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MAR 08 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: March 4, 2016 Is a conditional needed? Yes: _____ No: x Unclear: _____
(If so, we encourage you to submit an application as soon as possible.)

Property informationTax map #: 230; Lot #'s): 6; Zoning district: AgriculturalProperty address/location: 4 Bickford Road

Name of project (if applicable): _____

Size of site: 2.75 acres; overlay zoning district(s)? n/a**Property owner**Name (include name of individual): Countryside Trust - Ronald J. & Nancy L. ThomasMailing address: 4 Bickford Road, Rochester, NH 03867

Telephone #: _____ Email: _____

Applicant/developer (if different from property owner)

Name (include name of individual): _____

Mailing address: _____

Telephone #: _____ Email: _____

Engineer/surveyorName (include name of individual): Norway Plains Associates, Inc. - Steve Oles, LLSMailing address: PO Box 249, Rochester, NH 03866Telephone #: 603-335-3948 Fax #: 603-332-0098Email address: soles@norwayplains.com Professional license #: 993**Proposed project**Number of proposed lots: 2; Are there any pertinent covenants? no

Number of cubic yards of earth being removed from the site? _____

City water? yes _____ no x; How far is City water from the site? 3,000'City sewer? yes _____ no x; How far is City sewer from the site? 3,000'

Continued Minor Subdivision Plan application Tax Map: 230 Lot: 6 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:

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: Ronell Thomas Nancy L Thomas
Date: 3-4-16

Signature of applicant/developer: _____

Signature of agent: Steve O'Leary
Date: 3-8-16

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.

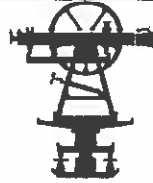
Signature of property owner: Same as above

Date: _____

NORWAY PLAINS ASSOCIATES, INC.

SURVEYORS • SEPTIC SYSTEM DESIGNERS • ENGINEERS • TRANSPORTATION PLANNERS

P.O. Box 249
Continental Blvd. (03867)
Rochester, NH 03866-0249
Fax (603)332-0098
Phone (603) 335-3948 / (800) 479-3948
jrunnals@norwayplains.com



P. O. Box 268
31 Mooney St.
Alton, NH 03809
www.norwayplains.com
Phone & Fax (603) 875-3948
rtetreault@norwayplains.com

March 7, 2016

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

Re: Proposed Subdivision
For: Countryside Trust, Ronald J. & Nancy L. Thomas, Trustees
Tax Map 230, Lot 6 located at #4 Bickford Road

Dear Jim:

On behalf of my client, we hereby submit plans and application package for a proposed a 2 Lot Subdivision for the above referenced property, at the intersection of Walnut Street and Bickford Road.

The two lots that will be created will meet all zoning lot requirements. The current lot is comprised of 2.75 acres, which will be subdivided into 2 lots, one having 1.15 acres and the second lot having 1.60 acres. These lots were originally subdivided in 1991 and approved by the Planning Board and NHDES. In 2009 the owners completed a voluntary lot merger to combine the two lots and this is the current lot configuration of the lot today.

Both parcels will be and are serviced by private wells and on-site septic systems. Proposed lot #1 is currently developed with a house, septic and well.

There are no variances or conditional use permits associated with this application.

Thank you for your consideration.

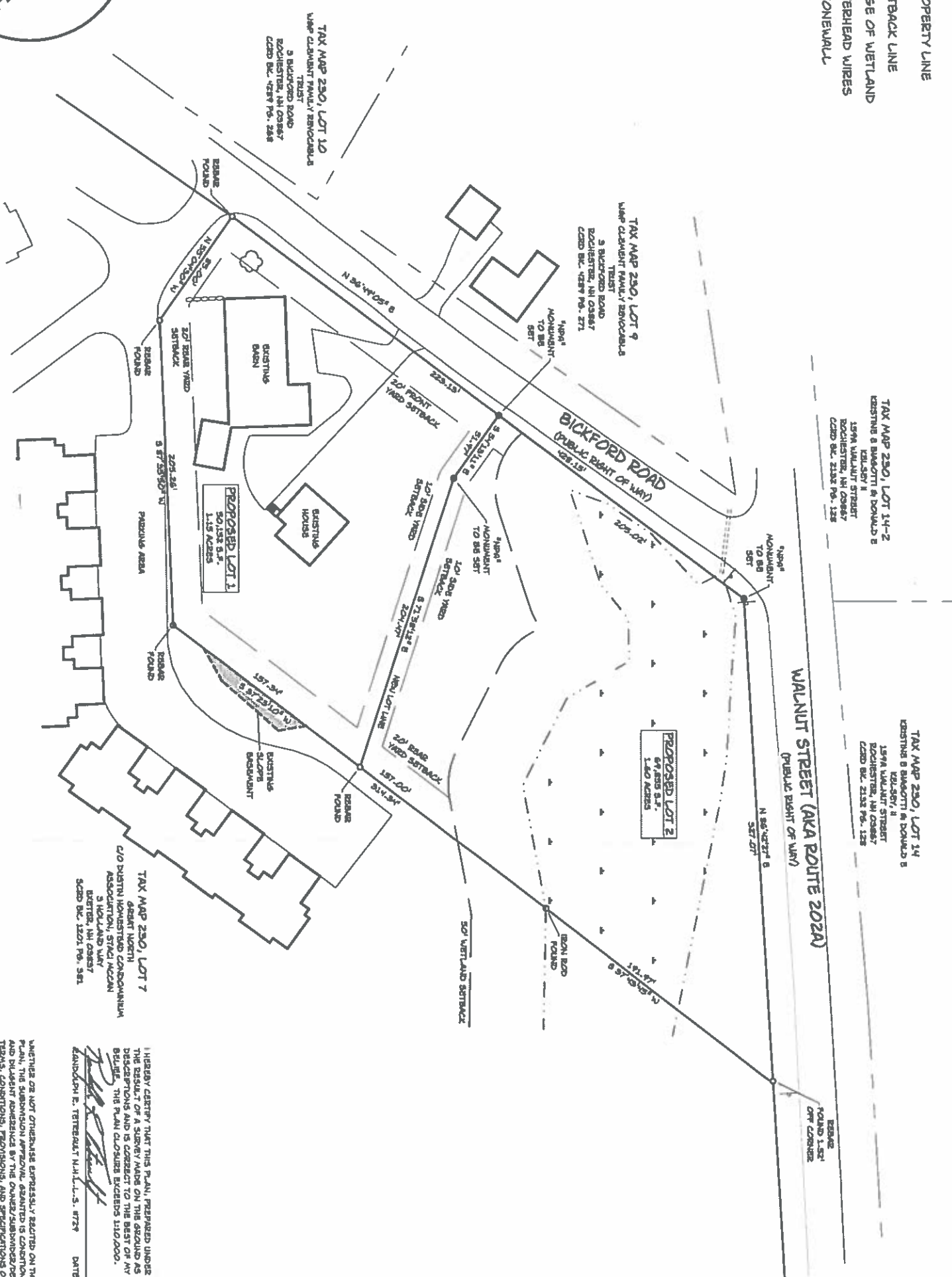
Respectfully Submitted,

NORWAY PLAINS ASSOCIATES, INC.


Steven M. Oles, LLS



LEGEND	EXISTING
+	UTILITY POLE
—	SIGN
▲	WETLAND
●	MONUMENT
□	BOUND
□	TEST PIT
—	BEARING
—	DISTANCE
—	PROPERTY LINE
—	SETBACK LINE
—	EDGE OF WETLAND
—	OVERHEAD WIRES
○ ○ ○ ○ ○	STONEWALL



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NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE MAP 230 LOT 6 INTO TWO LOTS.
2. TOTAL PARCEL AREA:
EXISTING MAP 230, LOT 6
120,007 S.F.
2.75 ACRES

PROPOSED LOT 1	PROPOSED LOT 2
50.152 S.F.	69.855 S.F.
1.15 ACRES	1.60 ACRES

3. PARCEL IS ZONED AGRICULTURAL.

4. MINIMUM LOT REQUIREMENTS:
LOT SIZE = 45,000
FRONTAGE = 150'

5. BUILDING SETBACKS: F.Y. = 20', S.Y. = 10', R.Y. = 20'

6. THE LOTS ARE SERVED BY PRIVATE WELLS AND ON-SITE SEPTIC SYSTEM.

7. THE PROPOSED LOT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED 5/17/2015 COMMUNITY PANEL 35017C019D PANEL 179 OF 405.

8. WETLANDS ARE DELINEATED AS POORELY DRAINED SOILS.

9. AMRES SUBDIVISION APPROVAL NUMBER 59 917.

10. FOR MORE INFORMATION ABOUT THIS SUBDIVISION PLAN PLEASE CONTACT NORWAY PLAINS ASSOCIATES, INC.

REFERENCE PLANS:

1. "SUBDIVISION OF LAND ROCHESTER, N.H. FOR PAMELA A. KASHNIC" DATED NOV. 1991 BY NORWAY PLAINS ASSOCIATES, INC. PLAN ON FILE WITH NORWAY PLAINS, FN 160 PLAN NC-1449 RECORDED AT SCED PLAN NO. 40-49.

TAX MAP 230, LOT 6
OWNER OF RECORD:
COUNTRYSIDE TRUST
RONALD J. & NANCY L. THOMAS
4 BICKFORD ROAD
ROCHESTER, NH
BK-3717, PG. 448
(LOT MERGER BK-3717 PG. 447)
SUBDIVISION PLAN
BICKFORD ROAD/WALNUT STREET
ROCHESTER

STRAFFORD COUNTY
NEW HAMPSHIRE
FOR COUNTRYSIDE TRUST

1" = 40'
MARCH 2016
GRAPHIC SCALE

(IN FEET)
40 0 20 40 60 80 100
REVISION DATE

I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY DIRECTION, IS THE RESULT OF A SURVEY MADE ON THE GROUND AS THE RECORD DISCREPANCIES AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLAN CLOSURE EXCEEDS \$10,000.

LANDCRAFT E. TETTERLY N.H.L.S. 4729 DATE: _____

SIGNED BY _____ DATE _____
RECEIVED _____ DATE _____
ROCHESTER PLANNING BOARD ON _____ DATE _____

- LEGEND
- EXISTING
- UTILITY POLE
- SIGN
- WETLAND
- MONUMENT
- BOUND
- TEST PIT
- BEARING
- DISTANCE
- PROPERTY LINE
- SETBACK LINE
- EDGE OF WETLAND
- OVERHEAD WIRES
- STONEWALL

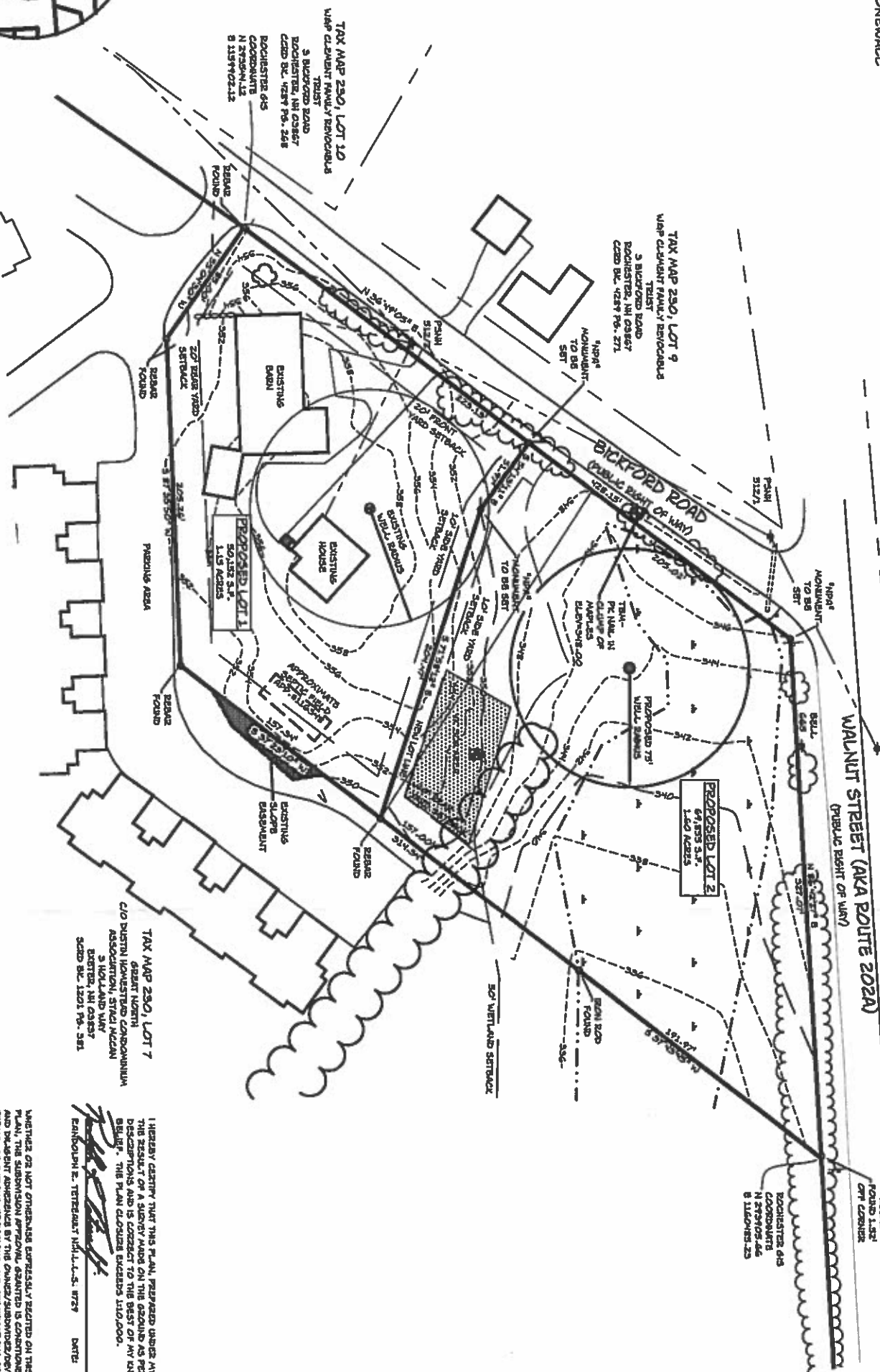


FILE NO. 160
PLAN NO. C-2783-7
DWG NO. 18016/SD-1
P.B. NO. 318

31 Norway Street, Alton, NH 603-876-3848

NORWAY PLAINS ASSOCIATES, INC.

2 Continental Blvd., Rochester, NH 603-888-3948



- TEST PIT
- A. 0'-14" DEEP BEDDING LOAM (TOPSOIL), LOT 3/3 VERY FAVORABLE
- B. 1'-4"-26" YELLOW-BROWN, FINE SANDY LOAM LOT 5/6, GRAVELLY, FAVORABLE
- C. 26'-4"-18" YELLOW-BROWN, FINE SANDY LOAM, LOT 5/4
- D. 4'-8"-108" OLIVE-BROWN, LOAMY FINE SAND, MASSIVE FIRM IN PLACE, 2.5' S.W., SOME STONES 4"-6" DIAMETER
- E. 18" LIGHT MOTTLES
- F. 18" DISSEMINATED WINTER
- G. PUBLIC DATE 1 & 2 W/IN @ 24"

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1.15 ACRES	1.60 ACRES

3. PARCEL IS ZONED AGRICULTURAL
4. MINIMUM LOT REQUIREMENTS:
LOT SIZE = 45,000
FRONTAGE = 150'
5. BUILDING SETBACKS: P. = 20', S.V. = 10', E. = 20', JURISDICTIONAL WETLANDS = 50'
6. THE LOTS ARE SERVED BY PRIVATE WELL AND ON-SITE SEPTIC SYSTEM.
7. THE PROPOSED LOT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED 5/17/2015 COMMUNITY PANEL 33017C0195D PANEL 195 OF 405.
8. WETLANDS ARE DELINEATED AS POORLY DRAINED SOILS.
9. MAPS SUBDIVISION APPROVAL NUMBER 39 917
10. VERTICAL CONTROL IS BASED ON NAVD 1929.
11. FOR MORE INFORMATION ABOUT THIS SUBDIVISION PLAN PLEASE CONTACT NORWAY PLAINS ASSOCIATES, INC.
12. TOPOGRAPHIC SUBDIVISION OF LAND ROCHESTER, N.H. FOR PAMELA A. KOSNICK
DATED: NOV. 1991 BY NORWAY PLAINS ASSOCIATES, INC.
PLAN ON FILE WITH NORWAY PLAINS, FN 160 PLAN NC-14437.

TAX MAP 230, LOT 6
OWNER OF RECORD:
COUNTRYSIDE TRUST
RONALD J. & NANCY L. THOMAS
4 BICKFORD ROAD
ROCHESTER, NH
BK-3717 PG-448
(LOT MERGER BK-3717 PG-447)
SUBDIVISION SITE PLAN
BICKFORD ROAD/WALNUT STREET
ROCHESTER

STRAFFORD COUNTY
NEW HAMPSHIRE
FOR COUNTRYSIDE TRUST

1"= 40' MARCH 2016

GRAPHIC SCALE



FINAL APPROVAL BY THE
ROCHESTER PLANNING BOARD ON _____ DATE _____
SIGNED BY _____ SEAL _____

I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY PROFESSIONAL
THIS STATE OF A SURVEY MADE ON THE GROUND AS PER RECORD
DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND
BELIEF. THE PLAN CLOSURE EXCEEDS \$10,000.
ROCHESTER, N.H. 03067
EARTHQUAKE TERRORISM INSURANCE, 8729 DATE:

