of proposed Building C.
 - b) The proposed 8" water pipe (fire service) is labeled 6" and 8", please clarify the proposed size.
 - c) Provide the following details and specifications for the proposed water components:
 - a. Hydrant and gate valves
 - b. Fitting (tees, elbows, reducers) details and joint restrants.
 - c. Thrust blocks.
 - d) Provide a fire protection or utility room at the proposed building and list the required components (meter, backflow prevention, valves...).
- 2) Plan notes. Add the following notes (or equivalent) to the plan drawings:
 - a) Add a note stating lot coverage.
- 3) Submit details of proposed exterior light fixtures; lights must meet the requirements of Site Plan Regulation Article III Section 6.
- 4) All silt fence leftover from previous construction must be removed from the property. The applicant shall inform the Planning Department when this has been completed so Staff can conduct an inspection.
- 5) The applicant shall provide the Planning & Development Department the porous pavement maintenance invoices for the past two years.
- 6) The applicant shall provide as-built information on the existing 8"/6" DI pipe from the 20" main in the road. Show where it reduces from 8" to 6" and locate the proposed connection along the 8" section of pipe.
- 7) Drainage: 1. The Fuss & O'Neill response for #11 states that there are callouts on the drainage plan showing the connection to proposed drains and existing drains. We were not able to locate these callout, please show in more obvious notation. This will help the contractor avoid missing any proposed connections. 2. Clarify whether the new 4" drain is perforated or solid, and if it is to be sloped to the outlet.

- 8)# State plane coordinates. Not applicable.
- 9) Current Use. The subject property or a portion of it is not presently in Current Use.
- 10) Inspections. If determined necessary by the Assistant City Engineer, the applicant must sign the Agreement for Payment of Inspection Fees and make a cash deposit to cover the expected costs of inspections, in an amount that is determined by the Public Works Department. (The inspections will be conducted by the City of Rochester Public Works Department or its designee. The applicant must pay for inspections – at an hourly rate as determined by the Public Works Department – of the site, including all new infrastructure serving the site).
- 11) Pre-Construction meeting. The pre-construction meeting agreement is to be signed by the property owner.
- 12) Other permits. All required State and Federal permits must be obtained – including any water, sewer, as appropriate – with copies of permits or confirmation of approvals delivered to the Planning Department.
- 13) Drainage maintenance. If applicable, a drainage maintenance agreement approved by Public Works must be executed.
- 14) Final Drawings. (a) four sets of large black-line plus (b) one set of 11" x 17" final approved site plan drawings plus (c) one electronic version by pdf must be on file with the City. *Each individual sheet in every set of drawings must be stamped and signed by the land surveyor, engineer, or architect responsible for the site plans.* (The applicant need only submit additional black-line sets of drawings or individual sheets, as needed, to make five complete sets – consult the Planning Department). At the discretion of the Planning Department minor changes to drawings (as required in the precedent conditions, above) may be marked by hand. Note: If there are significant changes to made to the plans, as specified above, one full size paper check print must be sent to the Planning Department for review prior to producing these final drawings. (The primary set of plans was last received June 25, 2019).

General and Subsequent Conditions

All of the conditions below are attached to this approval.

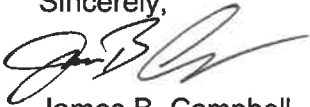
- 1) One corner of the proposed structure is on top of/slightly over a Zoning Board of Adjustment's required 50' setback, because there can be no encroachment of this setback, a licensed surveyor must stake out this setback line and corner of the building prior to construction/foundation work.
- 2) Exterior lights are to be on timers to be shut off by 8:00pm and on no earlier than 7:00am and if desired can be motion detector activated.
- 3) The drainage swale along the rear of the property requires maintenance and must be cleared of shrubs and hardy vegetation.
- 4) The siding on the back and west side of Building C shall be brown.

