

MINOR SUBDIVISION APPLICATION (a total of three or fewer lots)

City of Rochester, New Hampshire

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

Date: 8/31/2018 Is a conditional needed? Yes: _____ No: ☒ Unclear: _____
(If so, we encourage you to submit an application as soon as possible.)

Property information

Tax map #: 263; Lot #'s: 54; Zoning district: Agricultural District

Property address/location: 535 Pickering Rd, Rochester, NH 03867

Name of project (if applicable): _____

Size of site: 38 acres; overlay zoning district(s)? N/A

Property owner

Name (include name of individual): Barbara Patch

Mailing address: 40 Patch Rd, Lebanon, NH 03766-1887

Telephone #: 603-443-0944 Email: barbmattpatch@gmail.com

Applicant/developer (if different from property owner)

Name (include name of individual): Waste Management of New Hampshire, Inc.

Mailing address: 30 Rochester Neck Road, Rochester, NH 03867

Telephone #: 603-330-2164 Email: bmagnusson@wm.com

Engineer/surveyor

Name (include name of individual): David P. Prince, LLS - WSP USA Inc.

Mailing address: 155 Main Dunstable Rd, Suites 120 & 125, Nashua, NH 03060

Telephone #: 603-595-7900 Fax #: _____

Email address: david.prince@wsp.com Professional license #: 977

Proposed project

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

Number of cubic yards of earth being removed from the site? N/A

City water? yes _____ no ☒; How far is City water from the site? N/A

City sewer? yes _____ no ☒; How far is City sewer from the site? N/A

Continued Minor Subdivision Plan application Tax Map: 263 Lot: 54 Zone Agricultural)

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:

This application requests subdividing 263-54 into two lots, A & B. No new development is proposed.

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: Barbara J Patch

Signature of applicant/developer: Robert S. Meyer Date: 8/31/18

Date: 8/31/18

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: Barbara J Patch

Date: 8/31/18



TURNKEY RECYCLING & ENVIRONMENTAL ENTERPRISE

30 Rochester Neck Road
Rochester, NH 03839
603 330 2197
603 330 2130 Fax

August 31, 2018

Mr. James B. Campbell, Director
Planning and Development Department
City of Rochester
31 Wakefield Street
Rochester, New Hampshire 03867

Re: Letter of Intent – Minor Subdivision Application
Waste Management of New Hampshire, Inc.
Turnkey Recycling and Environmental Enterprise (TREE)
Rochester, New Hampshire

Dear Mr. Campbell:

Waste Management of New Hampshire, Inc. (WMNH) will be purchasing Map 263 Lot 54 from Ms. Barbara Patch. As part of the purchase and sale agreement, the lot will be subdivided as illustrated on the attached plan so that will allow Ms. Patch will retain ownership of the approximately 4-acre parcel (Lot 54-A); WMNH will own the approximately 34-acre parcel (Lot 54-B). No new development is proposed as part this application.

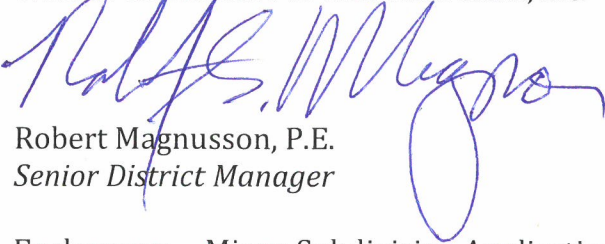
The following information is being provided for the minor subdivision application.

Applicant's Name:	Waste Management of New Hampshire, Inc.
Property Location:	535 Pickering Road, Tax Map 263 Lot 54
Property Owner:	Barbara Patch
Size and Use:	The total area of Map 263 Lot 54 is approximately 38 acres. The proposed subdivision would result in one smaller lot (Lot 54-A, approximately 4 acres) and one larger lot (Lot 54-B, approximately 34 acres).
Proposed Site Changes:	There are no proposed site changes.
Zoning:	The lot is located within the Agricultural Zoning District; however, a shopping cart repair and maintenance business operates on Lot 54 and will continue to operate within the limits of Lot 54-A. Relevant correspondence from the City of Rochester related to the operation of this business is enclosed with the application.

