



Amendment to Approved Project
City of Rochester, New Hampshire

Case # 210-48-HC-21 Property Address 87 Milton Road

Type of project: Site Plan ☒; Subdivision ☐; Lot Line Adjustment ☐; Other ☐

Project name PIP Storage

Date of original Planning Board approval July 12, 2021

Description of amendment Add Outside Storage with updated documents provided based on Planning Board

comment at prior hearing.

Would this affect a wetland or wetland buffer or require a conditional use? Yes ☐ No ☒

Applicant Name: Packy's Investment Properties LLC

Mailing Address: PO Box 77, Farmington NH 03835

Phone Number: 603-765-9101 Email Address: packyc@rsarealty.com

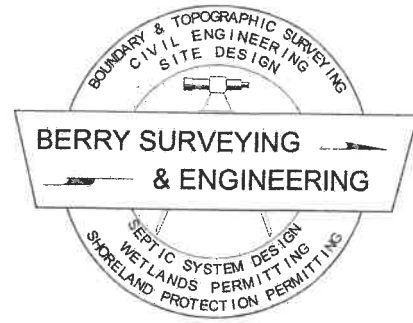
Please note: There is a \$125.00 fee for amendments. They are reviewed by the Planning Board and a public hearing is held. Abutters must be renotified by the applicant. The applicant must submit any supplementary materials necessary to explain and support the amendment, such as a narrative and plans. This form, the abutter's list, the fee, and other necessary materials must be submitted by the applicable deadline date.

Name of applicant or agent filling out this form Berry Surveying & Engineering Christopher R. Berry Project Manager

Please check box: Applicant ☐ Agent ☒

Signature of person completing form:  Date: 9-21-21

Signature of property owner (if different): _____ Date: _____



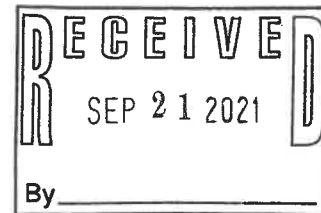
BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road
Barrington, NH 03825
Phone: (603) 332-2863
Fax: (603) 335-4623
www.BerrySurveying.Com
crberry@metrocast.net

September 21, 2021

City of Rochester Planning Board
Attention: Director of Planning Shanna Saunders
33 Wakefield Street
Rochester, NH 03867

Re: Site Plan Amendment
PIP Storage
87 Milton Road



Ms. Saunders,


On behalf of PIP Storage (PIP), Berry Surveying & Engineering (BS&E) is filing for a minor plan amendment to a previously approved site plan. Earlier this year PIP received approval to convert the former Family Dollar Structure to a storage building. At that time outside storage was contemplated on the site plan, however the Planning Board raised concerns about that use, and found that in the event the applicant wanted to come back to address those concerns that use would be considered further at that time. The Planning Board approved the use of storage inside the structure at that time.

The concerns of the Planning Board were as follows:


- Screening from the road and view of abutting properties. The applicant has now proposed a robust planting plan of Lilac Bushes to screen the entire front and side boundary lines. These same bushes are used on the internal islands to screen the rear of the site.
- The unknown of objects being parked or stored outside was a concern from a spill preventions management standpoint. Enclosed is a Spill Prevention and management plan prepared by PIP which also describes the management style of the operation in conjunction with the others also owned by PIP in the area. Two notes have been added to the site plan to direct the user to this document.
- The board raised questions about the stormwater system in place and its capacity to work with this use. There is a rain garden designed on site which has a protective barrier in place known as a fore-bay. In addition to the spill prevention methods, this fore-bay is designed to capture solids, grit and some floatables. From there the rain garden is design to treat the remaining flow from the parking lot. The anticipated loads from the site with this storage use are similar to loads that are seen in a standard parking lot, and therefore the drainage system that was designed and is in place is suitable for this proposed use.

Please let us know if you have any further questions.

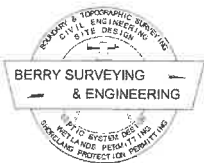
Respectfully submitted,
BERRY SURVEYING & ENGINEERING



Christopher R. Berry, SIT
Principal, President



Kenneth A. Berry PE, LLS
VP. – Technical Operations



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, 2016
S.C.R.D. PLAN #114-2
FILE NO. DB 2016-135
- 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 STEEVES, JAMES W JR.
& STEEVES, L. BETTY
84 MILTON ROAD
ROCHESTER, NH 03868
TAX MAP 210 LOT 9
S.C.R.D. BOOK 1105 PAGE 590

