

Tax map #: 210; Lot #(s): 48; Zoning district: highway comercial

Property address/location: 87 Milton Road, Rochester NH 03835

Name of project (if applicable): PIP Storage

Size of site: 1.42 acres; overlay zoning district(s)? _____

Name (include name of individual): Packy's Investment Properties LLC

Mailing address: P.O Box 77 Farmington NH 03835

Telephone #: 6037659101 Email: packyc@rsarealty.com

Name (include name of individual): same

Mailing address: _____

Telephone #: _____ Email: _____

Name (include name of individual): Berry Surveying Chris Berry

Mailing address: 335 Second Crow Point Road Barrington NH

Telephone #: 603 3322863 Fax #: 603 3321900

Email address: CRBERRY@METROCAST.NET Professional license #: 452

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

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

Describe proposed activity/use: CLIMATE CONTROLLED MINI STORAGE

Describe existing conditions/use (vacant land?): VACANT BUILDING

Utility information

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? 0 gallons per day

If City water, is it proposed for anything other than domestic purposes? yes no X

If City sewer, do you plan to discharge anything other than domestic waste? yes no X

Where will stormwater be discharged? EXISTING DRAINAGE PLAN AS APPORVED

Building information

Type of building(s): STEEL CONSTRUCTION 2014

Building height: 16 Finished floor elevation: PER PLAN

Other information

parking spaces: existing:37 total proposed:37; Are there pertinent covenants? NO

Number of cubic yards of earth being removed from the site0

Number of existing employees: 0; number of proposed employees total:4

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

Wetlands: Is any fill proposed? NO; area to be filled: ; buffer impact?

Proposed <i>post-development</i> disposition of site (should total 100%)		
	Square footage	% overall site
Building footprint(s) – give for each building	NO CHANGES	
Parking and vehicle circulation		
Planted/landscaped areas (excluding drainage)		
Natural/undisturbed areas (excluding wetlands)		
Wetlands		
Other – drainage structures, outside storage, etc.	EXISTING	

Comments

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

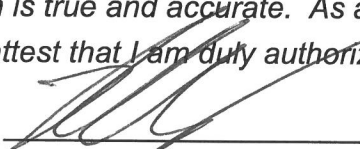
NO CHANGES TO EXISTING SITE PLAN, LIGHTING, PARKING, DRAINAGE, LANDSCAPING ETC.. ONLY CHANGES TO INTERIOR

LAYOUT TO INCLUDE CLIMATE CONTROLLED STORAGE, NEW SIGNAGE APPLICATION

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: 1/6/2021

Signature of applicant/developer: 

Date: 1/6/2021

Signature of agent: _____

Date: _____

TBD

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: 1/6/2021



Conditional Use Permit Application
City of Rochester, New Hampshire

Date: 5/27/2021

Property information

Tax map #: 210; Lot #'s): 48; Zoning district: HC

Property address/location: 87 Milton Road

Name of project (if applicable): PIP Storage Facility

Property owner

Name (include name of individual): Packy's Investment Properties, LLC d/b/a PIP Storage

Mailing address: PO Box 77, Farmington, NH 03835-0077

Telephone #: 603-765-9101 Fax 603-332-1900

Applicant/developer (if different from property owner)

Name (include name of individual): Same

Mailing address: _____

Telephone #: _____ Fax #: _____

Engineer/designer

Name (include name of individual): Berry Surveying & Engineering

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

Telephone #: 603-332-2863 Fax #: _____

Email address: crberry@metrocast.net Professional license #: _____

Proposed Project

Please describe the proposed project: Convert closed retail facility to heated mini-warehouse

self storage within existing footprint/layout of building. See layout plan by storage


fixture provider BETCO.

Please describe the existing conditions: Existing vacant retail facility of 8,320 sq. ft.; no
changes to land or building except (a) install self storage fixtures within existing footprint,
and (b) new signage to building and existing pedestal sign.

