

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

City of Rochester, New Hampshire

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

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

Property information

Tax map #: 246; Lot #'s: 24; Zoning district: R1

Property address/location: #92 CHESLEY HILL ROAD

Name of project (if applicable): _____

Size of site: 27.95 acres; overlay zoning district(s)? N/A

Property owner

Name (include name of individual): DOROTHY K. THONE

Mailing address: #92 CHESLEY HILL ROAD, ROCHESTER, NH 03839

Telephone #: 603 833-3139 Email: _____

Applicant/developer (if different from property owner)

Name (include name of individual): N/A

Mailing address: _____

Telephone #: _____ Email: _____

Engineer/surveyor

Name (include name of individual): JASON B. POHOPEK

Mailing address: PO BOX 651, BARRINGTON, NH 03825

Telephone #: 603 842-2467 Fax #: -

Email address: j46p@yahoo.com Professional license #: NHLLS #941

Proposed project

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

Number of cubic yards of earth being removed from the site? 0

City water? yes ☒ no ☐ How far is City water from the site? ?

City sewer? yes ☐ no ☒ How far is City sewer from the site? ?

Continued Minor Subdivision Plan application Tax Map: 246 Lot: 24 Zone R1)

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:

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: [Signature] Date: 5-30-18

Signature of applicant/developer: _____ Date: _____

Signature of agent: [Signature] 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: [Signature] Date: 5-30-18



LOT LINE REVISION APPLICATION

City of Rochester, New Hampshire

Date: 12/2/2018 [office use only. Check # _____ amount \$ _____ date _____]

Property information

Tax map #: 246; lot #(s): 24, 24-1, 24-2; zoning district: R-1

Property address/location: #92 CHESLEY HILL RD

Name of project (if applicable): LOT LINE ADJUSTMENT & SUBDIVISION PLAN
FOR DOROTHY K. THONE

Property owner – Parcel A

Name (include name of individual): DOROTHY K. THONE

Mailing address: #92 CHESLEY HILL RD, ROCHESTER, NH

Telephone #: _____ Email: _____

Property owner – Parcel B (clarify whether both parcels are owned by the same person(s))

Name (include name of individual): _____

Mailing address: _____

Telephone #: _____ Email: _____

Surveyor

Name (include name of individual): JASON B. POWERS

Mailing address: PO BOX 651, BARRINGTON, NH 03825

Telephone #: 603 842 2467 Fax #: _____

Email address: j46pe@yahoo.com Professional license #: NHLS #941

Proposed project

What is the purpose of the lot line revision? TO ADD 3.52 ACRES TO TM 246 LOT 24-2
AND ADD 2.05 ACRES TO TM 246 LOT 24-2

Will any encroachments result? NO

Letter of Intent

Joel & Dorothy Thone
#92 Chesley Hill Road
Rochester, NH 03867

October 21, 2018

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

Re: Lot Line Adjustment and Subdivision of Tax Map 246 Lots 24, 24-1 & 24-2.

Dear Board Members & Administrative Assistants,

It is the intent of the owners of the subject lot Tax Map 246 Lot 24 is to create a lot line adjustment with Tax Map 246 Lots 24-1 and 24-2. This adjustment proposes to transfer lands from Lot 24 to Lots 24-1 and 24-2, 3.52 acres and 2.05 acres respectively. Within this same application the owner also proposes to subdivide the remaining land of Lot 24 and create 2 new lots being shown as Lots 24-3 and 24-4 on submitted plan.

