

**Case #** 267-268 - 2&3/2&2-1 - RI/A - 17 **Property Address** 176 Rochester Neck Road (previously 30 RNR)

Project name Site Plan for TLR-III Refuse Disposal Facility - South Area

Description of amendment	Construct a gravel-surfaced container storage area near the TLR-III Refuse Disposal Facility scales
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Please see the accompanying letter and supporting documentation.

Name of applicant or agent filling out this form Bob Magnusson

**Mailing Address:** 14 Taylor Avenue, Rochester, NH

Phone Number: 603-330-2164 Email Address: bmagnusson@wm.com

Please check box: **Applicant** ☒ **Agent** ☐

**Please note:** There is a \$125.00 fee for amendments. They are reviewed by the Planning Board and a public hearing is held. Abutters must be renotified by the applicant. The applicant must submit any supplementary materials necessary to explain and support the amendment, such as a narrative and plans. This form, the abutter's list, the fee when applicable, and other necessary materials must be submitted at least 17 days prior to the Planning Board meeting at which the amendment will be presented (by the Friday, 2-1/2 weeks prior to the meeting to allow for public notice).

Signature of person completing form: Robert M. Mayo Date: 3/12/21

Signature of property owner (if different): \_\_\_\_\_ Date: \_\_\_\_\_



March 12, 2021

Ms. Shanna B. Saunders  
Director of Planning and Development  
City of Rochester  
33 Wakefield Street  
Rochester, New Hampshire 03867

**TURNKEY RECYCLING & ENVIRONMENTAL ENTERPRISE**

30 Rochester Neck Road  
P.O. Box 7065  
Rochester, NH 03839  
(603) 330-2197  
(603) 330-2130 Fax

Re: Amendment to Approved Project – West Container Storage Area (CSA)  
Site Plan for TLR-III South Area (Case# 267/268 – 2&3/2&2-1 – RI/A – 17)  
Turnkey Recycling and Environmental Enterprise (TREE)  
Rochester, New Hampshire

Dear Ms. Saunders:

Waste Management of New Hampshire, Inc. (WMNH) requests an amendment to the approved TLR-III Refuse Disposal Facility – South Area (TLR-III South Area) Site Plan (Case# 267/268 – 2&3/2&2-1 – RI/A – 17) approved on December 4, 2017. An Amendment to Approved Projects form is enclosed. This letter was prepared to provide additional information to support the amendment request, including the abutter list and associated fees.

For the amendment, WMNH will construct a container storage area (West CSA) in a 3.2-acre area adjacent to the landfill access road, north of the TLR-III Scale House. The CSA will be a gravel-surfaced area for the temporary storage of clean waste containers. WMNH needs to add container storage capacity to replace capacity lost to the ongoing development activities associated with the TLR-III South Area project.

Development of the proposed location for the West CSA was included in the TLR-III South Area Alteration of Terrain (AoT) permit, approved on May 9, 2018 as the location for the relocated Rochester Materials Recovery Facility (MRF). We note that the MRF relocation was not included in the TLR-III South Area Site Plan application because at that time (2017) WMNH did not contemplate the need to relocate the MRF within five years of the submitting the Site Plan application. For reference, a copy of the Project Phasing Plan that was included in the TLR-III South Area Site Plan application is enclosed and updated to reflect the current progress of the TLR-III South Area project and the proposed changes to the MRF locations.

As explained in the Rochester MRF Site Plan Application, dated November 10, 2020 and was approved by the City Planning Board on December 7, 2020 (Case# 267 – 3 – RI – 20), more physical space was needed for the recycling facility once it had been designed, which required WMNH to identify a larger area for the relocated MRF than the originally proposed. As noted above, the new MRF location is currently used for container storage.

*From everyday collection to environmental protection, Think Green® Think Waste Management.*



The containers currently located in the new MRF location need to be moved prior to initiating construction of the new MRF. Considering that the area originally designated for the MRF relocation was no longer encumbered, the original proposed MRF relocation location will be used to replace the CSA that will be lost. Figure 1 presents where the existing and proposed CSA are located on the TREE campus.

