

MINOR SITE PLAN APPLICATION
City of Rochester, New Hampshire

Date: 5/31/2021

Property information

Tax map #: 205; Lot #(s): 6; Zoning district: Industrial

Property address/location: 7 Amarosa Drive

Brief project description: Interior fit up construction and exterior equipment installation to support building operations.

Property owner

Name (include name of individual): State of NH Business Finance Authority

Mailing address: 2 Pillsbury St, Suite 201, Concord, NH 03301

Telephone #: 603-415-0190 Email address: jameskw@nhbfa.com (James Key-Wallace)

Applicant/developer (if different from property owner)

Name (include name of individual): Sig Sauer (Jeff Chierepko)

Mailing address: 72 Pease Blvd, Newington, NH 03842

Telephone #: 603-610-3550 Email address: jeff.chierepko@sigsauer.com

Engineer/surveyor/designer (if applicable)

Name (include name of individual): August Consulting, PLLC (Gregg Mikolaities)

Mailing address: 1 Willow Lane, Rye, NH 03870

Telephone #: 603-294-0117 Email address: Gregg@augustpllc.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: Warehouse/Manufacturing

Describe proposed use/activity: Manufacturing and metal cutting

parking spaces: existing: 363 ; total proposed: 363

Current square footage of building 221,995 ; Proposed square footage of building 221,995

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

City sewer? yes no x ; How far is City sewer from the site? Milton Road/Amarosa Drive

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

Where will stormwater be discharged? Existing drainage to remain

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

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

Describe current use/nature of property: Warehouse/manufacturing

Describe proposed use/activity: Installation of exterior equipment to support the interior manufacturing operations

of parking spaces: existing: 363 total proposed: 363

Hours of Operation: 24 Days of Operation: 7

Number of employees: 125 Square footage to be used for new proposed use: 125,000

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:

Phase 1 will occupy approximately 125,000 sf of existing buildings. This approval is for installation of exterior equipment

to support the interior manufacturing efforts. 221 existing spaces will be utilized as part of this phase.

Future phases to include site upgrades and expansion into the remaining 100,000 sf of existing building.

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: 5-25-2021

Signature of applicant/developer: Sig Sauer - See Attached

Date: _____

Signature of agent:  (Gregg Mikolaitis)

Date: 5-31-2021

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: 5-25-2021

Home Occupation: An occupation or business activity which is conducted by a resident within his/her own dwelling or in a garage or barn-type outbuilding and which is clearly subordinate to the principal residential use. Home occupations are designated as Home Occupations – 1, 2, and 3. (See Section 42.24 – Home Occupations)

Requirements for All Home Occupations. The following standards apply to all home occupations - 1, 2, and 3: *(If any of these cannot be met, it will be deemed not an allowed use)*

1. On Resident's Property. Home occupations shall be conducted by the individual on the property in which he/she resides.
2. Inside the Dwelling. All activity related to the home occupation shall be conducted inside the dwelling or inside a garage or barn-type outbuilding.
3. Character. Home occupations must be subordinate to the residential use and must have little or no impact upon the neighborhood. There must be minimal indication of the home occupation evident from the road or from neighboring properties.
4. Retail Sales. There shall be no retail sales of goods or products on the premises, except:
 - a. as may be incidental to the primary office or personal services occupation (such as sales of hair products to a salon customer);
 - b. for goods shipped pursuant to mail/email/telecommunication order;

Comments

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Signature of property owner: Jeff Chierepko

Date: 5/25/21

Signature of applicant/developer:

Date:

Signature of agent:

Date:



Strategic Resource | Proven Results

One Willow Lane, Rye NH 03870

May 17, 2021

Shanna B. Saunders, Director
Rochester Planning & Development Office
Rochester City Hall Annex
33 Wakefield St
Rochester, NH 03867-1917

Re: Sig Sauer 7 Amarosa Drive Case #205-6-I-21

Dear Shanna,

On behalf of Sig Sauer enclosed please find a Minor Site Plan application package for Sig Sauer's renovation to the existing building at 7 Amarosa Drive. This submission is for building equipment that will be installed on the exterior of the building to support building operations.

