



RECEIVED

JUN 14 2016

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: 06/13/2016Is a conditional needed? Yes: \_\_\_\_\_ No: ☒ Unclear: \_\_\_\_\_  
(If so, we encourage you to submit an application as soon as possible.)**Property information**Tax map #: 236; Lot #'s): 14; Zoning district: AgriculturalProperty address/location: 25 Stephens Drive

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

Size of site: 2.96 acres; overlay zoning district(s)? \_\_\_\_\_**Property owner**Name (include name of individual): Stephen M. BrochuMailing address: 18 Stephens Drive Rochester, NH 03867Telephone #: 603-817-2629 Email: \_\_\_\_\_**Applicant/developer** (if different from property owner)

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

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

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

**Engineer/surveyor**Name (include name of individual): Kerry M. FoxMailing address: Fox Survey Company PO Box 489 Sanbornville, NH 03872Telephone #: 603-522-6637 Fax #: \_\_\_\_\_Email address: foxsurvey@yahoo.com Professional license #: 837**Proposed project**Number of proposed lots: 2; Are there any pertinent covenants? NoNumber of cubic yards of earth being removed from the site? NoneCity 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: 236 Lot: 44 Zone Agricultural

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:

No wetlands found on the subject parcel.

### 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: 6-13-16

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

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

Signature of agent: 

Date: June 13, 2016

### 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: 6-13-16





# FOX SURVEY COMPANY

PO Box 489 Sanbornville, NH 03872 Tel: 603-522-6637

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## AUTHORIZATION OF AGENT

Date: June 13, 2016

RE: Stephen Brochu, Lot 236-44, Stephens Drive, Rochester, NH

I do hereby authorize Kerry M. Fox to act on my behalf before such Boards and Agencies in the city of Rochester, NH as may be necessary to complete applications on my behalf. I do also authorize Kerry M. Fox to sign any applications as may be required to complete representations or applications on my behalf.

STEPHEN BROCHU

Signature





# FOX SURVEY COMPANY

PO Box 489 Sanbornville, NH 03872 Tel: 603-522-6637

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## LETTER OF INTENT

June 13, 2016

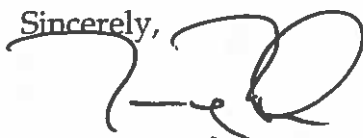
RE: Lot 236-44, 25 Stephens Drive, Rochester, NH

Dear Chair and Board Members,

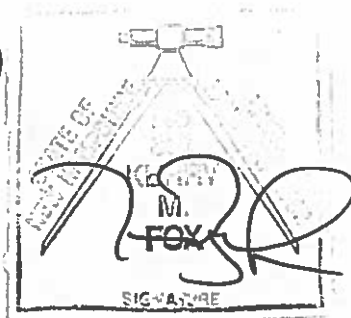
Mr. Brochu is proposing a subdivision of the 2.96 acre subject parcel located within an Agricultural Zoning District. The parcel is located at the northerly end of Stephens Drive with a total available road frontage of 406.98 feet.

The proposal is to subdivide one lot from the subject parcel. You will see on the submitted subdivision plan "Proposed Lot 1", a lot with 45,048.62 square feet of land and 249.90 feet of road frontage found along the northerly side of Stephens Drive. City of Rochester lot requirements for a parcel of land within the Agricultural Zone are 45,000 square feet and 150 feet of road frontage. The State of NH-Subsurface Bureau requires 30,000 square feet of land for a parcel with Gloucester soils (Group 1). This is the type of soil found beneath the subject property. Whereas this parcel is less than five acres in size it also must be scrutinized by the State of NH. A submission to the State D.E.S.-Subsurface Bureau has been made for a subdivision approval that is pending at present. The application has been made for a single-family residential property.

As always, I thank you for your time and professionalism and look forward to discussing this application with you in the very near future.

Sincerely,  


Kerry M. Fox LLS







## New Hampshire Natural Heritage Bureau

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**To:** Kerry Fox  
PO Box 489  
Sanbornville, NH 03872

**Date:** 5/13/2016

**From:** NH Natural Heritage Bureau

**Re:** Review by NH Natural Heritage Bureau of request dated 5/13/2016  
NHB File ID: NHB16-1513

**Applicant:** Kerry Fox

**Location:** Tax Map(s)/Lot(s): Map 236, Lot 44  
Rochester

**Project Description:** Subdivision of one residential lot from the subject parcel.

The NH Natural Heritage database has been checked for records of rare species and exemplary natural communities near the area mapped below. The species considered include those listed as Threatened or Endangered by either the state of New Hampshire or the federal government. We currently have no recorded occurrences for sensitive species near this project area.

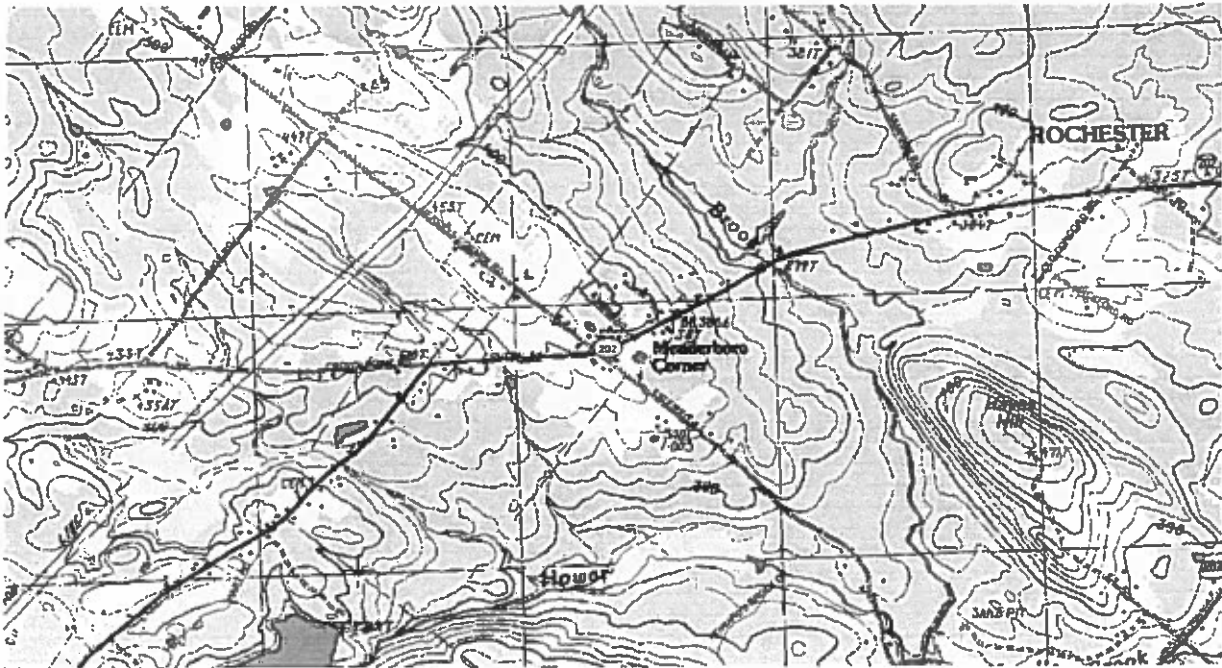
A negative result (no record in our database) does not mean that a sensitive species is not present. Our data can only tell you of known occurrences, based on information gathered by qualified biologists and reported to our office. However, many areas have never been surveyed, or have only been surveyed for certain species. An on-site survey would provide better information on what species and communities are indeed present.

This report is valid through 5/12/2017.





MAP OF PROJECT BOUNDARIES FOR NHB FILE ID: NHB16-1513





Doiron Environmental LLC  
720 Browns Ridge Road  
Ossipee, NH 03864

April 14, 2016

Kerry Fox  
Fox Survey Company  
PO Box 489  
Sanbornville, NH 03872

RE: Wetland Delineation Report  
Brochu Property  
Tax Map 236, Lots 43 & 44  
Stephens Drive  
Rochester, NH

Dear Mr. Fox,

Per your request and our contract dated April 5, 2016, Doiron Environmental LLC (DE) conducted a wetland delineation at the referenced properties on April 5, 2016. Approximately 4.4 acres were assessed for the presence of jurisdictional wetlands. This area lies within the "Approximate Extent of Wetland Delineation" boundaries as depicted in the attached sketch. The purpose of this delineation was to demarcate the wetland boundaries within these properties in order to assess layout options for a lot line adjustment project. The parcels are located at the northwest end of Stephens Drive and are partially developed with residential structures. The remaining areas are wooded or meadow.

