



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

Date: 06-11-17 [office use only. fee paid _____ amount \$ _____ date paid _____]

Property information

Tax map #: 217 ; Lot #(s): 3 ; Zoning district: Agricultural (A)

Property address/location: 140 Ten Rod Road

Name of project (if applicable): Subdivision for Robert & Judith Gustafson

Size of site: 17.25 acres; overlay zoning district(s)? _____

Property owner

Name (including name of individual): Robert L. & Judith H. Gustafson

Mailing address: 140 Ten Rod Road, Rochester, NH 03867-4230

Telephone #: 603-332-2079 Fax#: gbobgus@aol.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#: 603-332-0098

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

Proposed project

Number of proposed lots: 3 ; Are there any pertinent covenants? NO

City water? yes ___ no; X How far is City water from the site? 4000'+/-

City sewer? yes ___ no; X How far is City sewer from the site? 4000'+/-

(continued Nonresidential Site Plan application Tax Map: 217 Lot: 3)
Wetlands: Is any fill proposed? no ;area to be filled: na ; buffer impact? na

Comments

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

This is a proposed pork chop subdivision that is allowed under the Zoning Ordinance for
Conditional Uses in Chapter 42.21.

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: 06-13-17

Signature of applicant/developer: _____
Date: _____

Signature of agent: Joel D. Runnals
Date: 06-13-17

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.

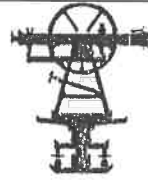
Signature of property owner: _____
Date: 06-13-17

NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

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268

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31 Mooney Street
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rtetreault@norwayplains.com

June 13, 2017

Seth Creighton, Chief Planner
Department of Planning & Development
31 Wakefield Street
Rochester, NH 03867-1917

NARRATIVE:

**Re: Proposed Three-Lot Subdivision – Owners: Robert L. & Judith H. Gustafson
Tax Map 217, Lot 3 –240 Ten Rod Road, Rochester, NH**

Dear Mr. Creighton,

The Gustafson's wish to subdivide their property, located at 240 Ten Rod Road/Tax Map 217, Lot 3, into three lots. Mr. & Mrs. Gustafson built their home on this property in 1984. The panoramic views from this house and their property are spectacular. One can see the surrounding hayfield, the neighborhood, as well as the majority of Rochester and parts of Maine. They would like to be able to share this with their daughter and her family, as well as with another close family friend.

Several months ago, I approached the Planning Staff about the Gustafson's desire to share their property and preserve the existing fields that are part of two properties they own, Map 217, Lots 1 & 3. I conveyed that they wish to preserve the hayfields and the majority of acreage that is Lot 1. At that time, Lot 1 had 127 acres with a triplex and barn located on it. The majority of Lot 1 is in current use. Staff and I discussed several options to subdivide their land and create two additional lots by virtue of a conventional subdivision using the Agricultural District Regulations requiring 150' of frontage along Ten Rod Road. To create the building sites that would be located at the top of the fields would require separating the developed areas of Lot 1 with the remaining acreage. This would also divide the hayfields into several lots. The Gustafson's hope is to keep the hayfields intact and to preserve them for the future. They have many fond memories of people enjoying the fields for sledding, haying, etc. The Planning Staff suggested an alternative to a conventional subdivision. Because of the uniqueness of these particular parcels and the desire to preserve the beauty of them, the alternative would be to create a "Porkchop Subdivision" in accordance with the City's Zoning Regulations for Conditional Uses.

The requirements for the Conditional Uses/Porkchop Subdivision are that there shall be a maximum of three lots created from any one lot with the minimum frontage of 50'. The two additional building areas would be located on Lot 1 and the frontage would need to be transferred from Lot 3. Staff directed us to perform a Lot Line revision between Lots 1 & 3 so that Lot 3 would have the additional lot sizing for the building areas and for the frontage on Ten Rod Road. Staff felt that doing a Lot Line Revision and the Porkchop Subdivision at the same time would exceed the three-lots allowed by the Ordinance.

At the June 5, 2017 public hearing, the Planning Board approved the Lot Line Revision. With that approval, we are now proposing a three-lot subdivision of Lot 3. This lot is already developed with buildings, driveway, landscaping, septic/leach field and well with proposed acreage of 6.82 acres. The access will continue along the existing driveway which will be shared with the two additional lots. The lot size exceeds 5 acres and therefore does not require NHDES subdivision approval.

Proposed Lot 3-1 will be 4.35 acres with shared access by the existing driveway; then at the top of the hill, there will be a proposed driveway to be shared with the other proposed Lot 3-2. The driveway will be located along the proposed lot lines for 3-1 and 3-2. Because the lot areas will be less than 5 acres with a well and septic system, application for State of NHDES approval is necessary.

Lot 3-2 will be slightly larger than Lot 3-1, with a proposed area of 6.08 acres. As with Lot 3-1, it will share the existing driveway located on Lot 3 and a shared driveway with Lot 3-1 will be constructed. Lot 3-2 will be serviced with a well and septic system but will not require NHDES approval, as it exceeds the 5-acre requirement.

All three lots have been reviewed and site inspected for any wetland areas. Marc Jacobs, CWS, did not observe any wetlands on the proposed lots. A topographic survey and test pits have been performed in the areas of the potential building sites.

I'm certain that any additional questions will be addressed at the public hearing. Thank you for your consideration in this application.

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

By: Joel D. Runnals
Joel D. Runnals, NH Licensed Land Surveyor

cc: Robert L. & Judith H. Gustafson
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Conditional Use Permit Application
City of Rochester, New Hampshire

Date: 06-13-17

Property information

Tax map #: 217; Lot #(s): 3; Zoning District Agricultural (A)

Property address/location: 140 Ten Rod Road

Name of project (if applicable): Subdivision for Robert L. & Judith H. Gustafson

Property owner

Name (include name of individual): Robert L. & Judith H. Gustafson

Mailing address: 140 Ten Rod Road, Rochester, NH 03867-4230

Telephone #: 603-332-2079 Email gbobqus@aol.com

Applicant/developer (if different from property owner)

Name (include name of individual): same

Mailing address: _____

Telephone #: _____ Fax #: _____

Engineer/designer

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

Mailing address: PO Box 249, Rochester, NH 03866-0249

Telephone #: 603-335-3948 FAX: 603-332-0098

Email: jrunnals@norwyplains.com Professional license #: LLS 865

Proposed Project

Please describe the proposed project: This is a Proposed Pork Chop Subdivision that is allowed under the Zoning Ordinance for Conditional Uses in Chapter 42.21.

Please describe the existing conditions:

Please see the Narrative and the Conditional Use Permit Application Attachment.

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 Conditional Use application to the City of Rochester Planning Board pursuant to the City of Rochester Zoning Ordinance 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: 06-13-17

Signature of applicant/developer: _____

Date: _____

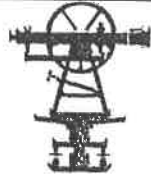
Signature of agent: Joel A. Runnole

Date: 06-13-17

NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

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rtetreault@norwayplains.com

June 25, 2017

Seth Creighton, Chief Planner
Department of Planning and Development
Second Floor, City Hall
31 Wakefield Street
Rochester, NH 03867-1917

Conditional Use Permit Application Attachment
Proposed Three Lot Subdivision
For: Robert L. & Judith H. Gustafson
Tax Map 217, Lot 3
240 Ten Rod Road, Rochester, NH

42.21 Conditional Uses

a. General Provisions.

4. Criteria and Conditions.

The Base Criteria:

c. Base Criteria.

1. Allowed Use.

Per 42.18.b. Use Tables. TABLE 18-A RESIDENTIAL USES.

2. Intent of Chapter.

As discussed in the narrative the Planning Staff and Owner/Applicant feel that this particular parcel possess some very special characteristics that should be preserved. The owner/applicant wishes to maintain the use and characteristics of the hay fields that are located on their properties.