Please direct all questions, concerns and comments pertaining to this application to:

Jason B. Pohopek
NH Licensed Land Surveyor #941
PO Box 651
Barrington, NH 03825
(603) 842-2467

Thank you for your consideration

Respectfully submitted

Joel & Dorothy Thone

December 11, 2018

RE: Minor Subdivision & Lot Line Adjustment for Dorothy K. Thone
#92 Chesley Hill Road
Rochester, NH

TO: Planning Department
Rochester, NH

WAIVER REQUEST

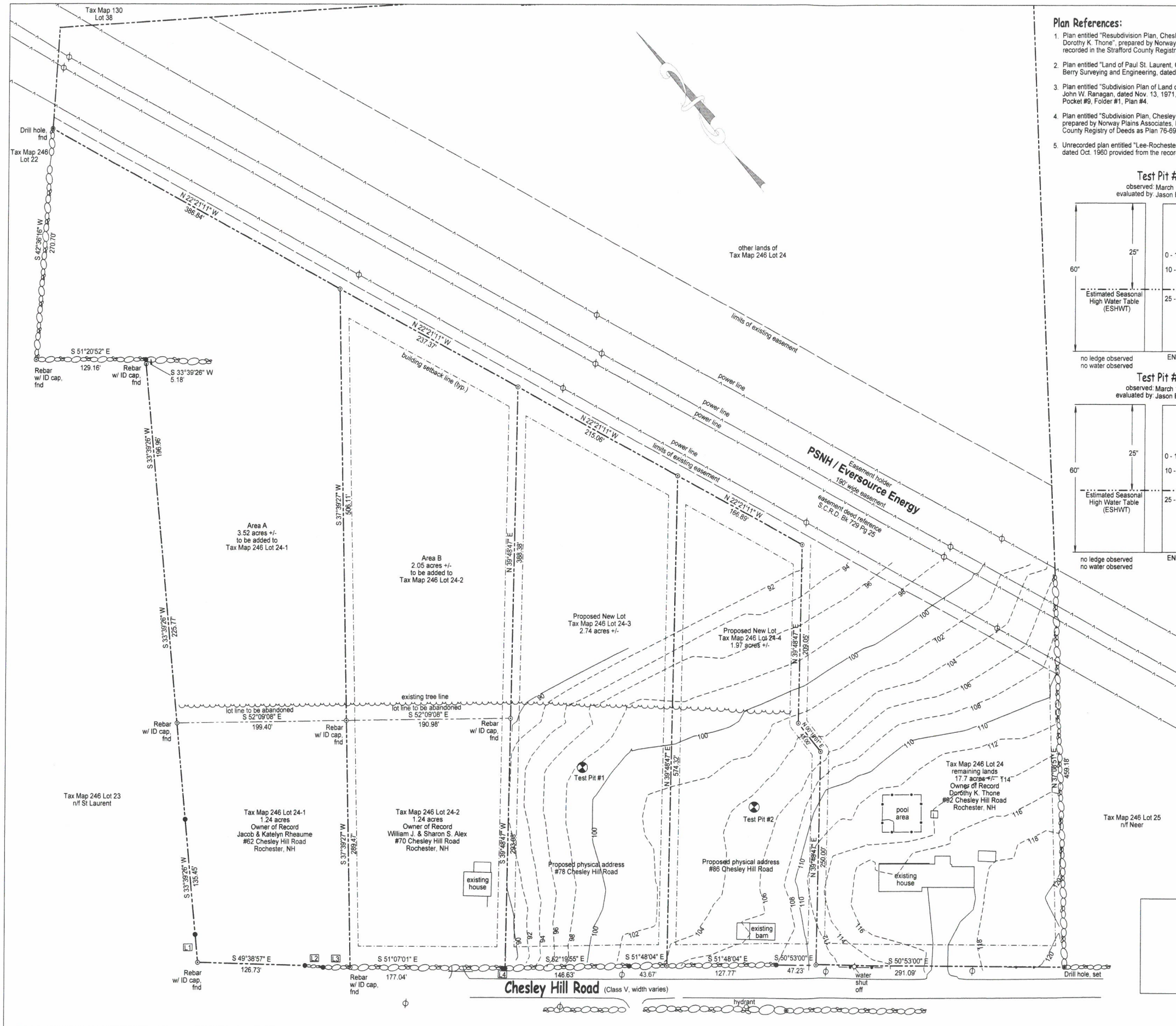
I, Jason Pohopek, authorized agent of the applicants of the above referenced planning board application, formally request that the planning board consider waiving the following items;

