



RECEIVED
SEP 10 2014
Planning Dept.

MINOR SUBDIVISION APPLICATION (a total of three or fewer lots)
City of Rochester, New Hampshire

(office use only. Check # _____ Amount \$ _____ Date paid _____)

Date: 09/09/14 Is a conditional needed? Yes: _____ No: X Unclear: _____
(If so, we encourage you to submit an application as soon as possible.)

Property information

Tax map #: 241; Lot #'s): 12; Zoning district: AG

Property address/location: 1110 Salmon Falls Road

Name of project (if applicable): Luke & Megan Hydock

Size of site: 5.903 acres; overlay zoning district(s)? Conservation & Flood Hazard

Property owner

Name (include name of individual): Luke & Megan Hydock

Mailing address: 1110 Salmon Falls Road, Rochester NH 03867

Telephone #: (603) 767-8537 Email: luke@ljhlandscape.com

Applicant/developer (if different from property owner)

Name (include name of individual): William C. Stowell

Mailing address: 470 High Street, Somersworth, NH 03878

Telephone #: (603) 365-6480 Email: billsas@comcast.net

Engineer/surveyor

Name (include name of individual): Robert J. Stowell, PE LLS
Tritech Engineering Corporation

Mailing address: 755 Central Avenue, Dover, NH 03820

Telephone #: (603) 742-8107 Fax #: (603) 742-3830

Email address: rjs@tritecheng.com Professional license #: 9903/884

Proposed project

Number of proposed lots: 2 (1 new); Are there any pertinent covenants? No

Number of cubic yards of earth being removed from the site? N/A

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

City sewer? yes _____ no X; How far is City sewer from the site? _____

Continued Minor Subdivision Plan application Tax Map: 241 Lot: 12 Zone AG

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

Comments

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

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 Subdivision application to the City of Rochester Planning Board pursuant to the City of Rochester Subdivision 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: Luke Hydak

Date: 9-9-14

Signature of applicant/developer: Mike B

Date: 9/9/14

Signature of agent: Mike B, PRESIDENT

Date: 09/09/14

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: Luke Hydak

Date: 9-9-14

TRITECH

ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820

TELEPHONE 603.742.8107
FACSIMILE 603.742.3830

September 9, 2014

James B. Campbell, Chief Planner
City of Rochester
31 Wakefield Street
Rochester, NH 03867-1917

Subject: Minor Subdivision Application
Luke & Megan Hydock
Rochester Tax Map 241, Lot 12
1110 Salmon Falls Road
Rochester, New Hampshire
Job No. 14114

Dear Jim:

Enclosed please the ***Minor Subdivision Application Package*** for the above referenced project.

Enclosed please find the following:

- Minor Subdivision Application (22 copies)
- Project Narrative (22 copies)
- Subdivision Plan Set – 11 x 17 (22 copies)
- Subdivision Plan Set – full size (3 copies)
- Minor Subdivision Checklist (22 copies)
- Minor Subdivision Application Fee \$530.24
- Abutters List (1 copy)

We look forward to meeting with the Technical Review Group on September 16, 2014 and hopeful this will clear the way for review at the Planning Board Meeting on October 6, 2014 Planning Board Meeting.

Please advise should you have any questions.

Very truly yours,
TRITECH ENGINEERING CORP.



Robert J. Stowell, P.E., L.L.S.
President

RJS / nas

Enclosures

\\14114_PB_SubmissionLtr.doc

Letter of Intent / Project Narrative

Minor Subdivision of Land

Luke & Megan Hydock

Tax Map 241, Lot 12

1110 Salmon Falls Road
Rochester, New Hampshire

Job No. 14114

September 9, 2014

Page 1 of 2

This Application proposes to subdivide the property at 1110 Salmon Falls Road, also known as Tax Map 214 Lot 12 into two lots.

Existing Conditions

1110 Salmon Falls Road is owned by Luke and Megan Hydock and is located on the easterly side of Salmon Falls Road approximately 0.6 miles from the Haven Hill Road intersection to the south and approximately 650 feet to Sullivan Farm Drive to the north. The property has been owned by the Hydocks for over 10 years.

