

By

Describe proposed activity/use: See attached

Describe existing conditions/use (vacant land?): See attached

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? N/A 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? Stone drip edge

Building information

Type of building(s): Wood frame

Building height: 22' Finished floor elevation: 252.0'

Other information

parking spaces: existing: 8 total proposed: 8; Are there pertinent covenants? No

Number of cubic yards of earth being removed from the site N/A

Number of existing employees: 3; number of proposed employees total: no new

Check any that are proposed: variance No; special exception No; conditional use No

Wetlands: Is any fill proposed? No; area to be filled: N/A; buffer impact? None

Proposed <u>post-development</u> disposition of site (should total 100%)		
	Square footage	% overall site
Existing Building	1,975	4.67
Proposed Building	864	2.04
Parking and vehicle circulation	4,576	10.83
Planted/landscaped areas (excluding drainage)	33,656	79.66
Natural/undisturbed areas (excluding wetlands)	0	
Wetlands	0	
Other – drainage structures, outside storage, etc.	1,182	2.80

Updated

Proposed Site changes

New building/structure: x Addition onto existing building/structure:
Alterations to existing building: Demolition: Signage:
Site development (other structures, parking, utilities, etc.): Change of use:

Proposed project description (use extra sheet if needed): Hope on Haven Hill has been providing compassionate

Trauma informed treatment for pregnant and parenting women and their newborns at 326 Rochester Hill Rd since 12/8/2016.

In the fall of 2019 we raised the funds to take down the unsafe and unusable 40x60 barn on the property. We safely took the barn down on 11/4/2019. We

propose to build a smaller 36 x24 barn structure on this space that will be a multi-purpose space. This will be used for the same number of

clients, up to 8 women and their newborns, and 3 staff. This structure will allow a large group room where the clients can participate

in trauma informed yoga and groups, two small offices for counseling and case management, storage area and a small bathroom.

This structure will alleviate some of the difficulties of being able to participate in these therapeutic activities during COVID-19,

Giving added safe space to have the distances needed to do these activities and the added space to store health and wellness items.

The space will give the therapy staff a more confidential space to work one on one with clients. We have received funding for this

project through a variety of local stake holders including, Wentworth Douglass Hospital, The Seacoast Womens Giving Circle and

several private foundations. Hope on Haven Hill upgraded their Septic system prior to opening in 2016. Norway Plains states that

the septic is able to be used for the toilet and sink as there is no additional clients or staff planned for this use. The new structure will

also allow for the property to be repaved for better, safe parking. A child's play scape and new landscaping will complete the

project.

Brief description of previous use (if known): The previous barn was initially used for storage of Hope on Haven Hill

items. The plan had been to renovate it to have a space to use. Upon inspection by several barn renovators, it was deemed to be

unsafe for use and cost of renovation prohibitive. The inability to use the barn even for storage, caused a great hardship for HHH,

necessitating alternative and costly storage use. During COVID-19 the lack of storage and space was especially difficult. We hope to

alleviate that in the future should another pandemic surge occur by use of this new proposal.

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:

Keylee Winton

Date:

9/3/2020

Signature of applicant/developer:

Keylee Winton

Date:

9/3/2020

Signature of agent:

[Signature]

Date: 9/3/2020

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:

Keylee Winton

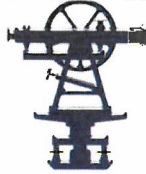
Date:

9/3/2020

NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

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slawler@norwayplains.com



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rtetreault@norwayplains.com

August 26, 2020

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

Re: Non- Residential Site Plan Application; Hope on Haven Hill, Inc., 326 Rochester Hill Road, Map 255, Lot 23.

Dear Mr. Creighton:

On behalf of Hope on Haven Hill, Inc., Norway Plains Associates, Inc. is pleased to submit a Non-Residential Site Plan Application. Hope on Haven Hill, Inc. is the owner of the parcel located at 326 Rochester Hill Road identified by the City of Rochester assessors as Tax Map 255, Lot 23 with a total area of 0.97 acres. The parcel is located in the Agricultural Development Zoning District.

The parcel is located on the east side of Rochester Hill Road and north side of Haven Hill Road. Access to the parcel is off Haven Hill Road via two driveways, one paved and one gravel. The site consists of a 1,975 square foot building that has eight (8) client rooms. There was a 40 foot by 60-foot barn on the property that was deemed unsafe and demolished in the fall of 2019. Hope on Haven Hill, Inc., provides housing for pregnant and parenting women along with their newborns and provided trauma informed treatment for these women. The existing 1,975 square feet building is serviced by an on-site septic system and City of Somersworth water. Parking for the employees and clients is located along the east of the building and suitable for eight (8) vehicles. Currently, Hope on Haven Hill, Inc. has three (3) employees at this facility.

The proposed project is to construct a 24 foot by 36-foot barn in the location of the barn that was removed in 2019. The proposed building will provide an area for the entire group of eight women, their newborns and the three staff to gather for trauma informed yoga. There will be two small offices for counseling, a storage area and a small bathroom. This structure will allow for the group to meet in a space large enough to permit social distancing, which is needed during the Covid-19 pandemic. The building is only intended for use by the clients living in the existing building and the three staff members, therefore, no additional parking will be required.

The proposed site plan will include repaving the site and creating easier access in and out of the parking lot. The existing paved driveway will be repaved and the gravel driveway has been redesigned to be 12 feet wide and paved. The accessory bathroom will be tied into the existing septic system with a new tank

and pump installed near the proposed building. Utilities will be run underground to the new building from the existing structure.

The result of the proposed site development will be a decrease in the impervious surfaces by approximate 1,745 square feet. The proposed building has been designed with 3-foot wide stone drip edges along the front and back to capture roof runoff and promote infiltration. There will not be an increase of stormwater runoff generated from the site due to the decrease in impervious cover.

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

Sincerely,

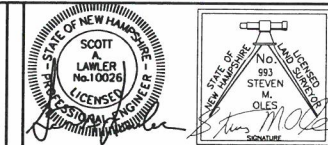
NORWAY PLAINS ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Scott A. Lawler", written in a cursive style.

By:

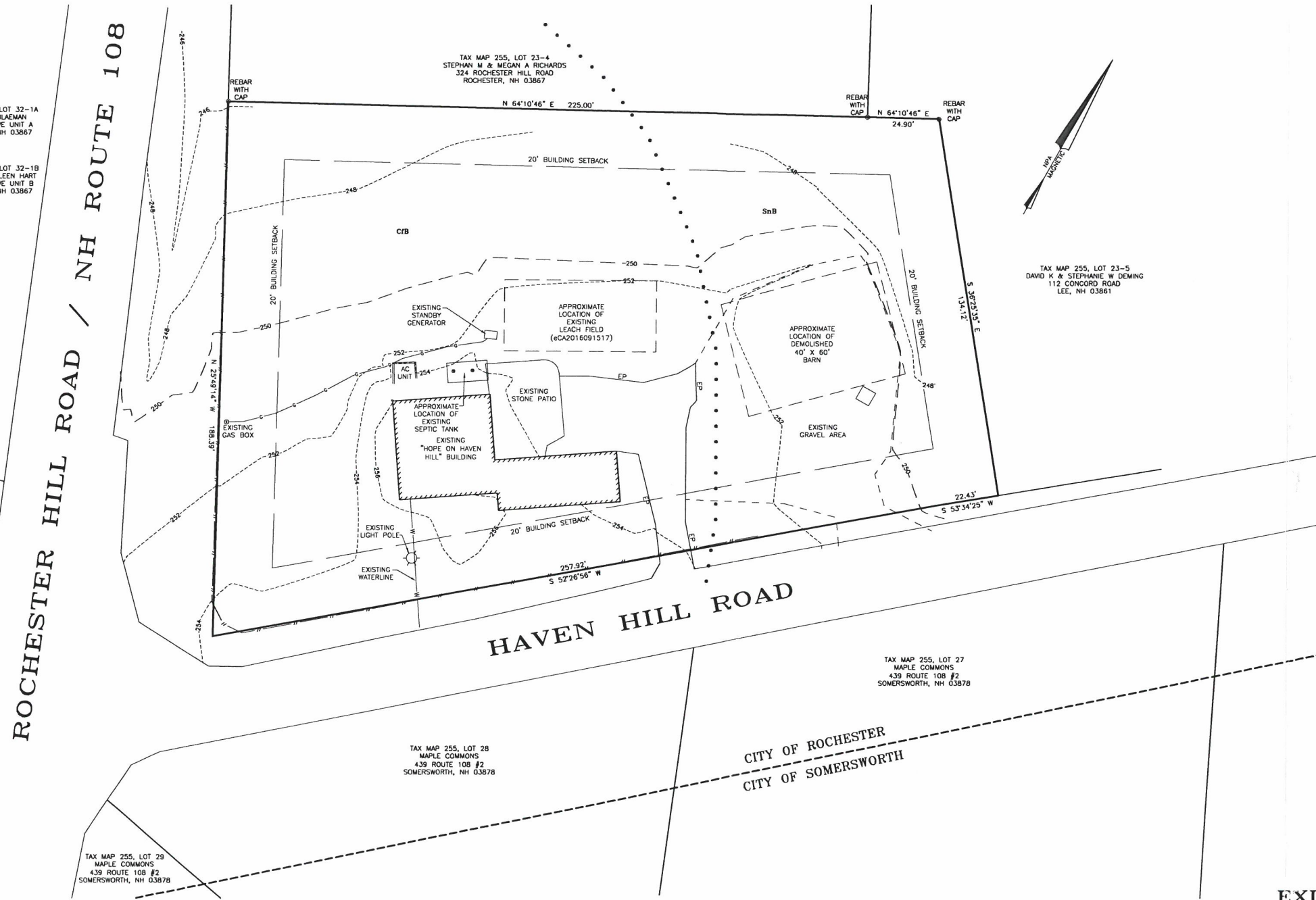
Scott A. Lawler, PE, Project Engineer

cc: Hope on Haven Hill, Inc.



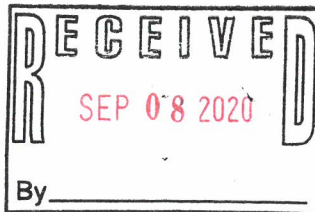
- LEGEND**
- N 90° 20' 30" E 150' ——— PROPERTY LINE
 - EXISTING EDGE OF PAVEMENT
 - 258----- EXISTING CONTOUR LINE
 - EXISTING FENCE
 - G ----- EXISTING GAS LINE
 - • • • • SOIL BOUNDARIES PER NRCS
 - Ⓢ EXISTING SEPTIC TANK COVER
 - EXISTING MONUMENT
 - CRB SOIL TYPE PER NRCS

CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE GEOTECHNICAL OR HYDROGEOLOGICAL INFORMATION AVAILABLE BUT NOT CONTAINED WITH IN THE PLAN SET. IF THERE ARE ANY QUESTIONS WITH THE DESIGN PRESENTED IN THIS PLAN SET PLEASE CONTACT THE ENGINEERING STAFF AT NORWAY PLAINS ASSOCIATES, INC. (603)-335-3948.



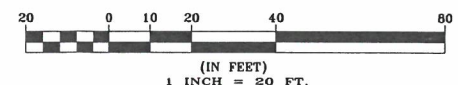
- GENERAL SITE PLAN NOTES**
- THIS PARCEL IS LOCATED IN THE AGRICULTURAL ZONE KNOWN AS MAP 255 LOT 23.
 - TOTAL PARCEL AREA: 42,253 SQUARE FEET OR 0.97 ACRES.
 - THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING FEATURES ON THE LOT.
 - ALL EXISTING UTILITIES LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATION PRIOR TO ANY WORK BEING PERFORMED.
 - THESE PLANS SHOW ONLY THOSE FEATURES THAT WERE VISUALLY PER REFERENCE PLAN 1.
 - DIMENSIONAL REGULATIONS PER ZONING ORDINANCE:
 - MINIMUM LOT AREA = 45,000 SF OR 1.03 ACRES
 - MINIMUM LOT FRONTAGE = 150 FEET
 - MINIMUM YARD SETBACKS:
 - FRONT = 20'
 - SIDE = 10'
 - REAR = 20'
 - MAXIMUM LOT COVERAGE = 40%
 - MAXIMUM BUILDING HEIGHT = 35'
 - ORIENTATION: HORIZONTAL AND VERTICAL DATUMS - ASSUMED
 - THE PARCEL IS NOT LOCATED WITHIN ZONE A (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY #3301700218E DATED SEPTEMBER 30, 2015.
 - SOILS ARE PER NATURAL RESOURCES CONSERVATION SERVICE (NRCS) REPORT:
 - SUB - SUTTON FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
 - CRB - CHARLTON FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES

REFERENCE PLAN
 1) "SUBDIVISION OF LAND FOR PROPERTY AT 326 ROCHESTER HILL ROAD, ROCHESTER, STRAFFORD COUNTY, NEW HAMPSHIRE, OWNED BY BEVERLY D. LYNDES & HORACE LYNDES" PREPARED BY EASTERLY SURVEYING, INC. DATED: 3/7/02 AND RECORDED AT THE SCRD PLAN 71-3.



TAX MAP 255, LOT 23
 OWNER OF RECORD:
 HOPE ON HAVEN HILL INC.
 326 ROCHESTER HILL ROAD
 ROCHESTER, NH 03867-1700
 SCRD BOOK 4557, PAGE 819

EXISTING FEATURES PLAN
 TAX MAP 255, LOT 23
 326 ROCHESTER HILL ROAD
 ROCHESTER, NH
 PREPARED FOR:
 HOPE ON HAVEN HILL INC.
 AUGUST 2020



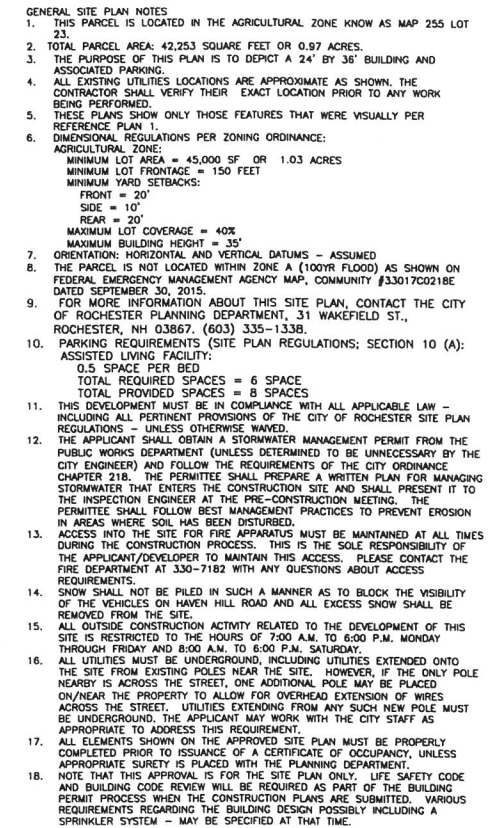
FILE NO. 102
 PLAN NO. C-3083
 DWG. NO. 20216

FINAL APPROVAL BY
 ROCHESTER PLANNING BOARD

CERTIFIED BY: _____ DATE: _____

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WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SITE REVIEW PLAN, THE SITE REVIEW APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/DEVELOPER TO ALL WRITTEN AND VERBAL REPRESENTATIONS MADE REGARDING SUCH MATTERS AS USE, NUMBER OF EMPLOYEES, DRAINAGE, CONSTRUCTION, ETC. AS WELL AS ALL OTHER TERMS, CONDITIONS, PROVISIONS, REQUIREMENTS AND SPECIFICATIONS OF THE SITE PLAN REVIEW REGULATIONS OF THE CITY OF ROCHESTER, N.H., AS AMENDED, IN EFFECT ON THE DATE OF APPROVAL. ANY VARIATION FROM THE PROPOSAL AS APPROVED MAY ALSO REQUIRE THE SUBMISSION AND APPROVAL OF A NEW SITE REVIEW APPLICATION.