1. Complete boundary survey of the subject parcel Tax Map 246 Lot 24.
Justification: After the lot line adjustment and subdivision lot 24 has a remaining area of 17.7 acres +/- . The existing dwelling located on the remaining lands is compliant with building setbacks. If survey was required of these lands it would be an undue burden to the applicant as it would offer no additional information necessary to make an informed decision on the application as presented.
2. Topographic mapping of the entire subject parcel Tax Map 246 Lot 24.
Justification: The submitted plan includes existing topography of the area impacted by the subdivision. There are no development plans for the remaining 17.7 acres +/- and it is the intention of the applicant to leave this area in its natural state.
3. Regulation 5.2.4 "creation on long and narrow lots is discourage".
Justification: It is my opinion that this is a matter of interpretation intended to discourage obtusely configured lots. In this proposed application the lots are generally rectangular in shape but not designed in a manner that attempts to circumvent the lot size regulation, rather they are configured in a way that is consistent with many lots in the surrounding neighborhood and communities.

Thank you for your consideration.

Respectfully

Jason Pohopek

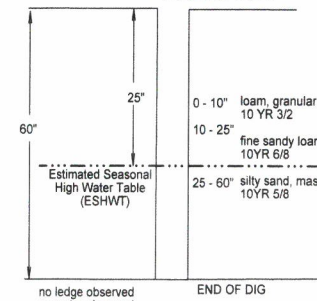


Plan References:

- Plan entitled "Resubdivision Plan, Chesley Hill Road, Tax Map 246 Lot 24, Rochester, NH for Dorothy K. Thone", prepared by Norway Plains Associates, Inc., dated Feb. 2005 and recorded in the Strafford County Registry of Deeds as Plan 80-11.
- Plan entitled "Land of Paul St. Laurent, Chesley Hill Road, Rochester, NH", prepared by Berry Surveying and Engineering, dated June 13, 2001, not recorded.
- Plan entitled "Subdivision Plan of Land on Chesley Hill Road, Rochester, NH", prepared by John W. Ranagan, dated Nov. 13, 1971, recorded in the Strafford County Registry of Deeds as Pocket #9, Folder #1, Plan #4.
- Plan entitled "Subdivision Plan, Chesley Hill Road, Rochester, NH for Dorothy K. Thone", prepared by Norway Plains Associates, Inc., dated May 2004, recorded in the Strafford County Registry of Deeds as Plan 76-89.
- Unrecorded plan entitled "Lee-Rochester 115KV Line Mile 10, P.S. Co. of NH, Manchester, NH" dated Oct. 1960 provided from the records of Eversource Energy.

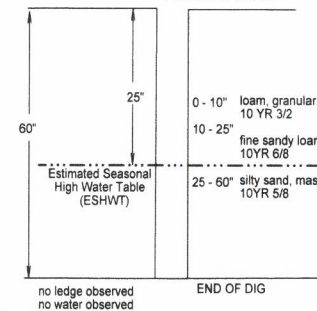
Test Pit #1

observed: March 1, 2018
evaluated by Jason B. Pohopek



Test Pit #2

observed: March 1, 2018
evaluated by Jason B. Pohopek



Plan Notes:

- The intent and purpose of this plan is to show a lot line adjustment between record lots #24-2, #24-2 and #24, and to subdivide and create two additional lots from the parent lot #24.
- Owner of record:
Tax Map 246 Lot 24: Dorothy K. Thone, #62 Chesley Hill Road, Rochester, NH 03839-5501, S.C.R.D. Bk 1751 Pg 345
Tax Map 246 Lot 24-1: Jacob & Katelyn Rheaume, #62 Chesley Hill Road, Rochester, NH 03839-5501, S.C.R.D. Bk 1751 Pg 345
Tax Map 246 Lot 24-2: William J. & Sharon Alex, #70 Chesley Hill Road, Rochester, NH 03839-5501, S.C.R.D. Bk 4328 Pg 401
- Parcel areas prior to adjustment and subdivision:
Tax Map 246 Lot 24: 28.0 acres +/-
Tax Map 246 Lot 24-1: 1.24 acres
Tax Map 246 Lot 24-2: 1.24 acres
- Parcel areas after adjustment and subdivision:
Tax Map 246 Lot 24: 17.7 acres +/-
Tax Map 246 Lot 24-1: 4.76 acres
Tax Map 246 Lot 24-2: 3.29 acres
Tax Map 246 Lot 24-3: 2.74 acres
Tax Map 246 Lot 24-4: 1.97 acres
- The subject parcels are located within the Residential-1 zoning district of the City of Rochester, NH.
- Required building setbacks within the Residential-1 zoning district are: Front: 25', Side: 10', Rear: 25'.
- NHDES Subdivision Approval No. PENDING
- The bearing basis of this plan was acquired from plan reference #1.
- For more information about this subdivision contact the City of Rochester Planning Department at #31 Wakefield Street, Rochester, NH 03867, (603) 335-1338.
- A driveway permit will need to be issued by the Rochester Public Works Department prior to a building permit being issued for the new lot 24-3 and 24-4.
- The soil type of the subject area is listed on the USDA Web Soil Survey as Paxton with 3 to 15% slopes.
- All utility lines for electricity, telephone and cable TV service shall be placed underground and installed according to specifications set by the appropriate utility company.
- SUBDIVISION APPROVAL
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 FROM SUBDIVISION APPROVAL.

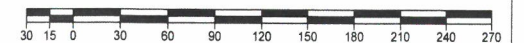
LOT LINE ADJUSTMENT & SUBDIVISION PLAN

prepared for
**Dorothy K. Thone,
William J. & Sharon S. Alex &
Jacob & Katelyn Rheaume**

of lands identified as
Tax Map 246 Lots 24, 24-1 & 24-2

for lands located on
**Chesley Hill Road
City of Rochester, County of Strafford
State of New Hampshire**

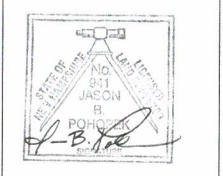
SCALE: 1"= 60' DATE: MAY 30, 2018
REVISED: DECEMBER 11, 2018



