



NONRESIDENTIAL SITE PLAN APPLICATION

City of Rochester, New Hampshire

Date: 8/13/2020 Is a conditional use needed? Yes: x No: Unclear:
(If so, we encourage you to submit an application as soon as possible.)

Property information

Tax map #: 208; Lot #'s: 6; Zoning district: GRD

Property address/location: 154 Farmington Road

Name of project (if applicable): Proposed Building Addition

Size of site: 1.04 acres; overlay zoning district(s)? conservation and aquifer protection

Property owner

Name (include name of individual): 154 Farmington RD LLC - Ryan Eschbach

Mailing address: 154 Farmington Road, Rochester, NH 03867

Telephone #: 603-692-8700 Email: ryan@motorcitynh.com

Applicant/developer (if different from property owner)

Name (include name of individual): Motor City Automotive Group, LLC - Ryan Eschbach

Mailing address: same as property owner

Telephone #: Email:

Engineer/designer

Name (include name of individual): Norway Plains Associates, Inc. - Scott A. Lawler

Mailing address: PO Box 249, Rochester, NH 03867

Telephone #: 603-335-3948 Fax #:

Email address: slawler@norwayplains.com Professional license #: 10026

Proposed activity (check all that apply)

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

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

Describe proposed activity/use: The proposed addition will be to add service bays onto an existing office building. The service bays are intended to be only for vehicles owned by Motor City and there will not be any outside appointments.

Describe existing conditions/use (vacant land?): The property is a used car dealership.

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? A stone drip edge with a 4" perforated pipe

Building information

Type of building(s): Stick built

Building height: 16' +/- Finished floor elevation: match existing

Other information

parking spaces: existing: 21 total proposed: 21; Are there pertinent covenants? No

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

Number of existing employees: 5; number of proposed employees total: Same

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

Wetlands: Is any fill proposed? No; area to be filled: N/A; buffer impact? No

Proposed <i>post-development</i> disposition of site (should total 100%)		
	Square footage	% overall site
Building footprint(s) – give for each building	2,400	5.30
Parking and vehicle circulation	25,066	55.35
Planted/landscaped areas (excluding drainage)	10,108	22.32
Natural/undisturbed areas (excluding wetlands)	6,598	14.57
Wetlands	754	1.66
Other – drainage structures, outside storage, etc.	362	0.80

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:

8-14-20

Signature of applicant/developer:

Date:

Signature of agent:



Date:

8-14-2020

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:



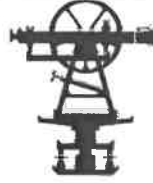
Date:

8-14-20

NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

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rtetreault@norwayplains.com

August 13, 2020

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

Re: Non- Residential Site Plan Application; Motor City Automotive Group, LLC, 154 Farmington Road, Map 208, Lot 6.

Dear Mr. Creighton:

On behalf of Motor City Automotive Group, LLC, Norway Plains Associates, Inc. is pleased to submit a Non-Residential Site Plan Application. 154 Farmington Rd, LLC is the owner of the parcel located at 154 Farmington Road identified by the City of Rochester assessors as Tax Map 208, Lot 6 with a total area of 1.04 acres. The parcel is located in the Granite Ridge Development Zoning District as well as the Conservation Overlay and Aquifer Protection Overlay Districts.

The parcel is located on the south side of Farmington Road. Access to the parcel is off Route 11 via a shared driveway with Hagan's Motor Pool. The parcel has been utilized as a used car dealership since 2001. Motor City Automotive Group, LLC has been operating from this location since 2016. The existing 1,500 square foot office building is serviced by an on-site well and septic system. Parking for the employees and visitors is located to the east and south of the building and is suitable for 21 vehicles. Currently, Motor City Automotive Group, LLC has 5 employees and operates Monday through Thursday 9am to 7pm, Friday 9am to 6pm and Saturday 9am to 5pm.

To the southwest of the property and development there is a wetland complex that was delineated by Joseph Noel, CWS on July 10, 2020. The abutting properties to the northwest and southeast of the parcel are paved. There is a paved connection between the abutting properties. To the north of the property is NH Route 11.

The proposed project is the expansion of the Motor City Automotive Group, LLC existing office building. The expansion will be a 900 square foot addition that will house two bays for servicing vehicles purchased for resale. The project will also include lifting the roof on the right half of the existing building to install two more service bays.

Although, the proposed building addition will not require any additional parking spaces, a new paved walkway will connect the parking area and provide an ADA accessible route to the side of the building.

As a result of the proposed site development, there will be an increase the impervious surfaces by approximately 973 square feet. To account for the extra stormwater runoff, a drip edge with a 4" perforated pipe will be constructed to the rear of the building to mitigate the increase. The runoff from the addition and $\frac{3}{4}$ of the existing building will be directed into the drip edge. The drip edge is designed to promote infiltration into the ground. As such, the drip edge will provide recharge of runoff back into the groundwater and avoid any additional runoff from leaving the property.

A Hydrocad analysis has been completed for the area where the addition will be constructed on the parcel. The comparison table below shows that the building addition will have a minimal effect on the runoff leaving the property. There is a slight increase of the peak runoff during the 10-year storm event. This increase will not negatively affect the abutting property as the discharge will be entering a large wetland complex on a vacant property.