- 5)# Site Work. **No site work may be undertaken until: a) all of the precedent conditions are met; b) the pre-construction meeting with City Staff has taken place; and c) all appropriate erosion and sedimentation control structures are in place.** These erosion and sedimentation control measures and the orange fence must be in place prior to the pre-construction meeting in order that they may be inspected at the meeting. Contact the City Planning Department to arrange for the pre-construction meeting.
- 6) Performance Guarantee. If applicable, prior to issuance of a building permit or beginning site work, the applicant shall provide site improvement and restoration security. The **performance guarantee** shall be an amount equal to 10% of the approved Construction Cost Estimate (including a 10% contingency) to ensure the proper and timely completion of site work and site restoration within the development. Before the subdivision/site plan can be recorded, lots deeded to third parties, or structures occupied the applicant shall provide a cost estimate of remaining site work including labor, and provide the City with a security equal to 110% of the estimated cost for remaining work. (Any existing surety being held at this time may be considered toward this amount). This amount shall include preparation of as-built plans.
- Construction Cost estimate for this project shall be submitted for review and approval. Estimate shall be based on the Department of Public Works Construction Surety Schedule and shall include a 10% Contingency. Costs for items not specifically addressed in the Surety Schedule will be based on 1) City standards, 2) NHDOT weighted averages, 3) industry standards, or 4) contractor estimates.
- 7) Variances. Not applicable.
- 8) Erosion control. All erosion and sedimentation control structures must remain in place and be maintained until vegetation is established or ground surface is suitably stabilized. Note that the filter fabric on silt fences must be buried at least 12" below the ground surface in order to function properly. Best management practices must be followed for wetlands protection.
- 9) As-Built. Three sets of full size (measuring at least 22" x 34") or black line paper plus one full size mylar plus 1 set of 11" x 17" plus one digital pdf copy of the **as-built site plans** (or "record drawings") stamped and signed by the Engineer or Surveyor are to be submitted to the Planning Department **prior to issuance of the Certificate of Occupancy** (or use/occupancy of the site where no CO is required). The as-built drawings must include the following language or equivalent: "This as-built drawing substantially conforms with the final plans approved by the City of Rochester Planning Board and certified by the Planning and Development Department except for the following significant modifications: ...". If no significant modifications were made simply state "none". Otherwise, itemize the modifications on the as-built or on an accompanying letter. The Department relies on the good judgement and good faith of the Engineer/Surveyor in determining which modifications should be considered significant (for example, minor adjustments in locations of plant materials would not be significant whereas relocation of a catch basin would be).
- 10) Execution. The project must be built and executed exactly as specified in the approved application unless changes are approved by the City.

- 11) Approvals. All of the documentation submitted in the application package by the applicant and any requirements imposed by other agencies are part of this approval unless otherwise updated, revised, clarified in some manner, or superseded in full or in part. In the case of conflicting information between documents, the most recent documentation and this notice herein shall generally be determining.
- 12) Violations. In the event of any violations of these conditions of approval or of any pertinent local, state, or federal laws – such as those regarding erosion and sedimentation control, wetlands, stormwater management, and general site development standards – the City of Rochester reserves the right to take any appropriate permissible action, including, but not limited to, withholding of building permits, withholding of certificates of occupancy, withholding of driveway permits, revocations of permits/approvals, referring violations to other agencies, and calling of bonds.
- 13) Other permits. It is the responsibility of the applicant to obtain all other local, state, and federal permits, licenses, and approvals which may be required as part of this project. Contact the City of Rochester's Building, Zoning and Licensing Department at 332-3508 regarding building permits. Please also contact the City of Rochester Fire Department at 330-7182 to ensure that the proposed building meets all Fire Codes. Finally, please contact the Department of Public Works for any stormwater, sewer, or water permits or fees that are required.

(Note: in both sections above, the numbered condition marked with a # and all conditions below the # are standard conditions on all or most applications of this type).

Sincerely,



James B. Campbell, AICP,
Director of Planning & Development

cc: Fuss & O'Neill
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