



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: September 8, 2014 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 #: 247; Lot #'s: 13; Zoning district: (AG) Agricultural

Property address/location: 123 Dry Hill Road, Rochester, NH 03867-4129

Name of project (if applicable): Proposed Subdivision Land of Alan N. & Sharon A. Reed-Erickson

Size of site: 9.99 acres; overlay zoning district(s)? N/A

**Property owner**

Name (include name of individual): Alan N. & Sharon A. Reed-Erickson

Mailing address: 123 Dry Hill Road, Rochester, NH 03867-4129

Telephone #: (603) 330-3367 Email: reedson.s@gmail.com

**Applicant/developer** (if different from property owner)

Name (include name of individual): \_\_\_\_\_

Mailing address: \_\_\_\_\_

Telephone #: \_\_\_\_\_ Email: \_\_\_\_\_

**Engineer/surveyor**

Name (include name of individual): Kenneth A. Berry, Berry Surveying & Engineering

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

Telephone #: (603) 332-2863 Fax #: (603) 335-4623

Email address: kberry@berrysurveying.com Professional license #: LLS 805

**Proposed project**

Number of proposed lots: 3; Are there any pertinent covenants? No

Number of cubic yards of earth being removed from the site? None

City water? yes \_\_\_\_\_ no X; How far is City water from the site? Over 1000'

City sewer? yes \_\_\_\_\_ no X; How far is City sewer from the site? Over 1000'

Continued Minor Subdivision Plan application Tax Map: 247 Lot: 13 Zone (AG) Agricultural )

Wetlands: Is any fill proposed? No ; area to be filled: N/A ; buffer impact? N/A

### 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:

Sharon Reed-Erickson Alan Reed-Erickson

Date: 9/9/14

Signature of applicant/developer: \_\_\_\_\_

Date: \_\_\_\_\_

Signature of agent: \_\_\_\_\_

[Signature]

Date: 9-8-14

### 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:

Sharon Reed-Erickson Alan Reed-Erickson

Date: 9/9/14

## **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: Proposed Subdivision Land of Alan N. & Sharon A. Reed-Erickson Map: 247 Lot: 13 Date: September 8, 2014

Applicant/agent: Kenneth A. Berry, PE, LLS (Agent) Signature: 

(Staff review by: \_\_\_\_\_ Date: \_\_\_\_\_)

### **General items**

	Yes	No	N/A	Waiver Requested	Comments
<b><u>22</u></b> 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"/>	_____
<b><u>22</u></b> letters of intent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<b><u>3</u></b> sets of full-size plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<b><u>22</u></b> 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

**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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• approximate building footprints	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Zoning designations of subject tract and in vicinity of tract	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Zoning overlay districts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____

**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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Logs Pending
Percolation test locations and results	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Logs Pending
Water features (ponds, streams)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Trails and footpaths	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

**Utilities**

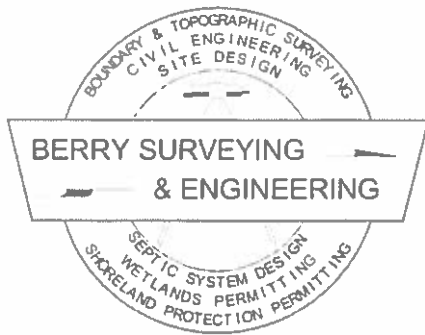
*Show existing and proposed for all subject lots and within right of way.*

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"/>	
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:**



## **BERRY SURVEYING & ENGINEERING**

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

[www.BerrySurveying.Com](http://www.BerrySurveying.Com)

September 8, 2014

### **Letter of Intent**

Alan N. & Sharon A. Reed-Erickson  
123 Dry Hill Road  
Rochester, NH 03867  
Tax Map 247, Lot 13

Berry Surveying & Engineering is representing Alan & Sharon Reed-Erickson who are proposing to subdivide Tax Map 247, Lot 13. Currently Tax Map 247, Lot 13 has 9.99 Ac. of land and 358.69' of frontage, which has two single family residential homes and driveways on it. Using the "Porkchop Subdivision" criteria [Zoning Ordinance 42.21(d)(10)] we are proposing to subdivide the parcel into three separate parcels of land (Lot 13, 13-1, and 13-2) all which meet the minimum lot size and frontage requirements [Zoning Ordinance 42.21(d)(10)] for the porkchop provisions with the conditional use permit criteria.

