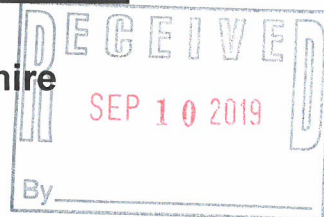




MINOR SUBDIVISION APPLICATION

(a total of three or fewer lots)

City of Rochester, New Hampshire



Date: 9/9/19 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 #: 256; Lot #(s): 38; Zoning district: Agricultural

Property address/location: 278 Old Dover Road

Name of project (if applicable): _____

Size of site: 6.08 acres; overlay zoning district(s)? _____

Property owner

Name (include name of individual): Dianne Libby & Timothy Zielfeder

Mailing address: 278 Old Dover Road, Rochester, NH 03867

Telephone #: 603-509-0011 Email:

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 03866

Telephone #: 603665-3948 Fax #: _____

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

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? 32' (existing lot) new lot to have a well

City sewer? yes ____ no x; How far is City sewer from the site? N/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:

Refer to narrative for description of the project.

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: T. By...

Date: 9/9/19

Signature of applicant/developer: Dianne M. Luby

Date: 9/9/19

Signature of agent: Joel D. Runnale

Date: 09-09-19

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.

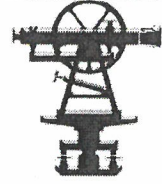
Signature of property owner: T. M...

Date: 9/9/19

NORWAY PLAINS ASSOCIATES, INC.

SURVEYORS • SEPTIC SYSTEM DESIGNERS • ENGINEERS

P.O. Box 249
Continental Blvd. (03867)
Rochester, NH 03866-0249
Fax (603)332-0098
Phone (603) 335-3948 / (800) 479-3948
875-3948
jrunnals@norwayplains.com
rtetreault@norwayplains.com



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

September 09, 2019

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

Re: Proposed Minor Subdivision – 278 Old Dover Road - Tax Map 256, Lot 38

Dear Mr. Creighton,

On behalf of Dianne Libby and Timothy Zielfeder, Norway Plains Associates, Inc. is pleased to submit a Minor Subdivision Application for them as the owners of this parcel located at 278 Old Dover Road and identified by the City of Rochester Assessors as Tax Map 256, Lot 38. The total parcel area is 6.08 acres. The parcel is located in the Agricultural Zoning District.

The proposed project is to subdivide the existing house lot into two single family residential house lots. Lot 38 is developed with a house, garage and leach field and is serviced with municipal water. The proposed lot 38-1 will be serviced with individual well and leach field. Lot 38 will become 182,437 sf / 4.19 acres. Lot 38 will be 82,444 sf / 1.89 acres. Both lots will require NHDES subdivision approval.

Lot 38-1 will have 415' of frontage and access on Whitehouse Road. Lot 38 will continue to use the existing driveway.

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.

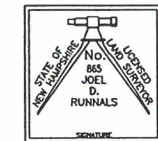
By: Joel D. Runnals
Joel D. Runnals, LLS



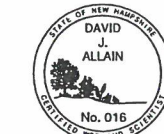
WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBMISSION PLAN, THE SUBMISSION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBMITTER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS, AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBMISSION REGULATIONS, AS AMENDED 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 SUBMISSION APPROVAL.

SIGNED BY _____ / _____ DATE _____
NAME POSITION

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.



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



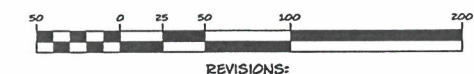
RECEIVED
SEP 10 2019
By _____

TAX MAP 256, LOT 38
OWNER OF RECORD:
DIANNE M. LIBBY & TIMOTHY R. ZIELFELDER
278 OLD DOVER ROAD
ROCHESTER, NH 03867-4509
S.C.R.D. BOOK 2937, PAGE 804

SUBDIVISION PLAN
278 OLD DOVER ROAD
ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE

PREPARED FOR:
DIANNE M. LIBBY & TIMOTHY R. ZIELFELDER

SCALE: 1" = 50' SEPTEMBER 2019
GRAPHIC SCALE

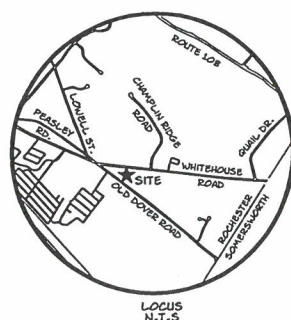


REVISIONS:

GENERAL PLAN NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 256, LOT 38 AND CREATE ONE NEW LOT 38-1.
2. DIMENSIONAL STANDARDS.
ZONE AGRICULTURAL DISTRICT.
LOT SIZE WITH EITHER MUNICIPAL WATER OR SEWER= 30,000 SF
LOT SIZE WITH NEITHER MUNICIPAL WATER OR SEWER= 45,000 SF
FRONTAGE= 150', FY= 20', SY= 10', RY= 20', WETLANDS BUFFER= 50'
LOT AREAS:
TAX MAP 256, LOT 38: OLD AREA= 264,881 SF / 6.08 ACRES
PROPOSED AREA= 182,437 SF / 4.19 ACRES
TAX MAP 256, LOT 38-1: PROPOSED AREA= 82,444 SF / 1.89 ACRES
3. ORIENTATION: HORIZONTAL DATUM = NHPSC2800, VERTICAL DATUM NAVD83.
4. PARCEL IS NOT LOCATED WITHIN (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 33017C021ND EFFECTIVE ON 05-17-2005.
5. LOT 38 IS SERVICED BY MUNICIPAL WATER AND INDIVIDUAL SEPTIC SYSTEM.
LOT 38-1 WILL BE SERVICED MY INDIVIDUAL WELL AND SEPTIC SYSTEM.
6. THE WETLANDS WERE DELINEATED DAVID J. ALLAIN, CWS 16.
7. FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03667. (603) 335-1338.

REFERENCE PLAN:
 "TWO LOT SUBDIVISION PLAN & LOT LINE ADJUSTMENT, WHITEHOUSE ROAD, ROCHESTER, NH
 FOR JAMES M. & NANCY G. ROY & BRIAN L. & MICHELLE M. ALZONI"
 DATED APRIL 2006 BY NORWAY PLAINS ASSOCIATES, INC., SCRIP PLAN 87-48



FILE NO. 193
PLAN NO. C-3002-S1
DWG NO. 18204\S-1
F.B. NO. "TJR"

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

NORWAY PLAINS ASSOCIATES, INC.

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