The wetland delineation was performed in accordance with the *Corps of Engineers Wetlands Delineation Manual* and *Regional Supplement* using the Routine Determinations Method. The following standards were used to identify and classify jurisdictional wetlands.

1. Environmental Laboratory. 1987. *Corps of Engineers Wetlands Delineation Manual*, Technical Report Y-87-1. U.S. Army Engineer Waterways Experiment Station, Vicksburg, MS.
2. U.S. Army Corps of Engineers. 2011. *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region* (Version 2.0), ed. J. S. Wakeley, R. W. Lichvar, C. V. Noble, and J. F. Berkowitz. ERDC/EL TR-12-1. U.S. Army Engineer Research and Development Center, Vicksburg, MS.
3. United States Department of Agriculture, Natural Resources Conservation Service. 2010. *Field Indicators of Hydric Soils in the United States*, Version 7.0. L.M. Vasilas, G.W. Hurt, and C.V. Noble (eds.). USDA, NRCS, in cooperation with the National Technical Committee for Hydric Soils.
4. New England Hydric Soils Technical Committee. 2004. 3<sup>rd</sup> ed., *Field Indicators for Identifying Hydric Soils in New England*. New England Interstate Water Pollution Control Commission, Lowell, MA.
5. Lichvar, R.W., M. Butterwick, N.C. Melvin, and W.N. Kirchner. 2014. *The National Wetland Plant List: 2014 Update of Wetland Ratings*. Phytoneuron 2014-41: 1-42.



6. United States Department of the Interior, Fish, and Wildlife Service. 1979. *Classification of Wetlands and Deepwater Habitats of the United States*. FWS/OBS-79/31.

Wetland boundaries are identified in the field with arctic pink flagging. No very poorly drained soils were observed within the parcels. The approximate locations of the delineated boundaries are shown on the attached sketch. DE recommends that the flags be survey located as soon as possible and depicted on a plan. The following flag numbers were used.

Wetlands: A1 – A25 Both Open

According to the *Classification of Wetlands and Deepwater Habitats of the United States*, the wetland systems are classified as palustrine, forested, broad-leaved deciduous, seasonally flooded/saturated (PFO1E) and palustrine, emergent, persistent, seasonally flooded/saturated (PEM1E).

Plant species observed in or adjacent to the wetland system include red maple (*Acer rubrum*), meadowsweet (*Spiraea latifolia*), steplebush (*Spiraea tomentosa*), sensitive fern (*Onoclea sensibilis*), broad-leaf cat-tail (*Typha latifolia*), purple loosestrife (*Lythrum salicaria*), lurid sedge (*Carex lurida*), fringed sedge (*Carex crinita*), and soft rush (*Juncus effusus*). Soils within the wetland system are dominated by poorly drained soils meeting the criteria of indicators A11 as defined in the *Field Indicators of Hydric Soils in the United States*. Observed wetland hydrology indicators include surface water, high water table, soil saturation, and oxidized rhizospheres.

During the delineation, disturbed soils were observed within the flagged wetland area on Lot 43. Mixing within the upper four to eight inches of soil was present in portions of the wet meadow area. However, no evidence of fill material being placed in wetland was observed. Wetland permit jurisdiction under RSA 482-A:3, I or its predecessor statute, RSA 483-A:1, I, took effect on July 2, 1969 for freshwater wetlands. Any fill or soil disturbing activity occurring in wetlands without a permit since this date may be a violation and subject to fines and/or restoration requirements. Documentation verifying that the impacts occurred before July 2, 1969, or after this date with a permit, may be required if new permits are sought from the New Hampshire Department of Environmental Services (NHDES).

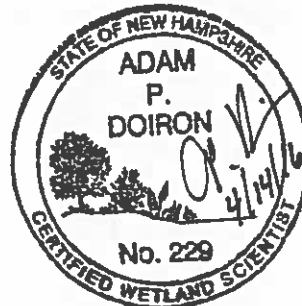
Please contact me at (603) 581-4478 with any questions.

Sincerely,  
Doiron Environmental LLC



Adam P. Doiron CWS, CSS, CPESC  
Principal

Enclosure







## Rochester, NH

**CAI Technologies**

April 14, 2016

1 inch = 200 Feet

[www.cai-tech.com](http://www.cai-tech.com)

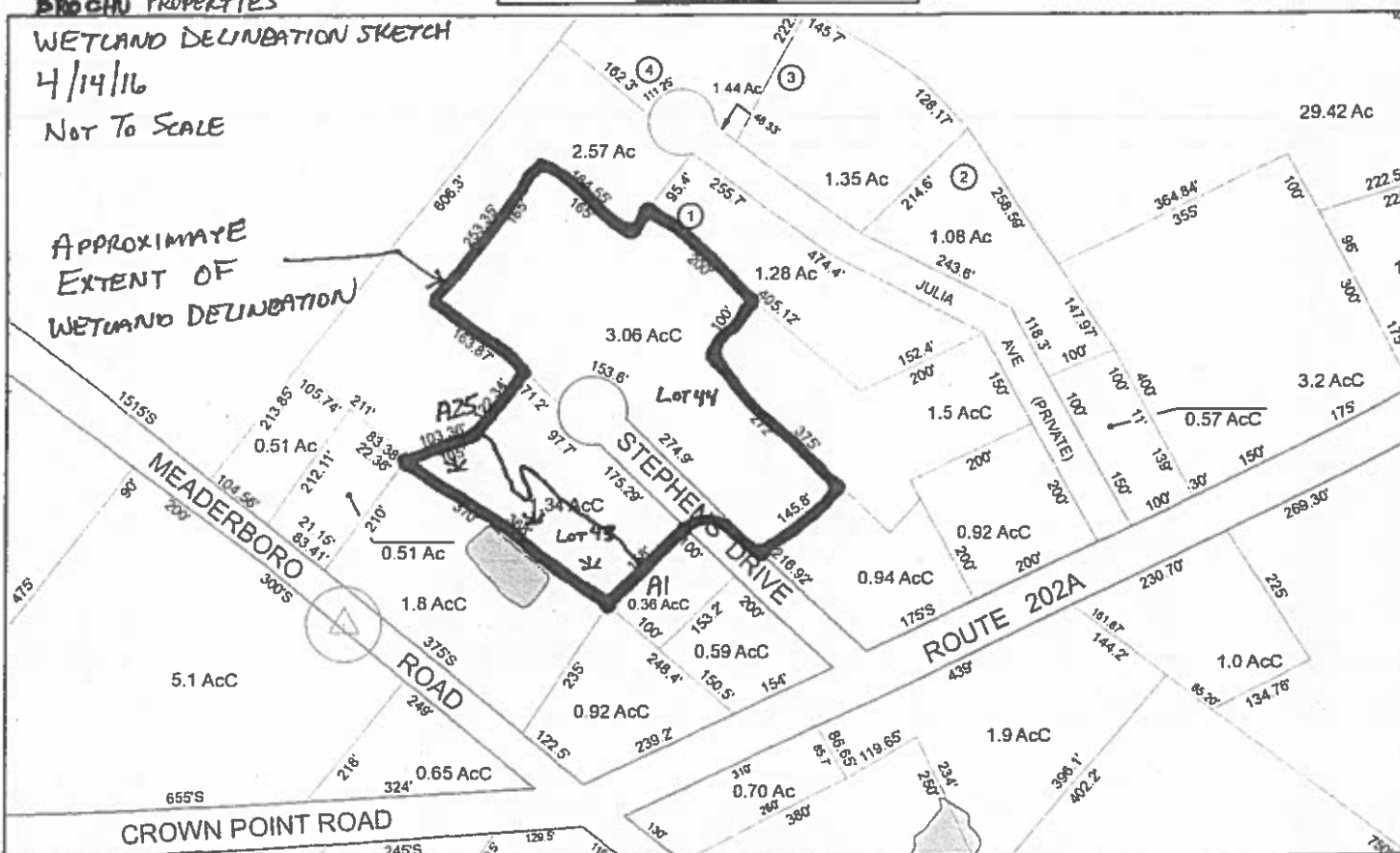
## BROCHU PROPERTIES

WETLAND DELINEATION SKETCH

4/14/16

NOT TO SCALE

APPROXIMATE  
EXTENT OF  
WETLAND DELINEATION



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



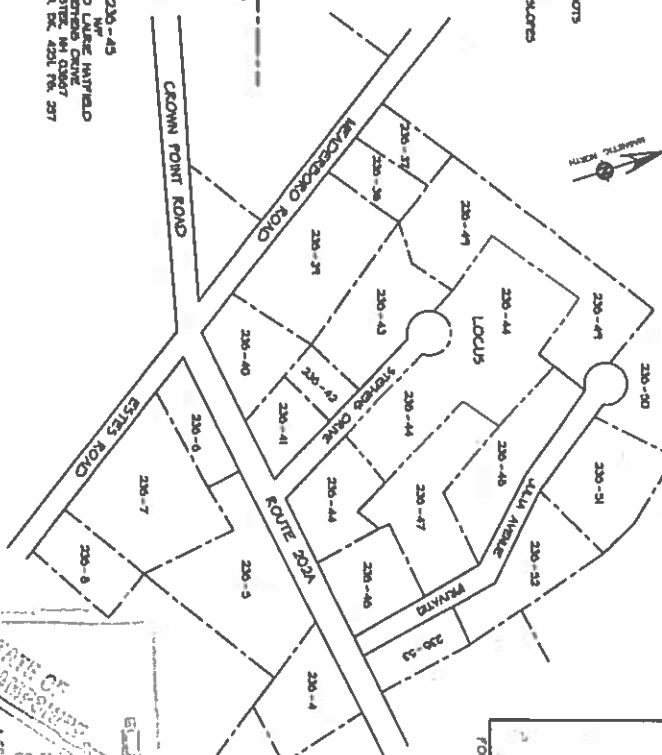
STATE OF INDIANA SUBSURFACE REQUIREMENTS FOR A LOT WITH GLOUCESTER SOILS (5501-6000' +)  
30,000 SQUARE FEET REQUIRED, 45,000,000 SQUARE FEET PROVIDED

LUCAS CORNER  
D JULIA AVE  
ROCKSTER, NY 02807  
SEE CARD, PK. 1001 PO. 679  
(200057) TDS

OBSERVED BY: KERRY M. POE  
DUE BY: STEVEN BLOCH

[illegible]

SCALE 1" = 200 FEET +/-



FOR USE OF REGISTRA OF DEEDS

LEGEND	
230-18	MAP AND LOT NUMBER
7803	LOCATION TO BE SET
N/P	NON-OR FORMERLY
P/O	IRON PIPE
FOUND	
66422 DRIVE/ROAD	
ASPHALT DRIVE/ROAD	
UTILITY POLE	
CONTOUR LINE	
ARTISIAN	
CEDAR BOARD	
TEST PIT	
7802	WELL HOLE
TEMPORARY DITCH MARK	
ELEVATION	

SEAL

### PLAN NOTES

10

PREPARED FOR

SCALE 1" = 40 FEET

FOX SURVEY COMPANY	PO BOX 489	SANBORNVILLE, NH	03872	TEL: (603) - 522 - 6637	CAD 2016/SUBD./STEVE BROCHU	PROJECT #16 - 040
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APPROVED BY THE ROCHESTER PLANNING BOARD ON \_\_\_\_\_  
SIGNED BY: \_\_\_\_\_

TAX MAP INFO: MAP 123A LOT 144 FIELD 30FT E2S AC.  
OWNER OF RECORD: STEPHEN M BROOKH  
B STEPHENS CRANE  
ROCHESTER, NY 14667  
TEL: 801-917-3971

SOURCE DEED: SEE S.U.D.: BK 4572, PG. 761  
ZONING DISTRICT: AGRICULTURAL  
BUILDING SETBACK REQUIREMENTS: 20' ROAD, 0' SIDE  
AND 0' REAR  
FELLA: THE PROPERTY IS LOCATED WITHIN A ZONE 2, AN  
AREA OUTSIDE THE 100 YEAR ANNUAL CHANCE FLOODPLAIN  
SEE PAGE 10 OF A01 MAP 13301CORNO.  
EFFECTIVE DATE 03/07/2005