

# MAJOR SUBDIVISION APPLICATION

(a total of four or more lots)

# City of Rochester, New Hampshire

Date: ~~March 10, 2020~~ APRIL 7, 2020

Date: March 10, 2020 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 #: 108; Lot #(s): 23; Zoning district: Residential - 1 (R1) & Neighborhood Mixed Use (NMU)

Property address/location: 828 Portland Street

Name of project (if applicable):

Size of site: 28.50 acres; Overlay zoning district(s)? Conservation (wetlands)

## Property owner

Name (include name of individual): Thomas & Dianne Aubert

Mailing address: 5 Gary Drive Rochester NH 03867

Telephone #: 603-534-5990

Email: Taubert@metrocast.net

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

Name (include name of individual): Same as owner

Mailing address:

Telephone #:

Email:

## Engineer/surveyor

Name (include name of individual): Kenneth A. Berry, PE, LLS Christopher R. Berry  
Berry Surveying & Engineering Berry Surveying & Engineering

Mailing address: 335 Second Crown Point Road, Barrington NH 03825

Telephone #: 603-332-2863

Fax #:

Email address: kberry@berrysurveying.com/crberry@metrocast.net Professional license #: 14243 & 805

## Proposed project

Number of proposed lots: 56; estimated length of new roads: +/- 5,000 LF

Number of cubic yard of earth being removed from the site? N/A

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

City sewer? yes X no   ; How far is city sewer from the site? Portland / Hickey Street

If city water, what are the est. total gal. per day? 25,200; Are there pertinent covenants? yes

Where will stormwater be discharged? Proposed best management practices then to natural flow patterns

Wetlands: Is any fill proposed? N/A ; area to be filled: N/A ; buffer impact? N/A

## Comments

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

See attached narrative for more information

## 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: Tan Ait

Date: 4-6-20

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

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

Signature of agent: [Signature]

Date: 4-6-20

## 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: Tan Ait

Date: 4-6-20

# **Major Subdivision Checklist**

(Major subdivisions a total of 4 or more lots)

*\*To be filled out by applicant/agent (with notes to be inserted by staff)*

See regulations for other specific requirements

City of Rochester Planning & Development Department

Project Name: Thomas & Dianne Aubert Map: 108 Lot: 53 Date: 4/7/20

Applicant/agent: Christopher R. Berry Signature: \_\_\_\_\_

(Staff review by: \_\_\_\_\_ Date: \_\_\_\_\_)

## **General items**

	Yes	No	N/A	Waiver Requested	Comments
<u>4</u> sets completed application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Total application fee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>4</u> copies of narrative	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>3</u> sets of full-size plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>2</u> sets of 11 X 17 reductions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Completed abutters list	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Copy of existing covenants, easements, and deed restrictions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

## **Plan Information**

Basic information including:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Title sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Name of project	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Date	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• North arrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Scale	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Legend	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Revision block	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Vicinity sketch - no less than 1" = 1,000'	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Approval block (for signature by staff attesting to Planning Board approval)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Name and address of developer/applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Name, stamp, and NH license # of licensed land surveyor for platting	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____



### **General items Continued**

	Yes	No	N/A	Waiver Requested	Comments
Name, stamp, and NH license # of licensed engineer for streets, utilities and drainage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
City tax map & lot #'s	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Subdivision approval statement (per regulations)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Notation on plans: "For more information about this subdivision contact..."	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
References to neighboring plans and subdivisions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Information on abutting properties:					
• owner name	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• owner address	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• tax map and lot #	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• square footage of lots	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• approximate building footprints	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

### **Zoning**

Zoning designations of subject tract and in vicinity of tract	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Zoning requirements for district:					
• frontage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• lot dimensions/density	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• all setbacks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• lot coverage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Zoning overlay districts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

### **Existing Topographic Features**

Contour lines and spot elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Soil types and boundaries	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Soil test pit locations, profiles, and depth to water table and ledge	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Percolation test locations and results	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