On February 25, 2021 Sig Sauer received Minor Site Plan Review approval with 13 conditions. The purpose of that Minor Site Plan approval was to obtain permission for Sig Sauer to start moving equipment into the building while the building plans for phase 1 interior renovations were being completed. Since that time the phase 1 building plans have been completed.

This Minor Site Plan Review application is for building related equipment that will be located on the exterior of the building. At the time of initial discussions between Sig Sauer and the City the extent of the exterior equipment and location was not fully known what equipment. The enclosed information identifies the equipment and location.

It is Sig Sauer's intent to complete a master plan with proposed site improvements, including landscaping, lighting, drainage, and parking lot improvements as part of the next phase of building renovation. Field survey including updated wetland mapping should be completed by the end of the month. The landscape architects and civil engineers are standing by to begin the Master Planning process in June.

The enclosed information includes:

- 5/17/21 Response to Notice of Decision (2/25/21) conditions of approval.
- 5/17/21 Minor Site Plan Application
- 5/17/21 Phase 1A Exterior Building Equipment Plan
- 5/17/21 Summary table of phase 1A Building Equipment
- Floor plan with loading, dust collector, compactor
- Elevation of privacy fence at cafeteria patio.

We look forward to meeting with the City to answer any questions on the enclosed information.

Regards,

A handwritten signature in black ink, appearing to read "Gregg Mikolaities". The signature is fluid and cursive, with the first name "Gregg" being more prominent.

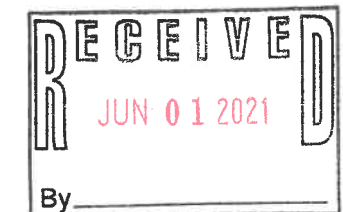
Gregg M. Mikolaities, PE
President, August Consulting, PLLC

CC: Jeff Chierepko, Sig Sauer



RESERVED REGISTRY OF DEEDS

- NOTES:
1. TOTAL PARCEL AREA: TAX MAP 205, LOT 6 1.545,006 SF. OR 35.47 AC.
 2. TOTAL BUILDING AREA IS 203,780 SF.
 3. TOTAL NUMBER OF PARKING SPACES 573 OF WHICH 14 ARE HANDICAP ACCESSIBLE.
 4. THE PARCEL IS SERVED BY THE MUNICIPAL WASTE SYSTEM AND ON-SITE SEPTIC SYSTEMS. A NEW CITY SEWER LINE HAS BEEN CONSTRUCTED ON MILTON ROAD AS DEPICTED HEREON SHEET 2 OF 3.
 5. A PORTION OF THE PARCEL IS LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED 5/17/05, MAP NUMBER 330317C020D AND AS DEPICTED HEREON SHEET 1 OF 3.
 6. THERE WAS NO EVIDENCE OF ANY PARTY WALLS WITH ADJOINING PROPERTIES.
 7. THERE WAS NO OBSERVED EVIDENCE OF CURRENT OR PENDING CONSTRUCTION OR BUILDING ADDITIONS.
 8. SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES, AND THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT FOR THE REPAIRS TO MILTON ROAD FOR THE INSTALLATION OF THE NEW SEWER LINE, AS DEPICTED HEREON.
 9. THERE IS NO OBSERVED EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL. HOWEVER A "HAZARDOUS WASTE STORAGE" CONTAINMENT SHED AS DEPICTED HEREON SHEET 3 OF 3.
 10. OBSERVED WETLANDS ARE DEPICTED HEREON SHEET 1 OF 3, AND WERE DELINEATED BY BRINDLEY TESTER, LLC, NASHUA, NH.
 11. OTHER THAN THE RIGHT TO USE AMAROSA DRIVE AS DESCRIBED HEREON, THERE DO NOT APPEAR TO BE OFFSITE EASEMENTS BENEFITTING THIS PROPERTY.
 12. THE PARCEL IS ZONED INDUSTRIAL. NO INDEPENDENT ZONING REPORT PROVIDED TO DATE.
 13. NO APPARENT ENCROACHMENTS WERE OBSERVED IN THE COURSE OF THIS SURVEY EXCEPT:
 - A. MAIN BUILDING APPEARS TO ENCRUCH INTO THE FRONT SETBACK OF AMAROSA DRIVE.
 - B. "EVING BUILDING" APPEARS TO ENCRUCH INTO THE WETLAND SETBACK.



