

MINOR SUBDIVISION APPLICATION (a total of three or fewer lots)
City of Rochester, New Hampshire

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

Date: 9/5/2017 Is a conditional needed? Yes: X No: Unclear:
(If so, we encourage you to submit an application as soon as possible.)

Property information

Tax map#: 261; Lot #(s): 3-1; Zoning district: Agricultural

Property address/location: 60 Huckins Lane

Name of project (if applicable): _____

Size of site: 11.79 acres; overlay zoning district(s)? agricultural

Property owner

Name (include name of individual): John and Cheryl Huckins

Mailing address: 70 Huckins Lane, Barrington, NH 03825

Telephone #: 603-767-4388 Email: johnhuckins@gmail.com

Applicant/developer (if different from property owner)

Name (include name of individual): _____

Mailing address: _____

Telephone #: _____ Email: _____

Engineer/surveyor

Name (include name of individual): Geometres Blue Hills LLC

Mailing address: PO Box 277, Farmington, NH 03835

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? _____

City sewer? yes no X; How far is City sewer from the site? _____

Continued Minor Subdivision Plan application Tax Map: 261 Lot: 3-1 Zone agricultural
Wetlands: Is any fill proposed? _no_; area to be filled: _____; buffer impact? _____.

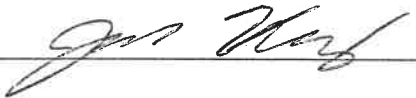
Comments

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: 
Date: 9-5-17

Signature of applicant/developer: _____
Date: _____

Signature of agent: _____
Date: _____

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: 9-5-17



Conditional Use Permit Application
City of Rochester, New Hampshire

Date: 09/05/2017 _____

Property information

Tax map #: __261__; Lot #(s): __3-1__; Zoning district: __agricultural__

Property address/location: __60 Huckins Lane__

Name of project (if applicable): _____

Property owner

Name (include name of individual): __John and Cheryl Huckins__

Mailing address: __70 Huckins Lane, Barrington, NH 03825__

Telephone #: __603-767-4388__ Fax _____

Applicant/developer (if different from property owner)

Name (include name of individual): _____

Mailing address: _____

Telephone #: _____ Fax #: _____

Engineer/designer

Name (include name of individual): __Geometres Blue Hills LLC__

Mailing address: __PO Box 277, Farmington, NH 03835__

Telephone #: __603-859-2367__ Fax #: __603-749-4260__

Email address: __randyo@gbhsurvey.com__ Professional license #: __652__

Proposed Project

Please describe the proposed project: This is a pork chop subdivision that is allowed


Under the zoning ordinance for conditional use in chapter 42.21.

Please describe the existing conditions: Please see the narrative and the conditional use permit application attached.

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: 9-5-17

Signature of applicant/developer: _____
Date: _____

Signature of agent: _____
Date: _____

Conditional Use Permit Application Attachment
Proposed Three Lot Subdivision
For: John and Cheryl Huckins
Tax Map 261-3-1
60 Huckins Lane, Rochester, NH

- a. General Provision
4. Criteria and Conditions
The base Criteria:

- c. Base Criteria
1. Allowed Use
Per 42.18.b Use Table. TABLE 18-A RESIDENTIAL USES

2. Intent of Chapter
We feel the intent of the chapter is met because this type of subdivision would not create any further maintenance of roads for the city and would preserve the scenic character of the neighborhood.

3. Intent of Master Plan
We feel this proposal is consistent with the Master Plan since it meets all zoning and subdivision Requirements.

4. Compatibility
This proposal will meet or exceed all current Agricultural Residential requirements except for the minimum frontage.

5. Streetscape
None of the existing site features will be affected along the road. The proposed development will occur approximately 350' from the road.

6. Resources
This proposal attempts to preserve the natural, scenic, historic and cultural resources.

7. Public Facilities
This proposal is for single family homes with individual wells and septic systems. Any additional drainage will occur approximately 350' from the city's maintained road. All city building codes will be met during the building permit process.

- d. Conditions For Particular Uses
10. Pork Chop Subdivision

A. Quality of Project
Using the agricultural districts conventional subdivision regulations with a minimum frontage of 150', would require a road that would take away from the scenic character of the neighborhood.

B. Parcel Size
Tax Map 261 Lot 3-1 is 11.79 acres which exceeds the minimum of 6 gross acres. Lot 3-1 has

151.35' of frontage that also exceeds the minimum 150'.

C. Three Lots

The proposed subdivision is to subdivide lot 3-1 into 3 lots.

D. Minimum Lot Size

(Agricultural lot size equals 45,000 sq ft) The proposed lots will all exceed the 45,000 sq ft requirement.

E. Average Lot Size

Lot 3-1 has a total area of 513,406 sq ft divided by 3 equals an average lot size of 171,135 sq ft which exceeds the 120,000 sq ft minimum.

F. Frontage

Two of the lots will have 50' of frontage and one lot will have 51.35' of frontage. This meets or exceeds the 50' minimum.

G. Common Access

All three lots will share a curb cut toward the center of lot 3-3 and split in the road right of way to service lots 3-4 and 3-5.

H. Separate Driveways

All three lots will share a common curb cut independent from any other subdivision.

I. No Further Subdivision

A note will be added to the subdivision plan.

J. Single Family

A note will be added to the subdivision plan.

K. Width

The width will conform to CEO requirements.

L. Easement Width

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

M. Turnaround

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

N. Recording

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

Thank you for your consideration,

John and Cheryl Huckins

Intent of Subdivision



The intent of this subdivision is to utilize the Pork Chop provision in Rochester's Zoning 42.21 and the Back Lot provision in Barrington's Zoning 4.1.3.

My lot consists of 11.79 acres 4.73 in Rochester and 7.06 in Barrington.

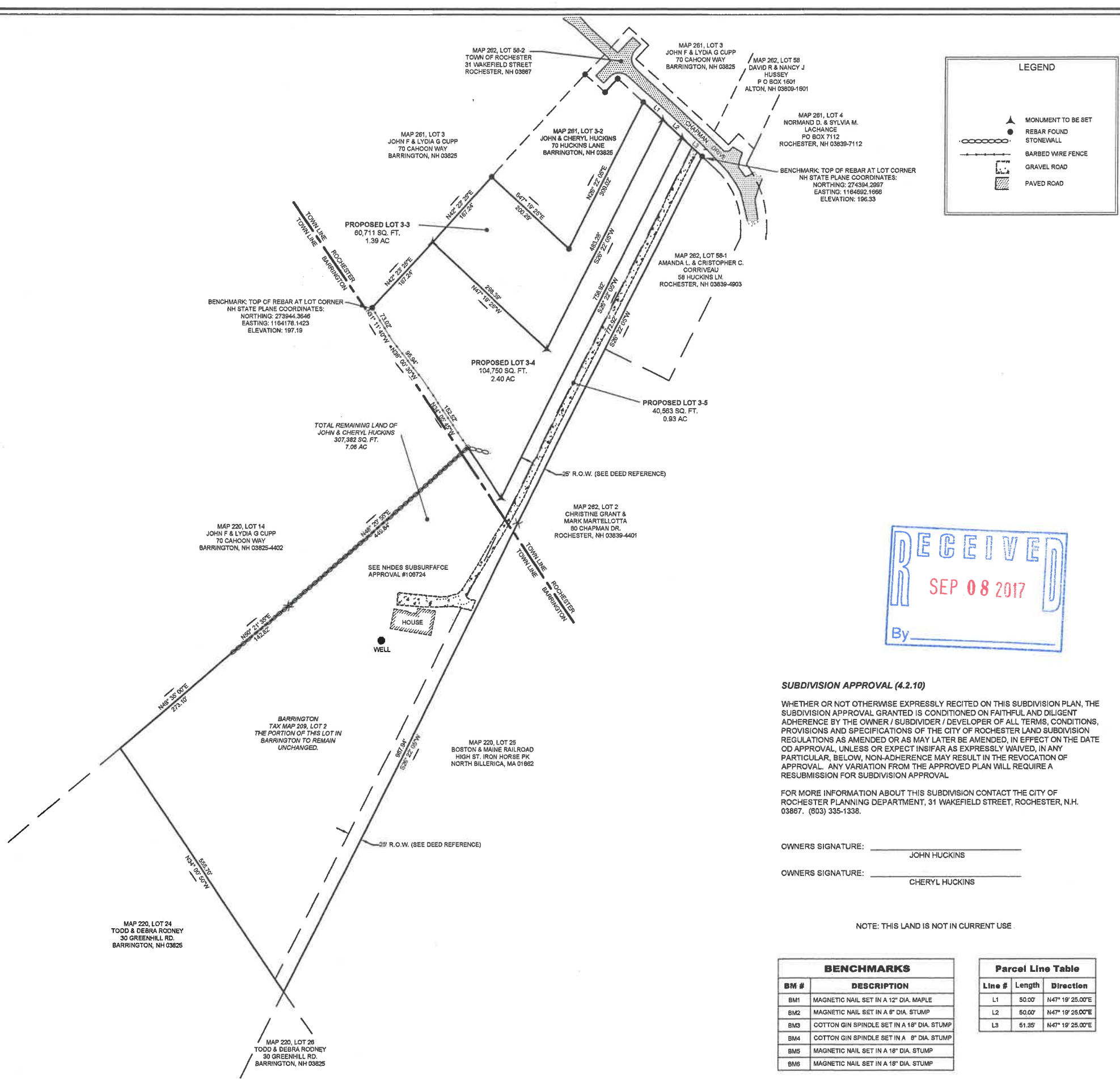
The intent is to end up with 3 lots 2 new and 1 with my home. The new lots will be completely in Rochester one being 60,711 sq ft (1.39 acres) the other being 104,750 sq ft (2.41 acres).

The remaining land with the home being 40,563 sq ft (.93 acres) in Rochester and 307,945 sq ft (7.06 acres) in Barrington for a total lot area of 347,945 sq ft (7.99 acres).

All of the lot comply in area (see note on plan no wetlands were found) and all of the lots have a 50' neck to a class 5 road.

John & Cheryl Huckins

PER PLAN REF #1



SUBDIVISION APPROVAL (4.2.10)

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 EXPECT INSIFAR AS EXPRESSLY WAIVED, IN ANY PARTICULAR, BELOW, NON-ADHERENCE MAY RESULT IN THE REVOCATION OF APPROVAL. ANY VARIATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SUBDIVISION APPROVAL.

FOR MORE INFORMATION ABOUT THIS SUBDIVISION CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD STREET, ROCHESTER, N.H. 03867. (603) 335-1338.

OWNERS SIGNATURE: _____ JOHN HUCKINS

OWNERS SIGNATURE: _____ CHERYL HUCKINS

NOTE: THIS LAND IS NOT IN CURRENT USE.

| BENCHMARKS | |
|------------|--|
| BM # | DESCRIPTION |
| BM1 | MAGNETIC NAIL SET IN A 12" DIA. MAPLE |
| BM2 | MAGNETIC NAIL SET IN A 8" DIA. STUMP |
| BM3 | COTTON GIN SPINDLE SET IN A 18" DIA. STUMP |
| BM4 | COTTON GIN SPINDLE SET IN A 8" DIA. STUMP |
| BM5 | MAGNETIC NAIL SET IN A 18" DIA. STUMP |
| BM6 | MAGNETIC NAIL SET IN A 18" DIA. STUMP |

| Parcel Line Table | | |
|-------------------|--------|------------------|
| Line # | Length | Direction |
| L1 | 50.00' | N47° 19' 25.00"E |
| L2 | 50.00' | N47° 19' 25.00"E |
| L3 | 51.35' | N47° 19' 25.00"E |

APPROVED
ROCHESTER, NH PLANNING BOARD

DATE: _____

CERTIFIED BY: _____

APPROVED
BARRINGTON, NH PLANNING BOARD

DATE: _____

CERTIFIED BY: _____

NOTES

- ZONING: BARRINGTON - GENERAL RESIDENTIAL DISTRICT
- SUBJECT TAX MAPS: ROCHESTER - MAP 261, LOT 3-1
BARRINGTON - MAP 209, LOT 2
- OWNER OF RECORD: JOHN D. & CHERYL A. HUCKINS
70 HUCKINS LANE, BARRINGTON, NH 03825
- THE PERIMETER OF THIS PLAN WAS PREPARED FROM PLAN REFERENCES 1 & 3 AND CHECKED IN THE FIELD AND LOCATED BY A RANDOM TRAVERSE WITH A TOPCON 304 TOTAL STATION. UNADJUSTED ERROR OF CLOSURE WAS 1 IN 140,000.
- FIELD CREW: R. ORVIS, B. COTE JR., A. ROYE
- BEARING OBSERVATION: PER PLAN REFERENCE #3
- BURIAL GROUND: NONE OBSERVED
- TOTAL TRACT AREA: 478,822 SQ. FT. (10.89 ACRES)
- 307,382 SQ. FT. (7.06 ACRES) IN BARRINGTON
171,440 SQ. FT. (3.93 ACRES) IN ROCHESTER

REFERENCES

- "SUBDIVISION PLAN - JOHN HUCKINS - VIRGINIA A. HUCKINS", BY: FREDERICK E. DREW DATED: SEPT. 1982. S.C.R.D. PLAN 22-65
- "LAND IN BARRINGTON, NH - BOSTON & MAINE CORPORATION TO PAUL LEPAGE", BY: DAVID A. BERRY DATED: 12/28/1995. S.C.R.D. BK 1844 PG 655
- "BOUNDARY ADJUSTMENT PLAN, JOHN D. & CHERYL A. HUCKINS AND EDMOND A. DIGIOVANNI BY: ORVIS / DREW LLC, DATED: NOV. 1998. S.C.R.D. 96-68

REVISIONS

8/21/2017 - INITIAL DRAWING.

LOCUS

SUBDIVISION PLAT

TAX MAP 261, LOT 3-1 IN ROCHESTER
TAX MAP 209, LOT 2 IN BARRINGTON
70 HUCKINS LANE
ROCHESTER & BARRINGTON, STRAFFORD COUNTY
NEW HAMPSHIRE
PREPARED FOR
JOHN & CHERYL HUCKINS

DEED REFERENCES

BARRINGTON - TAX MAP 209, LOT 2
S.C.R.D. 1765-0487 (INCLUDES 25' R.O.W. EASEMENT)

ROCHESTER - TAX MAP 261, LOT 3-1
S.C.R.D. 2276-0064 (INCLUDES 25' R.O.W. EASEMENT)

SALE OF CHAPMAN DRIVE TO CITY OF ROCHESTER
S.C.R.D. 4451-0737

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

AUGUST 21, 2017 SHEET 1 OF 2 PLAN # 1331

Géomètres Blue Hills, LLC

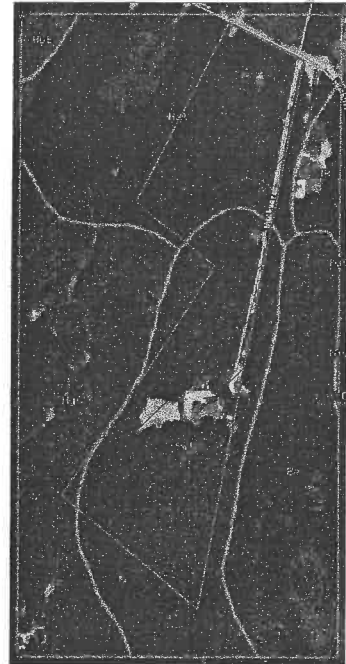
Land Surveying
Land Use Consulting
Septic System Design
Environmental Consulting

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



NOTE:
SUBJECT PARCEL WAS FIELD CHECKED FOR WETLANDS BY RANDY R. ORVIS C.W.S. #34 OF GEOMETRES BLUE HILLS LLC, 240 HORNETOWN ROAD, FARMINGTON, N.H. (TEL. 603-749-4000), DURING THE MONTH OF MARCH, 2017. NO WETLANDS WERE FOUND. THE EXAMINATION OF THE SITE WAS 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".

SOILS INFORMATION PROVIDED BY:
THE UNITED STATES DEPARTMENT OF AGRICULTURE - NATIONAL
RESOURCE CONSERVATION SERVICE'S WEB SOIL SURVEY
THIS MAP WAS GENERATED BY THE NRCS WEB SOIL SURVEY TOOL. IT IS NO
LONGER AT A SCALE OF 1:20,000, AND THEREFORE IS
FOR GENERAL VISUALIZATION PURPOSES, IT IS NOT TO BE CONSTRUED AS A
SOIL SURVEY OF ANY TYPE



| Map Unit Symbol | Map Unit Name |
|-----------------|---|
| Adb | Acton very stony fine sandy loam, 0 to 8 percent slopes |
| Be | Biddeford silty clay loam |
| HaA | Hinckley loamy sand, 0 to 3 percent slopes |
| HbE | Hinckley loamy sand, 15 to 60 percent slopes |
| HqC | Hollis-Glochester very rocky fine sandy loams, 8 to 15 percent slopes |
| PdC | Paxton fine sandy loam, 8 to 15 percent slopes, very stony |
| SwB | Swanton fine sandy loam, 3 to 9 percent slopes |
| W | Water |
| WsB | Woodbridge fine sandy loam, 0 to 9 percent slopes, very stony |

BENCHMARK: TOP OF REBAR AT LOT CORNER
NH STATE PLANE COORDINATES:
NORTHING: 27344.3646
EASTING: 1164176.1423
ELEVATION: 197.19

TOTAL REMAINING LAND OF
JOHN & CHERYL HUCKINS
307,382 SQ. FT.
7.06 AC

MAP 220, LOT 14
JOHN F. & LYDIA G. CUPP
70 CAHOON WAY
BARRINGTON, NH 03825-4402

MAP 202, LOT 2
CHRISTINE GRANT &
MARK MARTELLOTTA
50 CHAPMAN DR.
ROCHESTER, NH 03639-4491

MAP 220, LOT 25
BOSTON & MAINE RAILROAD
HIGH ST. IRON HORSE PK.
NORTH BILLERICA, MA 01862

MAP 220, LOT 24
TODD & DEBRA RODNEY
30 GREENHILL RD.
BARRINGTON, NH 03825

MAP 220, LOT 26
TODD & DEBRA RODNEY
30 GREENHILL RD.
BARRINGTON, NH 03825

MAP 262, LOT 28-2
TOWN OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03607

MAP 261, LOT 3
JOHN F. & LYDIA G. CUPP
70 CAHOON WAY
BARRINGTON, NH 03825

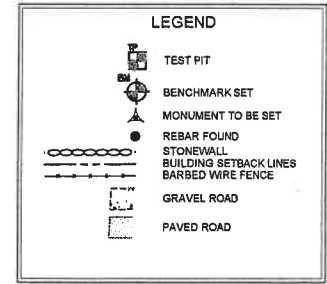
MAP 261, LOT 3-2
JOHN & CHERYL HUCKINS
55 70 HUCKINS LANE
BARRINGTON, NH 03825

MAP 261, LOT 3
JOHN F. & LYDIA G. CUPP
70 CAHOON WAY
BARRINGTON, NH 03825

MAP 262, LOT 56
DAVID R. & JANEY J.
HUSSEY
P.O. BOX 1001
ALTON, NH 03809-1001

MAP 261, LOT 4
NORMAND D. & SYLVIA M.
LACHANCE
P.O. BOX 7112
ROCHESTER, NH 03639-7112

MAP 262, LOT 56-1
AMANDA L. & CHRISTOPHER C.
CORRIVEAU
50 HUCKINS LN.
ROCHESTER, NH 03639-4503



TEST PIT LOGS - BY RANDY R. ORVIS SSD #158

TEST PIT #1 (3/10/2017)

0-6" 7.5YR3/2 LOAM, WITH INTERMITTENT ALBIC HORIZON BELOW.
6-18" 5YR4/4 LOAMY SAND, LOOSE, GRANULAR.
18-24" 10YR5/6 LOAMY SAND, LOOSE, GRANULAR.
24-43" 7.5YR4/6 LOAMY GRAVEL, LOOSE, GRANULAR WITH PROMINENT REDOX FEATURES, WEEPS FROM FROST BELOW 36"
43-62" 2.5Y5/3 SANDY SILTY CLAY, FIRM, BLOCKY
62" NO REFUSAL
E.S.H.W.T. @ 24"
PERCOLATION 1" PER 3 MINUTES @ 18"

TEST PIT #2 (6/23/2017)

0-10" 10YR3/3 SANDY LOAM, GRANULAR, FRIABLE, INTERMITTENT ALBIC HORIZONS.
10-24" 7.5YR5/8 LOAMY SAND, GRANULAR, FRIABLE.
24-48" 10YR5/4 LOAMY SAND, GRANULAR, FRIABLE.
48-66" 7.5YR5/6 LOAMY SAND, COMMON REDOX FEATURES, OBSERVED WATER @ 48"
66" 2.5Y5/2 SANDY CLAY WITH LENSES OF GLEY
E.S.H.W.T. @ 48"
PERCOLATION 1" PER 2 MINUTES @ 40"

TEST PIT #3 (6/23/2017)

0-8" 7.5YR3/2 LOAM, INTERMITTENT ALBIC HORIZONS.
8-42" 2.5YR5/8 LOAMY SAND.
42-66" 5Y4/2 SANDY CLAY.
E.S.H.W.T. @ 42"
PERCOLATION 1" PER 2 MINUTES @ 30"



SUBDIVISION APPROVAL (4.2.10)

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OWNERS SIGNATURE: _____
JOHN HUCKINS

OWNERS SIGNATURE: _____
CHERYL HUCKINS

NOTE: THIS LAND IS NOT IN CURRENT USE

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|------------|--|
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APPROVED
ROCHESTER, NH PLANNING BOARD

DATE: _____
CERTIFIED BY: _____

APPROVED
BARRINGTON, NH PLANNING BOARD

DATE: _____
CERTIFIED BY: _____

NOTES

1. ZONING: BARRINGTON - GENERAL RESIDENTIAL DISTRICT ROCHESTER - AGRICULTURAL
2. SUBJECT TAX MAPS: ROCHESTER - MAP 261, LOT 3-1 BARRINGTON - MAP 209, LOT 2 JOHN D. & CHERYL A. HUCKINS 70 HUCKINS LANE, BARRINGTON, NH 03825
3. OWNER OF RECORD: JOHN D. & CHERYL A. HUCKINS
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7. BURIAL GROUND: NONE OBSERVED
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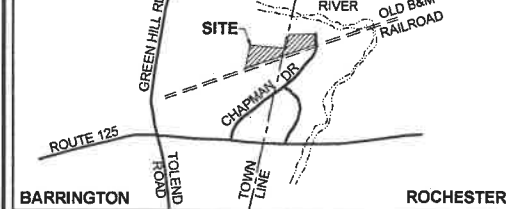
REFERENCES

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REVISIONS

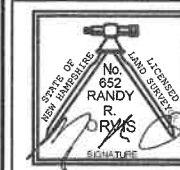
8/21/2017 - INITIAL DRAWING.

LOCUS



SUBDIVISION PLAT

TAX MAP 261, LOT 3-1 IN ROCHESTER
TAX MAP 209, LOT 2 IN BARRINGTON
70 HUCKINS LANE
ROCHESTER & BARRINGTON, STRAFFORD COUNTY
NEW HAMPSHIRE
PREPARED FOR
JOHN & CHERYL HUCKINS

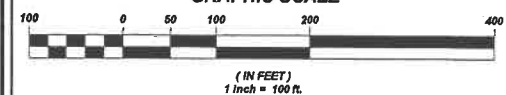


THIS SURVEY WAS PERFORMED
BY ME OR THOSE UNDER MY
DIRECT SUPERVISION.
RANDY R. ORVIS L.L.S. #652
P.O. BOX 277
FARMINGTON, N.H. 03835

DEED REFERENCES

BARRINGTON - TAX MAP 209, LOT 2
S.C.R.D. 1785-0467 (INCLUDES 25' R.O.W. EASEMENT)
ROCHESTER - TAX MAP 261, LOT 3-1
S.C.R.D. 2276-0064 (INCLUDES 25' R.O.W. EASEMENT)
SALE OF CHAPMAN DRIVE TO CITY OF ROCHESTER
S.C.R.D. 4451-0737

GRAPHIC SCALE



AUGUST 21, 2017 SHEET 2 OF 2 PLAN # 1331



Land Surveying
Land Use Consulting
Septic System Design
Environmental Consulting
PO Box 277
Hornetown Road
Farmington, NH 03835
(603)859-2367