



NONRESIDENTIAL SITE PLAN APPLICATION

City of Rochester, New Hampshire

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

Date: 4/8/19 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 #: 138; Lot #(s): 113; Zoning district: HC

Property address/location: 59 Gonie Rd. Rochester, NH

Name of project (if applicable): Smart Storage Solutions

Size of site: 1.43 acres; overlay zoning district(s)? _____

Property owner

Name (include name of individual): Targhee Realty LLC, Albert H. Miltner

Mailing address: 221 Dockham Shore Rd Gilford, NH 03249

Telephone #: 603-534-0993 Email: AlMiltner@bootleggersfootwear.com

Applicant/developer (if different from property owner)

Name (include name of individual): Smart Storage Solutions, Ryan Miltner

Mailing address: 12A Chenell Dr. Concord, NH 03301

Telephone #: 603-534-2858 Email: Ryan@SmartStorageSolutions.com

Engineer/designer

Name (include name of individual): Civilworks New England, Stephen Haight

Mailing address: 181 Watson Road, P.O. Box 1166 Dover, New Hampshire 03820

Telephone #: 603-749-0443 Fax #: 603-749-7348

Email address: shaight@civilworksne.com Professional license #: 7978

Proposed activity (check all that apply)

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

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

(Continued Nonresidential Site Plan application Tax Map: _____ Lot: _____ Zone _____)

Describe proposed activity/use: To use the rear fenced in dirt lot of the property for 8'x16' and 8'x20' containers for Smart Storage Solutions. *Not open to the public. *NO customer Access

Describe existing conditions/use (vacant land?): Vacant dirt lot / shipping receiving of Bootleggers Footwear

Utility information

City water? yes ___ no ___; How far is City water from the site? _____

City sewer? yes ___ no ___; How far is City sewer from the site? _____

If City water, what are the estimated total daily needs? _____ gallons per day

If City water, is it proposed for anything other than domestic purposes? yes ___ no ___

If City sewer, do you plan to discharge anything other than domestic waste? yes ___ no ___

Where will stormwater be discharged? _____

Building information

Type of building(s): _____

Building height: _____ Finished floor elevation: _____

Other information

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

Number of cubic yards of earth being removed from the site _____

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

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

Wetlands: Is any fill proposed? ___; area to be filled: _____; buffer impact? _____

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

(Continued Nonresidential Site Plan application Tax Map: 138 Lot: 113 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: 

Date: 4-8-19

Signature of applicant/developer: 

Date: 4-8-19

Signature of agent: _____

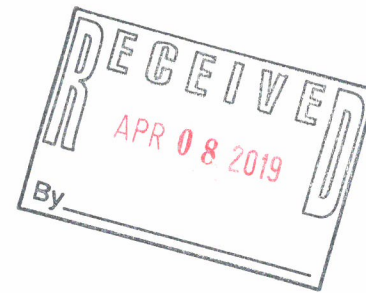
Date: _____

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: 

Ryan Miltner
Smart Storage Solutions
12A Chenell Drive
Concord, NH 03301



Planning Board
City of Rochester
31 Wakefield St # 2
Rochester, NH 03867

April 8, 2019

Property Reference: Tax Map 138 Lot 113

Dear Planning Board Members,

I, Ryan Miltner, Operations Manager of Smart Storage Solutions, am writing this letter of intent to clarify the use at 59 Gonic Road Rochester, NH. We intend to use the rear unpaved lot of the property to temporary store our storage containers while not rented to customers. These containers are approximately eight feet wide by eight feet tall and either 16 or 20 feet in length. We are proposing a maximum of 32 containers arranged in two linear rows with an approximate space of four feet between each row. These containers and this area will not be open to the public and will not have customer contents stored within them.

Thank you for your consideration.

Ryan C. Miltner
Operations Manager
Smart Storage Solutions
(844)874-6040
(603)534-2858

Michael Cuomo, Soil Scientist
6 York Pond Road, York, Maine 03909
207 363 4532
mcuomosoil@gmail.com

Steve Haight, P.E.
Civilworks of New England
P.O. Box 1166
Dover, NH 03820

29 March 2019

Dear Mr. Haight;

This letter is in reference to the property located at 69 Gonic Road in Rochester, NH. On 28 March 2019 I conducted a wetland investigation of this property.