Please contact me should you require additional information regarding this application.

Sincerely,

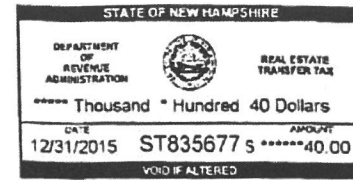
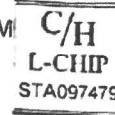
WASTE MANAGEMENT OF NEW HAMPSHIRE, INC.



Robert Magnusson, P.E.
Senior District Manager

Enclosures: Minor Subdivision Application (22 copies)
Application Fee
Subdivision Checklist (1 copy)
Abutters List (1 copy)
Abutters plan (1 copy)
11" x 17" Drawings (22 copies)
22" x 34" Drawings (3 copies)

Copies to: Barbara Patch
Eric Steinhauser, Sanborn Head
Eddie Galvin, Sanborn Head



WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that We, **JOHN F. SCRUTON** and **DANIEL L. SCRUTON**, as Co-Trustees of the **Pauline E. P. Scruton 1993 Trust**, of 10 Meaderboro Road, Farmington, NH 03835, for consideration paid, grant to **BARBARA PATCH**, a married person, of 33 Walhowdon Way, Lebanon, County of York, State of ~~Maine~~ *New Hampshire*, 03766-2202, with Warranty Covenants, the following: *Grafton BJP*

A certain parcel of land, with the buildings thereon, situated on the southwesterly side of the Pickering Road so-called, in Rochester, Strafford County, New Hampshire, bounded and described as follows:

Beginning on the southwesterly side of said highway at land formerly of Jenness and now or formerly of Parcell; thence turning and running southwesterly by land of said Parcell and a wire fence across a right of way of the former Lakeport Branch of the B & M Railroad and continuing by said wire fence to the Cocheco River; thence turning and running northwesterly as the river runs to a wire fence at land now or formerly of one Stahl; thence turning and running northeasterly by said wire fence and land of Stahl across said railroad right of way and thence by land now or formerly of McPheters to the Pickering Road; thence turning and running southeasterly by said Pickering Road to the point of beginning.

Excepting and reserving a parcel of land 24 feet by 28 feet to be used as a burial lot, together with a right of way to said lot as conveyed to Daniel F. Jenness by deed dated February 1, 1906, recorded at Strafford County Records, Book 342, Page 351.

Although this conveyance is made subject to such rights as the Boston & Maine Railroad may have to the right of way across this property formerly occupied by the Lakeport Branch, it is the meaning and intent to include in this conveyance any and all reversionary interest which the grantor or his predecessors in title may have in and to the land occupied by said right of way.

Being PARCEL B in deed of Frank J. Scruton and Pauline E. P. Scruton to Frank J. Scruton and Pauline E. P. Scruton, husband and wife, as tenants in common, dated November 19, 1987, recorded at said registry, Book 1356, Page 0500.

Meaning and intending to describe and convey a portion of the premises (specifically

Parcels No. 16 and 17) conveyed to Frank J. Scruton, Trustee of the Frank J. Scruton 1993 Trust by Warranty Deed of Frank J. Scruton dated October 8, 1993 recorded on October 15, 1993 at the Strafford County Registry of Deeds, Book 1703, Page 0695. Also being Parcel 11 in the deed from the Frank J. Scruton 1993 Trust to the Pauline E. P. Scruton 1993 Trust, recorded at Book 3910, Page 558.

This is not homestead property of the grantors or their spouses.

Dated this 22 day of December, 2015.