**Existing Topographic Features Continued**

	Yes	No	N/A	Waiver Requested	Comments
Water features (ponds, streams)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Wetlands including name of certified wetlands scientist & license # who delineated	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Statement whether located in flood area, and if so, 100 year flood elevation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Delineation of treed and open areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Overview of types of trees and vegetation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Location of rock outcroppings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Stone walls and archaeological features	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Locations of trails and paths	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Other natural/cultural resources (productive farmland, habitats, scenic views, historic structures, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Existing buildings/structures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing driveways and access points	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**Platting**

Surveyed property lines including:

- existing and proposed bearings
- existing and proposed distances
- existing and proposed pins

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Existing and proposed location of:

- monuments
- benchmarks

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Proposed square footage for each lot

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

Subdivision # on each lot (1, 2, 3, etc.)

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

Include error of closure statement

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

### Streets

	Yes	No	N/A	Waiver Requested	Comments
Street plan (including utilities)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Street profiles including vertical data and street stations and utilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Street cross sections including (if appropriate):	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• width of pavement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• travel and parking lanes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• striping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• curbing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• lawn strips	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• sidewalks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• street trees	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• drainage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• structure of base and pavement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• all utilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Curb, intersection, and cul de sac radii	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Limits of construction/ground disturbance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Traffic control devices (stop signs, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Street light locations and details	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Spacing, species, specifications for street trees	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Landscaped island in cul de sacs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Proposed street names	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

### Utilities

Show existing and proposed for all subject lots and within right of way. Include plans, profiles, sizes, materials, and all appropriate details.

Water lines/well (with appropriate radius)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sewer lines/septic and leaching areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

### Utilities Continued

	Yes	No	N/A	Waiver Requested	Comments
Pump stations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Stormwater management system: pipes, culverts, catch basins, detention/ retention basins, swales, rip rap, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fire hydrant locations and details	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Electric, telephone, cable TV (underground)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

### Other Elements

Phasing plan, if appropriate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Traffic study, if appropriate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Drainage study with calculations, storm water impact analysis, and mitigation plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Grading plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Earth being removed from site(in cubic yards)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fill only
Erosion and sedimentation plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Mitigation plan for environmental impacts during construction	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Proposed open space areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Proposed recreation facilities on site	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
School bus pickup/drop off plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Proposed covenants, easements, and deed restrictions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Easement plan included, HOA Required
Fiscal impact study (if requested)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Road Acceptance Policy and Procedure: Is there a public road proposed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Will provide road applications
If yes, Have you read and understand the Road acceptance procedure?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

### **Additional Comments:**

---



---

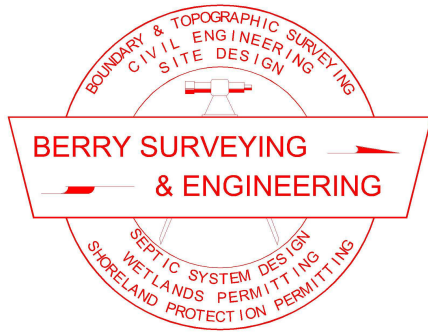


---



---





## **BERRY SURVEYING & ENGINEERING**

335 Second Crown Point Road  
Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

[www.BerrySurveying.Com](http://www.BerrySurveying.Com)

[crberry@metrocast.net](mailto:crberry@metrocast.net)

April 7, 2020

City of Rochester Planning Board  
Attention: Chief Planner, Seth Creighton  
31 Wakefield Street  
Rochester, NH 03867,

Re: Thomas & Dianne Aubert  
56 Lot Subdivision (New Buildable Lots)  
828 Portland Street  
Rochester, NH 03867  
Tax Map 108, Lot 53

Mr. Creighton,

On behalf of our client, Thomas & Diane Aubert, Berry Surveying & Engineering (BS&E) is submitting for Design Review to discuss a proposed 56 lot subdivision using the existing Residential 1 (R1) zoning regulations at 828 Portland Street.