Wetland characteristics were identified using the technical criteria in the *Regional Supplement to the Corps of Engineers Wetlands Delineation Manual: Northcentral and Northeast Region*. The soil component was classified using the *Field Indicators of Hydric Soils in the United States* and the *Field Indicators for Identifying Hydric Soils in New England*. The wetland status of plants were determined using the *National List of Plant Species that Occur in Wetlands: Northeast (Region 1)*. This is the standard used by State and Federal regulators.

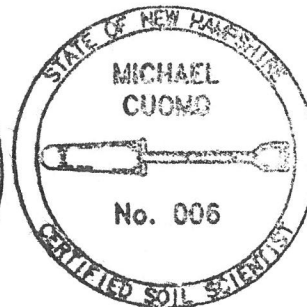
There are no regulated wetlands on this property.

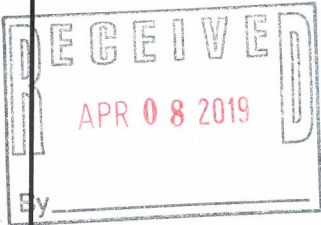
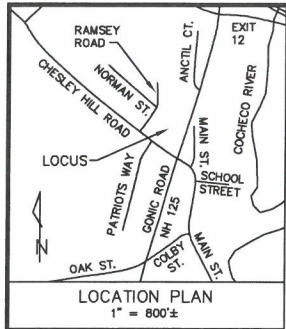
Please call if you have questions regarding this work.

Sincerely,



Michael Cuomo
NH Wetland Scientist #004
NH Soil Scientist #006





138 / 82
JOHN H. LAROCHELLE
GLORIA R. LAROCHELLE
152 CHESLEY HILL ROAD
ROCHESTER, NH 03839-5525
3965 / 834 - ZONE R1

138 / 83
DAWN M. POWERLEAU
149 DRY HILL ROAD
ROCHESTER, NH 03867-4129
3908/245
ZONE R1

138 / 89
ROBERT L. STROGEN
159 BUNKER ROAD
ROTONDA WEST, FL 33947-2124
3421 / 19
ZONE R1

No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	92°27'48"	25.00	40.34	36.11	N06°00'05"W

DV = 285.0000"

138 / 106
KENNETH E. VOSS
272 CHESLEY HILL ROAD
ROCHESTER, NH 03839-5511
2086 / 298
ZONE R1

138 / 108
VALMORE RUEL
JEANNINE RUEL
1 RAMSEY DRIVE
ROCHESTER, NH 03839-5522
736 / 431 - ZONE R1

138 / 111
RALPH W. SANDERS
2 NORMAN STREET
ROCHESTER, NH 03839-5519
2740 / 489
ZONE R1

NOTES:

- OWNERS OF RECORD:
TARGHEE REALTY LLC
221 DOCKHAM SHORE ROAD
GILFORD, NEW HAMPSHIRE 03249
S.C.R.D. VOL. 3926, PAGE 784
- 138/106 - DENOTES TAX MAP AND PARCEL NUMBER.
- ZONING DISTRICT IS HIGHWAY COMMERCIAL (HC) DISTRICT
- DIMENSIONAL REGULATIONS:
MINIMUM LOT SIZE = 20,000 S.F.
MINIMUM FRONTAGE = 100 FEET
MINIMUM LOT AREA/DWELLING UNIT = 5,000/7,500 S.F.
BUILDING REQUIREMENTS:
FRONT = 20 FEET
SIDE SETBACK = 10 FEET
REAR SETBACK = 25 FEET
MAXIMUM NUMBER OF STORIES = 3
- EXISTING SITE CONDITIONS AS OF THE DATE OF THIS SURVEY. UNDERGROUND WATER AND SEWER SERVICES SHOWN ARE AS TAKEN FROM REFERENCE PLAN No. 1.
- PARCEL AREA: 62,081 S.F. / 1.43 Ac.
- THE SUBJECT PARCEL IS DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330150; PANEL 0213; SUFFIX D; MAP NUMBER 33017C0213D; EFFECTIVE DATE MAY 17, 2005.
- BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED MARCH 27, 2019. VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATION DATED MARCH 27, 2019.
- NO JURISDICTIONAL WETLANDS WERE IDENTIFIED ON THE SITE PER ASSESSMENT DATED MARCH 28, 2019 BY MICHAEL CUOMO, NH CERTIFIED WETLAND SCIENTIST #4 (mcomosol@gmail.com)
- THE SUBJECT PARCEL IS SERVICED WITH MUNICIPAL WATER SUPPLY AND SANITARY SEWAGE COLLECTION.
- PER REFERENCE PLAN No. 1 "NO EASEMENTS OF RECORD WERE FOUND WITH REGARD TO EXISTING UTILITY POLE GUY WIRES AND ANCHORS FOUND ON THE SUBJECT PREMISES."