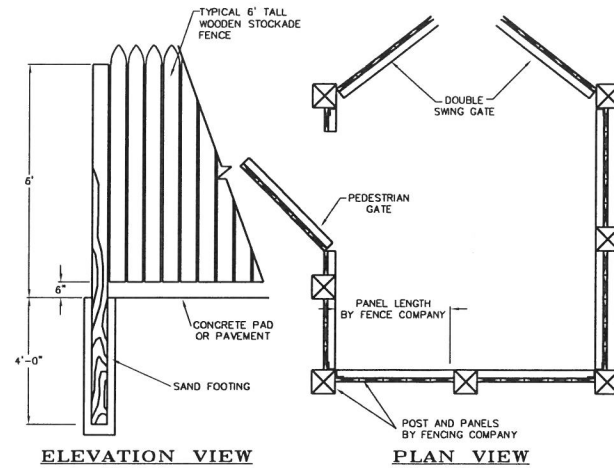
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C-1

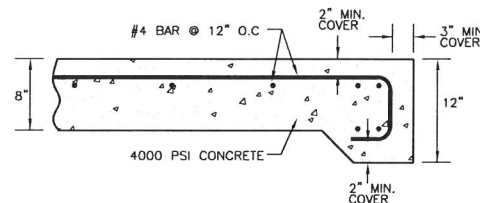
2 Continental Blvd., Rochester, N.H. 603-335-3948



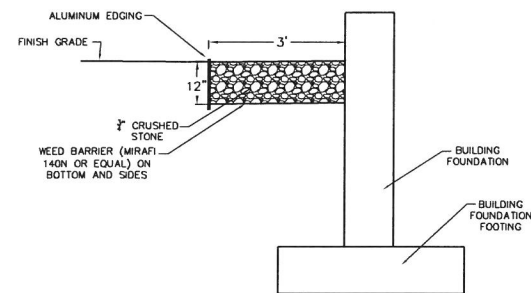
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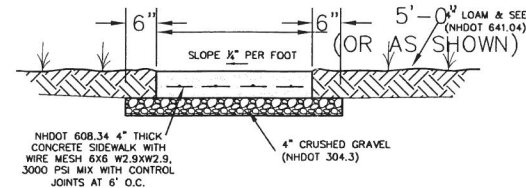
DUMPSTER FENCE ENCLOSURE DETAIL
NOT TO SCALE



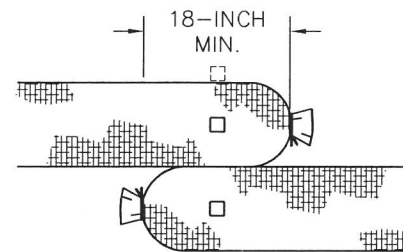
DUMPSTER PAD DETAIL
NOT TO SCALE



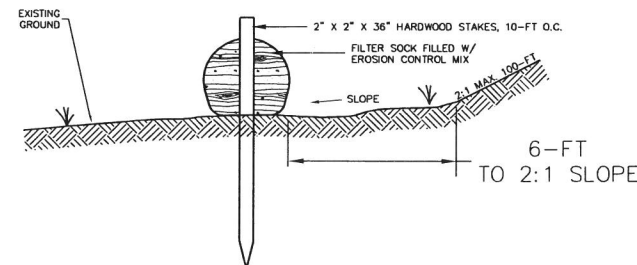
FOUNDATION AND DRIP EGDE DRAIN DETAIL
NOT TO SCALE