SILVER BELL
MOBILE HOME
PARK

N/F SILVER BELL COOPERATIVE INC.
22 SILVER BELL MHP
ROCHESTER, NH 03868-0605
92 MILTON ROAD, ROCHESTER, NH
TAX MAP 210 LOT 7
S.C.R.D. BOOK 1997 PAGE 150

N/F O'KEEFE MARTIN AUCTIONS
85 MILTON ROAD
ROCHESTER, NH 03867
TAX MAP 210, LOT 6
S.C.R.D.: BOOK 3409, PAGE 783
88 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 (OHU)
--- EXISTING WATER LINE (EWL)
--- EXISTING GAS LINE
--- OUTSIDE STORAGE
○ PROPOSED LILAC BUSH

N/F WE DIG IT EXCAVATING &
TRUCKING LLC
7 DAVIS BOULEVARD
ROCHESTER, NH 03868
TAX MAP 210, LOT 50
S.C.R.D.: BOOK 4575, PAGE 441
89 MILTON ROAD

SOILS:

H&A - HINCKLEY LOAMY SAND, 0-3% SLOPES
SEE WEBSOIL USDA-NRCS

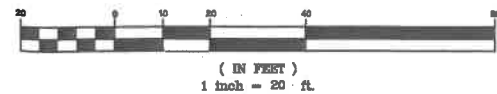
NOTES:

- 1.) OWNER: PACKY'S INVESTMENT PROPERTIES LLC
PO BOX 77
FARMINGTON, NH 03835
- 2.) TAX MAP 210, LOT 48
- 3.) S.C.R.D. BOOK 4846, 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 33017C0203D, 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.
- 11.) A BARREL OF SPEEDY DRY WILL BE KEPT ON SITE AT ALL TIMES. SEE SPILL PREVENTION DOCUMENT.
- 12.) EMPLOYEES WILL CONDUCT ROUTINE INSPECTIONS FOR ANY PETROLEUM PRODUCT OR VEHICLE SPILLS. SEE SPILL PREVENTION DOCUMENT.

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. DB1971-7
DATED APRIL 28, 1971 REVISED MAY 17, 1971
S.C.R.D. PLAN 26, POCKET 11, FOLDER 3
- 2.) PLAN OF LAND IN ROCHESTER, N.H.
OWNED BY PIONEER REALTY INVESTMENT TRUST
BY: DEESARE & 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 1978
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 THERRIAN, 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
DB 1979-88 (NOT RECORDED)
- 7.) LOT LINE REVISION
ERVISN & JOSEPH FAZEKAS AND
CHARLES ROUSSEAU
ROCHESTER, N.H.
BY JOHN W. DURGIN ASSOCIATES FILE NO R-248
DATED FEBRUARY 1984
S.C.R.D. PLAN 24A-17
- 8.) SUBDIVISION OF LAND
ERVISN & JOSEPH FAZEKAS
ROCHESTER, N.H.
BY JOHN W. DURGIN 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 CORMIER
MILTON ROAD, ROUTE 125, ROCHESTER, NH
BY NORWAY PLAINS ASSOCIATES, INC.
DATED MARCH 2000
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 # 106-13

GRAPHIC SCALE



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

REVISION	DATE	DESCRIPTION
#2	8-5-21	REVISED TO ADD OUTSIDE CONTAINERS
#1	7/2/21	REVISED PER TRG COMMENT

EXISTING CONDITIONS / AS-BUILT PLAN
PACKY'S 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. 03823
332-2863

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

STATE OF NEW HAMPSHIRE
NOTARY PUBLIC
BERRY

PIP RENTAL, LLC

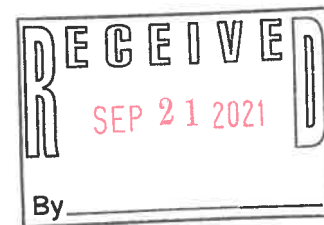
Spill Prevention & Emergency Response Plan

PIP Rental, LLC

87 Milton Road

Rochester, NH 03868

Phone: 603-332-0911



PIP RENTAL, LLC
Spill Prevention & Emergency Response Plan

PIP Rental, LLC

87 Milton Road
Rochester, NH 03868

Phone: 603-332-0911

Emergency Contact Information

<i>Staff Emergency Contact(s):</i>	Primary:	Jim Horgan, Mgr
	Phone:	603-332-0911
	Secondary:	Sarah Campbell
	Phone:	603-332-0911
<i>Emergency Response Contact(s):</i>		
Fire/Paramedics/Police/Hazmat:	911	
Rochester Fire Dept.	1-603-335-7545	
Rochester Police Dept.	1-603-330-7127	
National Spill Response Center:	1-800-424-8802	
NH DES Notification:	Monday- Friday, 8 a.m to 4 p.m, (603) 271-3899 Weekends and Evenings, (603) 223-4381 (NHSP Dispatch)	
NHDES Online Report: (See attached fact sheet)	orcb.wmd@des.nh.gov	
Local Emergency Medical Facility	Frisbie Memorial Hospital: 11 Whitehall Road	1-603-332-5211
<i>Additional Resources:</i>		
Local Spill Response Contractors:	Stonehill Environmental, Inc.	1-603-433-1935
	CYN Environmental Services	1-603-749-4969

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PIP RENTAL, LLC

Spill Prevention and Management Plan

Customer Information Page

We thank you for your taking your storage business to PIP Rental, LLC.

Outside storage of vehicles, boats, trailers or other items that pose the risk of a leak of hazardous materials, including but not limited to gasoline, oil, lubricants or other petroleum based products, can result in damage to the environment. Our regulatory approvals require that all customers be advised of our Spill Prevention and Management Plan and assist us in preventing any release of contaminants into the environment.

We require that prior to storing any item that may pose the risk of release of hazardous materials that our staff and you physically inspect your property to determine if there are any active leaks of contaminants. Any property that is actively leaking may not be placed in storage until the leak is repaired or otherwise remediated. We also inspect the trunk, any storage areas (recessed storage, under floormat of boats, etc).

No container of any kind may be left in or on the stored item.

Name of Customer:

Item being stored:

Type of engine:

Location of engine:

Fuel Tank location/condition:

Integral fluid containers on item:

Evidence of leakage:

Storage approved/disapproved:

Date of Inspection:

Name/signature of Inspector:

PIP RENTAL, LLC

Spill Prevention and Management Plan

Hazardous Substance Management: All hazardous substances, including petroleum products or chemicals, shall not be left on any stored property (except for any liquids in integral components of the item such as the engine or engine components, or the gasoline tank). The following general requirements are to be followed. They include:

- *Container Management:*
 - All primary fuel tanks must be visually inspected and in good condition and compatible with the materials stored within.
 - Ideally all fuel tanks will be drained if possible.
 - No Flammable liquids (except fuel in the tank if not drained), chemicals or other potentially hazardous materials shall be left on the property being stored.
 - Customer SHALL NOT bring any containers of potentially hazardous materials onto the property or place the same in or upon their property after it is placed in storage. Doing so shall be cause for termination of storage agreement and removal of the stored item(s).
- *Good Housekeeping:*
 - All items being stored shall be inspected prior to entering into the storage contract and placed in storage at PIP Storage.
 - Once per week PIP Storage staff shall inspect around, under and, when possible, inside all items placed in outside storage for evidence of any leaking of liquids, oils or other potentially hazardous substances.
 - Immediately clean up and properly manage all small spills or leaks, including:
 - Take immediate action to manage and clean up leak or spill
 - Notify management after leak or spill contained
 - File report as required
 - Contact owner to remediate or remove source of leaks or spills
 - If stored item itself must be removed, complete paperwork to terminate storage agreement
 - For items stored for longer than six (6) months, implement preventative maintenance activities to reduce the potential for release from stored item, such as removing fuel from fuel tank, draining any liquid holding tanks or vessels; consider draining oil from oil pan and fluid from transmission.

PIP RENTAL, LLC

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PIP RENTAL, LLC

Spill Prevention and Management Plan

Employee Information Page

Employee Training: All employees must receive periodic training on the identification of containers that may hold hazardous materials, and on the proper containment and remediation of any leak or spill of fuels, oils, lubricants or other hazardous substances; spill prevention practices, and emergency response procedures. Training must include a review of the spill prevention and emergency response plan, and a review of location and use of emergency response equipment or materials. Training can be recorded in the staff training logs, or other equivalent record keeping.

Hazardous Substance Container Inventory: An inspection of each item being placed in storage must occur prior to entry into the storage agreement. Any and all containers of any kind (such as but not limited to plastic or glass bottles, cans, fuel, oil or fluid containers, boxes with chemicals or other hazardous materials) must be removed from the item being stored prior to signing of rental agreement. The initial inspection report must identify any tank or vessel integral to the item being stored that may contain hazardous materials.

Spill Response Equipment: Spill response equipment must be maintained and located in areas where spills are likely to occur. Spill kits should provide adequate response capabilities to manage any anticipated spill or release. The following general requirements are to be followed: They include:

- Stock spill clean up kits that are compatible with the fuel or hazardous substances in the property being stored;
- Locate spill kits in areas where spills are likely to occur;
- Spill kits should be sized to managing an anticipated release (spill equal to the largest container);
- Emergency response equipment/materials should be inspected periodically to ensure that the spill kit is complete.

Spill Response, First Aid Equipment and Fire Alarm Location(s):

Locations	Spill Equipment Content/Inventory
Outside	55 Gal drum with spill absorber
Inside Building:	Spill Kit including 65-gal over pack drum, universal adsorbent socks, pillows and pads, personal protective equipment, non-sparking shovel, disposable bags and ties.
[Location]	[Description/Inventory]

PIP RENTAL, LLC

Spill Prevention and Management Plan

Emergency Response Plan

Response actions in the event of a spill or release:

In the event of a hazardous substance spill or release, immediately take the following measures to keep the spill from entering sewer or storm drains, spreading off-site, or affecting human health. In all cases caution and common sense must be maintained with the primary goal being to prevent and/or limit personal injury.

Stop, contain, and clean up the chemical spill if:

- The spilled chemical and its hazardous properties have been identified;
- The spill is small and easily contained;
- Responder is aware of the chemicals' hazardous properties.

If a spill cannot be controlled or injuries have occurred due to the release the following procedures should be implemented:

- Summon help or alert others of the release;
- Evacuate immediate area, and provide care to the injured - Call 911;
- If potential fire or explosion hazards exist initiate evacuation procedures - Call 911;
- Respond defensively to any uncontrolled spills:
 - Use appropriate personal protective equipment when responding to any spill;
 - Attempt to shut off the source of the release (if safe to do so);
 - Eliminate sources of ignition (if safe to do so);
 - Protect drains by use of adsorbent, booms or drain covers (if safe to do so).
- Notify off-site emergency contact(s) (see list)
- Notify other trained staff and/or **emergency response contractor if necessary** to assist with the spill response and cleanup activities;
- Coordinate response activities with local emergency personnel (fire/HAZMAT);
- Be prepared to provide MSDS information to fire department, EMT, hospital or physician;
- Notify appropriate agency if a release has entered the environment. Refer to Notification and Reporting section for reporting thresholds.

PIP RENTAL, LLC

Spill Prevention and Management Plan

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- Be prepared to provide MSDS information to fire department, EMT, hospital or physician;
- Notify appropriate agency if a release has entered the environment. Refer to Notification and Reporting section for reporting thresholds.

Evacuation Procedures:

In the event of a hazardous substance release that has the potential for fire, explosion or other human health hazards the following procedures will be implemented:

- Notify in person any staff on the premises of evacuation:
- Notification to emergency services will be performed- Call 911.
- Facility staff will follow predetermined evacuation routes and assemble at designated areas. Evacuation maps must be displayed throughout the facility.
- Individuals responsible for coordinating evacuations must confirm if the business has been completely evacuated.
- Facility staff will be made familiar with evacuation procedures during new employee orientation, and annual trainings thereafter.
- Designated emergency response contacts will coordinate all activities with outside emergency personnel.

Spill Cleanup and Disposal:

In the event of a hazardous substance release spill cleanup materials are to be properly characterized to determine if it designates as dangerous waste. The designated onsite emergency contact, with the assistance of the waste handling contractor, and other resources will determine the wastes status prior to disposal.

Reporting a Release:

If a hazardous substance spill has been released to soil, surface water, drains or air the following notifications (within 24-hours) must be performed:

- **Fire Department** (any release that poses an immediate threat to human health, property or the environment).
- **NH DES Spill Response Hotline:** State law requires all oil and hazardous substance releases to be reported to the Department of Environmental Services. *Any* release of a hazardous substance must be reported *as soon as* the person has knowledge of the discharge.
- **National Response Center** (release of oil or fuel to surface water, or a release of a chemical with an established Reportable Quantity-RQ).

When reporting a release prepare to provide the following information (use spill report form):

- Your name and telephone number from where you are calling;
- Exact address of the release or threatened release;
- Date, time, cause and type of incident (fire, air release, spill, etc.)
- Material and quantity of the release, to the extent known;
- Current condition of the facility;
- Extent of injuries, if any; and
- Possible hazards to the public health and/or environment outside of the facility.

The Emergency Response Plan is a facility specific plan for dealing with emergencies and shall be implemented immediately whenever there is a fire, explosion, or release of a hazardous substance that threatens human health or the environment. The emergency response plan shall be reviewed and immediately amended whenever:

- The plan fails in an emergency;
- The facility changes in its design, construction, operation, maintenance, or other circumstances in a way that increases the potential for fire, explosions, or release of a hazardous substance;
- The list of emergency contacts change; or
- The list of emergency equipment changes.

Facility Map: Include emergency exits routes, fire alarms, fire extinguishers, spill response equipment and first aid stations (eye wash, first aid kits, etc.)

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