



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

Date: 10-09-17 [office use only: fee paid _____ amount \$ _____ date paid _____]

Property information

Tax map #: 219 ; Lot #'s: 1 ; Zoning district: Agricultural (A)

Property address/location: 154 Meaderboro Road

Name of project (if applicable): Subdivision for John & Sandra Scruton

Size of site: 31.13 acres; overlay zoning district(s)? _____

Property owner

Name (including name of individual): John F. & Sandra G. Scruton Revocable Trust

Mailing address: 10 Meaderboro Road, Rochester, NH 03867

Telephone #: 603-664-7395 E#: townhall@metrocast.net

Applicant/developer (if different from property owner)

Name (including name of individual): _____

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#: 603-332-0098

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 ___ no; X How far is City water from the site? 4,000'+/-

City sewer? yes ___ no; X How far is City sewer from the site? 4,000'+/-

(continued Minor Subdivision application Tax Map: 219 Lot: 1)
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 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: 10-10-17

Signature of applicant/developer: _____
Date: _____

Signature of agent: Joel A. Rommels
Date: 10-10-17

Authorization to enter subject property

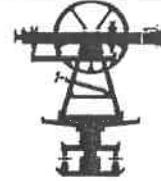
I hereby authorize members of the Rochester Planning Board, Zoning Board of Adjustment, Conservation Commission, Planning Department, and other pertinent City departments, boards and agencies to enter my property for the purpose of evaluating this application including performing any appropriate inspections 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: John F. Scutten
Date: 10-10-17

NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

P.O. Box 249
268
Continental Blvd. (0367)
Rochester, NH 03866-0249
Phone: (603) 335-3948 / (800) 479-3948
Fax: (603) 332-0098
rtetreault@norwayplains.com
Randolph R. Tetreault, President



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

October 10, 2017

Mr. Seth Creighton, Chief Planner
City of Rochester Dept. of Planning & Development
31 Wakefield Street
Rochester, NH 03867

**RE: NARRATIVE - Proposed Two Lot Subdivision of Tax Map 219, Lot 1
John F. and Sandra G. Scruton - 154 Meaderboro Road, Rochester, New Hampshire**

Dear Mr. Creighton,

The Scruton's wish to subdivide their property located at 2 and 10 Meaderboro Road, Tax Map 219, Lot 1 into two lots.

Their property is in two towns, Rochester and Farmington. The Rochester portion is 31.13 acres and 13.94 acres is in Farmington (Tax Map R7, Lot 1). This application is to create Lot 1-1 which will be in both Rochester and Farmington. Lot 1-1 will have a total area of 66,711 square feet / 1.43 acres (64,070 sf in Rochester and 2,641 sf in Farmington).

A variance was granted by the Farmington Zoning Board of Adjustment from table 2.01 (b) for the minimum side setback from 15 feet to the Rochester side setback of 10 feet, this side setback is in Rochester.

The Rochester section currently has one dwelling with accessory buildings and driveways. It's septic system is located on the Farmington portion. Included in this subdivision will be a proposed septic easement for the proposed Lot 1-1 to continue using the septic system. The remaining Rochester land will remain combined with the Farmington land which is also serviced by individual wells and State of NH DES approved septic systems.

Thank you for your consideration in this matter.

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

Joel D. Runnals, NH Licensed Land Surveyor

NORWAY PLAINS ASSOCIATES, INC.

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

October 09, 2017

City of Rochester Planning Board
31 Wakefield Street
Rochester, NH 03867-1917

**RE: Waiver Request – John and Sandra Scruton Subdivision
Tax Map 219, Lot 1, 2 Meaderboro Road, Rochester, NH**

Dear Mr. Chairman & Planning Board Members,

We are requesting a Waiver to the Subdivision Regulations, Section 4.3: Topography Plan.

Both Lots 1 and 1-1 are fully developed lots with existing dwellings, accessory buildings, driveways, wells and State of NH DES approved septic systems. No new development is being proposed.

Thank you for your consideration in this matter.

Sincerely,

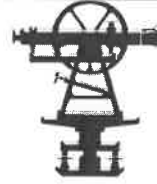
NORWAY PLAINS ASSOCIATES, INC.

Joel D. Runnals, NH Licensed Land Surveyor
jrunnals@norwayplains.com

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October 10, 2017

Mr. Seth Creighton, Chief Planner
City of Rochester Planning & Development
31 Wakefield Street
Rochester, New Hampshire 03867

RE: Letter of Authorization for John & Sandra Scruton Subdivision of Tax Map 219, Lot 1

Dear Mr. Creighton,

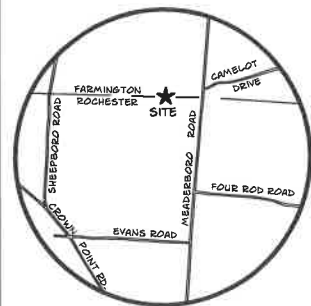
We, **John and Sandra Scruton**, owners of Tax Map 219, Lot 1, hereby authorize Norway Plains Associates, Inc. and its professionals as decision-making representatives and designate them as signatories regarding the above referenced subdivision application. We additionally authorize Norway Plains Associates, Inc. to represent us before the Boards &/or Committees affiliated with the City of Rochester in this approval process.

By:  Date: 10-10-17
John F. Scruton, Owner/Applicant

By: _____ Date: 10-10-17
Sandra G. Scruton, Owner/Applicant

JOEL D. RUNNALS, L.L.S. 865 DATE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 51°33'57" E	54.19'
L2	S 32°11'08" W	37.98'
L3	S 38°44'05" W	50.05'
L4	S 38°38'02" W	39.26'
L5	S 36°36'18" W	21.03'
L6	S 38°11'23" W	16.68'
L7	S 35°50'28" W	99.80'
L8	S 38°22'09" W	46.64'
L9	S 50°02'23" E	60.04'
L10	S 43°27'29" E	82.96'
L11	S 43°27'29" E	18.96'



FILE NO. 184
PLAN NO. C-2873-S1
DWG NO. 17152\S-1
F.B. NO. "TJR"

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

NORWAY PLAINS ASSOCIATES, INC.

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

SHEET 1 OF 2

SUBDIVISION PLAN
MEADERBORO ROAD
FARMINGTON & ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE

PREPARED FOR:
THE JOHN F. SCRUTON and
SANDRA G. SCRUTON
REVOCABLE TRUST

SCALE: 1"= 80' OCTOBER 2017
GRAPHIC SCALE

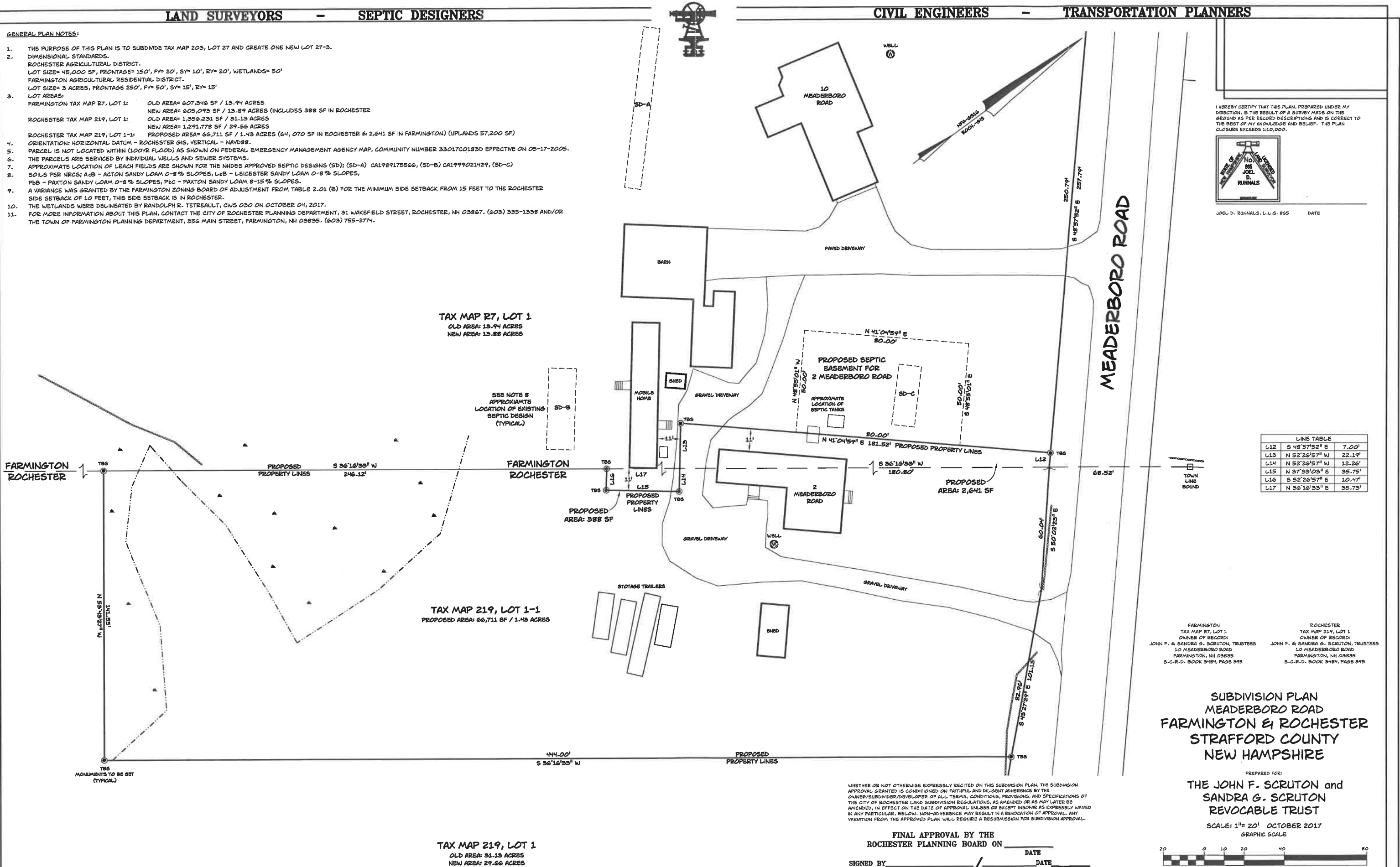
WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS, AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBDIVISION REGULATIONS, AS AMENDED OR AS MAY LATER BE AMENDED, IN EFFECT ON THE DATE OF APPROVAL UNLESS OR EXCEPT IN SO FAR 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.

FINAL APPROVAL BY THE
ROCHESTER PLANNING BOARD ON _____ DATE _____
SIGNED BY _____ / _____ DATE _____
NAME POSITION

1 INCH = 80 FEET

GENERAL PLAN NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 203, LOT 27 AND CREATE ONE NEW LOT 27-3.
2. DIMENSIONAL STANDARDS.
ROCHESTER AGRICULTURAL DISTRICT.
LOT SIZE= 45,000 SF, FRONTAGE= 150', FY= 20', SY= 10', RY= 20', WETLANDS= 50'
FARMINGTON AGRICULTURAL RESIDENTIAL DISTRICT.
LOT SIZE= 3 ACRES, FRONTAGE 250', FY= 50', SY= 15', RY= 15'
3. LOT AREAS:
FARMINGTON TAX MAP R7, LOT 1: OLD AREA= 607,346 SF / 13.94 ACRES
NEW AREA= 605,093 SF / 13.89 ACRES (INCLUDES 388 SF IN ROCHESTER)
ROCHESTER TAX MAP 219, LOT 1: OLD AREA= 1,356,231 SF / 31.13 ACRES
NEW AREA= 1,291,778 SF / 29.66 ACRES
ROCHESTER TAX MAP 219, LOT 1-1: PROPOSED AREA= 66,711 SF / 1.43 ACRES (64,070 SF IN ROCHESTER & 2,641 SF IN FARMINGTON) (UPLANDS 57,200 SF)
4. ORIENTATION: HORIZONTAL DATUM - ROCHESTER GIS, VERTICAL - NAVD88.
5. PARCEL IS NOT LOCATED WITHIN (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 33017C0183D EFFECTIVE ON 05-17-2005.
6. THE PARCELS ARE SERVICED BY INDIVIDUAL WELLS AND SEWER SYSTEMS.
7. APPROXIMATE LOCATION OF LEACH FIELDS ARE SHOWN FOR THE NHDES APPROVED SEPTIC DESIGNS (SD); (SD-A) CA1989175566, (SD-B) CA1999021429, (SD-C)
8. SOILS PER NRCS: A-C - ACTON SANDY LOAM 0-8% SLOPES, L-eB - LEICESTER SANDY LOAM 0-8% SLOPES, P-bB - PAXTON SANDY LOAM 0-8% SLOPES, P-bC - PAXTON SANDY LOAM 8-15% SLOPES.
9. A VARIANCE WAS GRANTED BY THE FARMINGTON ZONING BOARD OF ADJUSTMENT FROM TABLE 2.01 (B) FOR THE MINIMUM SIDE SETBACK FROM 15 FEET TO THE ROCHESTER SIDE SETBACK OF 10 FEET, THIS SIDE SETBACK IS IN ROCHESTER.
10. THE WETLANDS WERE DELINEATED BY RANDOLPH R. TETREBAULT, CWS 030 ON OCTOBER 04, 2017.
11. FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 335-1338 AND/OR THE TOWN OF FARMINGTON PLANNING DEPARTMENT, 356 MAIN STREET, FARMINGTON, NH 03835. (603) 755-2774.



I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY DIRECTION, IS THE RESULT 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 110,000.



JOEL D. RUNNALS, L.L.S. 965 DATE

LINE TABLE		
L12	S 48°57'52" E	7.00'
L13	N 52°26'57" W	22.19'
L14	N 52°26'57" W	12.26'
L15	N 37°33'03" E	35.75'
L16	S 52°26'57" E	10.47'
L17	N 36°16'33" E	35.73'

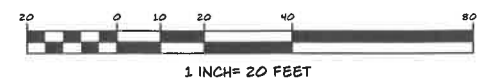
FARMINGTON
TAX MAP R7, LOT 1
OWNER OF RECORD:
JOHN F. & SANDRA G. SCRUTON, TRUSTEES
10 MEADERBORO ROAD
FARMINGTON, NH 03835
S.C.R.D. BOOK 3484, PAGE 395

ROCHESTER
TAX MAP 219, LOT 1
OWNER OF RECORD:
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