

MINOR SUBDIVISION APPLICATION (involving NO NEW ROADS)
City of Rochester, New Hampshire

Date: 01-24-22 [office use only. fee paid _____ amount \$ _____ date paid _____]

Property information

Tax map #: 120 ; Lot #'s): 219 ; Zoning district: R-2

Property address/location: 14 Spruce Street

Name of project (if applicable): Subdivision of Land for Rose Realty LLC

Size of site: 1.47 Acre; overlay zoning district(s)? N/A

Property owner

Name (including name of individual): Anthony Diberto dba Rose Realty LLC

Mailing address: 101 Mill Road, Durham, NH 03824

Telephone #: 603-781-1776 Email: anthonydiberto@gmail.com

Applicant/developer (if different from property owner)

Name (including name of individual): same

Mailing address: _____

Telephone #: _____ Fax#: _____

Engineer/designer

Name (including name of individual): Norway Plains Associates, Inc., Joel D. Runnals, LLS

Mailing address: P.O. Box 249, Rochester, NH 03866-0249

Telephone #: 603-335-3948 Fax#: N/A

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

Proposed project

Number of proposed lots: 2 ; Are there any pertinent covenants? NO

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? _____

Wetlands: Is any fill proposed? no ; 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 narrative.

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 Site Plan application to the City of Rochester Planning Board pursuant to the City of Rochester Site Plan 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: 01-24-22

Signature of agent:

Date: 01-24-22

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: 03-09-2020

NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

P.O. Box 2492
Continental Blvd. (03867)
Rochester, NH 03866-0249
Phone: (603) 335-3948 / (800) 479-3948
Fax: (603) 332-0098



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

January 24, 2022

Ms. Shanna Saunders, Planning Director
City of Rochester Planning & Development
City Hall Annex
33 Wakefield Street
Rochester, New Hampshire 03867

**RE: NARRATIVE – Subdivision of Land, 14 Spruce Street, Rochester, NH
Tax Map 120, Lot 219 owned by Rose Realty LLC**

Dear Ms. Saunders,

This application is for a proposed two lot subdivision of Tax Map 1202, Lot 219 located at 14 Spruce Street, Rochester, NH.

On April 21, 2008 the Rochester Planning Board approved the same proposed two lot subdivision, however the Precedent Conditions per the Notice of Decision were never met and the approval lapsed.

Prior to the 2008 Subdivision Application the Zoning Board of Adjustment granted Case 2007-53 to allow a reduced wetland buffer in the R-2 Zone for Tax Map 120, Lot 219.

Proposed Lot 219-1 has 110' of frontage and a lot area of 12,100 square feet / 0.28 acre. Lot 219 had a lot area of 1.47 acres and will be reduced to 51,780 square feet / 1.19 acres with the remaining frontages of 60' and 20.02'.

This area of the City is serviced by municipal sewer and water.

Wetlands delineation is being performed by Marc E. Jacobs, CWS 90.

No waivers of the subdivision requirements are being requested.

Thank you for your consideration in this matter.

Sincerely,

Joel D. Runnals, LLS
jrunnals@norwayplains.com
NORWAY PLAINS ASSOCIATES, INC.

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January 24, 2022

Ms. Shanna Saunders, Planning Director
City of Rochester Planning & Development
City Hall Annex
33 Wakefield Street
Rochester, New Hampshire 03867

**RE: Letter of Authorization – Subdivision of Land, 14 Spruce Street, Rochester, NH
Tax Map 120, Lot 219 owned by Rose Realty LLC**

RE:

Dear Ms. Saunders,

I, Anthony Diberto, dba Rose Realty LLC, owner of Tax Map 120, Lot 219, hereby authorize Norway Plains Associates, Inc. and its professionals as decision-making representatives and designate them as signatories regarding the above referenced subdivision application. I additionally authorize Norway Plains Associates, Inc. to represent me before the Boards &/or Committees affiliated with the City of Rochester in this approval process.

By: _____

Date: 01-24-22

LAND SURVEYORS

CIVIL ENGINEERS

TAX MAP 119, LOT 200
LP GAS EQUIPMENT INC.
PO BOX 1800
ROCHESTER, NH
BOOK 4773, PAGE 804



MARC E. JACOBS, C.E.S. 90 DATE

I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY
DIRECTION, IS THE RESULT OF A SURVEY MADE ON THE
GROUND AS PER RECORDED DESCRIPTIONS AND IS CORRECT TO
THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLAN
CLOSURE EXCEEDS 1:10,000.

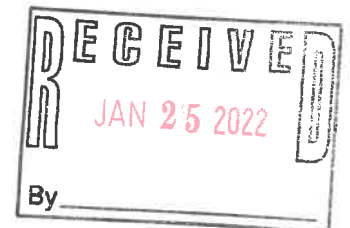


JOEL D. BUNALS, C.E.S. 865 DATE

GENERAL PLAN NOTES:

- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 120, LOT 185 AND CREATE ONE NEW LOT 185-1. DIMENSIONAL STANDARDS.
- ZONE (R2) RESIDENTIAL-2 DISTRICT (WITH MUNICIPAL WATER & SEWER).
- SINGLE FAMILY:
LOT SIZE= 10,000 SF, FRONTAGE= 60', FY= 10', SY= 8', RY= 20'
- TWO FAMILY:
LOT SIZE= 10,000 SF, FRONTAGE= 80', FY= 10', SY= 8', RY= 20'
- THREE & FOUR FAMILY:
LOT SIZE= 12K & 15K SF, FRONTAGE= 80', FY= 15', SY= 10', RY= 25'
- MULTIFAMILY:
LOT SIZE= 30,000 SF, FRONTAGE= 100', FY= 15', SY= 10', RY= 25'
- ALL OTHER USES:
LOT SIZE= 9,000 SF, FRONTAGE= 80', FY= 10', SY= 8', RY= 20'
- TAX MAP 120, LOT 219:
OLD AREA= 63,880 sf / 1.47 acre
PROPOSED AREA= 51,780 sf / 1.19 acre
- TAX MAP 222, LOT 219-1:
ORIENTATION: HORIZONTAL DATUM - ROCHESTER GIS / VERTICAL DATUM - NAVD83.
- LOTS ARE NOT LOCATED WITHIN (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 3301700212D EFFECTIVE ON 05-17-2005.
- THE LOTS ARE SERVICED BY MUNICIPAL WATER AND SEWER SYSTEMS.
- SOILS PER NRCS, (N DA) WINDSOR LOAMY SAND 0-3 % SLOPES.
- WETLANDS WERE DELINEATED BY MARC E. JACOBS, C.E.S. 90.
- ALL PROPOSED UTILITIES MUST BE INSTALLED UNDERGROUND.
- DEVELOPMENT ON THE PROPOSED LOTS SHALL BE IN ACCORDANCE WITH THE CITY OF ROCHESTER CHAPTER 218, STORMWATER MANAGEMENT AND EROSION CONTROL. AS PART OF THE BUILDING PERMIT PROCESS, THE LOT OWNER SHALL FILE A CITY OF ROCHESTER STORMWATER MANAGEMENT AND EROSION CONTROL PERMIT APPLICATION WITH THE ROCHESTER DEPARTMENT OF PUBLIC WORKS.
- RESIDENTIAL DWELLINGS SHALL MEET THE CITY OF ROCHESTER FIRE DEPARTMENT REQUIREMENTS FOR FIRE PROTECTION, SUCH AS RESIDENTIAL FIRE SPRINKLERS AND INSTALLED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- A VARIANCE WAS GRANTED BY THE ROCHESTER ZBA, CASE 2007-53 TO ALLOW A REDUCED WETLAND BUFFER IN THE R-2 ZONE.
- FIELD SURVEY LOCATION WAS PERFORMED IN JANUARY 2022 WITH SNOW COVER CONDITIONS.
- FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, ANNEX BUILDING, 33 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 335-1336.

REFERENCE PLAN:
PLAN OF LAND, for EDWARD C. DUPONT, JR., ROCHESTER, N.H.
DATED MAY 1989 BY NORWAY PLAINS SURVEY ASSOCIATES, INC.
PLAN C-1236-1 NOT RECORDED



TAX MAP 120, LOT 219
OWNER OF RECORD:
ROSE REALTY
101 MILL ROAD
DURHAM, NH 03824
S.C.R.D. BOOK 3417, PAGE 705

SUBDIVISION PLAN
14 SPRUCE STREET
ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE

PREPARED FOR:
ROSE REALTY LLC
SCALE: 1" = 20' JANUARY 2022
GRAPHIC SCALE



REVISIONS:

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
VIOLATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SUBDIVISION APPROVAL.

FINAL APPROVAL BY THE
ROCHESTER PLANNING BOARD ON _____

SIGNED BY _____ / _____ DATE _____
NAME POSITION

PRELIMINARY PRINT for APPLICATION SUBMITTAL 01-21-22

NORWAY PLAINS ASSOCIATES, INC.

2 Continental Blvd., Rochester, N.H. 603-335-3948

FILE NO. 344
PLAN NO. C-2479-S1
DWG NO. 22005-LDD\S-1

31 Mooney Street, Alton, N.H. 603-875-3948

LAND SURVEYORS



CIVIL ENGINEERS



MARC E. JACOBS, C.E.S. 90

2022

DATE



JOEL D. BUNALS, C.E.S. 865

2022

DATE

TAX MAP 119, LOT 200
LP GAS EQUIPMENT INC.
PO BOX 1800
ROCHESTER, NH
BOOK 4775, PAGE 804

TAX MAP 119, LOT 2
NH NORTHCOAST CORPORATION
PO BOX 429
OSSIPPE, NH
BOOK 1706, PAGE 532

TAX MAP 120, LOT 216
GARY & TARALIE CASTINE
4 SPRUCE STREET
ROCHESTER, NH
BOOK 4357, PAGE 957

TAX MAP 120, LOT 217
THOMAS CAULEY
2 STRAWBERRY HILL DRIVE
ROCHESTER, NH
BOOK 3956, PAGE 62

TAX MAP 120, LOT 218
ROBERT GORHAM & AMBER LIBBY
PO BOX 1206
ROCHESTER, NH
BOOK 4103, PAGE 598

TAX MAP 120, LOT 229
JUSTIN ANDERSON
16A LOGAN STREET
ROCHESTER, NH
BOOK 4069, PAGE 396

TAX MAP 120, LOT 230
SCOTT & DONNA MCLOUGHLIN
20 LOGAN STREET
ROCHESTER, NH
BOOK 3989, PAGE 688

TAX MAP 120, LOT 230
MATTHEW RICHARDSON
16 SPRUCE STREET
ROCHESTER, NH
BOOK 3826, PAGE 248

TAX MAP 120, LOT 251
ROSE REALTY LLC
334 ROUTE 108
MADBURY, NH
BOOK 2417, PAGE 705

TAX MAP 120, LOT 219
OLD AREA:
63,880 sf / 1.47 acre
PROPOSED AREA:
51,780 sf / 1.19 acre

TAX MAP 120
LOT 219-1
PROPOSED AREA:
12,100 sf / 0.28 acre

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S.C.R.D. BOOK 3417, PAGE 705

TOPOGRAPHIC
SUBDIVISION PLAN
14 SPRUCE STREET
ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE

PREPARED FOR:
ROSE REALTY LLC

SCALE: 1" = 20' JANUARY 2022
GRAPHIC SCALE



REVISIONS:

FILE NO. 344
PLAN NO. C-2479-S1
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