



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

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

Date: 6/8/18 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 #: 232; Lot #'s: 6; Zoning district: A

Property address/location: 62 Meaderboro Rd

Name of project (if applicable): Proposed Subdivision for Loretta Flynn

Size of site: 28.61 acres; overlay zoning district(s)? _____

Property owner

Name (include name of individual): Loretta J Flynn

Mailing address: 66 Meaderboro Rd, Rochester, NH 03867

Telephone #: 343-8892 Email: lorettaf@metrocast.net

Applicant/developer (if different from property owner)

Name (include name of individual): _____

Mailing address: _____

Telephone #: _____ Email: _____

Engineer/surveyor

Name (include name of individual): Kenneth A Berry, PE, LLS
Daniel O'Lone, Project Manager

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

Telephone #: 603-332-2863 Fax #: 603-335-4623

Email address: d.olone@BerrySurveying.com Professional license #: LLS 805

Proposed project

Number of proposed lots: 2; 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? _____ miles

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

Continued Minor Subdivision Plan application Tax Map: 232 Lot: 6 Zone A)

Wetlands: Is any fill proposed? no; area to be filled: _____; buffer impact? no

Comments

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

see narrative and waiver request

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:

Loretta J. Flynn

Date: 6-11-18

Signature of applicant/developer:

Date: _____

Signature of agent:

[Signature]

Date: 6-11-18

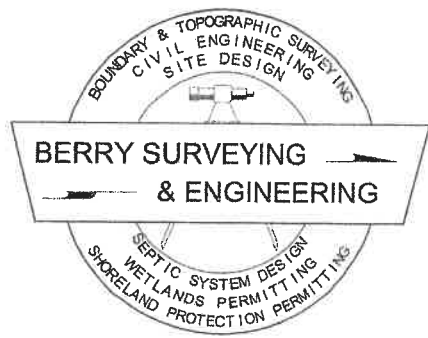
Authorization to enter subject property

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:

Loretta J. Flynn

Date: 6-11-18



BERRY SURVEYING & ENGINEERING

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

June 12, 2018

City of Rochester Planning Board
33 Wakefield Street
Rochester, NH 03867

RE: Proposed Minor Subdivision
Loretta Flynn
Meadorboro Road, Rochester, N.H.
Narrative – Tax Map 232, Lot 6

Mr. Chairman and Members of the City of Rochester Planning Board,

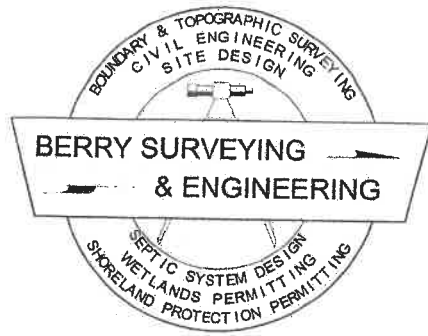
On behalf of Loretta Flynn, Berry Surveying & Engineering (BS&E) is filing a Minor Subdivision Application to subdivide Tax Map 232, Lot 6 into two separate lots.

Tax Map 232, Lot 6 is currently 28.61 Acres and is located in the agricultural zone. It is a vacant lot consisting of a variety of land types, including fields, wooded areas, and wetlands. The applicant is looking to subdivide this into one lot which would be transferred to a family member. This proposed lot and the remaining land meet the zoning requirements of the agricultural zone. We have done an intense survey of the areas shown on the plan – some of the boundary work was taken from work done by this office in 1999. We have shown potential building areas on each lot in the areas of intense survey. It is our intention to request a waiver to the requirement for a wetlands delineation and a topographical survey of the entirety of the parcel.

Respectfully Submitted,

BERRY SURVEYING & ENGINEERING

Daniel J. O'Lone
Project Manager



BERRY SURVEYING & ENGINEERING

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

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

RE: Proposed Subdivision
Loretta Flynn, Meaderboro Road
Waiver Request

June 12, 2018

Mr. Chairman and Members of the Rochester Planning Board,

Pursuant to the Subdivision Regulations Section 7.3 the following waiver is hereby requested:

1. Identification of Waiver Request: Section 5 (5.1.3)

- The regulations require that all natural features such as large trees, watercourses, scenic points, historic spots and similar community assets shall be shown on the plat and shall be preserved if they are considered by the Board as significant features in their own right, and will also add attractiveness and value to the subdivision.

2. Explanation:

The regulations are requiring a full topographical survey of the parcel to include a wetland delineation of the parcel. We have completed enough topographic and wetland work to prove to the board that the new lot as well as the parent lot will meet the zoning ordinance as a result of this subdivision. We feel this would cover the checklist items:

- Contour Lines and Spot Elevations
- Water Features (Ponds, streams)
- Wetlands
- Delineation of Treed and open areas
- Stone walls and archeological features
- Location of rock outcroppings

3. Waiver Justification:

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

The intent of the regulation is to ensure that no lot is created that might either not meet the zoning ordinance or cause disturbance to a sensitive or significant feature by the development of the lot. We have done an area of intensive surveying on the parcels to prove that each lot could be developed in a way that would meet the zoning ordinance and also not disturb any sensitive areas.

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

Strict conformity would require a significant amount of additional environmental work by a Certified Wetland Scientist as well as the topographical surveying by this office. Such an effort would be extremely costly and would not result in a dataset that would allow the board to make a more informed decision on this subdivision.

Thank you for your time and attention to this matter and we hope you look favorably upon the request.

BERRY SURVEYING & ENGINEERING


Daniel J. O'Lone
Project Manager

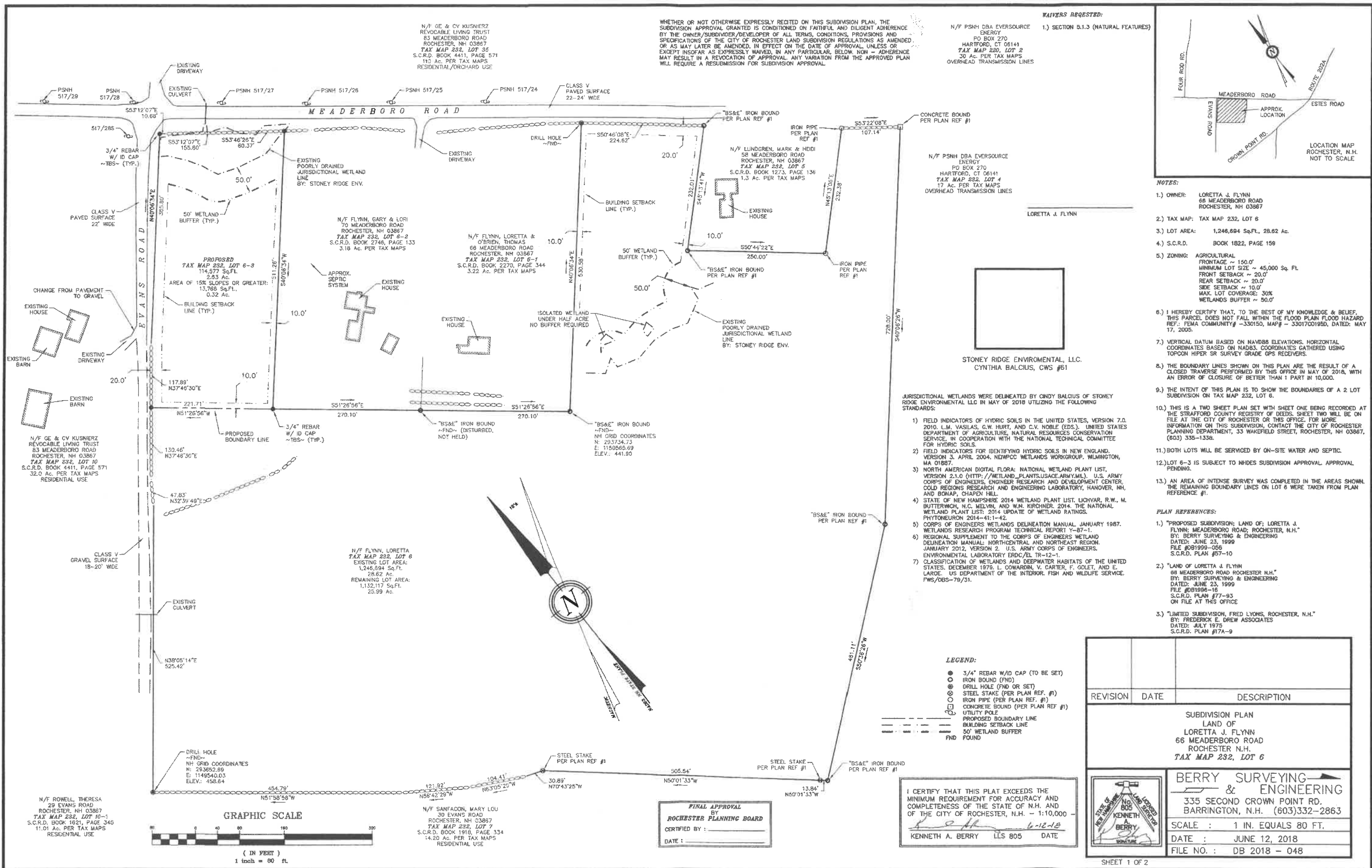


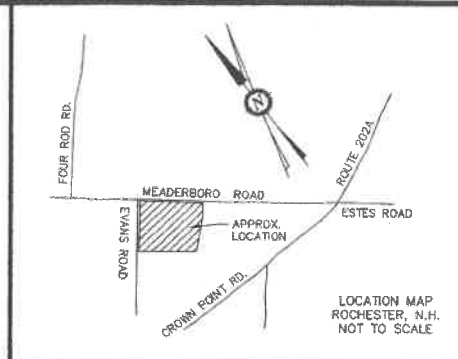
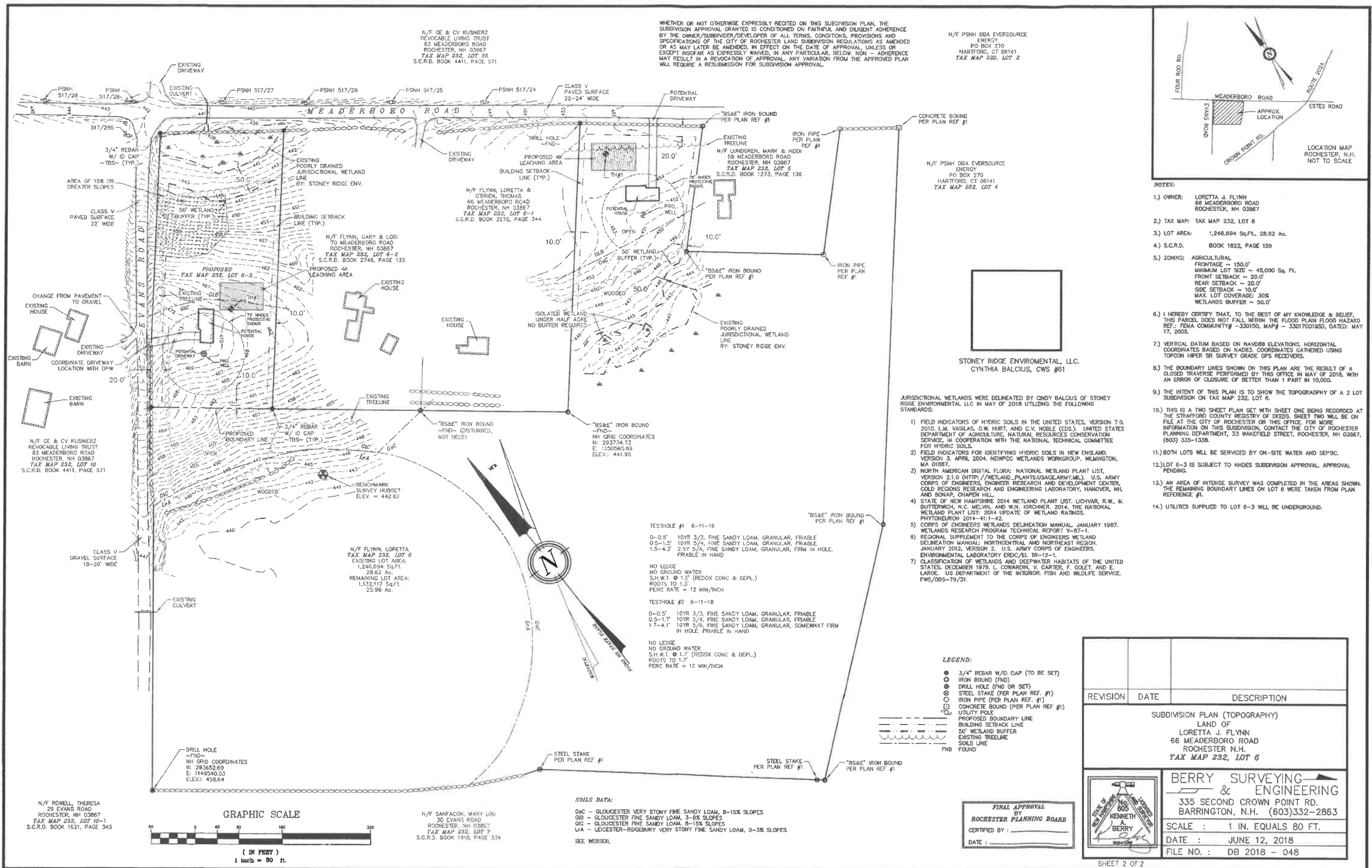
BERRY SURVEYING & ENGINEERING

335 Second Crown Pt. Rd., Barrington, NH 03825

(603) 332-2863 / (603) 335-4623 FAX

www.BerrySurveying.Com





- NOTES:
- 1.) OWNER: LORETTA J. FLYNN
66 MEADERBORO ROAD
ROCHESTER, NH 03867
 - 2.) TAX MAP: TAX MAP 232, LOT 6
 - 3.) LOT AREA: 1,246,694 Sq.Ft., 28.62 Ac.
 - 4.) S.C.R.D. BOOK 1822, PAGE 159
 - 5.) ZONING: AGRICULTURAL
FRONTAGE ~ 150.0'
MINIMUM LOT SIZE ~ 45,000 Sq. Ft.
FRONT SETBACK ~ 20.0'
REAR SETBACK ~ 20.0'
SIDE SETBACK ~ 10.0'
MAX. LOT COVERAGE: 30%
WETLANDS BUFFER ~ 50.0'
 - 6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# - 330150, MAP# - 33017001950, DATED: MAY 17, 2005.
 - 7.) VERTICAL DATUM BASED ON NAVD83 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
 - 8.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN MAY OF 2018, WITH AN ERROR OF CLOSURE OF BETTER THAN 1 PART IN 10,000.
 - 9.) THE INTENT OF THIS PLAN IS TO SHOW THE TOPOGRAPHY OF A 2 LOT SUBDIVISION ON TAX MAP 232, LOT 6.
 - 10.) THIS IS A TWO SHEET PLAN SET WITH SHEET ONE BEING RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. SHEET TWO WILL BE ON FILE AT THE CITY OF ROCHESTER OR THIS OFFICE. FOR MORE INFORMATION ON THIS SUBDIVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 335-1338.
 - 11.) BOTH LOTS WILL BE SERVICED BY ON-SITE WATER AND SEPTIC.
 - 12.) LOT 6-3 IS SUBJECT TO NHDES SUBDIVISION APPROVAL. APPROVAL PENDING.
 - 13.) AN AREA OF INTENSE SURVEY WAS COMPLETED IN THE AREAS SHOWN. THE REMAINING BOUNDARY LINES ON LOT 6 WERE TAKEN FROM PLAN REFERENCE #1.
 - 14.) UTILITIES SUPPLIED TO LOT 6-3 WILL BE UNDERGROUND.

- JURISDICTIONAL WETLANDS WERE DELINEATED BY CINDY BALCIUS OF STONEY RIDGE ENVIRONMENTAL LLC IN MAY OF 2018 UTILIZING THE FOLLOWING STANDARDS:
- 1.) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0. 2010. L.M. VASILAS, G.W. HURT, AND C.V. NOBLE (EDS.). UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
 - 2.) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3. APRIL 2004. NEWPOC WETLANDS WORKGROUP. WILMINGTON, MA 01887.
 - 3.) NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.1.0 (HTTP://WETLAND.PLANTS.USACE.ARMY.MIL). U.S. ARMY CORPS OF ENGINEERS, ENGINEER RESEARCH AND DEVELOPMENT CENTER, COLD REGIONS RESEARCH AND ENGINEERING LABORATORY, HANOVER, NH, AND BONAP, CHAPEN HILL.
 - 4.) STATE OF NEW HAMPSHIRE 2014 WETLAND PLANT LIST. LICHVAR, R.W., M. BUTTERWICH, N.C. MELVIN, AND W.M. KIRCHNER. 2014. THE NATIONAL WETLAND PLANT LIST: 2014 UPDATE OF WETLAND RATINGS. PHYTONETWORK 2014-411-42.
 - 5.) CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, JANUARY 1987. WETLANDS RESEARCH PROGRAM TECHNICAL REPORT Y-87-1.
 - 6.) REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTERN AND NORTHEAST REGION, JANUARY 2012, VERSION 2. U.S. ARMY CORPS OF ENGINEERS. ENVIRONMENTAL LABORATORY ERDC/EL TR-12-1.
 - 7.) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, DECEMBER 1978. L. COWARDIN, V. CARTER, F. GOLET, AND E. LAROC. US DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE. FWS/OBS-79/31.

- LEGEND:
- 3/4" REBAR W/ID CAP (TO BE SET)
 - IRON BOUND (FND)
 - DRILL HOLE (FND OR SET)
 - STEEL STAKE (PER PLAN REF. #1)
 - IRON PIPE (PER PLAN REF. #1)
 - CONCRETE BOUND (PER PLAN REF. #1)
 - UTILITY POLE
 - PROPOSED BOUNDARY LINE
 - BUILDING SETBACK LINE
 - 50' WETLAND BUFFER
 - EXISTING TREELINE
 - SOILS LINE
 - FND
 - FOUND

FINAL APPROVAL
BY
ROCHESTER PLANNING BOARD
CERTIFIED BY: _____
DATE: _____

REVISION	DATE	DESCRIPTION
SUBDIVISION PLAN (TOPOGRAPHY) LAND OF LORETTA J. FLYNN 66 MEADERBORO ROAD ROCHESTER, N.H. TAX MAP 232, LOT 6		
BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT RD. BARRINGTON, N.H. (603)332-2863		
SCALE : 1 IN. EQUALS 80 FT.		
DATE : JUNE 12, 2018		
FILE NO. : DB 2018 - 048		