Berry Surveying & Engineering will be representing Alan & Sharon Reed-Erickson in requesting a variance for newly created lot 13 so it will not be required to use a common driveway and access point as would be otherwise required by the Conditional Use criteria [Zoning Ordinance 42.21(d)(10)(g&h)].

Very truly yours,  
BERRY SURVEYING & ENGINEERING

Kenneth A. Berry, PE, LLS, JP  
Principal: VP – Technical Operations  
[KBerry@BerrySurveying.Com](mailto:KBerry@BerrySurveying.Com)  
Office: (603) 332-2863  
Cell: (603) 978-0358



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**Conditional Use Permit Application**  
**City of Rochester, New Hampshire**

Date: September 8, 2014

**Property information**

Tax map #: 247; Lot #'s): 13; Zoning district: (AG) Agricultural

Property address/location: 123 Dry Hill Road, Rochester, NH 03867-4129

Name of project (if applicable): Proposed Subdivision Land Of Alan N. & Sharon A. Reed Erickson

**Property owner**

Name (include name of individual): Alan N. & Sharon A. Reed-Erickson

Mailing address: 123 Dry Hill Road, Rochester, NH 03867-4129

Telephone #: (603) 330-3367 Fax \_\_\_\_\_

**Applicant/developer** (if different from property owner)

Name (include name of individual): \_\_\_\_\_

Mailing address: \_\_\_\_\_

Telephone #: \_\_\_\_\_ Fax #: \_\_\_\_\_

**Engineer/designer**

Name (include name of individual): Kenneth A. Berry, Berry Surveying & Engineering

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

Telephone #: (603) 332-2863

Fax #: (603) 335-4623

Email address: kberry@berrysurveying.com

Professional license #: LLS 805

## Proposed Project

Please describe the proposed project: We are proposing to subdivide Tax Map 247, Lot 13. We will be using the "Pork chop Subdivision" criteria [Zoning Ordinance 42.21(d)(10)]. We are proposing to subdivide the current 9.99 Ac. parcel into three lots.

Please describe the existing conditions: Currently Tax Map 247, Lot 13 has 9.99 Ac. of land that has two single family residents and driveways on it.

## 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:

Sharon Reed Crickson Alan Reed - Cr

Date:

9/9/14

Signature of applicant/developer:

Date:

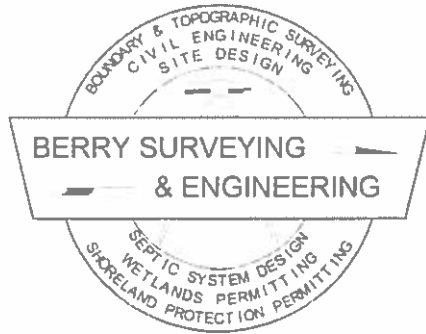
Signature of agent:

[Signature]

Date:

9-8-14





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September 8, 2014

### **Narrative Conditional Use Permit "Base criteria"**

Alan N. & Sharon A. Reed-Erickson  
123 Dry Hill Road  
Rochester, NH 03867  
Tax Map 247, Lot 13

This narrative is to address the "base criteria" set for in [Zoning ordinance 42.21(c)].

1. Allowed Use or Departure: The use of the Pork Chop Subdivision is specifically authorized in the Condition Use Chapter. The parcel meets all of the minimum criteria and the use in this case is a prime example as to why the Pork Chop provision was initiated.

2. Intent of Chapter: The three lot proposal is in conformance with the chapter in that instead of creating a municipal road to utilize backland, the Pork Chop provision is ideally suited in this case to allow separation of the two existing residential homes and provide access to a third very reasonable parcel of land.

