



**MINOR SITE PLAN APPLICATION**  
**City of Rochester, New Hampshire**

Date: December 29, 2020

**Property information**

Tax map #: 216; Lot #(s): 30 & 32; Zoning district: Industrial

Property address/location: 4 Lydall Way & 134 Chestnut Hill Road

Brief project description: Proposed pump house addition and new water meter building

**Property owner**

Name (include name of individual): Lydall Eastern Inc.

Mailing address: 134 Chestnut Hill Road, Rochester NH 03867

Telephone #: 603 332-4600 Email address: Tceldridge@lydall.com

**Applicant/developer** (if different from property owner)

Name (include name of individual): Same As Property Owner

Mailing address: \_\_\_\_\_

Telephone #: \_\_\_\_\_ Email address: \_\_\_\_\_

**Engineer/surveyor/designer** (if applicable)

Name (include name of individual): Norway Plains Associates, Inc., c/o Scott A. Lawler, PE

Mailing address: PO Box 249, Rochester NH 03866-0249

Telephone #: 603 335-3948 Email address: slawler@norwayplains.com

**Check one:**

- ☒ Nonresidential project      ☐ Home Occupation II or III  
☐ Multi-Family Residential project

Check all that apply:

- ☐ change of use      ☒ new building      ☒ building addition  
☐ new parking area      ☐ expansion of existing parking area  
☐ new signage;      ☐ exterior lighting      ☐ other site changes

Describe current use/nature of property: Map 216, Lot 30 is paved truck parking and Map 216, Lot 32 is  
an industrial manufacturing facility

Describe proposed use/activity: install a 12' x 24' water meter building on Map 216, Lot 30 and construct a 7' x 24'  
building addition to the existing water pump building in conjunction to a site expansion under construction.

# parking spaces: existing: 86 ; total proposed: 0

Current square footage of building 212,978 sf ; Proposed square footage of building 435 sf

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

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

If City water, what are the estimated total daily needs? n/a gallons per day

Where will stormwater be discharged? Existing Stormwater Management Systems

**Please feel free to add any comments, additional information, or requests for waivers here:**

**This application must be accompanied by the following:**

- ## Submission of application & acknowledgement about process

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. **I also acknowledge that this project could be referred to the Planning Board for a new, full Planning Board review at the request of any person after any Minor Site Approval and that I would need to renotify abutters in that case** (in accordance with RSA 674:43 III).

Date: 12/30/20

Date: \_\_\_\_\_

Date: 12/30/20

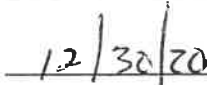
**Authorization to enter property**

*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:



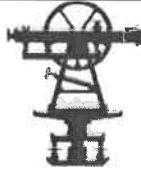
Date:



# NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

P.O. Box 249  
Continental Blvd. (03867)  
Rochester, NH 03866-0249  
Fax (603)332-0098  
Phone (603) 335-3948 / (800) 479-3948  
slawler@norwayplains.com



P. O. Box 268  
31 Mooney St.  
Alton, NH 03809  
www.norwayplains.com  
Phone & Fax (603) 875-3948  
rtetreault@norwayplains.com

December 30, 2020

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

**Re: Minor Site Plan Application; Lydall Performance Materials, Inc.; 134 Chestnut Hill Road, Map 216, Lots 30 & 32.**

Dear Mr. Creighton:

On behalf of Lydall Performance Materials, Inc and Budel Construction Corp., we hereby submit a Minor Site Plan Application for modifications to the approved site expansion currently under construction. As required by the City, Lydall Performance Materials, Inc. is proposing to construct a new water meter building near Chestnut Hill Road and a small building addition to their existing pump house. In total, there will be 456 square feet of additional building footprints added to the facility.

Since the existing water service to the facility is located under the well water ponds, the Department of Public Works is requiring a new water main with appropriate backflow preventors and meter to be installed. To accommodate the new water meter and high hazard backflow preventor, a 12' x 24' building will be constructed on Tax Map 216, Lot 30. This parcel is currently a paved staging area for trucks waiting for deliveries or leaving the facility. The new structure will be constructed in the northwesterly corner of the parcel, as close to the City water main as possible. A new 10" water main will be constructed from the City service to this structure and then down to the existing pump house addition. Once the new water main is installed, the old 8" water service will be capped at both ends and abandoned in place.

