

MINOR SITE PLAN APPLICATION
City of Rochester, New Hampshire

Date: 8-3-21

Property information

Tax map #: 216; Lot #'s: 67; Zoning district: General Industrial

Property address/location: 40 Elmo Lane

Brief project description: Build a 27'X37 out building for equipment storage and material cutting

Property owner

Name (include name of individual): Paqakos LLC

Mailing address: 10 Gile Road, Nottingham, NH 03290

Telephone #: 1-508-328-7591 Email address: epaquette@atlanticbr.com

Applicant/developer (if different from property owner)

Name (include name of individual): Same

Mailing address: _____

Telephone #: _____ Email address: _____

Engineer/surveyor/designer (if applicable)

Name (include name of individual): Berry Surveying & Engineering, Christopher R. Berry Project Manager

Mailing address: 335 Second Crown Point Road, Barrington, NH 03825

Telephone #: 603-332-2863 Email address: crberry@metrocast.net

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: Industrial Building for the purposes of machining bridge componants.

Describe proposed use/activity: Installation of a small building for the purposes of storing and cutting materials for the bridge construction operation.

parking spaces: existing: 11 ; total proposed: no additoinal

Current square footage of building 16,320 ; Proposed square footage of building 999

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

City sewer? yes ___ no x; How far is City sewer from the site? Over a Mile

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

Where will stormwater be discharged? overland flow to the system that is required to be built per the former approval

Number of existing dwelling units: 0 Total number of proposed dwelling units: 0

New building(s)? 1 Addition(s)/modifications to existing building(s)? 0

Describe current use/nature of property: Industrial.

Describe proposed use/activity: Industrial

of parking spaces: existing: 11 total proposed: 11

Hours of Operation: 8-6 Days of Operation: mon-sat

Number of employees: 10 Square footage to be used for new proposed use: 999

Maximum Number of Pupils at one time (for classes): 0

Comments

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

This application must be accompanied by the following:

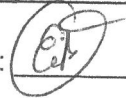
- Site plan drawing with:
 - All building dimensions (including any additions, if applicable)
 - Parking areas or spaces with size, spaces, flow pattern, and drive aisles as applicable.
 - Location of proposed change of use/addition/home occupation.

Submission of application & acknowledgement about process

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. **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).

Signature of property owner:




Date: 8-3-21

Signature of applicant/developer:



Date: _____

Signature of agent:




Date: 8-3-21



SPaulding
TURNPIKE
NH ROUTE 16


- NOTES:**
- 1.) OWNER: PAQAKOS LLC
10 GILE ROAD
NOTTINGHAM, NH 03290
 - 2.) TAX MAP 216, LOT 67
 - 2A.) PROPERTY ADDRESS: 40 ELMO LANE
 - 3.) S.C.R.D. BOOK 4694, PAGE 195
 - 4.) LOT AREA: ±57 Ac. PER TAX RECORDS
 - 5.) ZONING: G (GENERAL INDUSTRIAL)
SETBACKS:
FRONT - 25.0'
SIDE - 20.0'
REAR - 25.0'
WETLAND: 50' (WETLANDS GREATER THE 0.5 Ac.).
MIN. LOT SIZE: 40,000 Sq. Ft.
MIN. FRONTAGE: 100'
MAX. LOT COVERAGE: 75%
MAX. BUILDING HEIGHT: 55.0'
 - 6.) THE INTENT OF THIS PLAN IS TO PROVIDE THE AS-BUILT LOCATIONS OF CONSTRUCTED ITEMS ON TAX MAP 216, LOT 67. THE BOUNDARY SURVEY IS PROVIDED FROM TAX RECORDS WITH A STANDARD BOUNDARY SURVEY CURRENTLY BEING UNDER TAKEN AS WELL AS A TOPOGRAPHIC SURVEY WITH CURRENT WETLANDS ANALYSIS.
 - 7.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PROPERTY DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF: FEMA COMMUNITY #J30150-203, MAP J3017C02030, DATED: MAY 17, 2005.
 - 8.) VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL DATUM BASED ON NAD83 STATE PLANE. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS.
 - 10.) TOPOGRAPHY PHOTOGRAPHY IS DEMARCATED AT 1' INTERVALS, AND IS THE RESULT OF A FIELD SURVEY PERFORMED MAY 2021.
 - 11.) THIS SITE IS SERVED BY ON SITE WELL AND SEWAGE DISPOSAL.

DEIDRA BENJAMIN, CWS



The seal of the State of New Hampshire is circular. It features a central shield with a ship (the USS Raleigh) on the stocks. Above the ship is a rising sun. The shield is surrounded by a laurel wreath. The words "SEAL OF THE STATE OF NEW HAMPSHIRE" are inscribed around the top inner edge, and "1776" is at the bottom.

RECEIVED
AUG 04 2021
By _____

		BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT ROAD BARRINGTON, NH 03825 (603)332-2863	
SCALE : 1 IN. EQUALS 100 FT.		DATE : JULY 21, 2021	
FILE NO. : DB 2021 - 053			

AS-BUILT OVERLAY
 FOR
 ATLANTIC BRIDGE & ENGINEERING, INC.
 LAND OF
 PAQAKOS LLC
 40 ELMO LANE
 ROCHESTER, N.H.
TAX MAP 216, LOT 67

REVISION	DATE	DESCRIPTION