The property is approximately 5.9 acres in size with 342 feet of frontage on Salmon Falls Road and 495 feet along the Salmon Falls River. It is bounded to the north and south by large parcels of land.

The existing single-family residence was constructed in the early 1830's and has a large attached multi-level barn and is serviced by an individual septic system and drilled well. The property has two access points onto Salmon Falls Road. One to the main entrance of the house, the other for access to the lower level of the barn. From the rear of the barn there is a gravel access drive that leads to the river. The house is serviced by overhead electric, telephone, and cable television. Natural gas is not available at this location. The site is gently sloping from the road to the river.

Zoning District

Agricultural

Min. Lot Size	45,000 sq. ft.
Min Frontage:	150 feet
Min Setbacks:	
Front:	20 feet
Side:	10 feet
Rear:	20 feet

Special Zoning Districts

In accordance with Section 42:13 of the Rochester Zoning Ordinance, a portion of the property is located in the Flood Hazard Overlay District (FHOD). A portion of the subject parcel is within a Federally Designated Special Flood Hazard Zone (Flood Hazard Zone A – Map No. 33017C0216D, Date: 5/17/2005). Base Flood Elevation: 184.00 feet. The Flood Hazard Boundary is shown on the plan.

Letter of Intent / Project Narrative

Minor Subdivision of Land

Luke & Megan Hydock

Tax Map 241, Lot 12

1110 Salmon Falls Road

Rochester, New Hampshire

Job No. 14114

September 9, 2014

Page 2 of 2

In accordance with Section 42:12 of the Rochester Zoning Ordinance, a portion of the property is located within the Conservation Overlay District (COD).

Conservation Overlay District #1:

A 75-foot COD buffer from the high water mark of the Salmon Falls River.

Conservation Overlay District #2:

During the month of August 2014 Michael Mariano, State of New Hampshire Certified Soil Scientist #76, NH Certified Wetland Scientist #183, conducted an on-site Wetlands Delineation of the subject parcel. Wetlands were identified on State and Federal Criteria outlined in the "Corps of Engineers Wetlands Delineation Manual" (Dept of the Army, 1987) on this site, wetlands based on local criteria share the same boundaries with those based on State and Federal Criteria. No poorly drained soils were found.

These wetlands do not exceed one-half acre in size and are not vernal pools; therefore, no buffers were designated for these wetlands.

NHDES Shoreland Water Quality Protection Act (SWQPA)

Land within 250 feet of the high water mark of the Salmon Falls River is regulated by NHDES.

The Subdivision – The Building Lot

The Applicant proposes to subdivide the property creating one new building lot. This building lot will have 150.00 feet of frontage on Salmon Falls Road, all of the frontage on Salmon Falls River, and has 4.349 acres of land. The lot will access Salmon Falls Road via a new driveway located approximately 25 feet south of the new lot line. This location provides excellent sight distance in each direction. The drive will continue generally perpendicular to Salmon Falls Road and connect to the existing gravel access drive for access to the building site. The lot will be serviced by underground electric, telephone, and cable television, although, utility poles are located on the opposite side of Salmon Falls Road, we would expect locating one new pole on our side of the road before continuing underground.

The Subdivision – The Existing House

The existing home will have a newly configured lot containing 1.550 acres (67,500 square feet). The home will continue to be accessed by the existing paved driveway to the house and the existing gravel driveway, which access the barn to the rear. The driveway access points have excellent site distance. The home will utilize the existing septic system and the existing well. A protective well radius easement will be placed on Lot 12-1 in favor of Lot 12. Existing electric, telephone, and cable will continue to be used.