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

Jason B. Pohopek 12/11/2018
JASON B. POHOPEK NHLLS #941 DATE

PREPARED BY:
**JASON POHOPEK
DESIGN & CONSTRUCTION, LLC**
PO Box 651
Barrington, NH 03825
603-842-2487

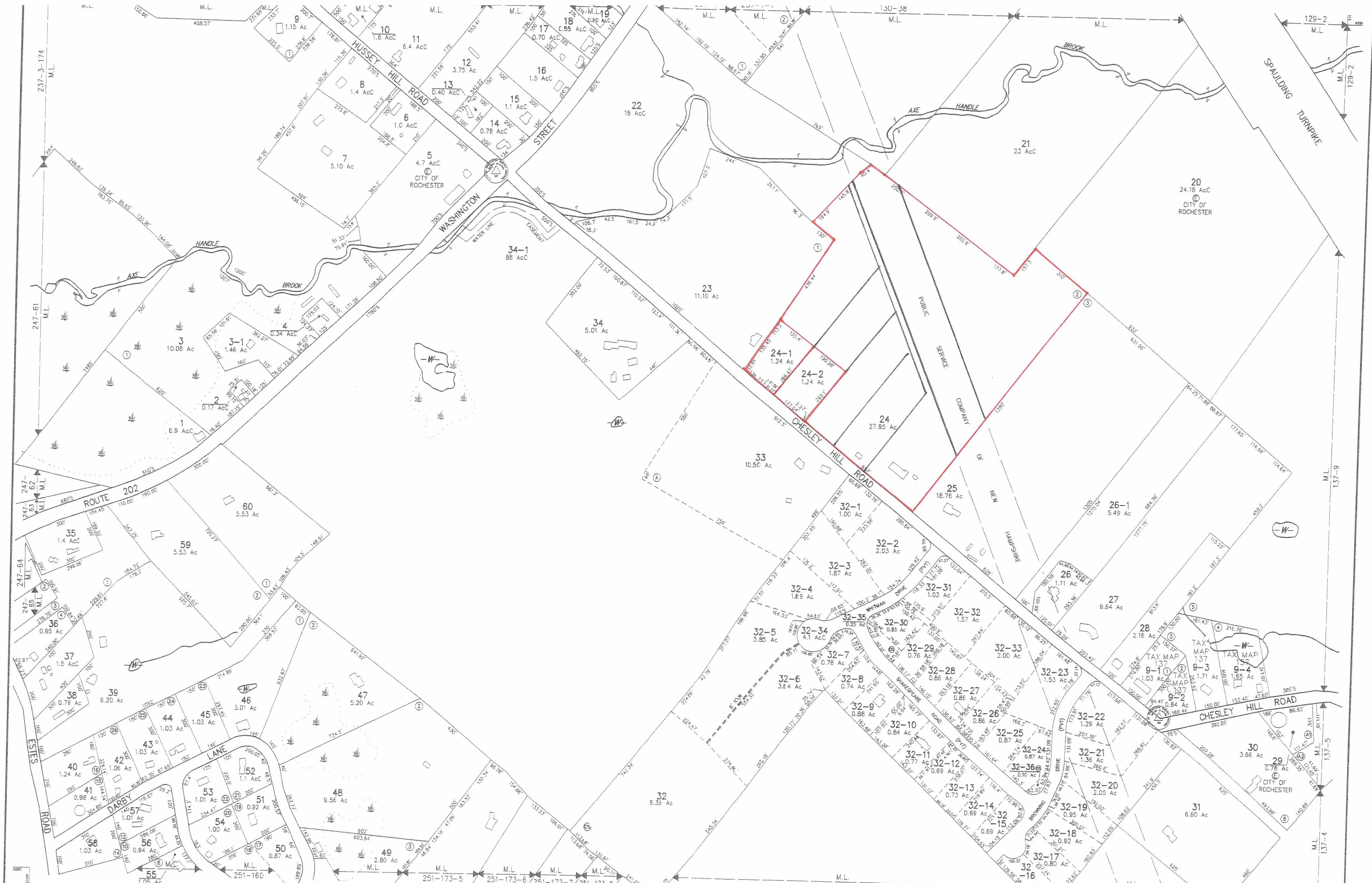


Approval Block

Approval Block for the City of Rochester Planning Board.

Rochester Planning Board Approval

LINE TABLE		
Id	Bearing	Distance
L1	S 33°39'26" W	32.91'
L2	S 45°24'45" E	21.56'
L3	S 51°07'01" E	31.77'
L4	S 47°04'34" E	2.87'



THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.

PHOTOGRAPHY DATE: APRIL 28, 1990

COMPLETION DATE: JUNE 30, 1992

PRODUCED IN 1992 BY
CARTOGRAPHIC ASSOC. INC.
PROFESSIONAL CONSULTANTS
MUNICIPAL MAPPING - GIS - PUBLIC WORKS INFORMATION MANAGEMENT
11 PLEASANT STREET, LITTLETON, NEW HAMPSHIRE 03561
(603)444-6766 - 1(800)322-4540 - FAX (603)444-1366 - WWW.CAI-INFO.COM

LEGEND

AREA SURVEYED AC
AREA CALCULATED AC
RECORD DIMENSION 100'
SCALED DIMENSION 100'S
MATCH LINE M.L.
WATER W

EXEMPT PROPERTY E
SUBDIVISION LOT NO.
BUILDING B
RIGHT OF WAY R.O.W.
COMMON OWNERSHIP C.O.
WETLANDS W

FEET
0 100 200 400 600
METERS
0 50 100 150

SCALE 1" = 200'

PROPERTY MAPS

ROCHESTER

INDEX DIAGRAM

MAP NO. 246