### **Background and General Narrative:**

Thomas & Diane Aubert own the parcel at 828 Portland Street in Rochester, NH (Tax Map 108, Lot 53). Berry Surveying & Engineering has conducted an on-site survey of the parcel which includes a topographic analysis as well as a wetlands analysis. Wetlands were found across the perimeter of the site, along Highland Street, Hickey Street, and Portland Street. The site is currently a vacant lot that has been logged within the last five years. In general, topography across the site is fairly flat (3-8% grades), with the low point being the eastern side of the parcel along Portland Street, towards Broadway Street. The applicant has engaged John P. Hayes CWS and CSS to prepare the delineation, report and site specific soils map. Those reports discuss plant species within buffers, vernal pool analysis, and overland flow patterns. It is noted that the report states there are no overland flow patterns outside of the wetlands boundaries, however, it is likely that during rain events, there is a flow connection between the culvert outlet found on Carole Court and the pond found on the subject parcel. This is noted on the existing conditions plans.

### **The Proposal:**

The proposal is to construct a roadway network consisting of six roads with three means of egress to the surrounding road network providing access to 56 proposed lots: Carole Court (1,725 LF) (extension of existing roadway), Corsican Street (250 LF), Poulin Street (957 LF), Morab Street (754 LF), Hanscom Street (700 LF), and Dianne Lane (250 LF). These proposed roadways will be located within a 50 Ft Right of Way and consist of 12 Ft wide travel lanes with sloped granite curb (24 Ft wide total) and a 5 Ft wide planting strip with 5 Ft wide sidewalk on one side of the roadway. Stop control in the form of signage and stop bars are provided at intersections as well as ADA ramps with truncated domes for pedestrian access around the site. Connections are made to Portland Street through Dianne Lane and Carole Court. After discussion with the Planning Board, and various TRG members, a third connection was added to Highland Street. This access is a Right In Only, do to safety concerns for exiting traffic onto Highland Street. This entrance was requested by the Fire Department to allow an entrance into the project from a second Major route. This entrance also aids in providing an entrance into the project for PM peak traffic hours. The majority of the lots in the subdivision follows a “block lot” design and utilize the minimum 10,000 Sq. Ft. minimum lot size in the R1 zoning district. Conceptual house locations and driveways have been placed on the plans to demonstrate the practicality and functionality of the project. House and attached garage combinations in the form of either 28’ X 64’ or 28’ X 54’ have been placed on each buildable lot, and was modeled after the existing construction on Carole Court.

Carole Court provides frontage to a large portion of the lots and runs along the southern and western side of the subdivision. Starting with an existing roadway that intersects with Portland Street, eventually ending at intersection with Hanscom Street to the north. Corsican Street is a connector street located on the southern portion of the subdivision, intersecting with Carole Court to the south Poulin Street. Poulin Street provides frontage to a large portion of the lots and runs along the northern and eastern side of the subdivision. Starting at the intersection of Corsican Street and Morab Street, ending at an intersection with Carole Court. Morab Street is a connector road that runs in the central portion of the subdivision, intersecting with Poulin Street and Corsican Street to the south and east and Carole Court to the north and west. Hanscom Street is a connector road runs along the northern and western portion of the subdivision, providing access to Highland Street. A turn around and signage is provided along Hanscom Street alerting drivers to the exit only aspect of the last section of the roadway.

As part of the road design, an intensive drainage analysis was conducted. All roads are proposed to have closed drainage systems with drain manholes and catch basins. Treatment of stormwater runoff is provided by a series of stormwater best management practices, including: gravel wetlands, rain gardens, and detention ponds. The design was diligent in not placing stormwater facilities on private lots. Stormwater runoff from Carole Court to station 9+60 and associated lots, Corsican Street, Morab Street to station 55+50 and associated lots, and Poulin Street to station 33+87 and associated lots are collected and routed to an infiltration rain garden. This infiltration rain garden utilizes a high flow by-pass to a detention pond, which is drained into a



