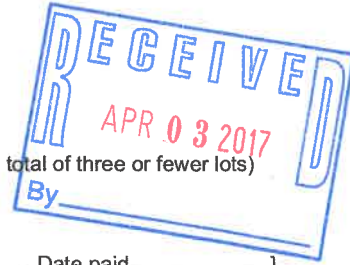




## **MINOR SUBDIVISION APPLICATION**

**City of Rochester, New Hampshire**



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

Date: 3/31/2017 Is a conditional needed? Yes: \_\_\_\_\_ No: \_\_\_\_\_ Unclear: X  
(If so, we encourage you to submit an application as soon as possible.)

### **Property information**

Tax map #: 246; Lot #(s): 3; Zoning district: A - Agricultural

Property address/location: 235 Washington Street

Name of project (if applicable): Chesley Hill Partners, LLC

Size of site: 10.33 acres; overlay zoning district(s)? Conservation Overlay District

### **Property owner**

Name (include name of individual): Chesley Hill Partners, LLC

Mailing address: 260 Washington Street, Rochester, NH 03839-5426

Telephone #: 603-332-5986 Email: \_\_\_\_\_

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

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

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

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

### **Engineer/surveyor**

Name (include name of individual): Randy R. Orvis

Mailing address: PO Box 277, Farmington, NH 03835-0277

Telephone #: 603-859-2367 Fax #: 603-749-4260

Email address: randyo@gbhsurvey.com Professional license #: 652

### **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? 550ft - 1350ft

City sewer? yes \_\_\_\_\_ no X; How far is City sewer from the site? 5240ft - 6120ft

Continued Minor Subdivision Plan application Tax Map: 246 Lot: 3 Zone A )

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

**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: Ronald J. Gilbert  
Date: 4/3/17

Signature of applicant/developer: Ronald J. Gilbert  
Date: 4/3/17

Signature of agent: [Signature]  
Date: 4/3/2017

**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: \_\_\_\_\_



603-859-2367  
603-749-4000  
FAX 603-749-4260

PO BOX 277  
FARMINGTON, N.H. 03835



## NARRATIVE

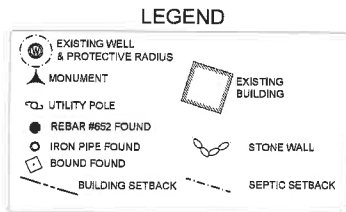
### MINOR SUBDIVISION CHESLEY HILL PARTNERS, LLC

Chesley Hill Partners, LLC owns Tax Map 246, Lot 3, located at 235 Washington Street, consisting of 10.33 acres in the Agricultural Zone. The applicant proposes to subdivide the tract into 3 parcels. Each parcel has an existing structure. Proposed Lot 3 will be 5.99 Acres and has an existing garage. Proposed Lot 3-2 will be 3.07 Acres, and has an existing mobile home and well but currently shares a septic system with proposed Lot 3-3. A new individual septic system will be constructed on Lot 3-2. Proposed Lot 3-3 will be 1.27 Acres, and has an existing mobile home, well and septic system.

There is significant wetlands on each lot, however remaining upland soils are well drained to excessively well drained sands & gravels and have sufficient area on each lot for an individual septic system. There is flood plain on this property associated with the Axe Handle Brook that is the rear boundary line of the tract. Flood plains on the tract are Zone A, with no assigned base flood elevation. Based on recent floods, the flood plain is concurrent with the wetlands shown and does not encroach on the upland areas.



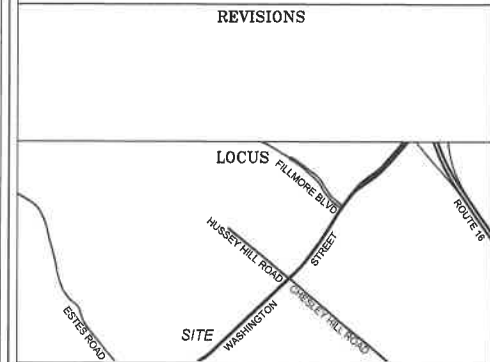
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	18.40'	1113.00'	1.00°	N64° 40' 18" E	18.40'
C2	55.41'	11427.00'	0.28°	N84° 01' 58" E	55.41'
C3	151.82'	11427.00'	0.78°	N82° 53' 30" E	151.82'



NOTE: WETLAND AREAS WERE FIELD DELINEATED BY RANDY R. ORVIS C.W.S. #34 OF GEOMETRES BLUE HILLS LLC, 240 HORNETOWN ROAD, FARMINGTON, N.H. (TEL. 603-748-4020), DURING THE MONTH OF DECEMBER, 1999. DELINEATION OF THE WETLAND BOUNDARIES WERE CONDUCTED IN ACCORDANCE WITH THE TECHNIQUES OUTLINED IN THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, AND THE REGIONAL SUPPLEMENT TO THE MANUAL TITLES "NORTH-CENTRAL AND NORTH-EAST REGIONS, U.S. ARMY CORPS OF ENGINEERS, OCTOBER, 2009".

