

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

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

Date: 1/22/19 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 #: 103; Lot #'s): 42; Zoning district: R2

Property address/location: 848 Portland Street

Name of project (if applicable): M3 Development - Portland Street

Size of site: .43 acres; overlay zoning district(s)? \_\_\_\_\_

**Property owner**

Name (include name of individual): M3 Development LLC

Mailing address: 42 Sullivan Farm Dr, Rochester, NH 03868

Telephone #: 603-978-7058 Email: wsmeroff@eddatasolutions.com

**Applicant/developer** (if different from property owner)

Name (include name of individual): \_\_\_\_\_

Mailing address: \_\_\_\_\_

Telephone #: \_\_\_\_\_ Email: \_\_\_\_\_

**Engineer/surveyor**

Kenneth A Berry, PE, LLS

Name (include name of individual): 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: k.berry@BerrySurveying.com Professional license #: LLS #805

**Proposed project**

Number of proposed lots: 2; Are there any pertinent covenants? \_\_\_\_\_

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? \_\_\_\_\_

Continued Minor Subdivision Plan application Tax Map: 103 Lot: 42 Zone R2 )

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:  
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: W. Scott Muffa Manager  
Date: 2/26/19

Signature of applicant/developer: W. Scott Muffa Manager  
Date: 2/26/19

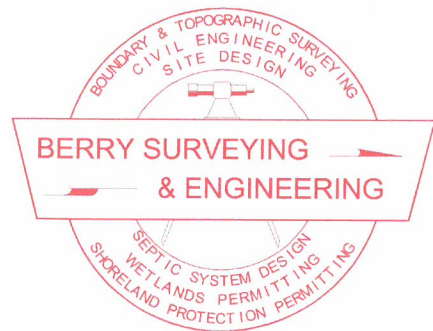
Signature of agent: [Signature]  
Date: 2-26-19

**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: W. Scott Muffa Manager  
Date: 2/26/19





## **BERRY SURVEYING & ENGINEERING**

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

January 23, 2019

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

RE: Proposed Minor Subdivision  
M3 Development, LLC  
Portland Street & Magic Avenue, Rochester, N.H.  
Narrative – Tax Map 103, Lot 42

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

On behalf of M3 Development, Berry Surveying & Engineering (BS&E) is filing a Minor Subdivision Application to subdivide Tax Map 103, Lot 42 into two separate lots.

Tax Map 103, Lot 42 is currently 18,905 SF, 0.43 Acres and is located in the R2 zone. It currently consists of a New Englander style house and barn and a large yard area. A majority of the lot is cleared. The applicant is looking to subdivide this into one lot which has the potential to support a duplex. These proposed lots meet the zoning requirements of the R2 zone. The lot is serviced by City water and sewer. We have done a full boundary and topographical survey of the parcel. Damon Burt CWS, of Fraggie Rock Environmental, has walked the site and has found no wetlands. A letter to that effect is attached to this application.

Respectfully Submitted,

BERRY SURVEYING & ENGINEERING

Daniel J. O'Lone  
Project Manager



Fraggle Rock Environmental Services  
Damon E. Burt, CWS, CPESC  
38 Garland Road, Strafford NH 03884  
603-969-5574  
[FRenvironmental@gmail.com](mailto:FRenvironmental@gmail.com)

January 26, 2019

**Wetland Review Report**

848 Portland Street  
East Rochester

Fraggle Rock Environmental performed review of site for wetlands, based on the following standards:

**Wetland Delineation/Review Standards**

- Corps of Engineers Wetland Delineation Manual, Technical Report 4-87-1, (January, 1987)
- U.S. Army Corps of Engineers, Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Version 2.0, U.S. Army Engineer Research and Development Center, 3909 Halls Ferry Road, Vicksburg, MS 39180-6199, January 2012, ERDC/EL TR-12-1
- Cowardin, Lewis M., Golet, Francis C. and LaRoe, Edward T, Classification of Wetlands and Deepwater Habitats of the United States, USFWS, Dept. of the Interior, Wash. D.C., 1979.
- Field Indicators of Hydric Soils in the United States A Guide for Identifying and Delineating Hydric Soils, Version 8.1, 2017 (Including corrections to version 8.0, 2016, on pages 21, 25, and 34)
- New England Hydric Soils Technical Committee. 2017 Version 4, Field Indicators for Identifying Hydric Soils in New England. New England Interstate Water Pollution Control Commission, Lowell, MA
- U.S. Army Corps of Engineers 2016. National Wetland Plant List/State List, Version 3.3

**Findings**

No jurisdiction wetlands were noted on the property.

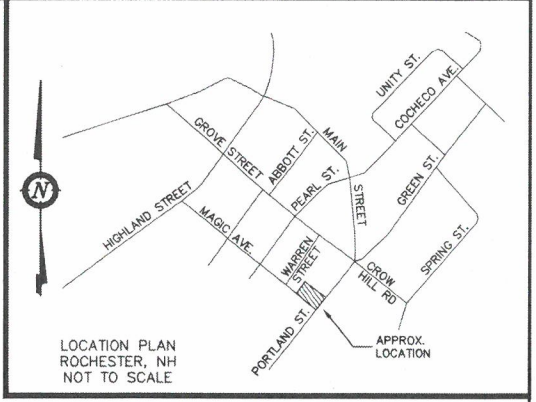
Sincerely,

A handwritten signature in black ink that reads "Damon E. Burt". The signature is written in a cursive, flowing style.

Damon E. Burt, CWS, CPESC  
Fraggle Rock Environmental Services  
NH Certified Wetland Scientist  
Certified Professional in Erosion and Sediment Control

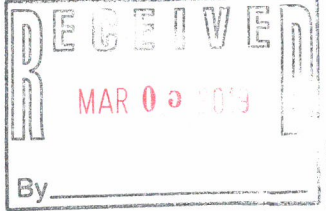
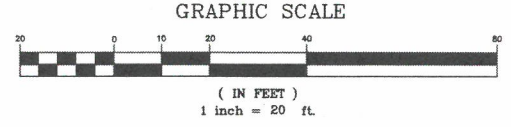


WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBDIVISION REGULATIONS AS AMENDED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



- NOTES:
- 1.) OWNER: M3 DEVELOPMENT, LLC  
42 SULLIVAN FARM DRIVE  
ROCHESTER, N.H. 03868
  - 2.) TAX MAP 103, LOT 42
  - 3.) LOT AREA: 18,905 Sq.Ft., 0.43 Ac.
  - 4.) S.C.R.D. BOOK 4587, PAGE 432
  - 5.) ZONING: RESIDENTIAL-2 (R2)  
FRONTAGE ~ 60.0'  
MINIMUM LOT SIZE ~ 6,000 Sq. Ft.  
FRONT SETBACK ~ 10.0'  
REAR SETBACK ~ 20.0'  
SIDE SETBACK ~ 8.0'  
MAX. BUILDING FOOTPRINT: 30%  
MAX. LOT COVERAGE: 45%  
MAX. BUILDING HEIGHT ~ 35.0'  
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# - 33017C0204D, DATED: MAY 17, 2005.
  - 7.) VERTICAL DATUM BASED ON NAVD88 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 DECEMBER 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 BOUNDARIES OF A 2 LOT SUBDIVISION ON TAX MAP 103, LOT 42.
  - 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 MUNICIPAL WATER AND SEWER.
  - 12.) NO PART OF THE SUBJECT PROPERTY IS IN CURRENT USE.

- LEGEND:
- 3/4" REBAR W/D CAP (SET)
  - ⊕ ANGLE IRON (FND)
  - IRON PIPE (FND)
  - ⊙ IRON ROD (FND)
  - ⊗ CATCH BASIN
  - ⊕ DRAIN MANHOLE COVER
  - ⊕ SEWER MANHOLE COVER
  - ⊕ FIRE HYDRANT
  - ⊕ UTILITY POLE
  - PROPOSED BOUNDARY LINE
  - BUILDING SETBACK LINE
  - METAL FENCE
  - EXISTING WATER LINE
  - EXISTING GAS LINE
  - FND
  - TBS
  - TO BE SET
  - S.C.R.D.
  - STRAFFORD COUNTY REGISTRY OF DEEDS

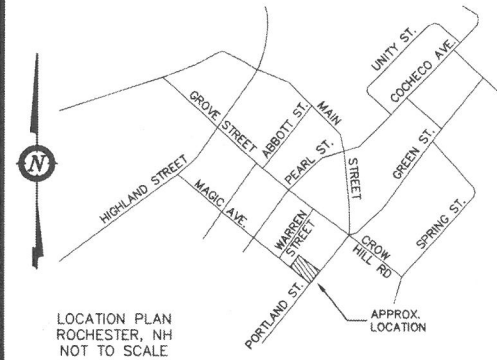


FINAL APPROVAL  
BY  
ROCHESTER PLANNING BOARD  
CERTIFIED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

I CERTIFY THAT THIS PLAN EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF ROCHESTER - 1:10,000 -  
3-1-19  
KENNETH A. BERRY LLS 805 DATE

REVISION	DATE	DESCRIPTION
SUBDIVISION PLAN LAND OF M3 DEVELOPMENT, LLC 848 PORTLAND STREET ROCHESTER, N.H. TAX MAP 103, LOT 42		
BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT RD. BARRINGTON, N.H. (603)332-2863		
SCALE : 1 IN. EQUALS 20 FT.		
DATE : JANUARY 18, 2019		
FILE NO. : DB 2018-153		

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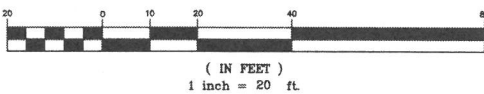
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- VGC
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- TBS
- TO BE SET
- S.C.R.D.
- STRAFFORD COUNTY REGISTRY OF DEEDS

GRAPHIC SCALE



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