**BERRY SURVEYING & ENGINEERING**  
335 Second Crown Pt. Rd., Barrington, NH 03825  
(603) 332-2863 / (603) 335-4623 FAX  
[www.BerrySurveying.Com](http://www.BerrySurveying.Com)

gravel wetland for treatment and release into existing wetlands. The rain garden will be grass lined and is required to achieve the ground water recharge values for the project site. The detention system is designed for the 100 YR storm event which then discharges flow into the Gravel Wetland for full and final treatment, prior to discharge into the existing MS4 system on Portland Street. Stormwater runoff from Carole Court 9+60 – 16+34 and associated lots, Morab Street 55+50 – end and associated lots, and Poulin Street 33+87 – end and associated lots are now routed to a second gravel wetland system. During the planning process it was recommended that potentially a second or third system would alleviate the need for such large pipes within the project. In review of the sites layout, in removing Hickey Street extension, we were able implement the suggestion. Gravel Wetland #204 was added which better balances the flows and volumes on the entire site between the two major discharge points. This area is located on a Common Space Lot with no portion of it being on private land.

Hanscom Street and the associated lot development is largely controlled through the use of gravel wetland #205. This is located on the same Common Space Lot as the larger system on the southern section of the property. The remainder of Hanscom Street, off site flows, and NHDOT flows are handled through gravel wetland #206, which directs flow at the Highland Street discharge point.

This revised project design reduces overall impervious surface through the reduction in roadway infrastructure. The two entrances onto Portland Street will provide for good construction access away from the existing Carole Court residents and provide a good permanent access onto Portland. This access will allow the residents to leave and turn left towards Highland Street through East Rochester, which is contrast with leaving the site at the school intersection. The right in only from Highland provides a good balance to allow safety vehicles and home bound trips to the project site without over burdening Portland Street. This revised design allows for a better balance of storm water and reduces the need for a wetland permit or any incursion into the 50' wetlands buffer. As discussed with the planning department, all major intersections including the Highland Street intersection with Autumn and Main Street as well as Portland Street and Salmon Falls Road were analyzed by TEPP LLC.

All necessary erosion and sediment control measures will be taken to ensure that sediment is contained within the construction areas. A construction entrance will be installed at the entrance of Carole Court, Hanscom Street, and Dianne Lane, to ensure that no sediment is tracked out onto Portland Street, Highland Street or the existing Carole Court. Perimeter control will be installed downhill of all disturbed areas to prevent sediment from going onto abutting lots or outside the construction area.

The project has been reviewed by the Natural Heritage Bureau with not outstanding items to address. The project has also been reviewed by the Division of Historical Recourses who also found not items of concern on the project site. An NHDOT permit, Alteration of Terrain Permit and a Sewer Discharge Permit are pending review.



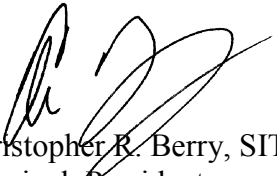
**BERRY SURVEYING & ENGINEERING**

335 Second Crown Pt. Rd., Barrington, NH 03825  
(603) 332-2863 / (603) 335-4623 FAX  
[www.BerrySurveying.Com](http://www.BerrySurveying.Com)



Respectfully submitted,  
BERRY SURVEYING & ENGINEERING

Kevin, R. Poulin, EIT  
Project Engineer

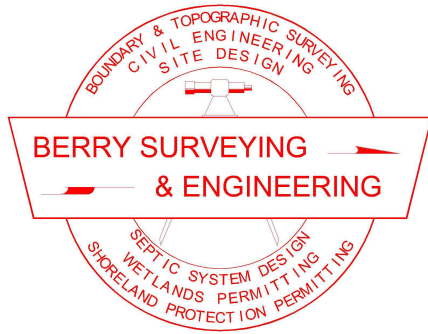


Christopher R. Berry, SIT  
Principal, President



**BERRY SURVEYING & ENGINEERING**

335 Second Crown Pt. Rd., Barrington, NH 03825  
(603) 332-2863 / (603) 335-4623 FAX  
[www.BerrySurveying.Com](http://www.BerrySurveying.Com)



## **BERRY SURVEYING & ENGINEERING**

335 Second Crown Point Road  
Barrington, NH 03825  
Phone: (603) 332-2863  
Fax: (603) 335-4623  
[www.BerrySurveying.Com](http://www.BerrySurveying.Com)

April 7, 2019

City of Rochester Planning Board  
Attention: Chief Planner, Seth Creighton  
33 Wakefield Street  
Rochester, NH 03867

Re: Thomas & Dianne Aubert  
56 Lot Subdivision (New Buildable Lots)  
828 Portland Street  
Rochester, NH 03867  
Tax Map 108, Lot 53

Mr. Chairperson & Members of the Rochester Planning Board:

**In accordance with Section 7.3 of the Rochester Subdivision Regulation, the following waiver is hereby requested:**

**1. Identification of Waiver Request:** Subdivision Regulation Table 5-1 Maximum road grade of 2% within 100 feet of an intersection.

- Proposed roadway known as Hanscom Street, with a grade of 4 % within 10 feet of an intersection, 1.25% for remaining 90 feet.
- Proposed roadway known as Dianne Lane with a grade of 1% intersecting Poulin Street and then providing a vertical curve into a 6% grade 63' from the intersection.

**2. Explanation:**

The applicant is proposing to construct a roadway network consisting of six roads with three means of egress to the surrounding road network providing access to 56 proposed lots. One of the proposed roadways known as Hanscom Street, will come off Highland Street. It is proposed to have a negative grade of 4% for 20 feet of Hanscom Street, per NHDOT requirements. The other roadway known as Dianne Lane will have a 1% grade tie to a 6% grade within 60' of the intersection of Poulin Street through the use of a vertical curve.

**3. Waiver Justification:**

**a. Granting the waiver will properly carry out the purpose and intent of the regulations.**

The purpose and intent of the 2% roadway within 100 feet of the intersection is to allow for vehicles to safely approach and stop at intersections. Due to the proposed grade changes, vehicles will naturally come to a stop through the sag curves. Highland Street is a NHDOT controlled roadway and they require any new driveway cuts off their roads to be at NEGATIVE 4% slope. Furthermore this roadway cut will be entrance only off Highland, negating any

approaching traffic to the intersection. In the case of the Dianne Lane intersection, there is a 1% platform at the intersection of Poulin Street which provides a 60' platform. This is more than adequate given the intensity and style of use.

**b. Strict conformity to the regulations would pose an unnecessary hardship to the applicant.**

Strict conformity to the regulation would pose an unnecessary hardship on the applicant. Requiring the applicant to adhere to the 2% road grade within 100' of an intersection would put them in violation of a NHDOT regulation. The intersection with Dianne is required to allow a large enough culvert within the roadway to carry the 100Yr storm event. Though the City of Rochester Stormwater regulations require a 25Yr storm event, we have designed the project to be compliant with the 100Yr event.

**1. Identification of Waiver Request:** Minimum driveway separation of 75 feet for a local road per Rochester Site Plan Review Regulations Section 14.B.2.b.

- Proposed driveway separations less than 75' on proposed local roads.

**2. Explanation:**

The applicant is proposing to construct a roadway network consisting of six roads with three means of egress to the surrounding road network providing access to 56 proposed lots utilizing the Residential 1 zoning regulations. The proposed lots will be 10,000 Sq.Ft. and have a minimum frontage of 100' along the proposed roads. This will limit the applicant in house orientation and driveway location and some of the driveways will have a minimum separation less than 75'.

**3. Waiver Justification:**

**a. Granting the waiver will properly carry out the purpose and intent of the regulations.**

The purpose and intent of the minimum separation of 75' is to allow for safe vehicular traffic in and out of driveways. In this case given the style and nature of a residential neighborhood with 100' frontages, the safety related to the driveway separation is met. These are low volume low speed roads.

**b. Strict conformity to the regulations would pose an unnecessary hardship to the applicant.**

Strict conformity to the regulation would require the applicant to put driveways in the middle of proposed lots which is not congruent with the form of lot development found within the entire city.