3. Intent of Master Plan.

We feel that this proposal is consistent with the master plan since it will meet all zoning and subdivision requirements.

4. Compatibility.

This proposal will be meet and or exceed all current Agricultural Residential requirements except the minimum frontages.

5. Streetscape.

None of the existing site features will be affected along Ten Rod Road. The proposed development will occur approximately 1,200 feet from Ten Rod Road.

6. Resources.

This proposal attempts to preserve the natural, scenic, historic and cultural resources which are the hay fields.

7. Public Facilities.

The applicant's proposal is for single family homes with individual wells and septic systems. Any additional drainage will occur approximately 1,200 feet from the City's maintained road. All city building codes will be met during the building permitting process.

d. Conditions for Particular Uses.

10. Porkchop Subdivision.

A. Quality of Project.

Using the Agricultural District's conventional subdivision regulations with a minimum frontage of 150' would require the hay fields to be divided into several lots. Our proposal would preserve the fields.

B. Parcel Size.

Tax Map 217, lot 3 is 17 acres which exceeds the minimum of 6 gross acres. Lot 3 has 267.99' of frontage and that also exceeds the minimum of 150'.

C. 3 Lots.

This proposed subdivision is to subdivide lot 3 into 3 lots (lot 3-0, 3-1 and 3-2).

D. Minimum Lot Size. (Agricultural Lot Size = 45,000 sf)

The proposed lot areas will be; Lot 3-0 (297,244 sf), Lot 3-1 (189,347 sf) and Lot 3-2 (264,802 sf.).

E. Average Lot Size.

The proposed lot areas will be; Lot 3-0 (297,244 sf), Lot 3-1 (189,347 sf) and Lot 3-2 (264,802 sf.).

Total area will be 751,393 sf with an average of 250,464 sf per lot.

F. Frontage.

Lot 3-0 will have 167.99'. Lots 3-1 and 3-2 will each have 50' apiece.

G. Common Access.

All three lots will use the existing frontage along Ten Rod Road. Refer to (F. Frontage) above.

H. Separate Driveway.

All three lots will share the existing driveway except for the proposed driveway that will only be shared with Lots 3-1 and 3-2.

I. No further Subdivision.

A note has been placed on the subdivision plan.

J. Single Family.

A note has been placed on the subdivision plan.

K. Width.

A note has been placed on the subdivision plan.

L. Easement Width.

All three lots will have a 50' neck where the common driveway will be located.

M. Turnaround.

An acceptable turnaround will be provided if the CEO requires it.

N. Recording.

This required document will be recorded along with the approved subdivision plan at the S.C.R.D.

Thank you for your consideration.

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

By: Joel D. Runnals
Joel D. Runnals, NHLLS

cc: Robert L. & Judith H. Gustafson

LAND SURVEYORS

SEPTIC DESIGNERS

CIVIL ENGINEERS

TRANSPORTATION PLANNERS

LEGEND

- 4" IRON PIPE FOUND
- 6" RE-BAR FOUND
- 8" STEEL STAKE FOUND
- TBS NORWAY PLAINS ASSOCIATES MON. TO BE SET
- UTILITY POLE

TAX MAP 217
LOT 54TAX MAP 217
LOT 55

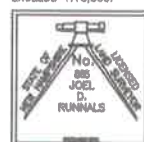
TEN ROD ROAD

TAX MAP 217
LOT 4-1TAX MAP 217
LOT 2TAX MAP 217
LOT 4-21TAX MAP 217
LOT 1TAX MAP 217
LOT 4-4TAX MAP 217
LOT 4-13TAX MAP 217
LOT 4-14TAX MAP 217
LOT 1TAX MAP 217
LOT 1TAX MAP 217, LOT 3
AREA= 6.02 ACRESTAX MAP 217, LOT 3-1
AREA= 4.35 ACRESTAX MAP 217, LOT 3-2
AREA= 8.08 ACRESTAX MAP 220
LOT 22LOCUS
N.T.S.

FILE NO. 141
PLAN NO. C-2839-S
DWG NO. 17008/S-17008
F.B. NO. SDR-TJR

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

MAP-LOT
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DEED REF.
1108-4601088-614
2028-440
2629-187
4028-198
2975-325
3163-779

JOEL D. RUNNALS N.H.L.S. 685

DATE:

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 1:10,000.

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.

FINAL APPROVAL BY THE
ROCHESTER PLANNING BOARD ON _____ DATE _____

SIGNED BY _____ / _____ DATE _____
NAME POSITION

GENERAL PLAN NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 217, LOT 3 INTO THREE LOTS APPLYING THE CITY OF ROCHESTER'S ZONING ORDINANCE, 42.21, CONDITIONAL USES / 4. CONDITIONS FOR PARTICULAR USES / 10. PORKCHOP SUBDIVISION.
2. LOT AREAS:
TAX MAP 217, LOT 3
OLD AREA= 781,393 sf / 17.25 acres
PROPOSED AREA= 237,244 sf / 5.42 acres
TAX MAP 217, LOT 3-1
PROPOSED AREA= 188,347 sf / 4.35 acres
TAX MAP 217, LOT 3-2
PROPOSED AREA= 204,802 sf / 4.68 acres
3. THESE LOTS ARE ZONED AGRICULTURAL (A).
DIMENSIONAL REGULATIONS PER ZONING ORDINANCE:
MINIMUM LOT SIZE = 45,000 sf
MINIMUM LOT FRONTAGE = 150'
MINIMUM YARD SETBACKS:
FRONT = 20'
SIDE = 10'
REAR = 20'
REGULATIONS FOR CONDITIONAL USE / PORKCHOP SUBDIVISION:
MINIMUM LOT SIZE = 45,000 sf or minimum district lot size.
AVERAGE LOT SIZE = 120,000 sf or 1.5 times the minimum district lot size.
MINIMUM FRONTAGE = 50'
4. ORIENTATION: HORIZONTAL & VERTICAL DATUM - CITY OF ROCHESTER GIS.
5. PARCELS ARE NOT LOCATED WITHIN ZONE A (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 3301700212D.
6. LOTS ARE SERVICED BY PRIVATE WATER AND SEWER SYSTEMS.
7. THESE LOTS WERE EVALUATED FOR WETLANDS BY MARC JACOBS, CWS AND NONE WERE FOUND.
8. SOILS PER NRCS, PAXTON SERIES FINE SANDY LOAM. (Pdc) 8-15%, (Pbd) 15-25%.
9. PER CONDITIONAL USES REQUIREMENTS:
THERE SHALL BE NO FURTHER SUBDIVISION OF ANY OF THE PORKCHOP LOTS OTHER THAN LOT LINE ADJUSTMENTS.
THE PORKCHOP LOTS SHALL BE USED FOR SINGLE FAMILY USE ONLY.
THE ALL SEASON PASSABLE WIDTH OF ANY SHARED DRIVEWAY SHALL BE 20 FEET WHEN SERVING 2 OR MORE LOTS.
10. FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD STREET, ROCHESTER, NH 03607. (603) 335-1338.

PLAN REFERENCE:
"LOT LINE REVISION, 136 & 140 TEN ROD ROAD, ROCHESTER, STRAFFORD COUNTY, NEW HAMPSHIRE"
DATED APRIL 2017 BY NORWAY PLAINS ASSOCIATES, INC.
APPROVED BY THE ROCHESTER PLANNING BOARD ON JUNE 05, 2017.
S.C.R.D. PLAN TO BE RECORDED

TAX MAP 217, LOT 3
OWNER OF RECORD:
ROBERT L. & JUDITH H. GUSTAFSON
140 TEN ROD ROAD
ROCHESTER, NH 03607
BOOK 1088, PAGE 614

SUBDIVISION PLAN
TEN ROD ROAD
ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE

PREPARED FOR:
ROBERT L. & JUDITH H.
GUSTAFSON

SCALE: 1"= 100' JUNE 2017
GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 INCH= 100 FEET

NORWAY PLAINS ASSOCIATES, INC.

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