



PLANNING & DEVELOPMENT DEPARTMENT

City Hall Annex

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Web Site: www.rochesternh.net

**Planning Board
Conservation Commission
Historic District Commission
Arts & Culture Commission**

NOTICE OF DECISION

January 6, 2020

Packy's Investment Properties LLC
PO Box 77
Farmington NH 03835

Re: Site plan to construct four self storage buildings with solar arrays, associated pavement and drainage at 17 Sterling Drive Case# 208-18-GRD-21

Dear Applicant:

This is to inform you that the Rochester Planning Board at its January 4, 2021 meeting **APPROVED** your application referenced above.

"Applicant", herein, refers to the property owner, business owner, individual(s), or organization submitting this application and to his/her/its agents, successors, and assigns.

Precedent Conditions [Office use only. Date certified: _____; CO signed off? _____;

As- Builts received? _____; All surety returned? _____]

The Planning Board hereby grants the following waivers:

1. Site Plan Regulations Section 10(A) requires that the minimum number of designated off street parking shall be provided on each site based upon the type of use, as shown in the Table of Parking Requirements. For Industrial use, the requirement is 1 space per 1000 square feet of gross floor area plus 3 spaces per 1000 gross square feet for area designated for offices or retail sales.

The waiver was granted because the nature of self-storage is to park next to the storage unit when loading/unloading, and as such there is no need for designated parking spaces.; the granting of this waiver will be consistent with the parking waivers granted for other self-storage developments in the City.

All of the precedent conditions below must be met by the applicant, at the expense of the applicant, prior to the plans being certified by the Planning Department. Certification of the plans is required prior to issuance of a building permit or recording of any plans. Once these precedent conditions are met and the plans are certified the approval is considered final.

Please note* If all of the precedent conditions are not met within 6 calendar months to the day of the board's approval – by July 4, 2021 - the board's approval will be considered to have lapsed and resubmission of the application will be required. It is the sole responsibility of the applicant (or his/her agent) to ensure that these conditions are met by this deadline. We urge the applicant to carefully track his/her progress in meeting the individual conditions. See RSA 674:39 on vesting.

- 1) Plan modifications. The plan drawings are to be modified as follows:
 - a) A new hydrant is proposed and is shown to be located on the property. To ensure it is considered part of the City's water system, locate the proposed hydrant within the existing utility easement or City ROW. Please add to the plan.
 - b) The City's record drawing in our files for this site indicate the water service stub is HDPE, but no service size is noted. The Owner should confirm the existing stub is at least 6-inch diameter (through test pit, unless they can find better record drawings, SUR did the work). Likely, the hydrant will require a new 6-in line from the 8-inch water main to the new hydrant if service size is less than 6-inch. Please add to the plan.
- 2) Plan notes. Add the following notes (or equivalent) to the plan drawings: None.
- 3) State plane coordinates. The plans are to be tied into the State Plane Coordinate System.
- 4) Current Use. The subject property or a portion of it is not presently in Current Use.
- 5) Inspections. In accordance with RSA 676:4-b the Planning Board may at its discretion, dependent on project complexity, require 3rd Party Construction inspection of all site plan improvements. Payment of construction inspection services by the applicant whether performed by a 3rd Party firm or DPW will be via a signed Construction Inspection Services agreement. No underground utility installation shall be backfilled until inspected by the 3rd Party construction inspector or the appropriate city official inspects it. Any site plan improvements covered without inspection will be considered unacceptable.
- 6) Pre-Construction meeting. The pre-construction meeting agreement is to be signed by the property owner. No site work may be undertaken until the pre-construction meeting with City Staff has taken place

- 7) Other permits. All required State and Federal permits must be obtained – including any Driveway/Curb Cut permit, Water Service Connection Permit, Drainage Permit, Cross Connection Control Permit, etc., as appropriate – with copies of permits or confirmation of approvals delivered to the Planning Department.
- 8) Drainage maintenance. If applicable, a drainage maintenance agreement approved by Public Works must be executed. In order to comply with the Stormwater Management IOP Manual, DPW staff shall be allowed periodic access to the parking areas for inspections related to the annual stormwater infrastructure report compiled for the City Engineer.
- 9) Final Drawings. (a) three sets of large black-line plus (b) one set of 11” x 17” final approved site plan drawings plus (c) one electronic version by pdf or flash drive must be on file with the City. *Each individual sheet in every set of drawings must be stamped and signed by the land surveyor, engineer, or architect responsible for the site plans.* (The applicant need only submit additional black-line sets of drawings or individual sheets, as needed, to make five complete sets – consult the Planning Department). At the discretion of the Planning Department minor changes to drawings (as required in the precedent conditions, above) may be marked by hand. Note: If there are significant changes to made to the plans, as specified above, one full size paper check print must be sent to the Planning Department for review prior to producing these final drawings. Once the plan is recorded at the Registry of Deeds, submit two 11x17 recorded copies of the plan. Assessing will need an 11x17 recorded copy of the plan.

General and Subsequent Conditions

All of the conditions below are attached to this approval.