3. Intent of Master Plan: The parcel of land is zoned for single family parcels capable of being supported by septic system and well in a rural / agricultural setting. The proposal is well within the conformance of these provisions.

4. Compatibility: The proposal is in keeping with the neighborhood and allows for one additional residential home without adding infrastructure or change the character of the neighborhood.

5. Streetscape: The proposal will at some point in time add to the width of the driveway which accesses Lot 1 and 2 but this widening will not change the streetscape to any extent.

6. Resources: The proposed Pork Chop Subdivision will not adversely impact natural resources, scenic, historic or cultural resource. It will be developed with sensitivity to all environmental constraints and is a reasonable solution to add one additional residential home without taxing resource.

7. Public Facilities: The addition of one residential home will not add road or infrastructure to the neighborhood and is not going to access municipal water or sewer. Provisions are being made for fire protection of the third residential unit through the specific Conditional Use Criteria. One additional residential unit will not adversely impact any other municipal service.

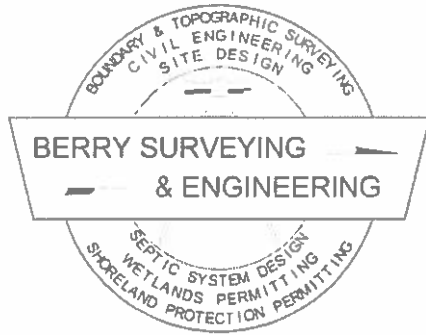
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September 8, 2014

### **Narrative Conditional Use Permit "Porkchop Subdivision" criteria**

Alan N. & Sharon A. Reed-Erickson  
123 Dry Hill Road  
Rochester, NH 03867  
Tax Map 247, Lot 13

This narrative is to address the "Porkchop Subdivision" criteria set for in [Zoning ordinance 42.21(d)(10)].

A. Quality of Project: Without the pork chop provision within the conditional uses, development of the back land of this parcel would require the utilization of a road, and in most cases this would add infrastructures that would become municipal responsibility.

B. Parcel Size: The development parcel has 9.99 gross Ac. where a minimum of 6 Ac. is required, and 358.69' of frontage where 150' of frontage is required. All frontage is taken off Dry Hill Road which is an existing public way.

C. 3 Lots: Proposed is 3 lots which is the maximum allowed created from any one lot.

D. Minimum Lot Size: All the lots being created are above 40,000 Sq. Ft. which is the minimum lot size. Also they are all above 45,000 Sq. Ft. which is the minimum lot size in the (AG) Agricultural district.

E. Average Lot Size: The new lots being created in the porkchop subdivision have an average lot size of 145,081 Sq. Ft. which is greater than the required 120,000 Sq. Ft., the 120,000 Sq. Ft. required is greater than 1.5 times the minimum lot size in the district.

F. Frontage: All lots being created meet the 50' required frontage.

G. Common Access: A variance is being requested for this provision. Lot 13-1 & 13-2, with minimum frontage take their access from a common driveway.

H. Separate Driveway: A variance is being requested for this provision. Lot 13-1 & 13-2, with minimum frontage take their access from a common driveway.

I. No Further Subdivision: We have added a note on the plan that is to be recorded stating no further subdivision of any of the porkchop lots is allowed.

J. Single Family: We have added a note on the plan that is to be recorded stating the porkchop lots shall be used for single family use only.

K. Width: The driveway widening requirement to 20' will be required for the development of Lot 13-2 and execution will be required prior to certificate of occupancy on that lot. See note 22 on plan to be recorded.

L. Easement Width: We have shown a 30' wide driveway easement which is the required width of an easement in this provision.

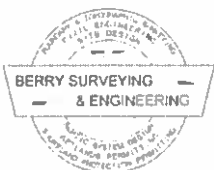
M. Turnaround: The turnaround requirement will be required for the development of Lot 13-2 and execution will be required prior to certificate of occupancy on that lot.

N. Recording: Legal council for the owners will develop the required document and submit the same to the planning department.

Very truly yours,  
BERRY SURVEYING & ENGINEERING



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Principal: VP – Technical Operations  
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