As shown on Figure 2 enclosed, the site development originally proposed for the MRF included a 16,250 square foot building and 1.2 acres of impervious pavement. In comparison, as illustrated on Figure 3, the proposed CSA has a 1.9-acre gravel-surfaced area within the same footprint and no structure. For both projects, stormwater will be conveyed to Pond 6W, constructed as part of the 2018/2019 Rochester Hauling Company project, as originally permitted with the AoT Bureau. For your information, enclosed is a revised section of the Drainage Report submitted with the Rochester Hauling Company Site Plan application, approved by the City Planning Board on June 6, 2018 and amended on December 3, 2018 (Case# 262/267 – 22/23-2 – RI/A – 18), that addresses this portion of the WMNH property. Post-development peak discharge flows and volumes associated with the change in land use were equal to or less than the pre-development peak discharge flows and volumes.

WMNH understands that an amendment to the approved Site Plan is the appropriate means for obtaining City approval for the project for the following reasons:

1. The location is only accessible by private access roads on WMNH's property and is not visible from a public road.
2. The scope of the project relative to the overall TLR-III South Area project is small.
3. There are no proposed new structures, car parking, utility connections, nor stormwater ponds.
4. There is no wetland disturbance or encroachment on wetland buffers,
5. There is no need for connections to City services.

We appreciate your timely review and processing of this request, and understand that the amendment will be presented to the City Planning Board on April 5, 2021. Please contact me at 330-2140 or [areichert@wm.com](mailto:areichert@wm.com) should you require additional information regarding this proposed redevelopment.

Sincerely,  
WASTE MANAGEMENT OF NEW HAMPSHIRE, INC.



Anne Reichert, P.E.  
Construction Project Manager

Enclosures: Amendment to Approved Projects form  
Abutters List  
Updated Project Phasing Plan

Figures  
Revised section of the Rochester Hauling Company Drainage Report  
Application Fee (provided separately)

Copies to: Bob Magnusson, WMNH  
Eric Steinhauser, Sanborn Head



**PROJECT PHASING PLAN**  
**TLR-III South Area**  
**Turnkey Recycling and Environmental Enterprise**  
**Rochester, New Hampshire**

Updated  
3/12/2021

Project Phase Completed

Projects highlighted in green indicate that project schedule has changed from what was originally proposed

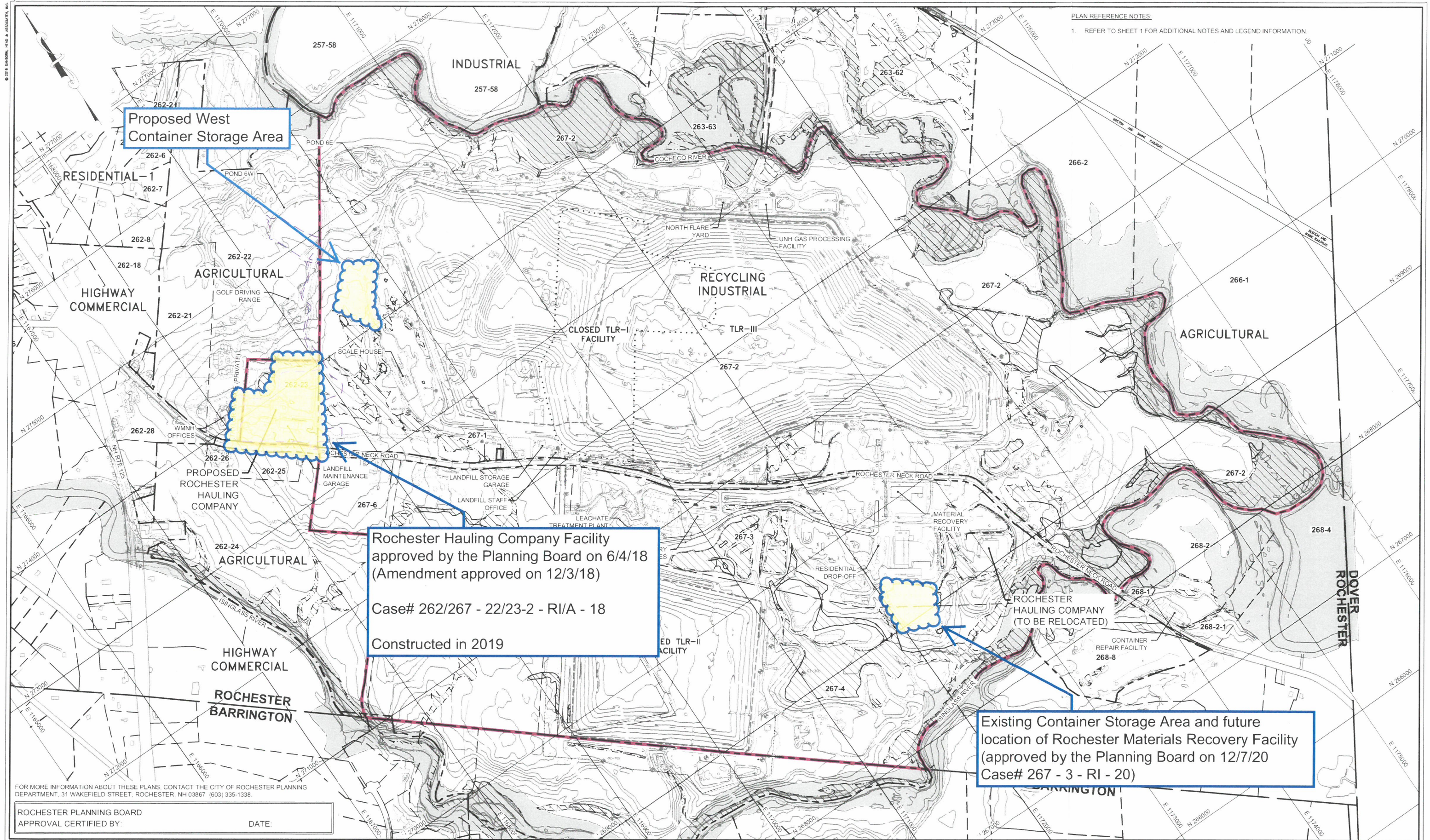
Proposed West Container Storage Area information

Year	Project Component							
	TLR-III South	Rochester Neck Road	Residential Drop-Off Facility	Isinglass River Park	Container Storage Area	Rochester Hauling Company	West Container Storage Area	Wetland Mitigation
2017	<ul style="list-style-type: none"> <li>Submit State Solid Waste Application.</li> <li>Submit State Wetland Permit Application.</li> <li>Submit State Alteration of Terrain Application.</li> <li>Submit Site Plan Application.</li> </ul>	<ul style="list-style-type: none"> <li>Submit State Wetland Permit Application.</li> <li>Submit State Alteration of Terrain Application.</li> <li>Submit Site Plan Application.</li> <li>Submit Shoreland Protection Application.</li> </ul>	<ul style="list-style-type: none"> <li>Submit State Alteration of Terrain Application.</li> <li>Submit Site Plan Application.</li> </ul>	<ul style="list-style-type: none"> <li>Submit Site Plan Application.</li> <li>Submit Shoreland Protection Application.</li> </ul>	<ul style="list-style-type: none"> <li>Submit State Wetland Permit Application.</li> <li>Submit Site Plan Application.</li> </ul>	<ul style="list-style-type: none"> <li>Submit State Wetland Permit Application.</li> <li>Submit State Alteration of Terrain Application.</li> <li>Submit Site Plan Application.</li> </ul>		<ul style="list-style-type: none"> <li>Submit State Wetland Permit Application.</li> </ul>
2018	<ul style="list-style-type: none"> <li>State and City approval received.</li> </ul>	<ul style="list-style-type: none"> <li>State and City approvals received.</li> </ul>	<ul style="list-style-type: none"> <li>State and City approvals received.</li> </ul>	<ul style="list-style-type: none"> <li>State and City approvals received.</li> </ul>	<ul style="list-style-type: none"> <li>State and City approvals received.</li> </ul>	<ul style="list-style-type: none"> <li>State and City approvals received.</li> <li>Start construction of new facility</li> </ul>	<ul style="list-style-type: none"> <li>-Alteration of Terrain approval received</li> <li>-Wetlands approval received</li> </ul>	<ul style="list-style-type: none"> <li>State approval received.</li> <li>Land placed under Conservation Agreement.</li> </ul>
2019	<ul style="list-style-type: none"> <li>Start initial excavation to support other construction projects.</li> </ul>	<ul style="list-style-type: none"> <li>Start road construction.</li> </ul>	<ul style="list-style-type: none"> <li>Construct new facility.</li> <li>Relocate operations.</li> </ul>	<ul style="list-style-type: none"> <li>Construct park modifications.</li> </ul>	<ul style="list-style-type: none"> <li>Construct facility expansion.</li> </ul>	<ul style="list-style-type: none"> <li>Finish construction.</li> <li>Relocate operations.</li> </ul>		
2020	<ul style="list-style-type: none"> <li>Start initial landfill construction. Complete wetland impacts.</li> </ul>	<ul style="list-style-type: none"> <li>Finish road construction.</li> <li>Transfer easements.</li> <li>Open road to public.</li> </ul>			<div>Expansion of an existing container storage area is being constructed in 2021 (Approved by Planning Board on 8/5/19, Case# 268 - 2 - A - 19).</div>			
2021	<ul style="list-style-type: none"> <li>Finish initial construction.</li> </ul>						<ul style="list-style-type: none"> <li>2021 - Notified AoT of deviations from original site use</li> <li>- Construct new facility</li> </ul>	
2022	<ul style="list-style-type: none"> <li>Start and finish construction for Phase 15.</li> </ul>							
2023	<ul style="list-style-type: none"> <li>Phase 15 operational.</li> <li>Start and finish construction for Phase 16.</li> </ul>					<div>Due to the ongoing TLR-III South Area excavation efforts, in 2020 WMNH permitted the construction of the Rochester Materials Recovery Facility, in a new location, and will construct the facility in 2021. (Approved by the Planning Board on 12/7/20, Case# 267 - 3 - RI - 20)</div>	<ul style="list-style-type: none"> <li>Submit Site Plan Application.</li> <li>City approval received.</li> </ul>	
2024	<ul style="list-style-type: none"> <li>Phase 16 operational.</li> </ul>						<ul style="list-style-type: none"> <li>Construct new facility.</li> <li>Relocate operations</li> </ul>	

Notes:

- The above only list significant milestones and does not list every project item.
- Schedules presented are approximate and are dependent of regulatory approval and project financing.
- The Materials Recovery Facility is being constructed in a different location than what was permitted with AoT Bureau. AoT and Site Plan approval has been obtained for the new location.
- The West Container Storage Area is proposed in the same footprint that the Materials Recovery Facility originally received an AoT permit.





GRAPHICAL SCALE  
400' 200' 0' 400' 800'

NO.	DATE	DESCRIPTION	BY

DRAWN BY: A. MATTHEWS  
DESIGNED BY: T. REED  
REVIEWED BY: K. ANDERSON  
PROJECT MGR: T. REED  
PIC: E. STEINHAUSER  
DATE: APRIL 2018

ROCHESTER HAULING COMPANY FACILITY  
WASTE MANAGEMENT OF NEW HAMPSHIRE, INC.  
ROCHESTER, NEW HAMPSHIRE

**OVERALL SITE AND ZONING PLAN**

PROJECT NUMBER  
4292.00

Figure No:  
**1**



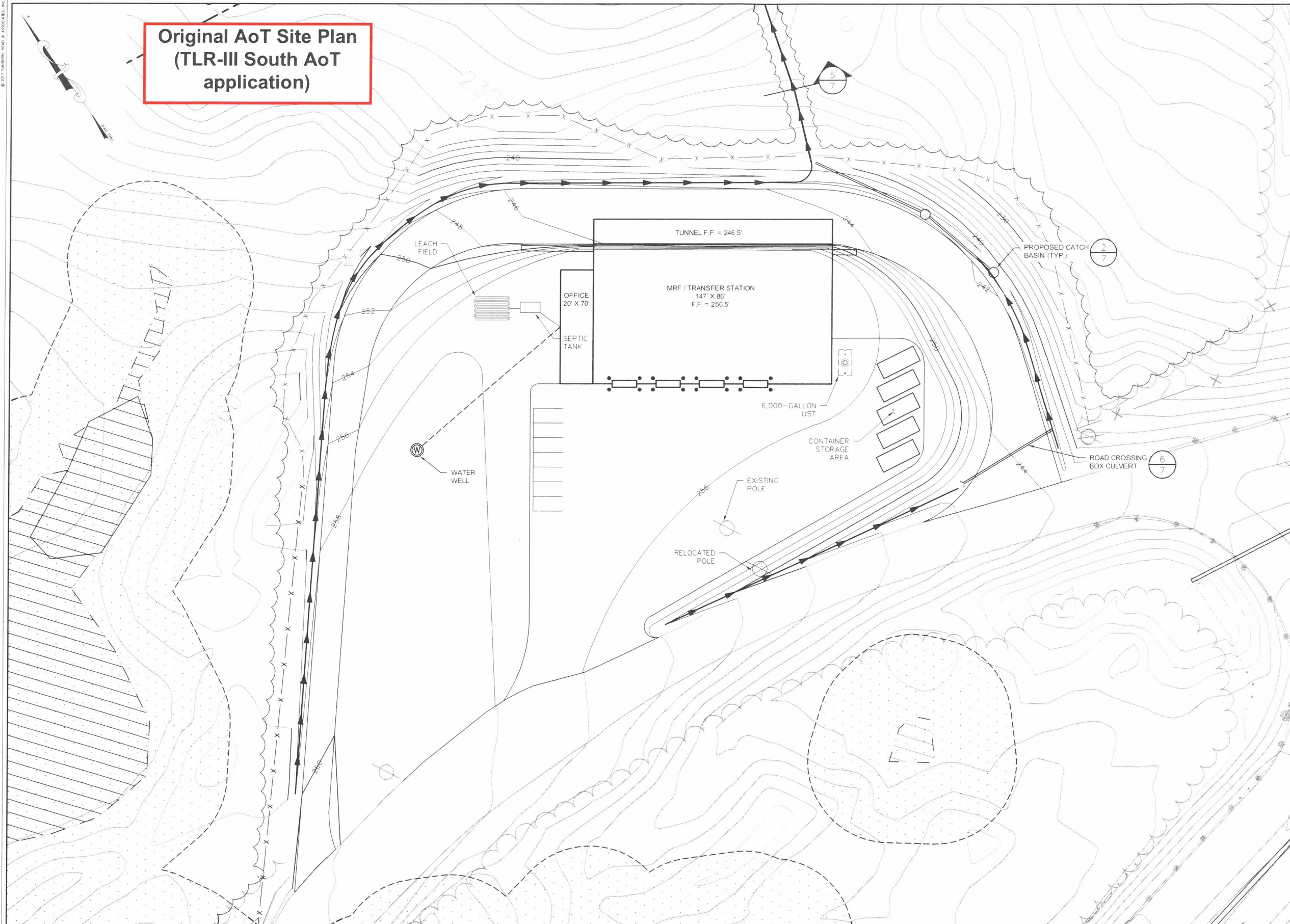
**Original AoT Site Plan  
(TLR-III South AoT  
application)**

#### PLAN REFERENCE NOTES

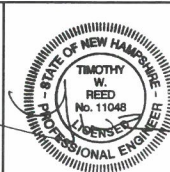
1. SEE SHEET 1 FOR ADDITIONAL NOTES AND LEGEND

LEGEND:

- |  |                                    |
|--|------------------------------------|
|  | EXISTING 10-FOOT ELEVATION CONTOUR |
|  | EXISTING 2-FOOT ELEVATION CONTOUR  |
|  | PROPERTY LINE                      |
|  | 100-FOOT SETBACK LINE              |
|  | DELINEATED WETLAND                 |
|  | DRAIN LINE                         |
|  | EXISTING TREE LINE                 |
|  | WETLAND AREA                       |
|  | 50 FT SETBACK FROM WETLANDS        |



SANBORN HEAD

[illegible]

DRAWN BY: E. GALVIN  
DESIGNED BY: E. GALVIN  
REVIEWED BY: T. REED  
PROJECT MGR: T. REED  
PIC: E. STEINHAUSER  
DATE: MAY 2017

HAULING COMPANY &  
MATERIAL RECOVERY FACILITY RELOCATION  
TLR-III REFUSE DISPOSAL FACILITY  
WASTE MANAGEMENT OF NEW HAMPSHIRE, INC.  
ROCHESTER, NEW HAMPSHIRE