REFERENCE PLANS:

- EXISTING CONDITIONS PLAN PREPARED FOR TARGHEE REALTY LLC, TAX MAP 138, LOT No. 113, 69 GONIC ROAD, CITY OF ROCHESTER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE, SCALE 1"=20', DATED APRIL 4, 2019, PREPARED BY MCNEANEY SURVEY ASSOCIATES, INC. P.O. BOX 68 - 24 CHESTNUT STREET, DOVER NH 03820 (603) 742-0911.

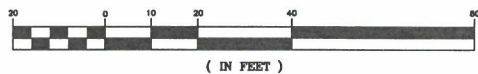
SITE NOTES:


- HIS PLAN IS INTENDED TO DEPICT THE LOCATION OF STORAGE OF EMPTY MOBILE STORAGE CONTAINERS THAT ARE FOR LEASE AT OFF-SITE LOCATIONS. THE INTENT IS TO PROVIDE STORAGE FOR UP TO 32 UNITS.
- THERE IS NO PUBLIC ACCESS TO THE CONTAINERS.
- EACH CONTAINER IS 8' WIDE X 8' TALL X 20' LONG.
- THE AREA TO BE USED FOR THE TEMPORARY STORAGE OF THE CONTAINER IS AN EXISTING GRAVEL AREA FORMERLY USED AS A STORAGE YARD FOR BUILDING MATERIALS. NO SITE GRADING IS REQUIRED OR PROPOSED.
- THE CONTAINERS DO NOT REST DIRECTLY ON THE GROUND. EACH HAVE INTEGRAL FOOT PEGS THAT RAISE THE CONTAINER 4" ABOVE GRADE.
- BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM REFERENCE PLAN NO. 1.
- THIS PLAN SHOWS ONLY THOSE FEATURES THAT WERE VISUALLY APPARENT AT THE TIME OF THE TOPOGRAPHIC SURVEY PERFORMED. THE ABSENCE OF SUBSURFACE STRUCTURES, UTILITIES, ETC. FROM THIS PLAN, BUT IN EXISTENCE, IS NOT INTENDED OR IMPLIED.
- NO UTILITIES ARE REQUIRE FOR THIS OPERATION. ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATIONS WITH THE RESPECTIVE UTILITY OWNERS PRIOR TO WORK BEING PERFORMED. CALL DIGSAFE AT 1-888-344-7233.

LEGEND

- S.F. - SQUARE FEET
- Ac. - ACRE
- (TYP.) - TYPICAL
- ± - MORE OR LESS
- Ø - DIAMETER
- S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS
- R.O.W. - RIGHT OF WAY
- TBM - TEMPORARY BENCHMARK
- N - NORTHING
- E - EASTING
- R - RIM ELEVATION
- UP - UTILITY POLE
- OHW - OVERHEAD UTILITY WIRES
- CB - CATCH BASIN
- SMH - SEWER MANHOLE
- DMH - DRAIN MANHOLE
- WG - WATER GATE VALVE
- WSO - WATER SHUT-OFF (CURB STOP)
- A/C - AIR CONDITIONING
- F.F. - FINISH FLOOR
- +203.7 - EXISTING SPOT ELEVATION
- 202 - EXISTING CONTOUR (2 FOOT INTERVAL)
- W - WATER SERVICE
- S - SEWER SERVICE

GRAPHIC SCALE



<div>DRAWING NAME</div> <div>BOOT LEGGERS STORAGE CONTAINER LAYDOWN AREA GONIC, NH</div>		<div>TARGHEE REALTY LLC 221 DOCKHAM SHORE ROAD GILFORD, NH 03249</div>				DATE: 4-8-19																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
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