1. Impact Fees. Impact fees apply to this development; the amount will be determined based on the building permit application or as-built plans. The fees must be paid at the time of the issuance of a Certificate of Occupancy.
2. Erosion control shall be properly installed on site PRIOR to any construction. Erosion control shall be properly maintained throughout construction; any breaks or breeches shall be repaired within 48 hours of the storm event.
3. Wetland buffer areas shall not be impacted by any construction activities (other than those impacts permitted under the CUP and DES wetlands permit). Wetland buffers shall be marked with orange snow fence prior to any onsite activity, and such markers shall be maintained throughout construction.
4. Landscaping: All landscaping shown on plans shall be maintained and any dead or dying vegetation shall be replaced in a timely manner as long as this site plan remains valid;
5. All outdoor lighting (including security lights) shall be down lit and shielded so no direct light is visible from adjacent properties and roadways;

6. Snow storage - Snow shall be removed and stored such that the drainage structures can function properly and the required parking spaces can be utilized. Snow storage may not impact the City's access to the sewer pump station.
7. The new drainage infrastructure must be constructed prior to construction of the new building and associated parking. If the infrastructure is used as a temporary settling area during construction, the infrastructure shall be cleaned out and brought down to proposed bottom elevation prior to CO of new building.
8. Construction Cost estimate for this project shall be submitted for review and approval. Estimate shall be based on the Department of Public Works Construction Surety Schedule and shall include a 10% Contingency. Costs for items not specifically addressed in the Surety Schedule will be based on 1) City standards, 2) NHDOT weighted averages, 3) industry standards, or 4) contractor estimates.
9. Performance Guarantee. If applicable, prior to issuance of a building permit or beginning site work, the applicant shall provide site improvement and restoration security. The **performance guarantee** shall be an amount equal to 10% of the approved Construction Cost Estimate (including a 10% contingency) to ensure the proper and timely completion of site work and site restoration within the development. Before the subdivision/site plan can be recorded, lots deeded to third parties, or structures occupied the applicant shall provide a cost estimate of remaining site work including labor, and provide the City with a security in the form of either letter or credit or cash equal to 110% of the estimated cost for remaining work. (Any existing surety being held at this time may be converted toward this amount). This amount shall include preparation of as-built plans.
10. As-Builts. Three sets of full size (measuring at least 22" x 34") or black line paper plus 1 set of 11" x 17" plus one digital pdf copy of the **as-built site plans** (or "record drawings") stamped and signed by the Engineer or Surveyor are to be submitted to the Planning Department **prior to issuance of the Certificate of Occupancy** (or use/occupancy of the site where no CO is required). The as-built drawings must include the following language or equivalent: "This as-built drawing substantially conforms with the final plans approved by the City of Rochester Planning Board and certified by the Planning and Development Department except for the following significant modifications: ...". If no significant modifications were made simply state "none". Otherwise, itemize the modifications on the as-built or on an accompanying letter. The Department relies on the good judgement and good faith of the Engineer/Surveyor in determining which modifications should be considered significant (for example, minor adjustments in locations of plant materials would not be significant whereas relocation of a catch basin would be).

As-builts are to include State Plane Coordinates. A copy of the Asbuilt line work is also to be submitted as a CAD file that is georeferenced to that same coordinate system.

11. Execution. The project must be built and executed exactly as specified in the approved application unless changes are approved by the City.
12. Approvals. All of the documentation submitted in the application package by the applicant and any requirements imposed by other agencies are part of this approval unless otherwise updated, revised, clarified in some manner, or superseded in full or in part. In the case of conflicting information

between documents, the most recent documentation and this notice herein shall generally be determining.

13. Violations. In the event of any violations of these conditions of approval or of any pertinent local, state, or federal laws – such as those regarding erosion and sedimentation control, wetlands, stormwater management, and general site development standards – the City of Rochester reserves the right to take any appropriate permissible action, including, but not limited to, withholding of building permits, withholding of certificates of occupancy, withholding of driveway permits, revocations of permits/approvals, referring violations to other agencies, and calling of bonds.
14. Other permits. It is the responsibility of the applicant to obtain all other local, state, and federal permits, licenses, and approvals which may be required as part of this project. Contact the City of Rochester's Building, Zoning and Licensing Department at 332-3508 regarding building permits. Please also contact the City of Rochester Fire Department at 330-7182 to ensure that the proposed building meets all Fire Codes. Finally, please contact the Department of Public Works for any stormwater, sewer, or water permits or fees that are required.
15. Public Works Permits required prior to construction include:
 - Drainage/Stormwater Permit
 - Excavation Permit for work in City ROW
 - Driveway/Curb Cut Permit
 - Water Connection Permit
16. APPEAL PROCESS: Pursuant to RSA 677:15, an aggrieved party may appeal this decision to the Strafford County Superior Court within 30 days of the date the Board voted to approve or disapprove the application, or to the ZBA pursuant to RSA 676:5, III within 30 days of the date the Board made its decision.

Sincerely,


Shanna B. Saunders,
Director of Planning & Development

cc: Norway Plains
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