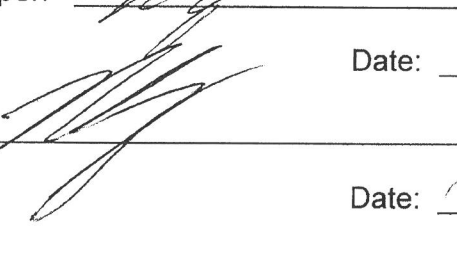
Submission of application

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: 5/27/2021

Signature of applicant/developer:  Date: 5/27/2021

Signature of agent:  Date: 5/27/2021

PLAN REFERENCE (CONTINUED)

- 12.) LOT LINE REVISION & MERGER PLAN LAND OF ANNA FAZEKAS REVOCABLE TRUST & ERVIN FAZEKAS REVOCABLE TRUST, FLAT ROCK BRIDGE ROAD & MILTON ROAD, ROCHESTER, N.H., TAX MAP 210 LOT 50, 51, 64, & 71
BY: BERRY SURVEYING & ENGINEERING
DATED: NOVEMBER 1, 2018
S.C.R.D. PLAN #114-2
FILE NO. 09 2018-135
- 13.) EASEMENT & RESTRICTIVE COVENANT PLAN, LAND OF ANNA FAZEKAS REVOCABLE TRUST & ERVIN FAZEKAS REVOCABLE TRUST, MILTON ROAD, ROCHESTER, NH, TAX MAP 210, LOT 48 & 50.
BY: BERRY SURVEYING & ENGINEERING
DATED: SEPTEMBER 27, 2013
S.C.R.D. PLAN #108-22
FILE NO. 2012-075

LEGEND:

- IRON BOUND - SET -
- IRON PIPE OR ROD - FIND -
- GATE VALVE
- CURB STOP
- GAS VALVE
- SEPTIC RISERS
- SIGN
- UTILITY POLE
- LIGHT POST
- UNDERGROUND ELECTRIC (UG)
- OVERHEAD UTILITIES (O-H)
- EXISTING WATER LINE (EWL)
- EXISTING GAS LINE

SOILS:

MsA - HINDLEY LOAMY SAND, 0-3% SLOPES
SEE WEBSOL USDA-NRCS

NOTES:

- 1.) OWNER: PACKYS INVESTMENT PROPERTIES LLC
PO BOX 77
FARMINGTON, NH 03835
- 2.) TAX MAP 210, LOT 48
- 3.) S.C.R.D. BOOK 4848, PAGE 748
- 4.) LOT AREA: 81,501 Sq. Ft., 1.42 Ac.
- 5.) ZONING: HC (HIGHWAY COMMERCIAL)
SETBACKS:
FRONT ~ 20.0'
SIDE ~ 10.0'
REAR ~ 25.0'
WETLAND BUILDING SETBACK ~ 50.0'
WETLAND BUFFER ~ 25.0'
MIN. LOT SIZE: 20,000 Sq. Ft.
MIN. FRONTAGE: 100'
MAX. LOT COVERAGE: 85%
- 6.) THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING BOUNDARIES AND CONDITIONS OF TAX MAP 210, LOT 48, LOCATED IN ROCHESTER, N.H., AS OF JUNE 24, 2014. A VISUAL INSPECTION WAS CONDUCTED MAY 28, 2021 WITH NO APPARENT CHANGES ON THE SITE HAVING TAKEN PLACE SINCE THE AS-BUILT SURVEY.
- 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 #330150, MAP 33017C02030, DATED: MAY 17, 2005.
- 8.) VERTICAL DATUM BASED ON NAVD83 ELEVATIONS. HORIZONTAL DATUM BASED ON NAD83 STATE PLANE. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS.
- 9.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN FALL OF 2012, WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000.
- 10.) TOPOGRAPHY PROVIDED IS DEMARCATED AT 1' INTERVALS, AND IS THE RESULT OF A FIELD SURVEY PERFORMED FALL 2015.

PLAN REFERENCE:

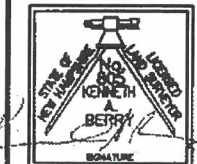
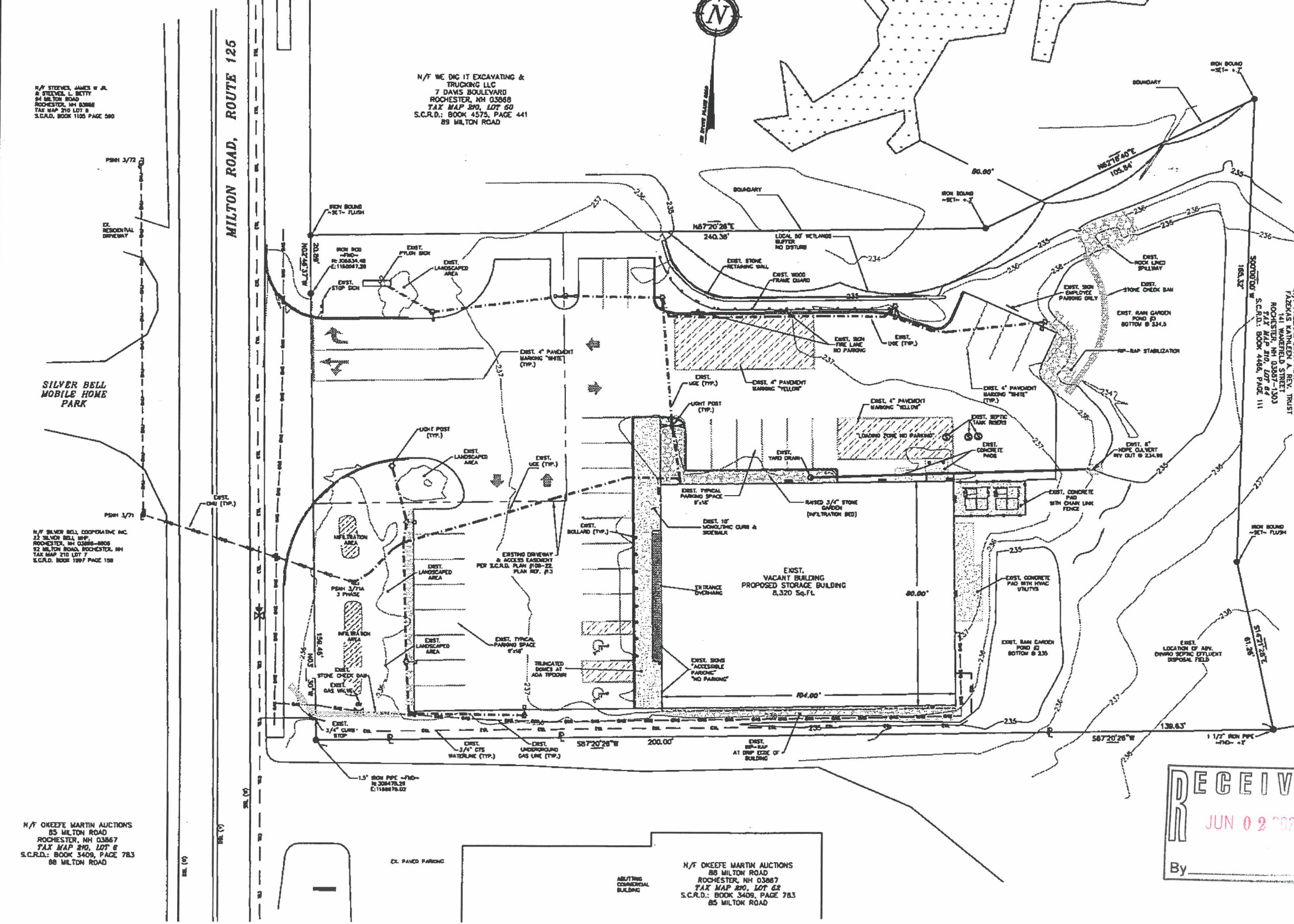
- 1.) PLOT PLAN - PROPOSED SUBDIVISION
BO-MOR REALTY, INC. MEDFORD, MASS
TO BE PURCHASED FROM ALBERTA M. HORNE
BY BERRY CONSTRUCTION CO., INC. 081971-7
DATED APRIL 28, 1971 REVISED MAY 1, 1971
S.C.R.D. PLAN 26, PCKET 11, FOLDER 3
- 2.) PLAN OF LAND IN ROCHESTER, N.H.
OWNED BY PIONEER REALTY INVESTMENT TRUST
BY: DECESARE & LANG
DATED AUGUST 1, 1975
S.C.R.D. PLAN 17A-2
- 3.) SUBDIVISION PLAN
CHESTNUT HILL HOMES INC.
ROCHESTER, N.H.
BY: FREDERICK E. DREW ASSOC. PLAN NO A-925
DATED APRIL 1976
S.C.R.D. PLAN 17D-70
- 4.) PROPOSED LIMITED SUBDIVISION
JOSEPH FAZEKAS PROPERTY
ROCHESTER, N.H.
BY: FREDERICK E. DREW ASSOC. PLAN NO A-384
DATED AUGUST 1973
S.C.R.D. PLAN 17E-7 RECORDED JULY 22, 1983
- 5.) MINOR SUBDIVISION OF LAND FOR
WILLIAM SMITH, ROCHESTER, STRAFFORD COUNTY, NH
LOT 2 TO BE SOLD TO ABUTTER (FAZEKAS)
BY ROLDAN THERRAM, LAND SURVEYOR
DATED APRIL 6, 1978
S.C.R.D. PLAN 18A-48
- 6.) LAND OF CITY OF ROCHESTER
FLAT ROCK BRIDGE ROAD, ROCHESTER, NH
BY BERRY CONSTRUCTION CO., INC.
DATED DECEMBER 26, 1979
DS 1979-88 (NOT RECORDED)
- 7.) LOT LINE REVISION
ERVIN & JOSEPH FAZEKAS AND
CHARLES ROUSSEAU
ROCHESTER, N.H.
BY JOHN W. DUNN ASSOCIATES FILE NO R-248
DATED FEBRUARY 1984
S.C.R.D. PLAN 24A-17
- 8.) SUBDIVISION OF LAND
ERVIN & JOSEPH FAZEKAS
ROCHESTER, N.H.
BY JOHN W. DUNN ASSOCIATES INC. FILE NO R-248
DATED AUGUST 24 1984
S.C.R.D. PLAN 24A-106
- 9.) SUBDIVISION PLAN OF
SUNRISE TOWNHOUSES, SUNSET ARMS CONDOMINIUM
PIONEER REALTY & INVESTMENT TRUST
BY W.G. HOWARD, INC.
DATED SEPTEMBER 7, 1985
S.C.R.D. PLAN 29-10
- 10.) SUBDIVISION PLAN AURELE CORNER
MILTON ROAD, ROUTE 125, ROCHESTER, NH
BY NORWAY PLANS ASSOCIATES, INC.
DATED MARCH 2008
S.C.R.D. PLAN 63-24
- 11.) LOT LINE REVISION, LAND OF ANNA FAZEKAS
REVOCABLE TRUST, MILTON ROAD, ROCHESTER, NH
TAX MAP 210, LOT 48 & 50
BY: BERRY SURVEYING AND ENGINEERING
DATED: JULY 24, 2013
FILE NO: 2012-075
S.C.R.D. PLAN # 108-13

ROCHESTER PLANNING # 210-48&50-B2-13

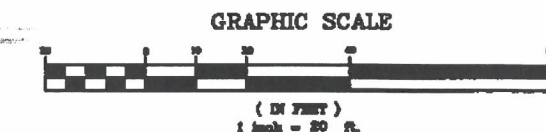
REVISION	DATE	DESCRIPTION

EXISTING CONDITIONS / AS-BUILT PLAN
PACKYS INVESTMENT PROPERTIES LLC
87 MILTON ROAD / ROUTE 125
ROCHESTER, NH
TAX MAP 210, LOT 48

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, N.H. 332-2863
SCALE: 1 IN. EQUALS 20 FT.
DATE: JUNE 1, 2021
FILE NO.: DB 2012 - 075

RECEIVED
JUN 02 2021
By _____



PLAN REFERENCE (CONTINUED)

12.) LOT LINE REVISION & MERGER PLAN LAND OF ANNA FAZEKAS REVOCABLE TRUST & ERVIN FAZEKAS REVOCABLE TRUST, FLAT ROCK BRIDGE ROAD & MILTON ROAD, ROCHESTER, N.H., TAX MAP 210 LOT 50, 51, 54, & 71
BY: BERRY SURVEYING & ENGINEERING
DATED: NOVEMBER 1, 2018
S.C.R.D. PLAN #114-2
FILE NO. DB 2018-135

13.) EASEMENT & RESTRICTIVE COVENANT PLAN, LAND OF ANNA FAZEKAS REVOCABLE TRUST & ERVIN FAZEKAS REVOCABLE TRUST, MILTON ROAD, ROCHESTER, NH, TAX MAP 210, LOT 48 & 50
BY: BERRY SURVEYING & ENGINEERING
DATED: SEPTEMBER 27, 2013
S.C.R.D. PLAN #106-22
FILE NO. 2012-075

N/F STEVEN, JAMES W. JR.
& STEVEN, L. BETTY
84 MILTON ROAD
ROCHESTER, NH 03606
TAX MAP 210 LOT 8
S.C.R.D. BOOK 1100 PAGE 390

SILVER BELL
MOBILE HOME
PARK

N/F SILVER BELL COOPERATIVE INC.
22 SILVER BELL WAY
ROCHESTER, NH 03606-8605
12 MILTON ROAD, ROCHESTER, NH
TAX MAP 210 LOT 7
S.C.R.D. BOOK 1897 PAGE 158

N/F O'KEEFE MARTIN AUCTIONS
85 MILTON ROAD
ROCHESTER, NH 03667
TAX MAP 210, LOT 6
S.C.R.D. BOOK 3409, PAGE 783
85 MILTON ROAD

LEGEND:

- IRON BOUND -SET-
- IRON PIPE OR ROD -FND-
- GATE VALVE
- CURB STOP
- GAS VALVE
- SEPTIC RISERS
- SIGN
- UTILITY POLE
- LIGHT POST
- UNDER GROUND ELECTRIC (UGE)
- OVERHEAD UTILITIES (O-H)
- EXISTING WATER LINE (EWL)
- EXISTING GAS LINE

SOILS:

HsA - HINDKLEY LOAMY SAND, 0-3% SLOPES
SEE WEBSOL USDA-NRCS

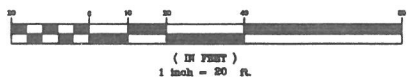
NOTES:

- OWNER: PACKYS INVESTMENT PROPERTIES LLC
PO BOX 77
FARMINGTON, NH 03835
- TAX MAP 210, LOT 48
- S.C.R.D. BOOK 4846, PAGE 748
- LOT AREA: 61,501 Sq. Ft., 1.42 Ac.
- ZONING: HC (HIGHWAY COMMERCIAL)
SETBACKS:
FRONT ~ 20.0'
SIDE ~ 10.0'
REAR ~ 25.0'
WETLAND BUILDING SETBACK ~ 50.0'
WETLAND BUFFER ~ 25.0'
MIN. LOT SIZE: 20,000 Sq. Ft.
MIN. FRONTAGE: 100'
MAX. LOT COVERAGE: 85%
- THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING BOUNDARIES AND CONDITIONS OF TAX MAP 210, LOT 48, LOCATED IN ROCHESTER, N.H. AS OF JUNE 24, 2014. A VISUAL INSPECTION WAS CONDUCTED MAY 28, 2021 WITH NO APPARENT CHANGES ON THE SITE HAVING TAKEN PLACE SINCE THE AS-BUILT SURVEY.
- 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 #330150, MAP 33017C02030, DATED: MAY 17, 2005.
- VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL DATUM BASED ON NAD83 STATE PLANE. COORDINATES GATHERED USING TOPCON HIPER SP SURVEY GRADE GPS.
- THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN FALL OF 2012, WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000.
- TOPOGRAPHY PROVIDED IS DEMARCATED AT 1' INTERVALS, AND IS THE RESULT OF A FIELD SURVEY PERFORMED FALL 2015.

PLAN REFERENCE

- PLOT PLAN - PROPOSED SUBDIVISION
BO-MOR REALTY, INC. MEDFORD, MASS
TO BE PURCHASED FROM ALBERTA M. HORNE
BY BERRY CONSTRUCTION CO., INC. DB1971-7
DATED APRIL 28, 1971 REVISED MAY 17, 1971
S.C.R.D. PLAN 26, POCKET 11, FLOOD 3
- PLAN OF LAND IN ROCHESTER, N.H.
OWNED BY PIONEER REALTY INVESTMENT TRUST
BY: DECESARE & LANG
DATED AUGUST 1, 1979
S.C.R.D. PLAN 17A-2
- SUBDIVISION PLAN
CHESTNUT HILL HOMES INC.
ROCHESTER, N.H.
BY: FREDERICK E. DREW ASSOC. PLAN NO A-925
DATED APRIL 1978
S.C.R.D. PLAN 17D-70
- PROPOSED LIMITED SUBDIVISION
JOSEPH FAZEKAS PROPERTY
ROCHESTER, N.H.
BY: FREDERICK E. DREW ASSOC. PLAN NO A-384
DATED AUGUST 1973
S.C.R.D. PLAN 17E-7 RECORDED JULY 22, 1983
- MINOR SUBDIVISION OF LAND FOR
WILLIAM SMITH, ROCHESTER, STRAFFORD COUNTY, NH
LOT 2 TO BE SOLD TO ADULTER (FAZEKAS)
BY ROLDAN THERIAN, LAND SURVEYOR
DATED APRIL 8, 1978
S.C.R.D. PLAN 18A-48
- LAND OF CITY OF ROCHESTER
FLAT ROCK BRIDGE ROAD, ROCHESTER, NH
BY BERRY CONSTRUCTION CO., INC.
DATED DECEMBER 26, 1979
DB 1979-86 (NOT RECORDED)
- LOT LINE REVISION
ERVIN & JOSEPH FAZEKAS AND
CHARLES ROUSSEAU
ROCHESTER, N.H.
BY JOHN W. DUNN ASSOCIATED FILE NO R-248
DATED FEBRUARY 1984
S.C.R.D. PLAN 24A-17
- SUBDIVISION OF LAND
ERVIN & JOSEPH FAZEKAS
ROCHESTER, N.H.
BY JOHN W. DUNN ASSOCIATES INC. FILE NO R-248
DATED AUGUST 24 1984
S.C.R.D. PLAN 24A-106
- SUBDIVISION PLAN OF
SUNRISE TOWNHOUSES, SUNSET ARMS CONDOMINIUM
PIONEER REALTY & INVESTMENT TRUST
BY W.G. HOWARD, INC.
DATED SEPTEMBER 7, 1985
S.C.R.D. PLAN 29-10
- SUBDIVISION PLAN AURELE CORNER
MILTON ROAD, ROUTE 125, ROCHESTER, NH
BY NORWAY PLANS ASSOCIATES, INC.
DATED MARCH 2000
S.C.R.D. PLAN 63-24
- LOT LINE REVISION, LAND OF ANNA FAZEKAS
REVOCABLE TRUST, MILTON ROAD, ROCHESTER, NH
TAX MAP 210, LOT 48 & 50
BY: BERRY SURVEYING & ENGINEERING
DATED: JULY 24, 2013
FILE NO.: 2012-075
S.C.R.D. PLAN # 106-13

GRAPHIC SCALE



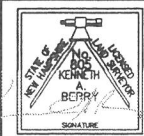
ROCHESTER PLANNING # 210-48&50-B2-13

REVISION	DATE	DESCRIPTION

EXISTING CONDITIONS / AS-BUILT PLAN
PACKYS INVESTMENT PROPERTIES LLC
87 MILTON ROAD / ROUTE 125
ROCHESTER, NH
TAX MAP 210, LOT 48

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, N.H. 332-2863

SCALE : 1 IN. EQUALS 20 FT.
DATE : JUNE 1, 2021
FILE NO. : DB 2012 - 075





Unit Mix				
Quantity	Name	Unit SF	Location	Total SF
11	5X10	50	Int. Access	550
8	8X10	80		640
1	7X12	84		84
1	9X10	90		90
14	10X10	100		1400
6	10X12	120		720
11	10X15	150		1650
3	10X20	200		600
55				5734
55				5734

Door Count								
Roll Doors					Swing Doors		Location	Total Doors
3'	5'	8'	10'	12'	RH	LH		
-	-	X	-	-	-	-	Int. Access	53
X	-	-	-	-	-	-		2
								55
								55

NOTE: THIS IS A CONCEPTUAL SITE PLAN ONLY AND IS SUBJECT TO ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS, ENGINEERING, ARCHITECTURAL AND DESIGN REQUIREMENTS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

STORAGE³

128 North Center Street
Adrian, MI 49221

DATE: 5/11/2021

DESIGNER: [Signature]

SCALE: 1/8" = 1'

BETCO

P.O. BOX 1050 STATESVILLE, NC 28687
(800) 654-7813

PROJECT NAME: Self Storage Facility

PROJECT ADDRESS: Route 125, Rochester NH

PROJECT TYPE: [Blank]

PROJECT YEAR: [Blank]

PROJECT NUMBER: [Blank]

SHEET TITLE: Site Plan

SHEET NUMBER: (1)