NOTE: SUBDIVISION APPROVAL, WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER /DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBDIVISION REGULATIONS AS AMENDED OR AS MAY LATER BE AMENDED, IN EFFECT ON THE DATE OF APPROVAL, UNLESS OR EXCEPT INsofar AS EXPRESSLY WAIVED, IN ANY PARTICULAR, BELOW. NON-ADHERENCE MAY RESULT IN A REVOCATION OF APPROVAL. ANY VARIATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SUBDIVISION APPROVAL.

- NOTES
1. ZONING: AGRICULTURAL - MIN LOT SIZE: 45,000 SQ. FT., MIN. FRONTAGE: 150', BUILDING SETBACKS: FRONT: 20', SIDE: 10', REAR: 20', WETLAND BUFFER: 50'
  2. TAX MAP & DEED REFERENCE: MAP 246, LOT 3, DEED: 2195-547 & 2258-728
  3. OWNER OF RECORD: CHESLEY HILL PARTNERS, LLC, 28 WASHINGTON STREET, ROCHESTER, NH 03839-5426
  4. TYPE OF SURVEY: THIS IS A "U" CLASS SURVEY COMPLETED BY A RANDOM TRAVERSE HAVING A RELATIVE ERROR IN CLOSURE OF 1 IN 10,000 WITH A LEICA TS-06 TOTAL STATION AND A RANGER DATA COLLECTOR
  5. FIELD CREW: L. BAISBURY, P. BARBER, R. ORVIS
  6. BEARING OBSERVATION: MAGNETIC, OBSERVED SEPTEMBER 8TH, 2017
  7. FLOOD HAZARD: A PORTION OF THIS PROPERTY IS IN ZONE "A", HAVING NO BASE FLOOD ELEVATION DETERMINED. PER FEMA / FIRM COMM-PNL 33017C0155D EFF. MAY 17, 2005
  8. BURIAL GROUNDS: NONE OBSERVED
- REFERENCES
1. "PROPERTY SURVEY - HUSSEY HILL ROAD, ROCHESTER, NH - PREPARED FOR CHARLES W. HUSSEY & JOAN B. HARP." DATED: DECEMBER 29, 1988  
PREPARED BY: KIMBALL CHASE COMPANY, INC. RECORDED AT THE S.C.R.D. AS PLAN 30-143
  2. "SUBDIVISION OF LAND - WASHINGTON STREET - ROUTE 202, ROCHESTER, NH, FOR ANNE P. BROCK REVOCABLE TRUST." DATED: OCTOBER 1988  
PREPARED BY: NORWAY PLAINS ASSOCIATES, INC. RECORDED AT THE S.C.R.D. AS PLAN 55-11
  3. "BOUNDARY LINE ADJUSTMENT - ROCHESTER, STRAFFORD COUNTY, NEW HAMPSHIRE, PREPARED FOR CHESLEY HILL PARTNERS, LLC." DATED: JANUARY 15, 2003  
PREPARED BY: ORVIS/DREW, LLC. REVISED: MARCH 1, 2005  
RECORDED AT THE S.C.R.D. AS PLAN 78-13
  4. NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION PLANS - F.A.S. PROJECT #219-B(1) ON FILE AT NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION - RIGHT OF WAY DIVISION, CONCORD, NH



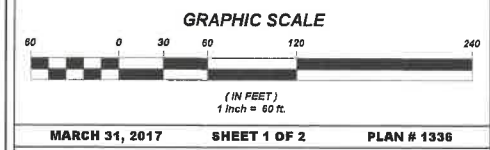
SUBDIVISION PLAT  
TAX MAP 246, LOT 3  
WASHINGTON STREET  
ROCHESTER, STRAFFORD COUNTY  
NEW HAMPSHIRE  
PREPARED FOR  
CHESLEY HILL PARTNERS, LLC

APPROVED  
ROCHESTER, NH PLANNING BOARD

DATE: \_\_\_\_\_

AUTHORIZED SIGNATURE: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_



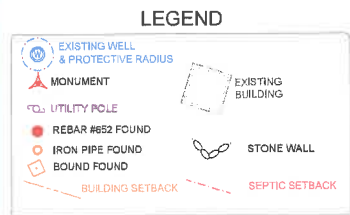
**Geometres Blue Hills, LLC**

Land Surveying  
Land Use Consulting  
Septic System Design  
Environmental Consulting

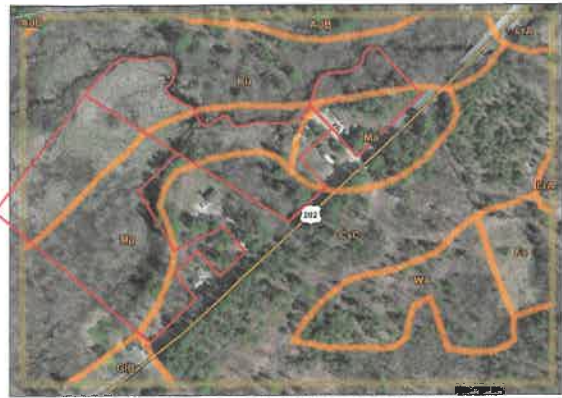
PO Box 277  
Hornetown Road  
Farmington, NH 03835  
(603)859-2367



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	19.40'	1113.00'	1.00°	N84° 40' 18"E	19.40'
C2	55.41'	11427.00'	0.28°	N84° 01' 58"E	55.41'
C3	151.82'	11427.00'	0.78°	N82° 53' 09"E	151.82'



**MAP 237, LOT 3**  
N/F S.D.J. DEVELOPMENT OF ROCHESTER, LLC  
CONCERNING THE EASEMENT IN THE  
ADJACENT WASHINGTON HIGHWAY LOT 11A  
MEHRMACK, NH 03054-2700  
S.C.R.D. 9325-423



**STRAFFORD COUNTY SOIL SURVEY**

**Map Unit Legend**

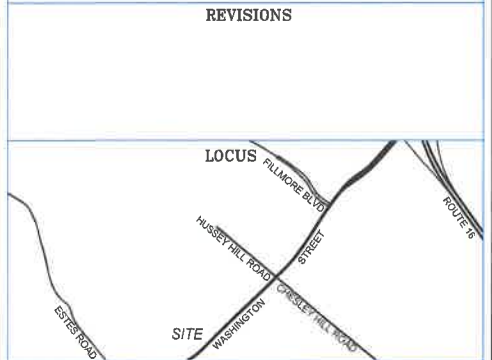
Map Unit Symbol	Map Unit Name
AJB	Acton very stony fine sandy loam, 0 to 8 percent slopes
CcC	Chariton fine sandy loam, 8 to 15 percent slopes, very stony
Fa	Fresh water marsh
GIB	Gloucester fine sandy loam, 3 to 5 percent slopes
LIA	Leicester-Ridgbury very stony fine sandy loams, 0 to 3 percent slopes
Ma	Made land
Mp	Freetown and Swansea mucky peats, 0 to 2 percent slopes
RU	Rumney fine sandy loam
Wa	Whitman very stony fine sandy loam

**NOTES**

1. ZONING: AGRICULTURAL - MIN LOT SIZE: 45,000 SQ. FT., MIN. FRONTAGE: 150', BUILDING SETBACKS: FRONT: 20', SIDE: 10', REAR: 20', WETLAND BUFFER: 50'
2. TAX MAP & DEED REFERENCE: MAP 246, LOT 3 DEED: 2:55-547 & 2:55-728
3. OWNER OF RECORD: CHESLEY HILL PARTNERS, LLC, 28 WASHINGTON STREET, ROCHESTER, NH 03605-5435
4. TYPE OF SURVEY: THIS IS A "U" CLASS SURVEY COMPLETED BY A RANDOM TRAVERSE HAVING A RELATIVE ERROR IN CLOSURE OF 1 IN 10,000 WITH A LEICA TS-06 TOTAL STATION AND A RANGER DATA COLLECTOR
5. FIELD CREW: L. SALSBURY, P. BARBER, R. ORVIS
6. BEARING OBSERVATION: MAGNETIC, OBSERVED SEPTEMBER 8TH, 2017
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8. BURIAL GROUND: NONE OBSERVED

**REFERENCES**

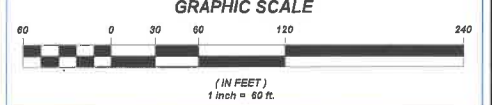
1. "PROPERTY SURVEY - HUSSEY HILL ROAD, ROCHESTER, NH - PREPARED FOR CHARLES W. HUSSEY & JOAN B. HARP." DATED: DECEMBER 28, 1998  
PREPARED BY: KIMBALL CHASE COMPANY, INC. RECORDED AT THE S.C.R.D. AS PLAN 30-143
2. "SUBDIVISION OF LAND - WASHINGTON STREET - ROUTE 202, ROCHESTER, NH, FOR ANNE P. BROOK REVOCABLE TRUST." DATED: OCTOBER 1998  
PREPARED BY: NORWAY PLAINS ASSOCIATES, INC. RECORDED AT THE S.C.R.D. AS PLAN 55-11
3. "BOUNDARY LINE ADJUSTMENT - ROCHESTER, STRAFFORD COUNTY, NEW HAMPSHIRE, PREPARED FOR CHESLEY HILL PARTNERS, LLC." DATED: JANUARY 15, 2003  
PREPARED BY: ORVISDEWEY, LLC. REVISED: MARCH 1, 2005  
RECORDED AT THE S.C.R.D. AS PLAN 78-13
4. NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION PLANS - F.A.S. PROJECT #269-B(1) ON FILE AT NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION - RIGHT OF WAY DIVISION, CONCORD, NH



**SUBDIVISION PLAT**  
TAX MAP 246, LOT 3  
WASHINGTON STREET  
ROCHESTER, STRAFFORD COUNTY  
NEW HAMPSHIRE  
PREPARED FOR  
**CHESLEY HILL PARTNERS, LLC**

**APPROVED**  
**ROCHESTER, NH PLANNING BOARD**

**DATE:** \_\_\_\_\_  
**AUTHORIZED SIGNATURE:** \_\_\_\_\_  
**PRINT NAME:** \_\_\_\_\_



MARCH 31, 2017 SHEET 2 OF 2 PLAN # 1336

**Géomètres Blue Hills, LLC**

Land Surveying  
Land Use Consulting  
Septic System Design  
Environmental Consulting

PO Box 277  
Hornetown Road  
Farmington, NH 03835  
(603)859-2367

**NOTE:**  
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**MAP 246, LOT 60**  
N/F MICHAEL J. GILBERT  
201 WASHINGTON STREET  
ROCHESTER, NH 03605-5435  
S.C.R.D. 1704-114

**MAP 246, LOT 2**  
N/F RICHARD & NORMA HESELTON  
201 WASHINGTON STREET  
ROCHESTER, NH 03605-5435  
S.C.R.D. 1704-114

**MAP 246, LOT 3-1**  
N/F JAMES E. & MACKENZIE R. COLBY  
201 WASHINGTON STREET  
ROCHESTER, NH 03605-5435  
S.C.R.D. 1704-114

**MAP 246, LOT 34-1**  
N/F DONALD J. & RUTH E. GILBERT  
201 WASHINGTON STREET  
ROCHESTER, NH 03605-5435  
S.C.R.D. 1704-114

**MAP 246, LOT 4**  
N/F CHESLEY HILL PARTNERS, LLC  
40 WASHINGTON STREET  
ROCHESTER, NH 03605-5435  
S.C.R.D. 1704-114

**TEST PIT 1 ON PROPOSED LOT 3-2**  
PERFORMED AUGUST 30TH, 2016

0" - 6" 10YR30 SANDY LOAM  
6" - 21" 10YR58 LOAMY SAND, GRANULAR, LOOSE  
21" - 58" 10YR54 GRAVELLY SAND, LOOSE  
58" - 67" 10YR53 GRAVELLY SAND, LOOSE, COMMON REDOX FEATURES  
NO OBSERVED WATER, NO REFUSAL, E.S.H.W.T. AT 58" PERC 1" IN 2"

**TEST PIT 2 ON PROPOSED LOT 3-3**  
PERFORMED DECEMBER 15TH, 1999

0" - 11" DARK BROWN 10YR30 LOAM  
11" - 22" YELLOWISH BROWN 10YR54 LOAMY GRAVELLY SAND, GRANULAR, LOOSE  
22" - 45" BROWN 10YR53 LOAMY SANDY GRAVEL, GRANULAR, LOOSE  
45" - 84" DARK GRAYISH BROWN 10YR42 GRAVELLY SAND, GRANULAR, LOOSE. OBSERVED WATER AT 67"  
NO REFUSAL, E.S.H.W.T. AT 42" PERC 1" IN 2"