SIG SAUER PHASE 1A
EXTERIOR BUILDING
EQUIPMENT PLAN
5.17.2021

SHEET 4
SITE ORTHOPHOTO
DATE OF PHOTOGRAPHY:
OCTOBER 9, 2020

TAX MAP 205, LOT 6
OWNER OF RECORD:
EIP AMAROSA DRIVE, LLC
SCRD BK. 4051, PG. 668

ALTA/NSPS LAND TITLE SURVEY
7 AMAROSA DR., ROCHESTER
STRAFFORD CO., NH

FOR:
EIP AMAROSA DRIVE LLC

1" = 60' OCTOBER, 2020



REVISIONS:

FILE NO. 147
PLAN NO. C-1536-20-ALTA
DWG. NO. 17188-LDD/2020
F.B. NO. TJR

31 MOONEY STREET, ALTON, NH 603-875-3948

NORWAY PLAINS ASSOCIATES, INC.

2 CONTINENTAL BLVD., ROCHESTER, NH 603-335-3948

KEY:

ROCHESTER
STONEMALL BUILDING
MFG OPERATIONS
OPTION 17 DRAFT LAYOUT

No.	Revision/Issue	Date
6	DRAFT PROPOSAL REV. 17 LOBBY, OFFICES CAFE Drawn by: Tom Doyle	1/31/21
5	DRAFT PROPOSAL REV. 16 LOBBY, OFFICES CAFE Drawn by: Tom Doyle	1/23/21
4	DRAFT PROPOSAL REV. 14 LOBBY, OFFICES CAFE Drawn by: Tom Doyle	12/21/20
3	DRAFT PROPOSAL REV. 13 LOBBY, OFFICES CAFE Drawn by: Tom Doyle	12/11/20
2	DRAFT PROPOSAL REV. 12 MAG AUTO & ASSY DESIGN Drawn by: Tom Doyle	12/3/20
1	DRAFT PROPOSAL REV. 11 DOCK OPERATIONS Drawn by: Tom Doyle	12/2/20

DRAWN BY: TOM DOYLE IE
SPACE PLANNING SOLUTIONS LLC
DANVILLE, NH.
Office 603 382-8483
Mobile 603 493-7142
www.spaceplanningsolutions.com

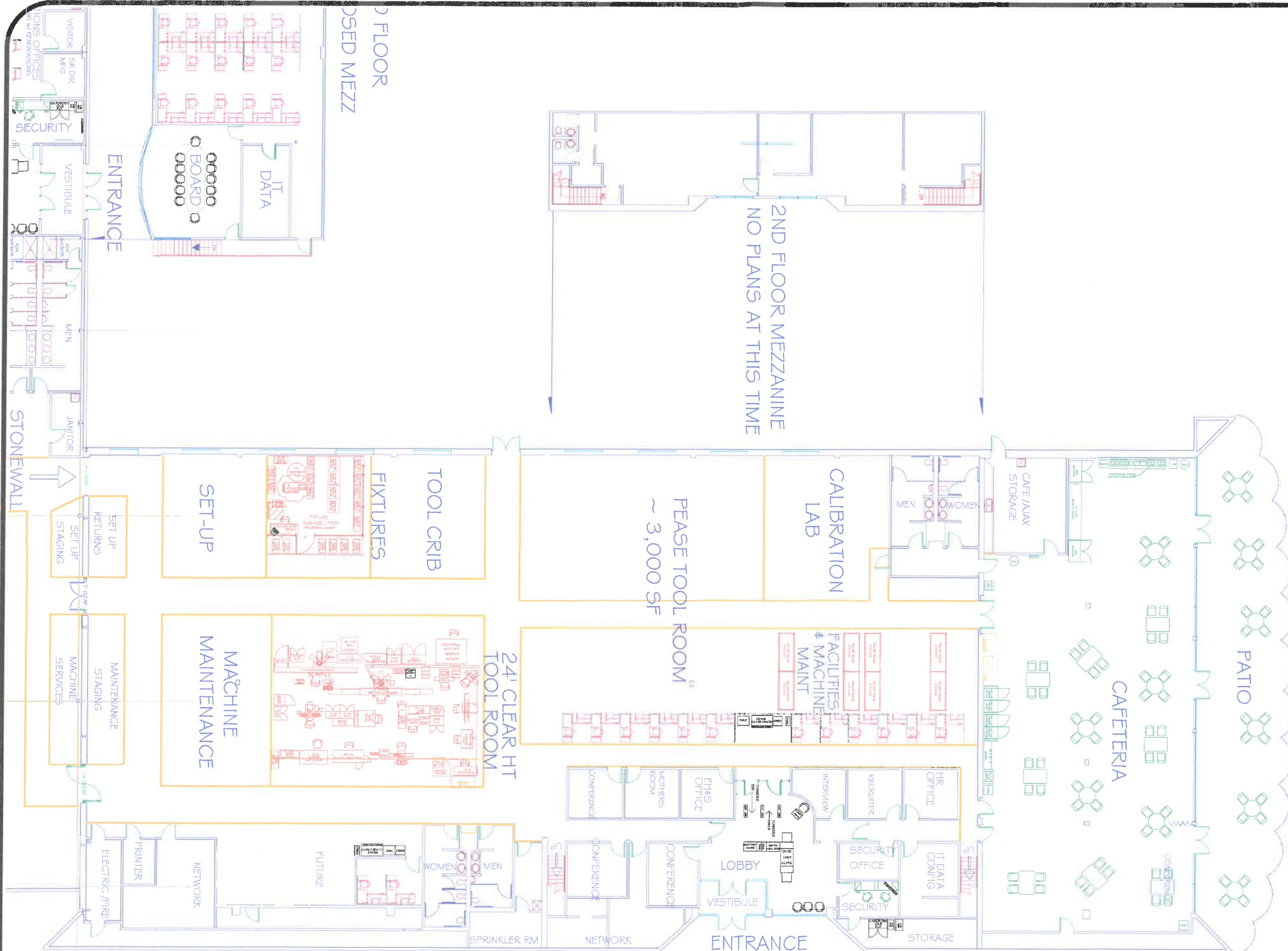
SPACE PLANNING
SOLUTIONS
Maximize the use of your Commercial, Industrial or Residential space

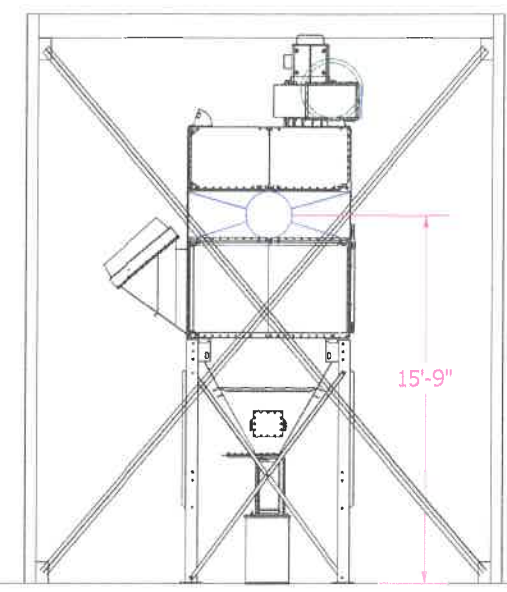
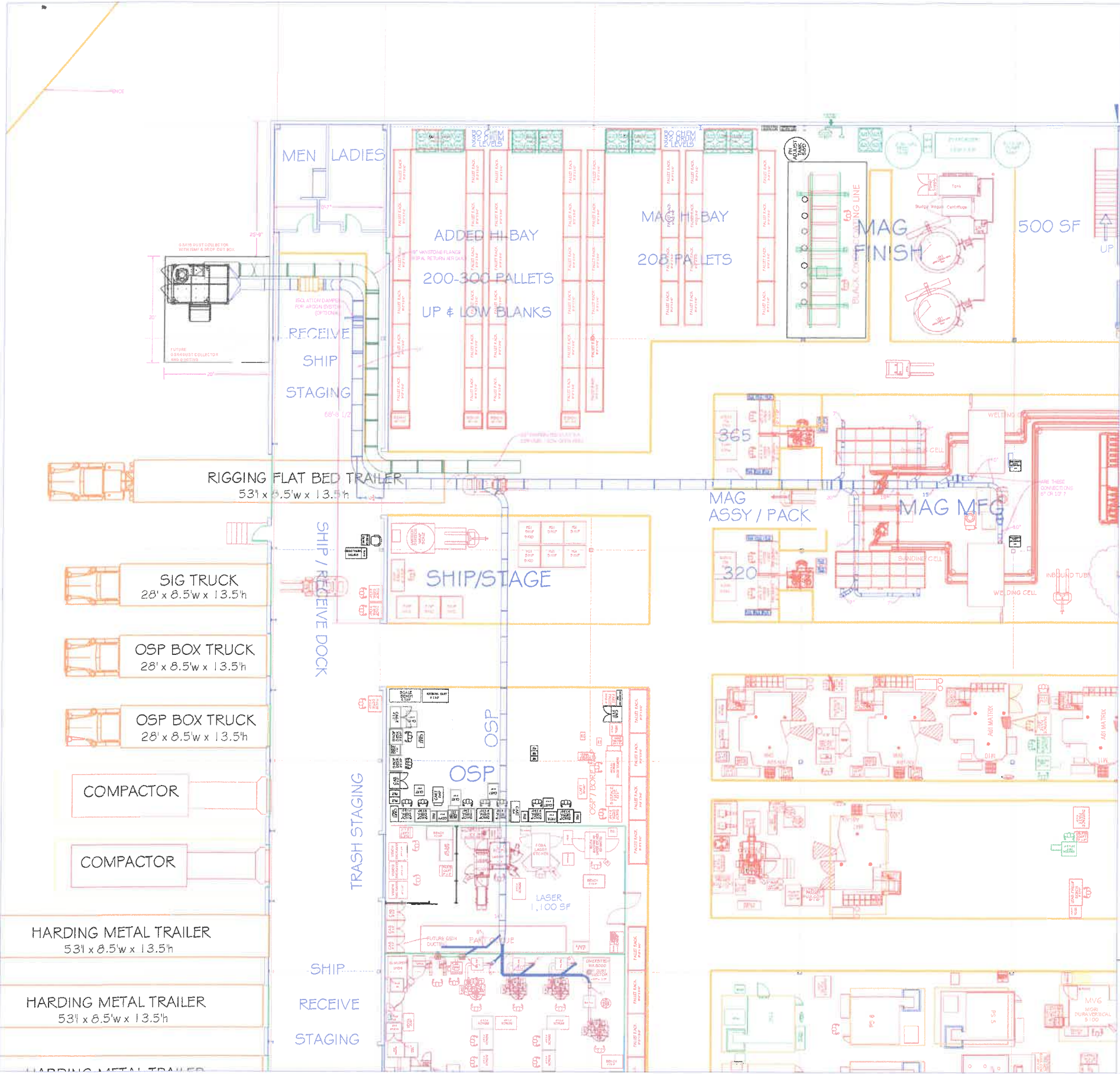
Customer Name and Address
SIG SAUER INC
72 PEASE BLVD.
NEWINGTON, NH. 03805

JEFF CHIEREPKO
DIRECTOR OF FACILITIES

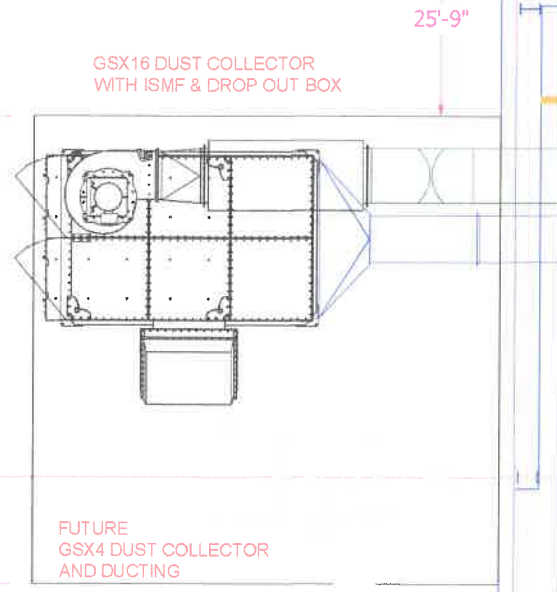
Project Site and Address
SIG SAUER
132 MILTON RD.
BUILDING 125
ROCHESTER, NH. 03839

Project PLANT LAYOUT	Sheet 2
Date JAN. 31, 2021	
Scale SCALED TO FIT	

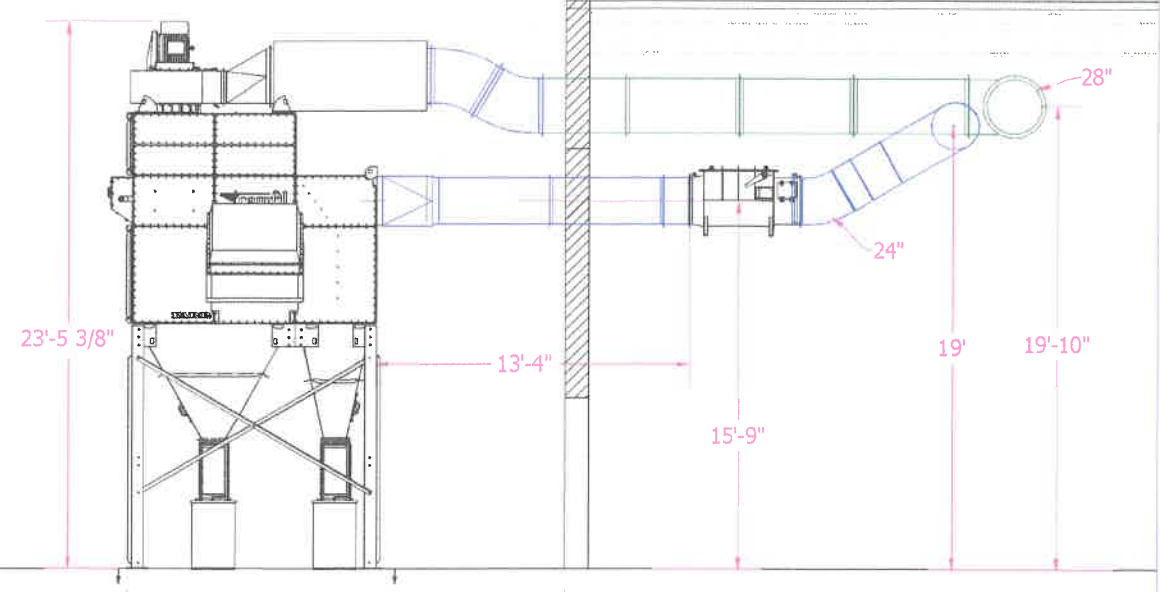




INLET SIDE ELEVATION VIEW



FUTURE GSX4 DUST COLLECTOR AND DUCTING



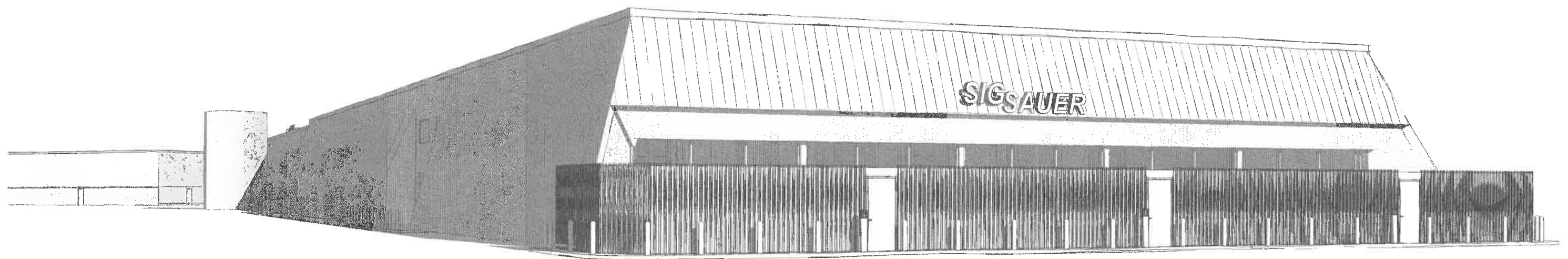
SIDE ELEVATION VIEW

SCALE: $\frac{1}{4}'' = 1'$

SIG SAUER
JOB: GSX16
DATE: 4/01/2021
SCALE: AS SHOWN

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**Privacy Fence at Patio
5.17.21**