CONCRETE SIDEWALK DETAIL



FILTER SOCK CONNECTION PLAN VIEW



FILTER SOCK CROSS-SECTION

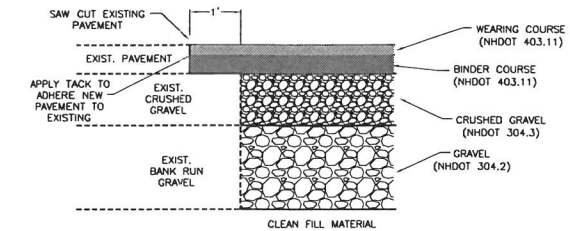
CONTINUOUS CONTAINED BERM (FILTER SOCK ALTERNATIVE):
1. AN ALTERNATIVE PRODUCT, THE CONTINUOUS CONTAINED BERM (OR "FILTER SOCK") CAN BE AN EFFECTIVE SEDIMENT BARRIER AS IT ADDS CONTAINMENT AND STABILITY TO A BERM OF EROSION CONTROL MIX.
2. IN THE EVENT THAT USE OF CONTINUOUS CONTAINED BERM IS DESIRED, THE PRODUCT SELECTED SHOULD BE REVIEWED AND APPROVED BY THE DESIGN ENGINEER.
3. INSTALLATION OF CONTINUOUS CONTAINED BERMS SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE MANUFACTURER.

MAINTENANCE REQUIREMENTS:
1. FILTER SOCK MAINTENANCE SHALL FOLLOW THE SAME SCHEDULE AS EROSION CONTROL MIX BERMS.

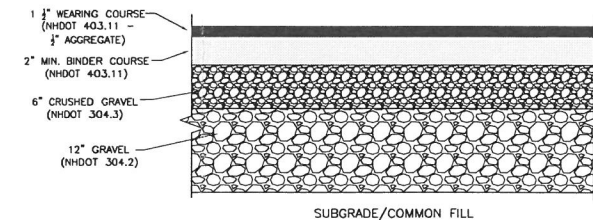
CONSTRUCTION SPECIFICATIONS:
1. COMPOSITION OF THE EROSION CONTROL MIX SHALL EITHER BE THE SAME AS EROSION CONTROL MIX BERM MATERIAL OR AS SPECIFIED BY THE FILTER SOCK MANUFACTURER.
2. THE BARRIER MUST BE PLACED ALONG A RELATIVELY LEVEL CONTOUR.
3. IT MAY BE NECESSARY TO CUT TALL GRASSES AND WOODY VEGETATION TO AVOID CREATING VOIDS AND BRIDGES IN THE BARRIER THAT WOULD ENABLE FINES TO WASH UNDER THE BARRIER THROUGH THE GRASS BLADES OR PLANT STEMS.
4. FILTER SOCK DIAMETER (HEIGHT) SHALL BE PER THE MANUFACTURER RECOMMENDATION FOR THE AREA OF INSTALLATION.

CONTINUOUS CONTAINED BERM "FILTER SOCK" DETAIL

NOT TO SCALE



TYPICAL PAVEMENT MATCHING DETAIL
NOT TO SCALE



PARKING LOT CROSS-SECTIONS
NOT TO SCALE

PAVEMENT NOTES:
1. PLACE COMMON FILL IN 12 INCH LIFTS. COMPACT COMMON FILL TO 95% MAXIMUM PROCTOR DENSITY.
2. PLACE GRAVEL IN MAXIMUM 8 INCH LIFTS. COMPACT TO 95% MAXIMUM PROCTOR DENSITY.
3. PLACE CRUSHED GRAVEL IN MAXIMUM 8 INCH LIFTS. COMPACT TO 95% MAXIMUM PROCTOR DENSITY.
4. PAVEMENT MUST BE INSTALLED IN TWO COURSES, A BINDER COURSE AND A WEARING COURSE.

FILE NO. 102
PLAN NO. C-3083
DWG. NO. 20216

CONSTRUCTION DETAILS
TAX MAP 255, LOT 23
326 ROCHESTER HILL ROAD
ROCHESTER, NH
PREPARED FOR:
HOPE ON HAVEN HILL INC.
AUGUST 2020