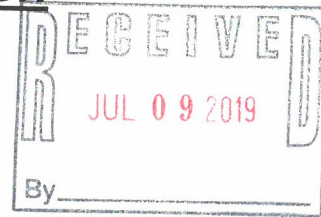


MINOR SUBDIVISION APPLICATION

(a total of three or fewer lots)

City of Rochester, New Hampshire



Date: 7/3/2019 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 #: 222; Lot #(s): 63; Zoning district: Residential 2

Property address/location: 8 Norway Plains Road

Name of project (if applicable): _____

Size of site: 1.72 acres; overlay zoning district(s)? Conservation Overlay District

Property owner

Name (include name of individual): Kenneth I. & Ingrid L. Pheonix

Mailing address: 8 Norway Plains Road, Rochester, NH 03866

Telephone #: 603-843-5093 Email: kip66@gmail.com

Applicant/developer (if different from property owner)

Name (include name of individual): Same as owner

Mailing address: _____

Telephone #: _____ Email: _____

Engineer/surveyor

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

Mailing address: PO Box 249, Rochester, NH 03867

Telephone #: 603-335-3948 Fax #:

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

Proposed project

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

Number of cubic yards of earth being removed from the site? _____

City water? yes x no ____; How far is City water from the site? _____

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

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

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: 07-08-19

Signature of applicant/developer: _____

Date: _____

Signature of agent: _____

Date: 07-09-19

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: 07-08-19

NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

P.O. Box 249
Continental Blvd. (03867)
Rochester, NH 03866-0249
Fax (603)332-0098
Phone (603) 335-3948 / (800) 479-3948
slawler@norwayplains.com



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

July 3, 2019

Seth Creighton, Chief Planner
Planning Department
City of Rochester
33 Wakefield Street
Rochester, NH 03867

Re: Conditional Use Application; 8 Norway Plains Road, Map 222, Lot 63

Dear Mr. Creighton:

On behalf of Kenneth I. & Ingrid L. Pheonix, Norway Plains Associates, Inc. is pleased to submit a Conditional Use Application. The parcel is located at 8 Norway Plains Road and identified by the City of Rochester assessors as Tax Map 222, Lot 63 with a total area of 1.72 acres. The parcel is located in the Residential 2 (R2) Zoning District. This application is being submitted in conjunction with a proposed Minor Subdivision Application to the Rochester Planning Board. The proposed project is to subdivide the parcel into three new lots.

The limits of the jurisdictional wetlands were delineated by Peter Cooperdock, CSS on May 9, 2019, which establishes the Conservation Overlay District (COD) for the parcel. To access the buildable area of one of the proposed lots minor grading is necessary within the outer 25 feet of the COD. A shared driveway is proposed to access this lot and the existing home.

Should the Commission need additional information or have any questions, please feel free to contact our office. Otherwise, we look forward to discussing this project with staff and the Conservation Commission. Thank you for your consideration

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

By: Joel Runnals
Joel Runnals, LLS

cc: Kenneth I. & Ingrid L. Pheonix

Application for Conditional Use
Conditional Uses and Buffer Reductions
Section 42.19 - Conservation Overlay District
City of Rochester, NH

Date: 7/3/2019

Property information

Tax map #: 222; Lot #'s: 63; Zoning district: Residential 2

Property address/location: 8 Norway Plains Road

Name of project (if applicable): _____

Property owner

Name (include name of individual): Kenneth I. & Ingrid L. Pheonix

Mailing address: 8 Norway Plains Road, Rochester, NH 03866

Telephone #: 603-843-5093 Fax _____

Applicant/developer (if different from property owner)

Name (include name of individual): Same as owner

Mailing address: _____

Telephone #: _____ Fax #: _____

Engineer/designer

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

Mailing address: PO Box 249, Rochester, NH 03867

Telephone #: 603-335-3948 Fax #: _____

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

Proposed Project

Please describe the proposed project: The proposed project is to subdivide the existing lot into three new lots.

The existing driveway will be removed and a shared driveway will be constructed to access the build-able area at the western portion
of the proposed 1.19 acre lot.

Please describe the existing conditions: The area where grading will occur in the Conservation Overlay District is
grassed. There is a house, garage and paved driveway on the existing lot.

(continued Conditional Use application Tax Map: 222 Lot: 63)

Please fill in **one of the next two sections – for either Conditional Uses or Buffer Reductions**

Conditional Uses

For Conditional Uses only, justify the proposal in terms of each of the criteria below (in accordance with subsection 42.19 (i) (1) (A)). All four criteria must be satisfied.

(i) The proposed construction is essential to the productive use of land not in the COD.

Grading and construction of a shared driveway in the COD is necessary to gain access to build-able area on the proposed 1.19 acre lot.

(ii) Design and construction methods will be such as to minimize impact upon the wetlands and will include restoration of the site consistent with the permitted use.

The proposed driveway will be constructed in such a manner to prevent any ompacts to the adjacent wetlands. Erosion and
sedimentation control devices will be installed to prevent any impacts to the wetlands. There are no proposed wetland impacts
associated with this subdivision.

(iii) There is no feasible alternative route on land controlled by the applicant that does not cross the CO District nor has less detrimental impact on the wetlands. Nothing in this Section shall limit the applicant from exploring alternatives with abutting property owners.

The proposed western lot of the subdivision will need access to build-able land. The only access to this lot can come from a driveway
constructed within the COD.

(iv) Economic advantage is not the sole reason for the proposed location of work.

In order to utilize the property as allowed by the Zoning Ordinance, a shared driveway within the outer 25 feet of the COD is necessary to
access the build-able area on the proposed lot.

(Buffer Reductions on next page)

Buffer Reductions

For Buffer Reductions only, justify the proposal in terms of each of the criteria below (in accordance with subsection 42.19 (i) (2) (B)). All four criteria must be satisfied.

(i) The structure for which the exception is sought cannot feasibly, after consideration of all reasonable alternatives, be constructed on a portion or portions of the lot, which lie outside the CO district, *or* the application of the CO district eliminates greater than 50% of the buildable area located on the parcel *or* in the judgment of the Planning Board, the proposed site layout would result in a significantly higher quality design.

(ii) The proposed structure and use must be consistent with the purpose and intent of Section 42.19 and provisions must be made to ensure that drainage from the structure will not adversely impact any wetlands.

(iii) There shall be no impervious areas for parking within the reduced buffer for which the Conditional Use Approval is sought.

(iv) The maximum building coverage is limited to 50% of the outer half of the buffer zone, as shown in the diagram below.

(v) Best management practices must be demonstrated to the satisfaction of the Planning Board.

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 Conservation Commission and 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: 07-08-19

Signature of applicant/developer: _____

Date: _____

Signature of agent: _____

Date: 07-09-19

Authorization to enter subject property

I hereby authorize members of the Rochester Conservation Commission and Planning Board, and other pertinent City departments, boards and agencies to enter my property for the purpose of evaluating this application including performing any appropriate inspections. 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. (It is not necessary to sign this provision if a Planning Board application has been submitted.)

Signature of property owner: _____

Date: 07-08-19

Conservation Commission Recommendation:

[office use only]

Name of project

Case #

Recommendation:

- ☐ Approval
- ☐ Approval with conditions
- ☐ Denial

Comments/recommended conditions:

Conservation Commission

date

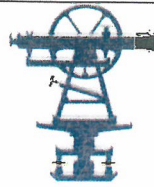
Planning Department

date

NORWAY PLAINS ASSOCIATES, INC.

SURVEYORS • SEPTIC SYSTEM DESIGNERS • ENGINEERS

P.O. Box 249
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Rochester, NH 03866-0249
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jrunnals@norwayplains.com



P. O. Box 268
31 Mooney St.
Alton, NH 3809
www.norwayplains.com
Phone & Fax (603) 875-3948
rtetreault@norwayplains.com

July 3, 2019

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

Re: Proposed Minor Subdivision – 8 Norway Plains Road - Tax Map 222, Lot 63

Dear Mr. Creighton,

On behalf of Kenneth I. & Ingrid L. Pheonix, Norway Plains Associates, Inc. is pleased to submit a Minor Subdivision Application. Kenneth I. & Ingrid L. Pheonix are the owners of the parcel located at 8 Norway Plains Road identified by the City of Rochester assessors as Tax Map 222, Lot 63 with a total area of 1.72 acres. The parcel is located in the Residential 2 Zoning District.

The proposed project is to subdivide the existing house lot into three single family residential house lots. Each lot, including the existing lot, will be serviced by city sewer and water. All of the proposed lots will be larger than the minimum 6,000 square feet and will have the required 60 feet of frontage.