SCALE: 1 = 50'

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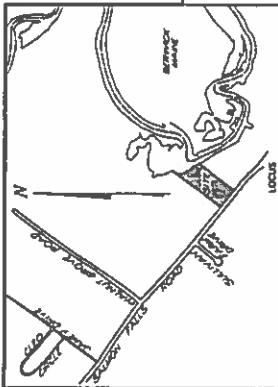
DESCRIPTION:

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ALL INFORMATION CONTAINED
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DATE 04-11-2013 BY 60322
UCBAW/BJA

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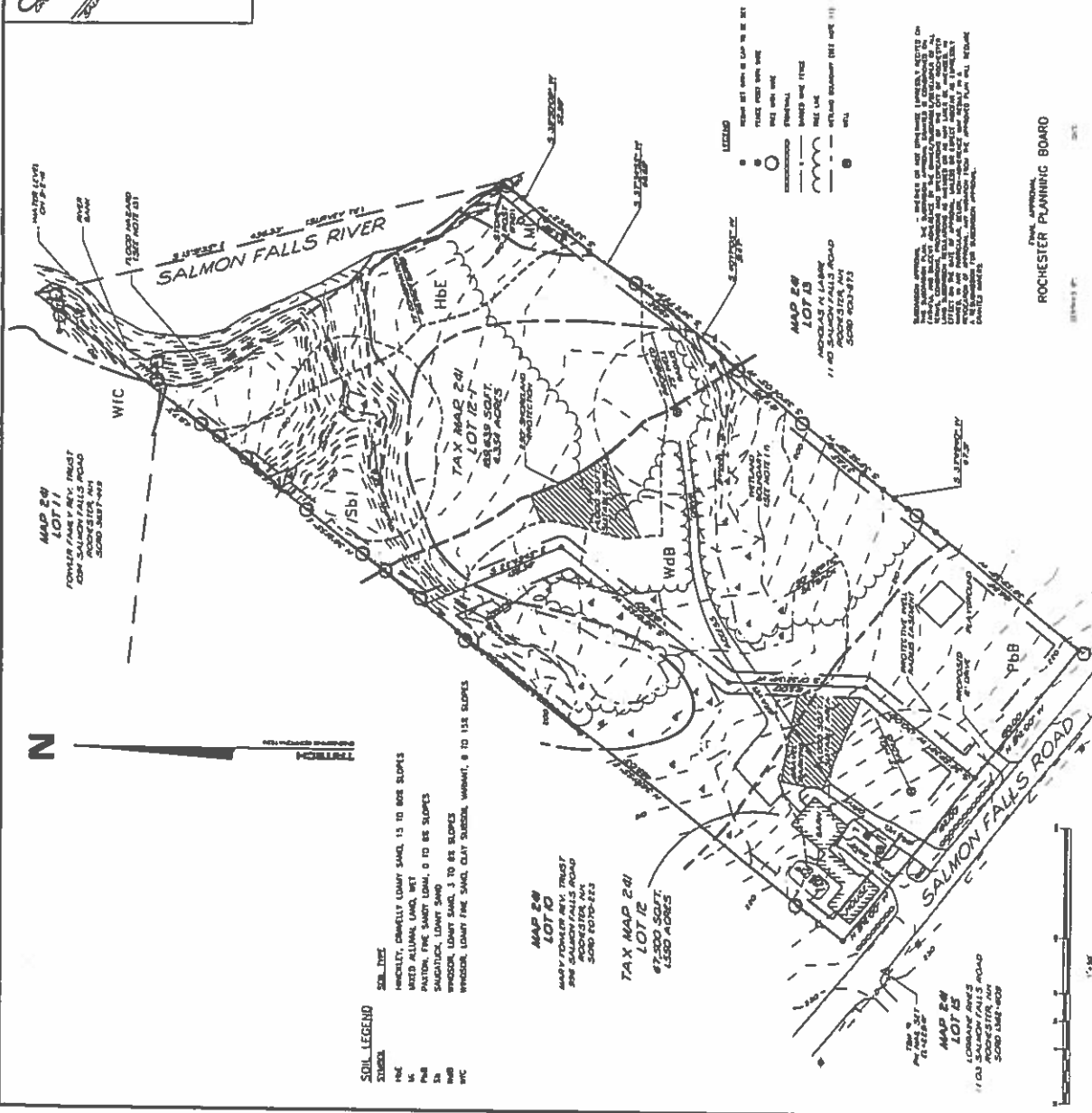
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FINAL APPROVAL
ROCHESTER PLANNING BOARD

