



## **MAJOR SUBDIVISION APPLICATION**

(a total of four or more lots)

### **City of Rochester, New Hampshire**

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

Date: January 6, 2015 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 #: 131; Lot #'s): 33; Zoning district: Residential - 2 (R2)

Property address/location: 9 Waverly Street, Bicycle Avenue & State Street

Name of project (if applicable): \_\_\_\_\_

Size of site: 0.689 acres; Overlay zoning district(s)? \_\_\_\_\_

### **Property owner**

Name (include name of individual): Frederick Zoeller

Mailing address: 375 Ocean Boulevard, Hampton, NH 03846

Telephone #: 603 834-1070 Email: Fred@zoellerconstruction.com

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

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

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

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

### **Engineer/surveyor**

Name (include name of individual): Norway Plains Associates, Inc c/o Joel Runnals, LLS

Mailing address: PO Box 249; Rochester NH 03866-0249

Telephone #: 603 335-3948 Fax #: 603 332-0098

Email address: jrunnals@norwayplains.com Professional license #: LLS 865

### **Proposed project**

Number of proposed lots: Four (4); estimated length of new roads: None

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

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

City sewer? yes X no \_\_\_\_\_; How far is city sewer from the site? \_\_\_\_\_

If city water, what are the est. total gal. per day? 1,200; Are there pertinent covenants? \_\_\_\_\_

Where will stormwater be discharged? City of Rochester storm sewer system

(Continued Major Subdivision Plan application Tax Map: 131 Lot: 33 Zone R2 )

Wetlands: Is any fill proposed? No ; area to be filled: \_\_\_\_\_ ; buffer impact? \_\_\_\_\_

### 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: \_\_\_\_\_

Date: 1/6/15

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

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

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

Date: 01-06-15

### 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.*

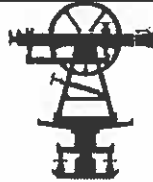
Signature of property owner: \_\_\_\_\_

Date: 1/6/15

# NORWAY PLAINS ASSOCIATES, INC.

SURVEYORS • SEPTIC SYSTEM DESIGNERS • ENGINEERS • TRANSPORTATION PLANNERS

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rtetreault@norwayplains.com

January 6, 2015

Mr. James Campbell, Director  
Planning, Development & Zoning  
31 Wakefield Street  
Rochester, NH 03867

JAN 07 2015

**Re: Proposed Major Subdivision – Frederick Zoeller – Waverly Street, Bicycle Avenue & State Street– Map 131, Lot 33**

Dear Jim:

On behalf of Frederick Zoeller, we hereby submit plans and Major Subdivision Application for a proposed four (4) lot subdivision located at the corners of Waverly Street, Bicycle Avenue and State Streets. The existing 30,000 square foot (0.689 acre) lot contains a single family house with two garages and a small shed and screen house. The parcel has frontage on Waverly Street, Bicycle Avenue and State Street, with its address being 9 Waverly Street.

The proposal is to create three new single family house lots with the existing house on its own lot. All of the lots will have the required frontage and minimum lot area, and will be tied into the municipal water and sewer systems. One of the existing garages, having access off Bicycle Avenue and the two smaller out building will be removed as part of the proposal. Access to proposed lot 33-1 will be off Waverly Street, whereas the other two lots having access off State Street. A new utilities will be installed underground.

There are no variances or conditional use permits being requested.

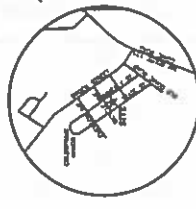
Thank you for your consideration.

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

By: Joel D. Runnals  
Joel D. Runnals, LLS

cc: Frederick Zoeller



**INCIS M & P**

JOHN B. HUNTER, PH.D. 843

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