PROJECT NUMBER:  
3534.03

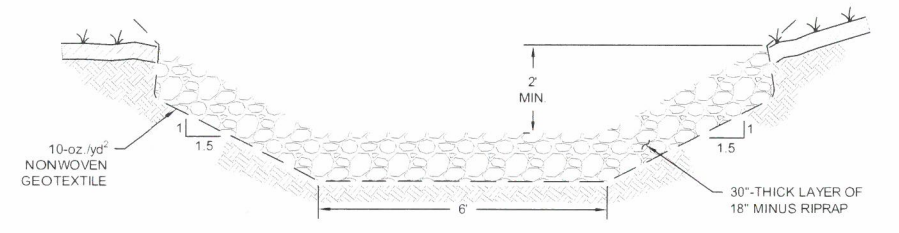
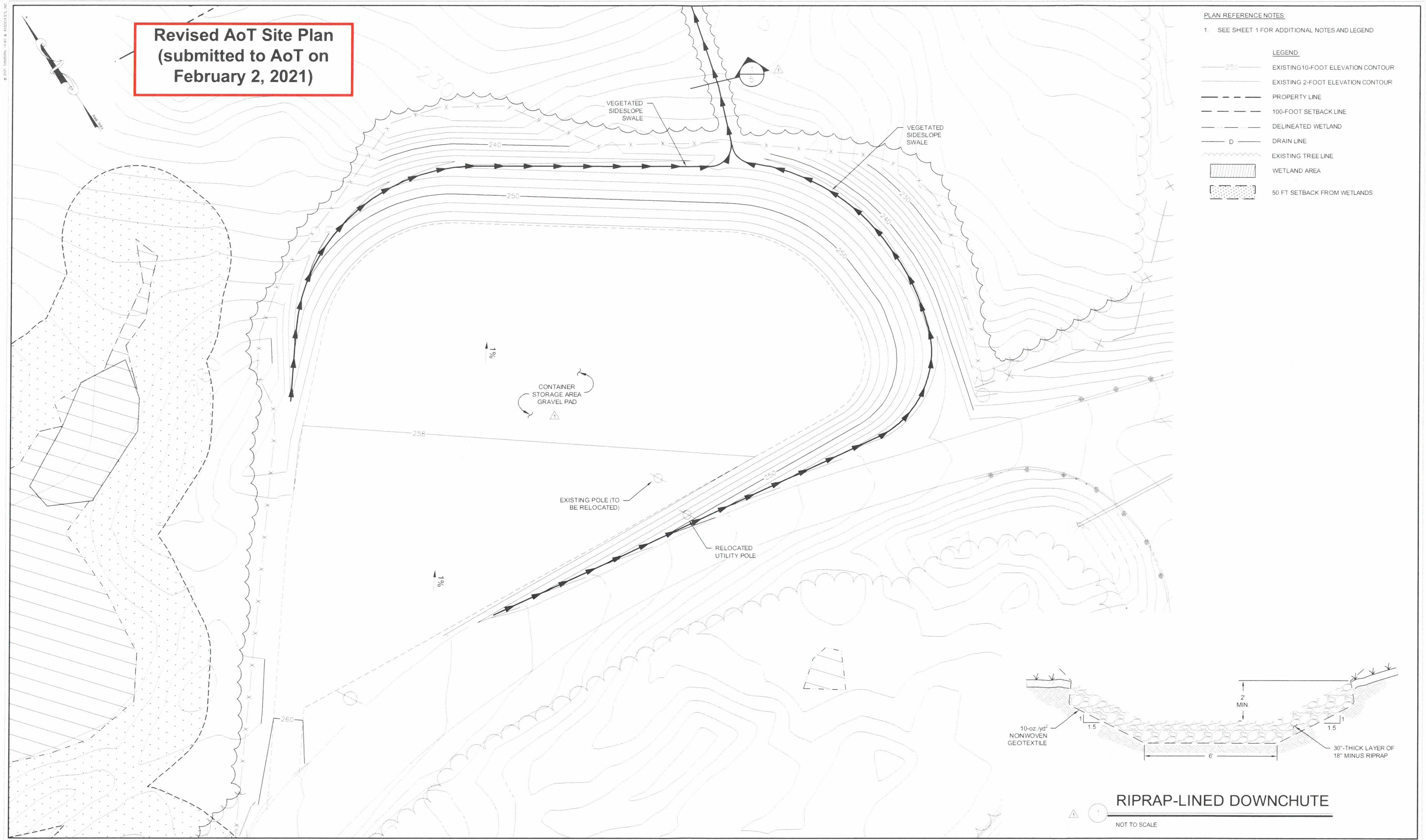
## SITE DEVELOPMENT PLAN

Figure No:  
**2**



Revised AoT Site Plan  
(submitted to AoT on  
February 2, 2021)

- PLAN REFERENCE NOTES
1. SEE SHEET 1 FOR ADDITIONAL NOTES AND LEGEND
- LEGEND
- EXISTING 10-FOOT ELEVATION CONTOUR
  - EXISTING 2-FOOT ELEVATION CONTOUR
  - PROPERTY LINE
  - 100-FOOT SETBACK LINE
  - DELINEATED WETLAND
  - DRAIN LINE
  - EXISTING TREE LINE
  - WETLAND AREA
  - 50 FT SETBACK FROM WETLANDS



GRAPHICAL SCALE

30' 15' 0' 30' 60'

NO.	DATE	DESCRIPTION	BY
1	2/16/21	CHANGED LOT USE FROM MRF/TRANSFER STATION TO A CONTAINER STORAGE AREA	SL

DRAWN BY: S. LEONE  
DESIGNED BY: A. MATTHEWS  
REVIEWED BY: E. STEINHAUSER  
PROJECT MGR: A. MATTHEWS  
PIC: E. STEINHAUSER  
DATE: MAY 2017

HAULING COMPANY &  
MATERIAL RECOVERY FACILITY RELOCATION  
TLR-III REFUSE DISPOSAL FACILITY  
WASTE MANAGEMENT OF NEW HAMPSHIRE, INC.  
ROCHESTER, NEW HAMPSHIRE

SITE DEVELOPMENT PLAN

PROJECT NUMBER:  
3534.07

Figure No:  
3