**1. Identification of Waiver Request:** Maximum side slopes of 3:1 to for street construction embankments per Rochester Subdivision Regulations Section 6.2.1.4 Street construction.

- Proposed construction of a sediment forebay with 2:1 interior side slopes.



Thomas & Dianne Aubert, Waiver Request  
828 Portland Street

April 7, 2020

**2. Explanation:**

As part of the lot development, the applicant will be constructing a series of storm water management ponds to treat the generated runoff. As part of their design, these ponds will have sediment forebays, to prevent any sediment from getting to the treatment areas. These forebays are generally 2' deep and have rip-rap in sump for an added level of protection.

**3. Waiver Justification:**

**a. Granting the waiver will properly carry out the purpose and intent of the regulations.**


The purpose and intent of the minimum side slopes of 3:1 is to prevent embankment erosion along roadways. In this case the proposed 2:1 side slopes will be in an area with a minor cut of 2 feet. In addition, the bottom of the forebay will be lined with rip-rap which will increase the stabilization of the side slopes.

**b. Strict conformity to the regulations would pose an unnecessary hardship to the applicant.**

Strict conformity to the regulation would require the applicant to flatten out the forebay and loose pre treatment area.

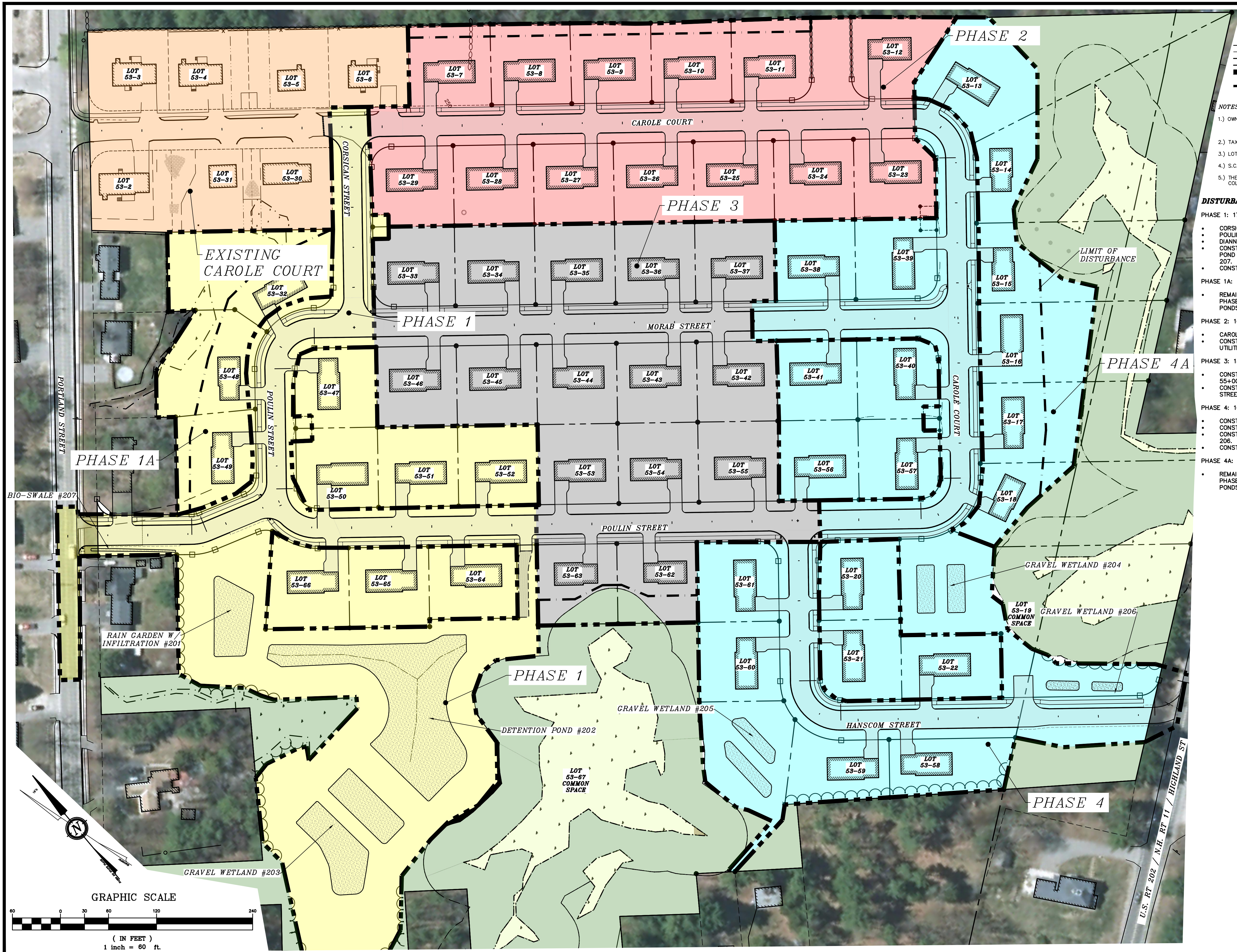
BERRY SURVEYING & ENGINEERING

James F. Hayden  
Engineering Technician



Christopher R. Berry  
Principal, President





- LEGEND:**
- PROPOSED EASEMENT LINE
  - - - EXISTING EASEMENT LINE
  - BOUNDARY LINE
  - WETLAND LINE
  - PHASE LINE
  - LIMIT OF DISTURBANCE

- NOTES:**
- 1.) OWNER & APPLICANT: THOMAS R. & DIANNE C. AUBERT  
5 GARY DRIVE  
ROCHESTER, NH 03867
  - 2.) TAX MAP 108, LOT 53
  - 3.) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.
  - 4.) S.C.R.D.: BOOK 4615, PAGE 22
  - 5.) THE INTENT OF THIS PLAN IS TO PROPOSED PHASES IN COLOR FOR THE SITE DEVELOPMENT.

- DISTURBANCE PER PHASES:**
- PHASE 1: 178,822 Sq. Ft., 4.11 Ac. TOTAL DISTURBANCE
- CORSICAN DRIVE.
  - POULIN STREET STA.: 0+00 TO 36+25
  - DIANNE LANE
  - CONSTRUCTION OF RAIN GARDEN 201, DETENTION POND 202, GRAVEL WETLAND 203 & BIO-SWALE 207.
  - CONSTRUCTION OF 2 RESIDENTIAL LOTS
- PHASE 1A: 93,480 Sq. Ft., 2.15 Ac. TOTAL DISTURBANCE
- REMAINING RESIDENTIAL CONSTRUCTION WITHIN PHASE 1 TO BE COMPLETED WHEN ROAD AND PONDS ARE STABILIZED.
- PHASE 2: 162,234 Sq. Ft., 3.72 Ac. TOTAL DISTURBANCE
- CAROLE COURT 3+75 TO 10+65.
  - CONSTRUCTION OF ALL RELATING HOMES AND UTILITIES FOR THE ROAD SEGMENT.
- PHASE 3: 184,337 Sq. Ft., 4.23 Ac. TOTAL DISTURBANCE
- CONSTRUCTION OF MORAB STREET STA.: 50+00 TO 55+00
  - CONSTRUCTION OF THE REMAINDER OF POULIN STREET.
- PHASE 4: 164,861 Sq. Ft., 3.78 Ac. TOTAL DISTURBANCE
- CONSTRUCTION OF HANSCOM STREET
  - CONSTRUCTION OF THE REMAINDER OF CAROLE COURT
  - CONSTRUCTION OF GRAVEL WETLAND 204, 205 AND 206.
  - CONSTRUCTION OF 6 RESIDENTIAL LOTS
- PHASE 4A: 191,939 Sq. Ft., 4.41 Ac. TOTAL DISTURBANCE
- REMAINING RESIDENTIAL CONSTRUCTION WITHIN PHASE 2 TO BE COMPLETED WHEN ROAD AND PONDS ARE STABILIZED.

- PHASE LEGEND:**
- PHASE ONE
  - PHASE TWO
  - PHASE THREE
  - PHASE FOUR
  - REST OF LAND
  - WETLANDS
  - EXISTING CAROLE COURT

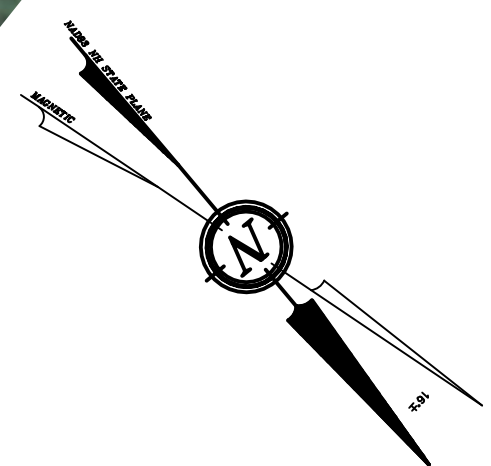
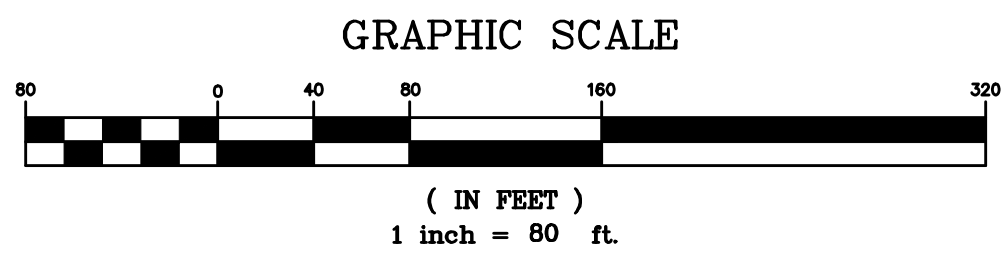
REVISION	DATE	DESCRIPTION

CONSTRUCTION PHASING PLAN (COLOR)  
LAND OF  
THOMAS R. & DIANNE C. AUBERT  
828 PORTLAND STREET  
ROCHESTER, NH  
TAX MAP 108, LOT 53

BERRY SURVEYING & ENGINEERING  
335 SECOND CROWN POINT ROAD  
BARRINGTON, NH 03825 (603)332-2863  
SCALE : 1 IN. EQUALS 60 FT.  
DATE : APRIL 7, 2020  
FILE NO. : DB 2019 - 144

KENNETH A. BERRY  
No. 14243  
LICENSED PROFESSIONAL ENGINEER -





- NOTES:
- OWNER: THOMAS R. & DIANNE C. AUBERT  
5 GARY DRIVE  
ROCHESTER, NH 03867
  - TAX MAP 108, LOT 53
  - S.C.R.D. BOOK 4615, PAGE 22  
(QUIET TITLE) S.C.R.D. BOOK 4731, PAGE 1010
  - LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.
  - ZONING: R1 (RESIDENTIAL 1)  
SETBACKS:  
FRONT - 10'  
SIDE - 10'  
REAR - 20'  
WETLAND: 50' (WETLANDS GREATER THE 0.5 Ac.)  
MIN. LOT SIZE: 10,000 Sq. Ft.  
MIN. FRONTAGE: 100'  
MAX. LOT COVERAGE: 35%  
MAX. BUILDING HEIGHT: 35'
  - THE INTENT OF THIS PLAN IS TO SHOW THE COLOR RENDERING OF THE PROPOSED SITE DEVELOPMENT.

BERRY SURVEYING & ENGINEERING

335 SECOND CROWN POINT ROAD

BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 80 FT.

DATE : APRIL 7, 2020

FILE NO. : DB 2019 - 144

STATE OF NEW HAMPSHIRE

KENNETH A. BERRY

No. 14243

PROFESSIONAL ENGINEER

COLOR RENDERING  
LAND OF  
THOMAS R. & DIANNE C. AUBERT  
828 PORTLAND STREET  
ROCHESTER, NH  
TAX MAP 108, LOT 53

REVISION	DATE	DESCRIPTION