4

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THE NEWLY DEVELOPED 24-VALVE, 2000-CC V6 ENGINE, WITH 160 HORSEPOWER, IS AVAILABLE AS STANDARD OR WITH THE AVAILABLE 170-HORSEPOWER V6. THE 170-HORSEPOWER V6 IS AVAILABLE WITH THE 5-SPEED MANUAL OR 4-SPEED AUTOMATIC TRANSMISSION. THE 4-SPEED AUTOMATIC TRANSMISSION IS STANDARD ON THE 170-HORSEPOWER V6. THE 5-SPEED MANUAL TRANSMISSION IS AVAILABLE AS AN OPTION ON THE 170-HORSEPOWER V6. THE 4-SPEED AUTOMATIC TRANSMISSION IS AVAILABLE AS AN OPTION ON THE 24-VALVE V6. THE 5-SPEED MANUAL TRANSMISSION IS AVAILABLE AS AN OPTION ON THE 24-VALVE V6. THE 4-SPEED AUTOMATIC TRANSMISSION IS AVAILABLE AS AN OPTION ON THE 24-VALVE V6. THE 5-SPEED MANUAL TRANSMISSION IS AVAILABLE AS AN OPTION ON THE 24-VALVE V6.



Minor Subdivision Checklist

(Minor subdivisions involve a total of 3 lots or fewer)

***To be filled out by applicant/agent (with notes to be inserted by staff)**

See regulations for other specific requirements

City of Rochester Planning & Development Department

Project Name: Luke & Megan Hydock Map: 241 Lot: 12 Date: 09/09/14

Applicant/agent: Tritech Engineering Corp. Signature:  PRESIDENT

(Staff review by: _____ Date: _____)

General Items

	Yes	No	N/A	Waiver Requested	Comments
<u>22</u> sets completed applications	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Total application fee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>22</u> letters of intent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>3</u> sets of full-size plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>22</u> sets of 11 X 17 reductions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Completed abutters list	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Copy of existing covenants, easements, and deed restrictions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____

Plan Information

Basic information including:

• Name of project	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Date	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• North arrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Scale	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Legend	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Revision block	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Vicinity sketch - not less than 1" = 1,000'	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Name and address of developer/applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Name, stamp, and NH license # of land surveyor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Will provide on Final Plans</u>

General Items

	Yes	No	N/A	Waiver Requested	Comments
City tax map & lot #'s	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Subdivision approval statement (per regulations)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Notation on plans: "For more information about this subdivision contact..."	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Approval block (for signature by staff attesting to Planning Board approval)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
References to neighboring plans and subdivisions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Information on abutting properties:					
• owner name	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• owner address	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• tax map and lot #	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• approximate square footage of lots	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Abutting parcels are large
• approximate building footprints	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	parcels and structures are
• use	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	not locus to the subject parcel
Zoning designations of subject tract and in vicinity of tract	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Same as subject parcel
Zoning overlay districts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Same as subject parcel

Platting

Surveyed property lines including:

• existing and proposed bearings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• existing and proposed distances	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• monuments	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• benchmarks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Proposed square footage for each lot	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Subdivision # on each lot (1, 2, 3, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Error of closure statement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

Existing Topographic Features

	Yes	No	N/A	Waiver Requested	Comments
Existing buildings/structures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing driveways and access points	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Contour lines and spot elevations	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Soil types and boundaries	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Soil test pit locations, profiles, and depth to water table and ledge	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Percolation test locations and results	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Water features (ponds, streams)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Wetlands (including name of NH certified wetland scientist who delineated)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Statement whether located in flood area, and, if so, 100 year flood elevation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Delineation of treed and open areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Stone walls and archaeological features	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Location of rock outcroppings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Trails and footpaths	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Utilities

Show existing and proposed for all subject lots and within right of way.

Water lines/well (with protective radius)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sewer lines/septic system and leach field	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Electric, telephone, cable TV (underground)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas lines	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Other Elements

Prospective access points (may be subject to change)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Drainage plan - structures, details, and analysis	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See notes 17, 18, & 19 on Subdivision Plan
Grading plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	" "
Earth being removed from site(in cubic yards)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	" "
Erosion and sedimentation plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	" "
Proposed covenants, if any	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	" "

Additional Comments: