



MAJOR SUBDIVISION APPLICATION

(a total of four or more lots)

City of Rochester, New Hampshire

[office use only. Check # _____ Amount \$ _____ Date paid _____]

Date: Dec. 9, 2014

Is a conditional needed? Yes: _____ No: X Unclear: _____

(If so, we encourage you to submit an application as soon as possible.)

Property information

61-11, 12, 13,

Tax map #: 256; Lot #'s: 14, 22 & 23; Zoning district: Agriculture

Property address/location: Constitution Way

Name of project (if applicable): Little Quarry Lot Line Adjustment

Size of site: 1.496 acres; Overlay zoning district(s)? PUD-4

Property owner

Name (include name of individual): Dick Anagnost, CBDA Development LLC

Mailing address: 1662 Elm Street, Suite 2, Manchester, NH 03101

Telephone #: 603-669-6194 Email: dick@anagnost.com

Applicant/developer (if different from property owner)

Name (include name of individual): n/a

Mailing address: _____

Telephone #: _____ Email: _____

Engineer/surveyor

Name (include name of individual): Craig Francisco, LLS, Bedford Design Consultants, Inc

Mailing address: 177 East Industrial Park Drive, Manchester, NH 03109

Telephone #: 603-622-5533 Fax #: 603-622-4740

Email address: caf@bedforddesign.com Professional license #: 836

Proposed project

Number of proposed lots: 0; estimated length of new roads: n/a

Number of cubic yard of earth being removed from the site? 0

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

City sewer? yes _____ no X; How far is city sewer from the site? > 1 mile

If city water, what are the est. total gal. per day? n/a; Are there pertinent covenants? Y

Where will stormwater be discharged? previously approved

61-11, 12, 13,

(Continued Major Subdivision Plan application Tax Map: 256 Lot: 14, 22 & 23 Zone Agriculture)

Wetlands: Is any fill proposed? No; area to be filled: _____; buffer impact? +PUD-4

Comments

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

This is a lot line adjustment for several lots at Little Quarry Subdivision on Constitution Way.

This LLA will make 2 existing lots buildable, where previously they were not.

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: _____

Date: 12/8/2014

Signature of applicant/developer: same as above

Date: _____

Signature of agent: _____

Katherine A. Weiss (Katherine A. Weiss of Bedford Design)

Date: 12-8-14

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: _____

Date: 12/8/2014

***Bedford Design Consultants* Inc.**
ENGINEERS AND SURVEYORS

177 East Industrial Park Drive Manchester, NH 03109

Telephone: (603) 622-5533 Fax: (603) 622-4740

www.bedforddesign.com

December 9, 2014

Rochester Planning Board
City of Rochester
31 Wakefield St.
Rochester, NH

DEC 09 2014

Members of the Board,

Bedford Design, on behalf of our client CBDA Development, LLC, is requesting a Lot Line Adjustment to the Little Quarry subdivision that is a part of the Village at Clark Brook PUD. The Little Quarry subdivision was designed and recorded before our client owned the PUD.

The lot line adjustment that we are proposing will not create new lots, but will shift existing lot lines to allow for development. Two lots in the subdivision are too small. One lot has an existing wetland that prevents development, so we are increasing the size of that lot and adjusting the three other lots to the south to accommodate the expansion. These lots are large and have no lot area issues with the adjustment. The other lot is constrained by a buffer, so a lot line adjustment will make it wide enough to build a house.

This subdivision has existing curb cuts. With the lot line adjustments, one driveway will need to be removed and one added due to the shifting of the lot lines.

We look forward to discussing this project with you at the Planning Board meeting. If you have any questions please give us a call at 603-622-5533, or e-mail me at Bobb@bedforddesign.com.

Sincerely,
Bedford Design Consultants, Inc.


Robert J. Baskerville, P.E.
President

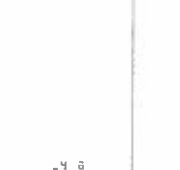
[illegible]

RECEIVED IN NEW YORK 12-17-67
COMM-FBI COMMUNICATIONS SECTION
12-17-67

CR 44-38861-14
1442 PM 12/17/67
MANHATTAN, NY 23

LARCH D BAILEY
18 COMMUNICATION BAY
ROCHESTER, NY 05647

FROM : SAC CHICAGO (44-38861)
TO : DIRECTOR, FBI
RE: MURDER OF MARTIN LUTHER KING, JR.
CHICAGO, ILL. 4/4/68
RECEIVED IN NEW YORK 12-17-67



LOT	PRE-LLA	POST LLA
	SQ FT. ACRES	SQ FT. ACRES
61-11	13,951	16,824
61-12	7,877	10,432
61-13	12,524	11,170
61-14	7,518	13,150
61-22	6,064	1,000
61-23		8,579

[illegible]

1. Order of members

[illegible]

7. WHEREBY CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THE RESULTS OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000).

DATE _____

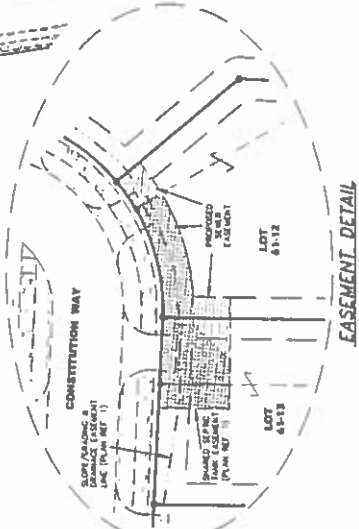
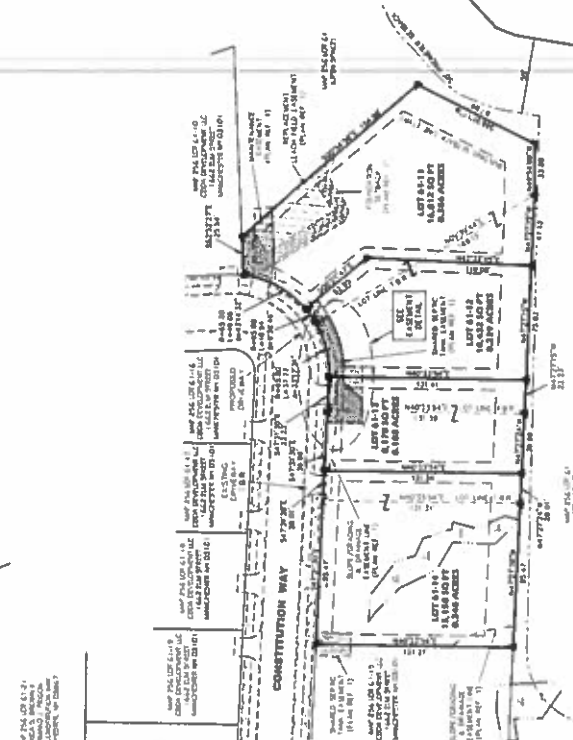
TAX MAP 256 LOTS 61-11,12,13,14,22,23
LITTLE QUARY LOT LINE ADJUSTMENT PLAN
PREPARED FOR AND LAND OF:
CBDA DEVELOPMENT LLC
1662 ELM STREET SUITE 2, MANCHESTER NH
LOCATED AT:
CONSTITUTION WAY
ROCHESTER, NEW HAMPSHIRE 03867

SSAEE: 1" x 40"	NOVEMBER 12, 2014	SHEET 1 OF 1	
DATE NOV 12 2014	CHECKED BY F A F	15 NOV 12 2014	1130-03

Bedford Design Consultants
ENGINEERS AND SURVEYORS

117 East Montague Park Drive, Montague, MA 01461
Telephone: (508) 627-6633 Fax: (508) 625-4148

Bedford Design Consultants

[illegible]

APPROVED BY THE ROCHESTER PLANNING BOARD

ON _____ SIGNED BY: _____

(NAME) (POSITION)

NAME: _____ (POSITION) _____