	Area	CN	2-yr Storm	2-yr Volume	10-yr Storm	10-yr Volume	50-yr Storm	50-yr Volume
	(ac)		(cfs)	(Ac.ft.)	(cfs)	(Ac.ft.)	(cfs)	(Ac.ft.)
Pre-Development	0.354	62	0.2	0.02	0.5	0.04	1.1	0.08
Post- Development	0.354	66	0.2	0.02	0.6	0.04	1.1	0.08
Change			0.0	0.00	+0.1	0.00	0.0	0.00

A Conditional Use Permit application will be necessary to allow for more than 20 percent of the lot to be impervious as well as allowing for the storage of bulk motor oil and other automotive products on a parcel located in the aquifer protection overlay district. The bulk oil would be stored inside of the garage addition in 55-gallon drums with proper secondary containment. Any used oil would be disposed of following state and local guidelines.

The utilities for the building will be generally the same for the addition. The two wall mounted lights on the existing building will be removed.

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: Motor City Automotive Group, LLC



Conditional Use Permit Application
City of Rochester, New Hampshire

Date: 8/13/2020

Property information

Tax map #: 208 ; Lot #(s): 6 ; Zoning district: GRD

Property address/location: 154 Farmington Road

Name of project (if applicable): Proposed Building Addition

Property owner

Name (include name of individual): 154 Farmington RD LLC - Ryan Eschbach

Mailing address: 154 Farmington Road, Rochester, NH 03867

Telephone #: 603-692-8700 Fax: _____

Applicant/developer (if different from property owner)

Name (include name of individual): Motor City Automotive Group, LLC - Ryan Eschbach

Mailing address: Same as property owner

Telephone #: _____ Fax #: _____

Engineer/designer

Name (include name of individual): Norway Plains Associates, Inc. - Scott A. Lawler

Mailing address: PO Box 249, Rochester, NH 03867

Telephone #: 603-335-3948 Fax #: _____

Email address: slawler@norwayplains.com Professional license #: 10026

Proposed Project

Please describe the proposed project: The proposed addition will be to add service bays onto an existing office building. The service bays are intended to be only for vehicles owned by Motor City and there will not be any outside appointments.

Please describe the existing conditions: The property is a used car dealership. It is mostly paved,
with a 1,500 square foot office and sales building.

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 Planning Board pursuant to the City of Rochester Zoning Ordinance 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: 8-14-20

Signature of applicant/developer:

Date: _____

Signature of agent:



Date: 8-14-2020

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August 13, 2020

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

Re: Non- Conditional Use Application; Motor City Automotive Group, LLC, 154 Farmington Road, Map 208, Lot 6.

Dear Mr. Creighton:

On behalf of Motor City Automotive Group, LLC, Norway Plains Associates, Inc. is pleased to submit a Condition Use Permit Application. 154 Farmington Rd, LLC is the owner of the parcel located at 154 Farmington Road identified by the City of Rochester assessors as Tax Map 208, Lot 6 with a total area of 1.04 acres. The parcel is located in the Granite Ridge Development Zoning District as well as the Conservation Overlay and Aquifer Protection Overlay Districts.

To the southwest of the property and development there is a wetland complex that was delineated by Joseph Noel, CWS on July 10, 2020. The abutting properties to the northwest and southeast of the parcel are paved. There is a paved connection between the abutting properties. To the north of the property is NH Route 11.

The proposed project is the expansion of the Motor City Automotive Group, LLC existing office building. The expansion will be a 900 square foot addition that will house two bays for servicing vehicles purchased for resale. The project will also include lifting the roof on the right half of the existing building to install two more service bays.

As a result of the proposed site development, there will be an increase the impervious surfaces by approximately 973 square feet. To account for the extra stormwater runoff, a drip edge with a 4" perforated pipe will be constructed to the rear of the building to mitigate the increase. The runoff from the addition and $\frac{3}{4}$ of the existing building will be directed into the drip edge. The drip edge is designed to promote infiltration into the ground. As such, the drip edge will provide recharge of runoff back into the groundwater and avoid any additional runoff from leaving the property.

The existing site is approximately 58.5 percent impervious. The proposed building addition will render the site about 60.6 percent impervious. This coverage will require a Conditional Use Permit to allow for more than 20 percent of the lot to be impervious in the aquifer protection overlay district. The guidelines

of chapter 218, Stormwater Management and Erosion Control, have been followed in creating this site plan. The drip edge was designed to collect stormwater from the roof runoff and reduce any impacts created by the proposed development.

A Conditional Use Permit will also be necessary to allow for the storage of bulk motor oil and other automotive products on a parcel located in the aquifer protection overlay district. The bulk oil would be stored inside of the garage addition in 55-gallon drums with proper secondary containment. Any used oil would be disposed of following state and local guidelines.

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". The signature is fluid and cursive, with a long horizontal stroke at the end.

By:
Scott A. Lawler, PE, Project Engineer

cc: Motor City Automotive Group, LLC