A 7 foot by 24 foot building addition will also be constructed on the existing pump house. This addition will provide the necessary space for a new fire pump that will service the existing and recently constructed manufacturing spaces. This building addition will be constructed on the southwesterly edge of the pump house and will not impede upon the existing parking or vehicle circulation.

The pump house building addition will be constructed to match the existing structure, using cast in place concrete wall panels with a concrete floor. The new water meter building will be constructed in the same manor with furring vinyl siding. Both structures will have a slightly sloping roof to pitch the stormwater southerly onto the existing pavement. The structures will be white in color to match the rest of the manufacturing facility. Please refer to the attached building sketches prepare by JSN Associates, LLC.

Since both structures are being constructed in area which is already paved, there will not be any increase in the stormwater runoff resulting from the construction. The water meter building will be serviced by underground electrical power and will have an electrical heating to ensure the water main is not subjected to freezing conditions.

The resulting increased building footprints will not require any additional employees or parking, nor will it result in any additional City services such as water or sanitary waste.

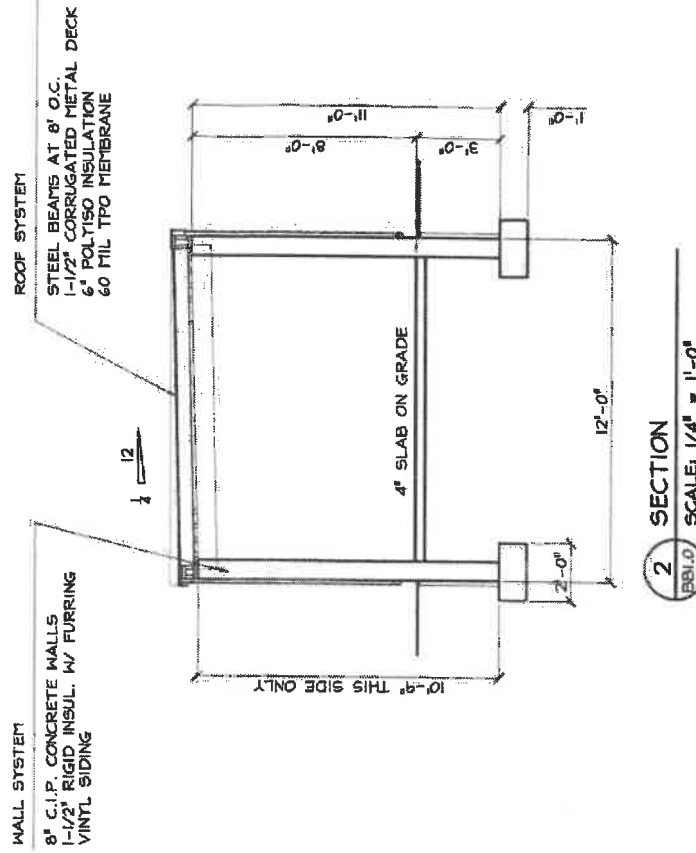
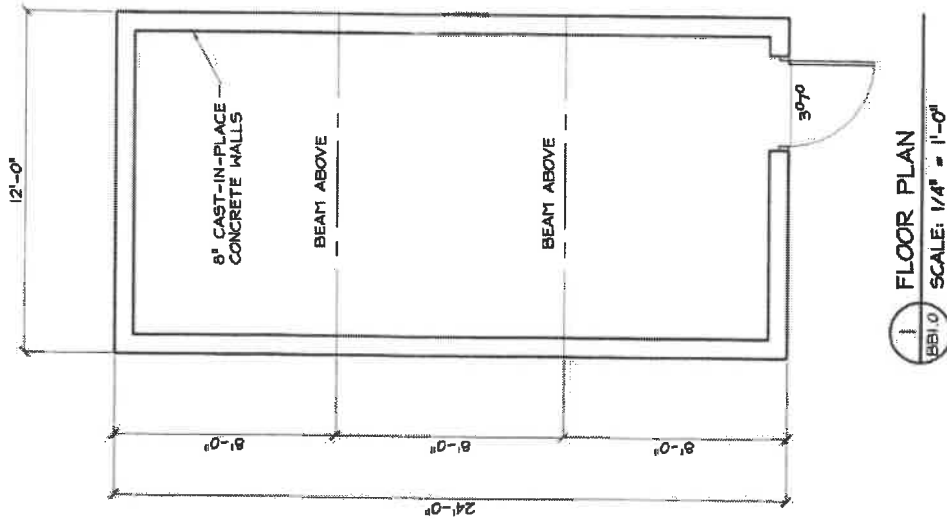
We look forward to discussing this project with City Staff. Thank you for your consideration Sincerely,

**NORWAY PLAINS ASSOCIATES, INC.**

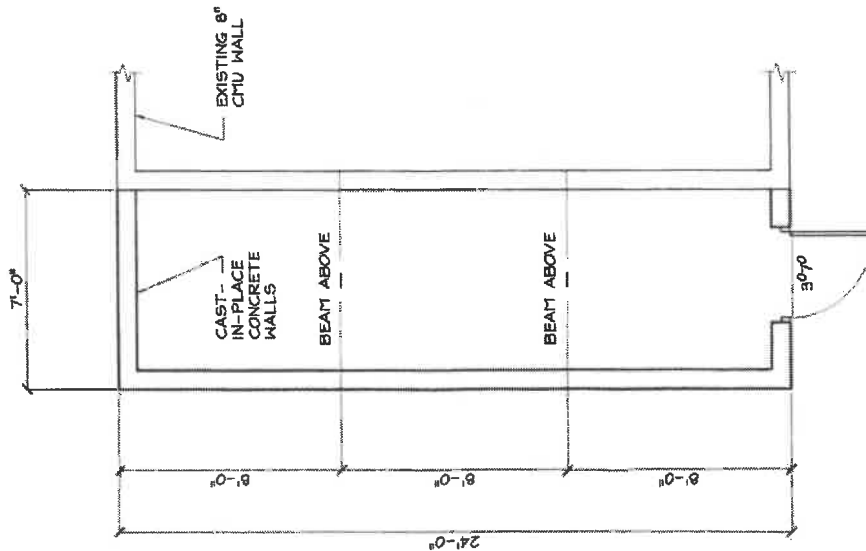
A handwritten signature in black ink, appearing to read "Scott A. Lawler". The signature is fluid and cursive, with the first name "Scott" and last name "Lawler" clearly distinguishable.

By:  
Scott A. Lawler, PE, Project Engineer

cc: Tony Eldridge – Lydall Eastern Inc. Technical  
Leon Meader – Budel Construction Corp.

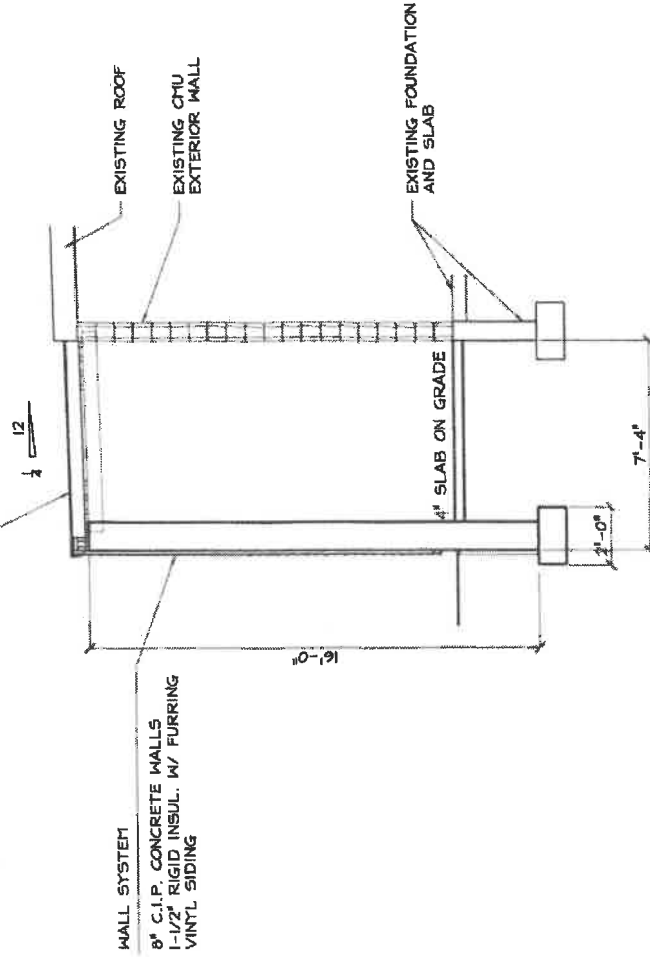


Date: <input checked="" type="checkbox"/> X Scale: As Noted	Lydall Backflow Building 134 Chestnut Hill Road Rochester, NH	One Autumn Street Portsmouth, NH 03801 Phone: (603) 433-8639 www.jsteng.com
Project No: 20-1206		
BB1.0		<b>JST</b> Associates, LLC Consulting Structural Engineers



ROOF SYSTEM

STEEL BEAMS AT 8' O.C.  
1-1/2" CORRUGATED METAL DECK  
6" POLYISO INSULATION  
60 MIL TPO MEMBRANE



Date: X  
Scale: As Noted  
Project No: 20-1206  
PB1.0

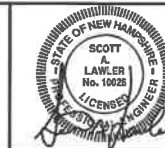
Lydall Pump Building  
134 Chestnut Hill Road  
Rochester, NH

One Auburn Street  
Portsmouth, NH 03801  
Phone: (603) 433-8038  
www.jeneng.com  
**JEN**  
Associates, LLC  
Consulting Structural Engineers



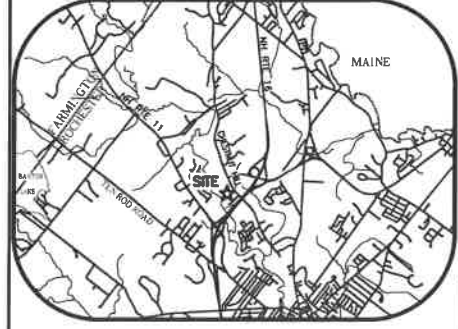
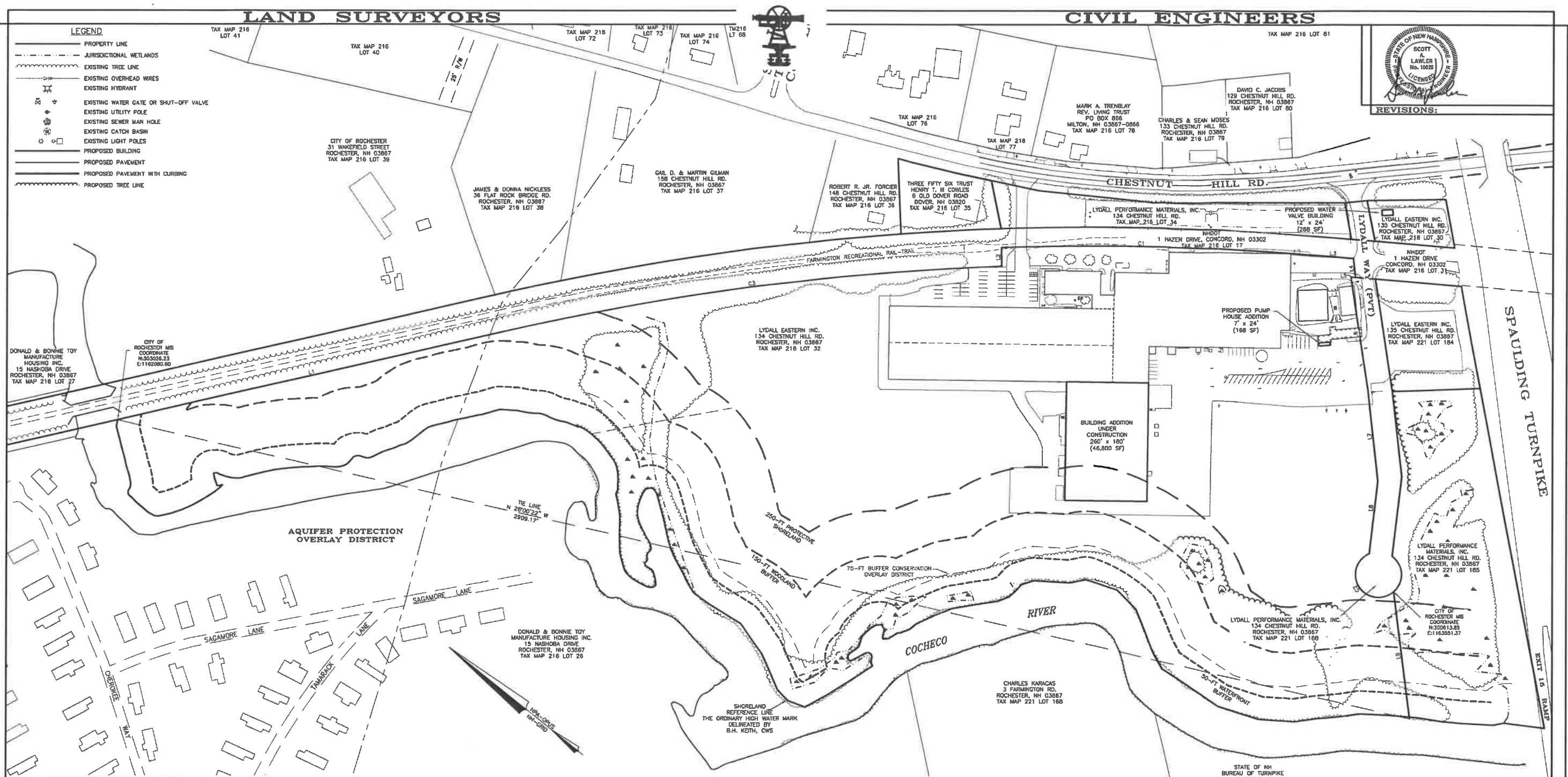
# LAND SURVEYORS

# CIVIL ENGINEERS



REVISIONS:

- LEGEND**
- PROPERTY LINE
  - JURISDICTIONAL WETLANDS
  - EXISTING TREE LINE
  - EXISTING OVERHEAD WIRES
  - EXISTING HYDRANT
  - EXISTING WATER GATE OR SHUT-OFF VALVE
  - EXISTING UTILITY POLE
  - EXISTING SEWER MAN HOLE
  - EXISTING CATCH BASIN
  - EXISTING LIGHT POLES
  - PROPOSED BUILDING
  - PROPOSED PAVEMENT
  - PROPOSED PAVEMENT WITH CURBING
  - PROPOSED TREE LINE



LINE	BEARING	DISTANCE
L1	S 51°54'13" E	874.03
L2	N 49°59'32" E	41.26
L3	S 34°20'13" E	83.53
L4	S 44°54'24" W	42.03
L5	N 34°20'13" W	10.39
L6	S 42°16'37" W	291.62
L7	S 44°48'37" W	200.00
L8	S 57°31'37" W	160.00
L9	S 43°58'08" W	281.06

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	677.92	5827.17	6°39'56"	S 37°40'11" E	677.54
C2	172.74	50.00	187°56'55"	S 18°33'10" W	88.78
C3	1100.11	5785.92	10°53'38"	S 46°27'24" E	1098.45

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 WITHIN 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.

## OWNER OF RECORD

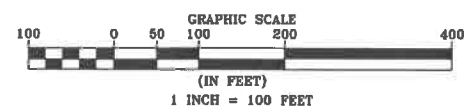
TAX MAP 216, LOTS 30 & 32  
**OWNER OF RECORD:**  
**LYDALL EASTERN, INC.**  
 134 CHESTNUT HILL ROAD  
 ROCHESTER, NH 03867  
 SCRD BOOK 1769, PAGE 359

**SITE REVIEW APPROVAL**  
 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.

**FINAL APPROVAL BY**  
**ROCHESTER PLANNING BOARD**

CERTIFIED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**OVERALL MINOR SITE PLAN**  
**TAX MAP 216, LOT 30 & 32**  
**134 CHESTNUT HILL ROAD**  
**ROCHESTER, NH**  
 PREPARED FOR:  
**LYDALL PERFORMANCE**  
**MATERIALS, INC.**  
 DECEMBER 2020



FILE NO. 154  
 PLAN NO. C-3059  
 DWC. NO. 17233/SP-3

31 Mooney Street, Alton, N.H. 603-875-3948

**NORWAY PLAINS ASSOCIATES, INC.**

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

# LAND SURVEYORS



# CIVIL ENGINEERS



**REVISIONS:**  
12/22/20 - REVISE WATER METER BUILDING AND WATER MAIN FIXTURES.

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 WITHIN 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.

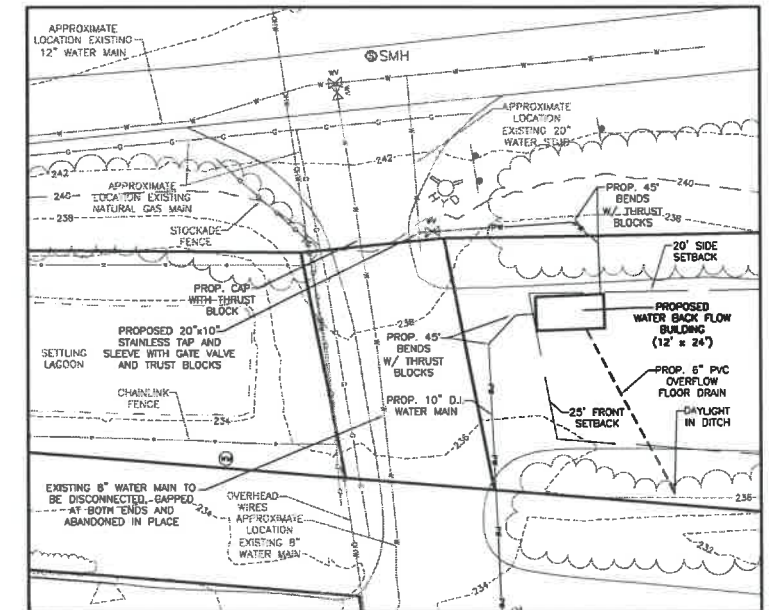
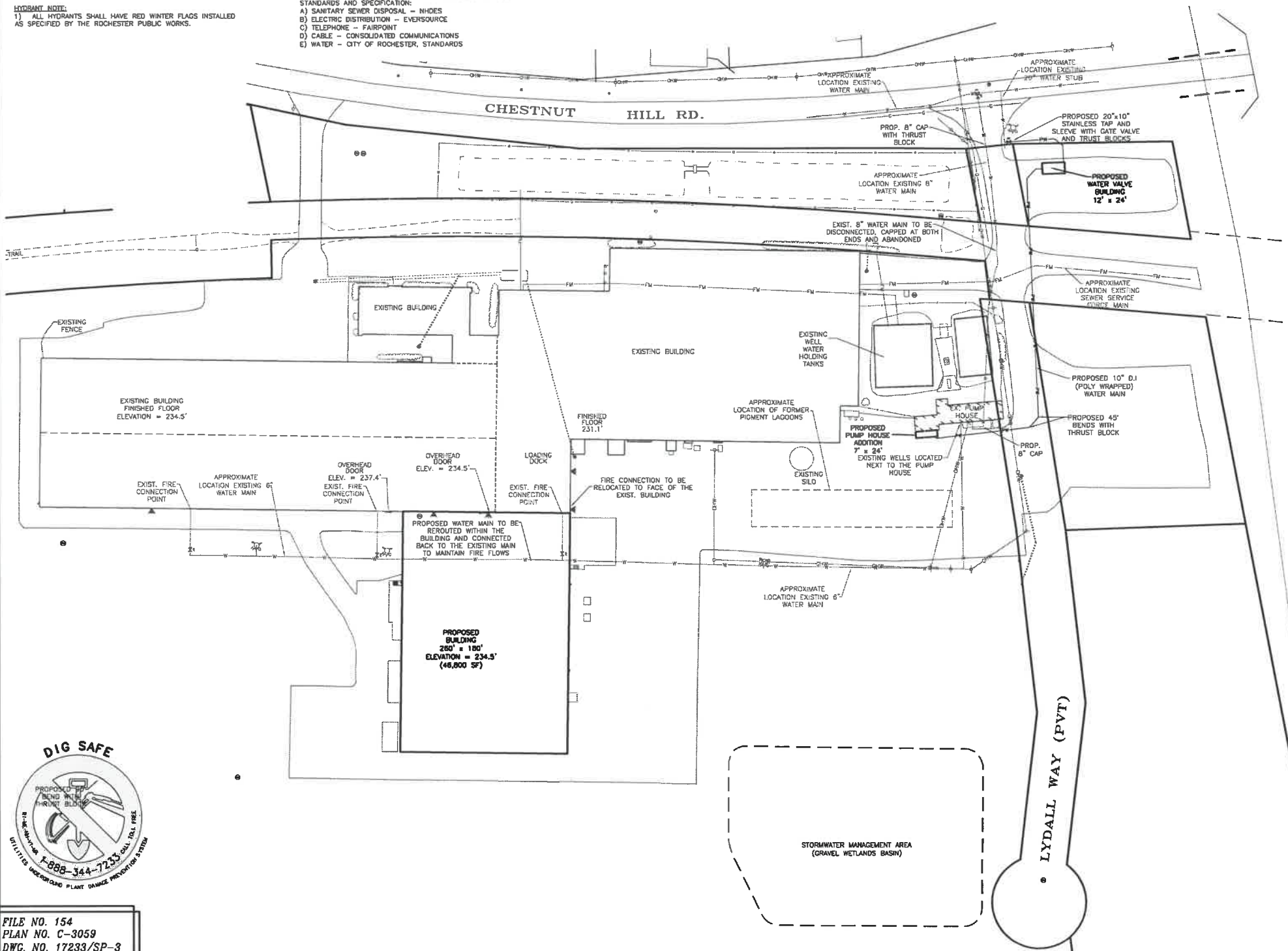
## LEGEND

- |       |                                       |     |  |
|-------|---------------------------------------|-----|--|
| —     | PROPERTY LINE                         | —   | PROPOSED DRAIN LINE                        |
| - - - | JURISDICTIONAL WETLANDS               | PW  | PROPOSED WATER SERVICE                     |
| —W—   | EXISTING OVERHEAD WIRES               | PS  | PROPOSED SEWER LINE                        |
| —W—   | EXISTING WATER MAIN                   | PFM | PROPOSED SEWER FORCE MAIN PIPE HDPE SDR 11 |
| —S—   | EXISTING GRAVITY SEWER MAIN           | PG  | PROPOSED PROPANE GAS LINE                  |
| —FM—  | EXISTING SEWER FORCE MAIN             | UGU | PROPOSED UNDERGROUND UTILITY WIRES         |
| —UGE— | EXISTING UNDERGROUND ELECTRIC WIRES   | UGE | PROPOSED UNDERGROUND ELECTRIC WIRES        |
| —UGU— | EXISTING UNDERGROUND UTILITY WIRES    | —   | PROPOSED HYDRANT                           |
| —G—   | EXISTING GAS PIPE                     | —   | PROPOSED WATER VALVE                       |
| —     | EXISTING DRAIN LINE                   | —   | PROPOSED WATER SHUT-OFF VALVE              |
| —     | EXISTING HYDRANT                      | —   | PROPOSED SEWER SHUT-OFF VALVE              |
| —     | EXISTING WATER GATE OR SHUT-OFF VALVE | —   | PROPOSED UTILITY POLE                      |
| —     | EXISTING UTILITY POLE                 | —   | PROPOSED SEWER MANHOLE                     |
| —     | EXISTING SEWER MANHOLE                | —   | PROPOSED DRAIN MANHOLE                     |
| —     | EXISTING CATCH BASIN                  | —   | PROPOSED CATCH BASIN                       |
| —     | EXISTING LIGHTS                       | —   | PROPOSED LIGHT POLES                       |
| —     | EXISTING MONITORING WELL              | —   | PROPOSED BUILDING LIGHT FIXTURES           |

## NOTES:

- 1) CONSTRUCTION WILL CONFORM TO THE FOLLOWING UTILITIES STANDARDS AND SPECIFICATION:  
A) SANITARY SEWER DISPOSAL - NHDES  
B) ELECTRIC DISTRIBUTION - EVERSOURCE  
C) TELEPHONE - FAIRPOINT  
D) CABLE - CONSOLIDATED COMMUNICATIONS  
E) WATER - CITY OF ROCHESTER, STANDARDS

**HYDRANT NOTE:**  
1) ALL HYDRANTS SHALL HAVE RED WINTER FLAGS INSTALLED AS SPECIFIED BY THE ROCHESTER PUBLIC WORKS.



**WATER CONNECTION DETAIL**  
1 INCH = 30 FEET

**MINOR SITE PLAN**  
TAX MAP 216, LOT 30 & 32  
134 CHESTNUT HILL ROAD  
ROCHESTER, NH  
PREPARED FOR:  
**LYDALL PERFORMANCE MATERIALS, INC.**  
DECEMBER 2020



1 INCH = 60 FEET



FILE NO. 154  
PLAN NO. C-3059  
DWG. NO. 17233/SP-3