All of the lots will have frontage on Norway Plains Road. The existing lot and one of the proposed lots will have a shared driveway for access. The existing driveway will be removed. The other new lot will have a driveway constructed.

To access a portion of usable land, the shared driveway will require a conditional use permit to be constructed within the Conservation Overlay District. The driveway has been located to minimize impact to the buffer area. There will be no impacts to the wetlands on the property.

Should the Board need additional information or have any questions, please feel free to contact our office. Otherwise we look forward to discussing this project with staff and the Planning Board. Thank you for your consideration

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

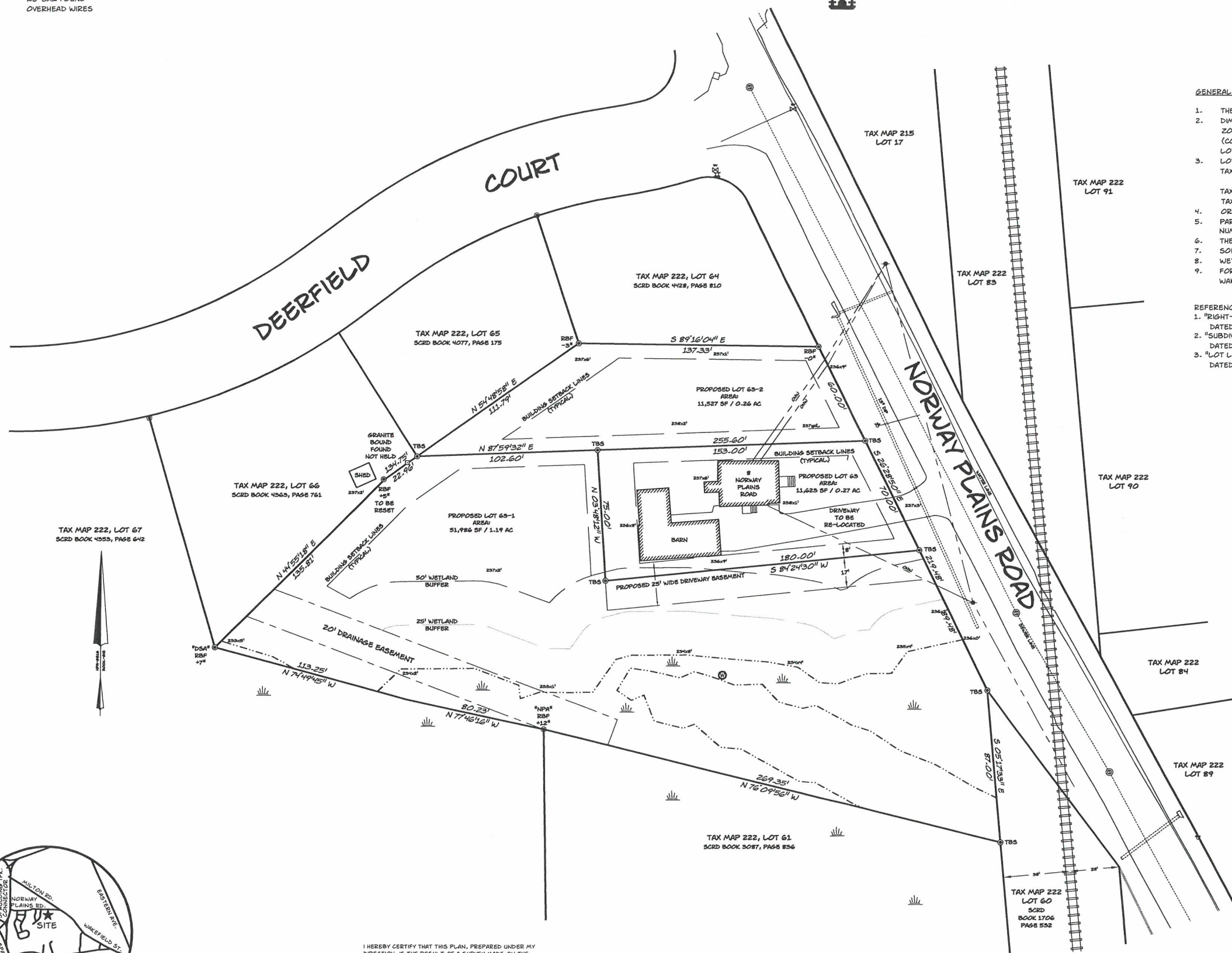
By:


Joel Runnals, LLS

cc: Kenneth I. & Ingrid L. Pheonix

LEGEND

| | |
|-----------|--------------------------------------|
| "NPA" RBS | RE-BAR SET WITH NORWAY PLAINS ID CAP |
| RBF | RE-BAR FOUND |
| OHW | OVERHEAD WIRES |

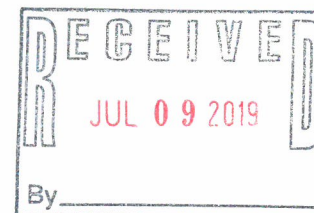


GENERAL PLAN NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 222, LOT 63 AND CREATE TWO NEW LOTS 63-1 & 63-2.
2. DIMENSIONAL STANDARDS.
ZONE (R2) RESIDENTIAL-2 DISTRICT (WITH MUNICIPAL WATER & SEWER).
(C0D) CONSERVATION OVERLAY DISTRICT.
LOT SIZE: 6,000 SF (MUNICIPAL WATER), FRONTAGE= 60', FY= 10', SY= 8', RY= 20', WETLANDS BUFFER= 50'
3. LOT AREAS:
TAX MAP 222, LOT 63: OLD AREA= 75,134 SF / 1.72 ACRES
PROPOSED AREA= 11,621 SF / 0.27 ACRE
TAX MAP 222, LOT 63-1: PROPOSED AREA= 52,031 SF / 1.19 ACRES
TAX MAP 222, LOT 63-2: PROPOSED AREA= 11,482 SF / 0.26 ACRE
ORIENTATION: HORIZONTAL DATUM - ROCHESTER GIS.
5. PARCEL IS NOT LOCATED WITHIN (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 33017C0203D EFFECTIVE ON 05-17-2005.
6. THE PARCELS ARE SERVICED BY MUNICIPAL WATER AND SEWER SYSTEMS.
7. SOILS PER NRCS, (Dea) DEERFIELD LOAMY SAND 0-3 % SLOPES.
8. WETLANDS WERE DELINEATED BY PETER COOPERDICK, CWS 44, FERNSTONE ASSOCIATES.
9. FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, ANNEX BUILDING, 33 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 335-1338.

REFERENCE PLANS:

1. "RIGHT-OF-WAY TRACK MAP, BOSTON AND MAINE R.R. VALUATION SECTION V.4-1 NH/15"
DATED JUNE 30, 1914 BY THE OFFICE OF VALUATION ENGINEER
2. "SUBDIVISION OF LAND, BUCK MEADOW, ROCHESTER, NH PREPARED FOR DONALD F. & SYLVIA J. WHITTUM"
DATED JUNE 28, 1988 BY DURGIN / SCHOFIELD ASSOCIATES, S.C.R.D. PLAN 38A-131
3. "LOT LINE REVISION, DEERFIELD CROFT, TAX MAP 222, LOTS 62 & 67, ROCHESTER, NH, PREPARED FOR DAVID HOWARD"
DATED MAY 2011 BY NORWAY PLAINS ASSOCIATES, INC., S.C.R.D. PLAN 103-44

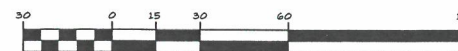


TAX MAP 222, LOT 63
OWNER OF RECORD:
KENNETH I. & INGRID L. PHOENIX
8 NORWAY PLAINS ROAD
ROCHESTER, NH 03866
S.C.R.D. BOOK 2788, PAGE 890

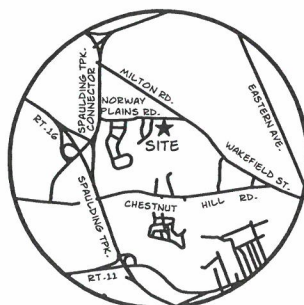
SUBDIVISION PLAN
8 NORWAY PLAINS ROAD
ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE

PREPARED FOR:
KENNETH I. & INGRID L. PHOENIX

SCALE: 1" = 30' JULY 2019
GRAPHIC SCALE



REVISIONS:



I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY DIRECTION, IS THE RESULT OF A SURVEY MADE ON THE GROUND AS PER RECORDED DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLAN CLOSURE EXCEEDS 1:10,000.



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

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

SIGNED BY _____ / _____ DATE _____
NAME POSITION

FILE NO. 149
PLAN NO. C-2988-S1
DWG NO. 19050\S-1