James H. Schulte
Witness

James H. Schulte
Witness

John F. Scruton
John F. Scruton, Trustee

Daniel L. Scruton
Daniel L. Scruton, Trustee

STATE OF NEW HAMPSHIRE
STRAFFORD COUNTY

December 22, 2015

Personally appeared John. F. Scruton his capacity as Trustee of the Pauline E. P. Scruton 1993 Trust, and acknowledged the foregoing instrument to be his free act and deed. Before me,

James H. Schulte
Notary Public
My Commission Expires:

STATE OF NEW HAMPSHIRE
STRAFFORD COUNTY

December 22, 2015

Personally appeared Daniel L. Scruton his capacity as Trustee of the Pauline E. P. Scruton 1993 Trust, and acknowledged the foregoing instrument to be his free act and deed. Before me,

James H. Schulte
Notary Public
My Commission Expires:

Know all Men by These Presents. 351

THAT WE *Noah A. Jewness of Rochester County of*
Stafford and State of New Hampshire

for and in consideration of the sum of *One Dollar*
to *me* in hand, before the delivery hereof, well and truly paid by
Samuel F. Jewness.

the receipt whereof *Samuel F. Jewness* do hereby acknowledge, have granted, bargained and sold, and by these presents do give, grant, bargain, sell, alien, convey
convey and confirm unto the said *Samuel F. Jewness* his heirs and assigns forever.

A certain lot or parcel of land situated in Rochester
being a part of the Burying Ground situated on the
homestead farm of Noah A. Jewness, bounded as described
as follows: Beginning at a point ten feet from the
Monument near the Center of said Burying Ground, on a
line drawn parallel to the north face of said Monument
thence twenty four feet south easterly by land of said Noah
A. Jewness, thence north easterly twenty eight feet by land
of said Noah A. Jewness, thence north easterly twenty eight
feet to bounds begun at

Meaning by this to convey to the
said Samuel F. Jewness the Burying lot yet my homestead
to be used only for burial purposes. Also the said Samuel
F. Jewness to have the right of way to said lot by
the usual travelled path.

TO HAVE AND TO HOLD the said premises, with all the privileges and appurtenances to the same belonging
unto the said *Samuel F. Jewness* and his heirs and assigns, to him
and the heirs, executors and administrators of the said *Noah A. Jewness* his heirs and assigns, to him
and his heirs, executors and administrators, do hereby covenant, grant and agree to and with the said *Samuel F. Jewness*
and his heirs and assigns, that until the delivery hereof
the lawful owners of said premises, and his heirs and assigns, shall and will warrant and defend the same to the said *Samuel F. Jewness*
and that his heirs and assigns, against the lawful claims and demands of any person or persons whatsoever.

And I, the said *Samuel F. Jewness*, do hereby covenant, grant and agree to and with the said *Samuel F. Jewness*
and his heirs and assigns, that until the delivery hereof
the lawful owners of said premises, and his heirs and assigns, shall and will warrant and defend the same to the said *Samuel F. Jewness*
and that his heirs and assigns, against the lawful claims and demands of any person or persons whatsoever.

And I, the said *Samuel F. Jewness*, do hereby covenant, grant and agree to and with the said *Samuel F. Jewness*
and his heirs and assigns, that until the delivery hereof
the lawful owners of said premises, and his heirs and assigns, shall and will warrant and defend the same to the said *Samuel F. Jewness*
and that his heirs and assigns, against the lawful claims and demands of any person or persons whatsoever.

And I, the said *Samuel F. Jewness*, do hereby covenant, grant and agree to and with the said *Samuel F. Jewness*
and his heirs and assigns, that until the delivery hereof
the lawful owners of said premises, and his heirs and assigns, shall and will warrant and defend the same to the said *Samuel F. Jewness*
and that his heirs and assigns, against the lawful claims and demands of any person or persons whatsoever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this
First day of February, in the year of our Lord, 1906.

Witness my hand and seal this
First day of February, in the year of our Lord, 1906.

Witness my hand and seal this
First day of February, in the year of our Lord, 1906.

Witness my hand and seal this
First day of February, in the year of our Lord, 1906.

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First day of February, in the year of our Lord, 1906.

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First day of February, in the year of our Lord, 1906.

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First day of February, in the year of our Lord, 1906.

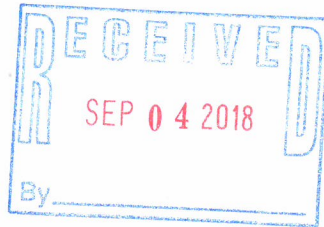
Witness my hand and seal this
First day of February, in the year of our Lord, 1906.

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First day of February, in the year of our Lord, 1906.

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First day of February, in the year of our Lord, 1906.

Witness my hand and seal this
First day of February, in the year of our Lord, 1906.

Witness my hand and seal this
First day of February, in the year of our Lord, 1906.



FOR USE OF REGISTER OF DEEDS

NOTES

1. THE INTENT OF THIS PLAN IS TO SUBDIVIDE THE SUBJECT PARCEL (MAP 263, LOT 54) INTO 2 LOTS AS SHOWN.
2. THIS PLAN WAS PREPARED FROM AN ACTUAL ON-THE-GROUND FIELD SURVEY CONDUCTED BY WSP DURING JANUARY OF 2016 AND AUGUST OF 2018.
3. TRAVERSE ERROR OF CLOSURE: 1:25,000.
4. THE HORIZONTAL DATUM SHOWN HEREON REFERENCES THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM NAD83/2011 AND WAS ESTABLISHED BY RTK GPS SURVEY TECHNIQUES UTILIZING THE LEICA SMARTNET SYSTEM.
5. ZONING DISTRICT IS "AGRICULTURAL" WITH A VARIANCE GRANTED TO BE USED AS A BUSINESS (CASE NO. 263-54-A-97).

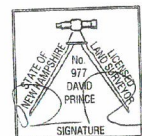
MINIMUM LOT AREA= 20,000sq.ft.
MINIMUM LOT FRONTAGE= 150ft
MINIMUM FRONT YARD= 20ft
MINIMUM SIDE YARD= 10ft
MINIMUM REAR YARD= 20ft

6. NO WETLANDS WERE DELINEATED FOR THIS SURVEY.
7. WSP FOUND NO DEFINITIVE LAYOUT FOR PICKERING ROAD. WSP USED THE MONUMENTS FOUND ON BOTH SIDES OF SAID ROAD TO AID IN THE POSITIONING OF PICKERING ROAD.
8. THE AREAS SHOWN FOR THE ADJUTING PARCELS OF LAND WERE TAKEN FROM THE ROCHESTER GIS AND NOT THE RESULT OF AN ACTUAL FIELD SURVEY.
9. THE BUILDINGS SHOWN ON THE ADJUTING PARCELS WERE TRACED FROM GOOGLE EARTH AND THEREFORE ARE FOR GRAPHIC PURPOSES ONLY.

CERTIFICATION:

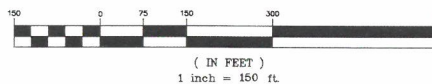
* I CERTIFY THAT THE STREET LINES AND PHYSICAL FEATURES SHOWN HEREON ARE ACCURATE AND TRUE TO THE BEST OF MY KNOWLEDGE.

DATE: AUGUST 31, 2018



DAVID PRINCE, LLS
REG. NO. 977
WSP USA, INC.
155 MAIN DUNSTABLE ROAD
NASHUA, NEW HAMPSHIRE

GRAPHIC SCALE



REVISION

DATE DESCRIPTION

MINOR SUBDIVISION
LAND OF BARBARA PATCH
535 PICKERING ROAD
ROCHESTER, NEW HAMPSHIRE
(MAP 263, LOT 54)

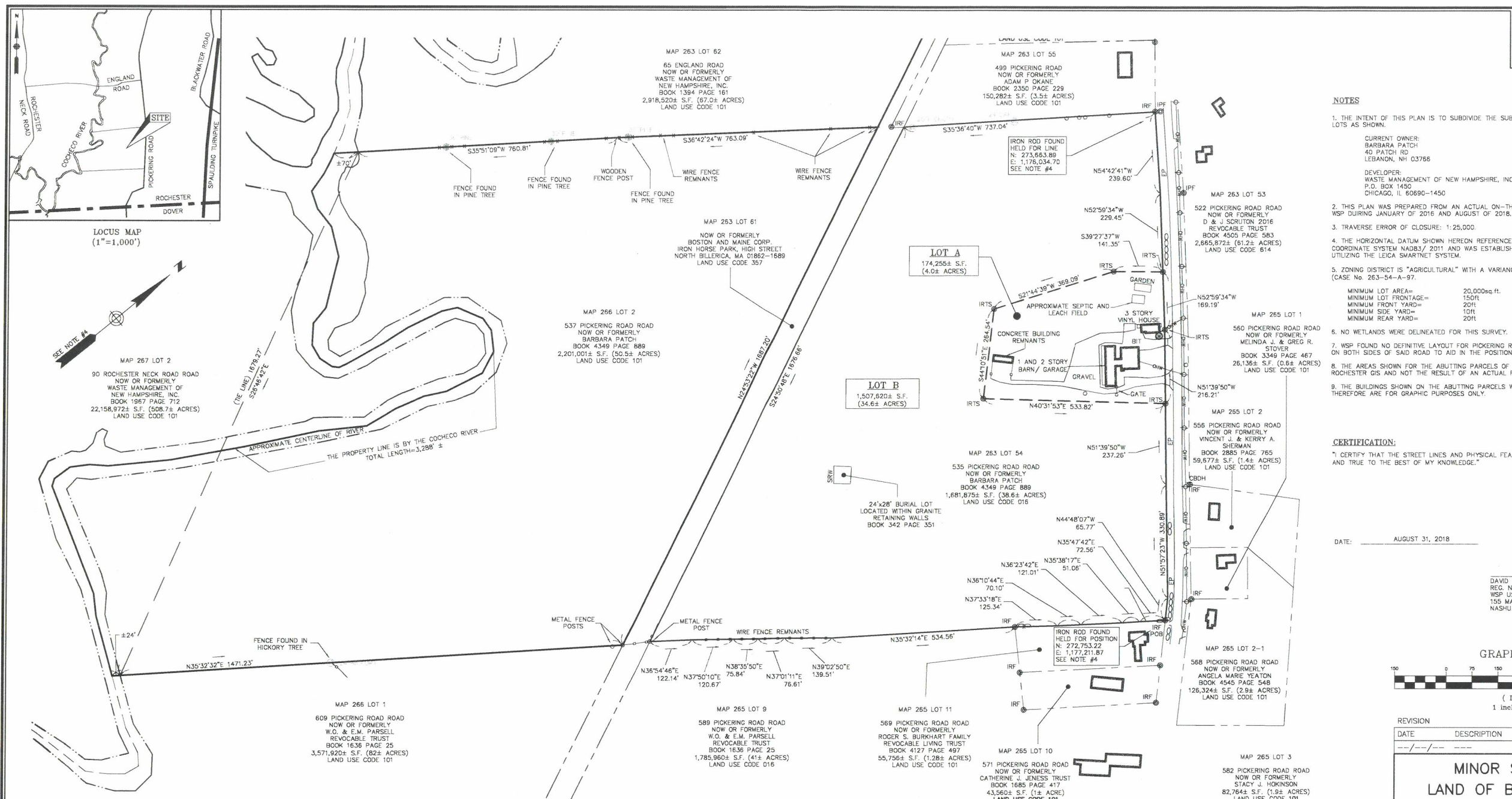
PREPARED FOR
WASTE MANAGEMENT OF
NEW HAMPSHIRE, INC



WSP USA Inc.
155 Main Dunstable Rd, Suites 120 & 125
Nashua, NH 03060
603.595.7900

Drawn By	CG	Date	August 31, 2018	Job No.	190058C
Surveyed By	JL, BC & JT	Scale	1" = 150'	Sheet No.	1 OF 1
Checked By	DPP				
Book No.	N-280				

190058C-1 PATCH



PLAN REFERENCES

1. "PLAN OF LAND IN ROCHESTER, NH - PREPARED FOR WASTE MANAGEMENT OF NEW HAMPSHIRE, INC." PREPARED BY RICHARD F. KAMINSKI AND ASSOCIATES, INC., DATED JUNE 12, 1991, ON RECORD AT THE STRAFFORD COUNTY REGISTRY OF DEEDS (SCRD) AS PLAN 39-30.
2. "LAND IN ROCHESTER, NH, BOSTON AND MAINE CORPORATION TO SUMNER R. & DEBORAH A. WATSON." PREPARED BY BERRY SURVEYING AND ENGINEERING, DATED MAY 9, 1986, ON RECORD AT THE STRAFFORD COUNTY REGISTRY OF DEEDS (SCRD) AS PLAN 29A-71.
3. "RIGHT OF WAY AND TRACK MAP - BOSTON AND MAINE R.R. - OPERATED BY THE BOSTON AND MAINE R.R. STATION 264+00 TO STATION 316+00." DATED JUNE 30, 1914. VAL. SEC 4.2 MAP 6.
4. "CONSERVATION EASEMENT PLAN, ENGLAND ROAD, ROCHESTER, NEW HAMPSHIRE (MAP 263 LOT 63). PREPARED FOR WASTE MANAGEMENT OF NEW HAMPSHIRE, INC." PREPARED BY CHAS. H. SELLS, INC., DATED SEPTEMBER 14, 2006, ON RECORD AT THE STRAFFORD COUNTY REGISTRY OF DEEDS (SCRD) AS PLAN 87-94.

5. "SUBDIVISION OF LAND FOR RALPH MCPHETERS, TAX MAP 263, LOT NO. 59, 457 PICKERING ROAD, ROCHESTER, NEW HAMPSHIRE." PREPARED BY KEM LAND SURVEY, INC., DATED JUNE 2005, ON RECORD AT THE STRAFFORD COUNTY REGISTRY OF DEEDS (SCRD) AS PLAN 82-50.
6. "PLAN OF LOTS A & B - MARTEL MCPHETERS, ROCHESTER, NEW HAMPSHIRE." PREPARED BY G.L. DAVIS AND ASSOCIATES, DATED DECEMBER 1973, ON RECORD AT THE STRAFFORD COUNTY REGISTRY OF DEEDS (SCRD) AS PLAN 49, POCKET 8, FOLDER 3.
7. "PLAN OF LOTS 3 & 4 - NANCY & GEORGE PARSONS, ROCHESTER, NEW HAMPSHIRE." PREPARED BY G.L. DAVIS AND ASSOCIATES, DATED JULY 1977, ON RECORD AT THE STRAFFORD COUNTY REGISTRY OF DEEDS (SCRD) AS PLAN 18-60.
8. "PLAN OF LOTS, 569 & 571 PICKERING ROAD, TAX MAP 265, LOTS 10 & 11, ROCHESTER, N.H., PREPARED FOR THE CATHERINE J. JENNESS TRUST NO. ONE." PREPARED BY NORWAY PLAINS ASSOCIATES, DATED FEBRUARY 2012, ON RECORD AT THE STRAFFORD COUNTY REGISTRY OF DEEDS (SCRD) AS PLAN 103-64.
9. "CONSERVATION EASEMENT PLAN, ENGLAND ROAD, ROCHESTER, NEW HAMPSHIRE (MAP 263, LOT 62). PREPARED FOR WASTE MANAGEMENT OF NEW HAMPSHIRE, INC." DATED MARCH 2, 2016. PREPARED BY WSP AND ON RECORD AT THE OFFICE OF WSP.

LEGEND

- WELL
- DECIDUOUS TREE
- CONIFEROUS TREE
- SRW STONE RETAINING WALL
- EP EDGE OF PAVEMENT
- POB POINT OF BEGINNING
- IRTS IRON ROD TO BE SET
- IPF IRON PIPE FOUND
- IRF IRON ROD FOUND
- CBDH CONCRETE BOUND DRILL HOLE
- FENCE POST
- PROPERTY LINE
- NEW LOT LINE
- ADJUTING LOT LINE
- PROPERTY TIE LINE
- APPROXIMATE CENTERLINE OF RIVER
- APPROXIMATE RIVER BANK
- OVERHEAD WIRES
- WIRE FENCE
- METAL FENCE
- STONE WALL

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

ROCHESTER PLANNING BOARD

APPROVAL CERTIFIED BY: DATE: