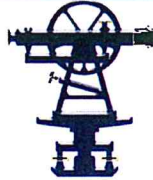


# NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

P.O. Box 249  
268

Continental Blvd. (0367)  
Rochester, NH 03866-0249  
Phone: (603) 335-3948 / (800) 479-3948  
Fax: (603) 332-0098  
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Phone & Fax: (603) 875-3948  
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[rtetreault@norwayplains.com](mailto:rtetreault@norwayplains.com)

June 08, 2020

Seth Creighton, Chief Planner  
Department of Planning & Development  
33 Wakefield Street  
Rochester, NH 03867-1917

## NARRATIVE:

**Re: Proposed Two Lot Subdivision – Owners: Laura L. & Bruce b. Boudreau, Trustees of The Boudreau Living Trust  
Tax Map 221, Lot 49, 68 Ten Rod Road, Rochester, NH**

Dear Mr. Creighton,

Laura and Bruce Boudreau wish to subdivide their property into two lots which is located at 68 Ten Rod Road, Tax Map 221, Lot 49.

On May 13, 2020 the Rochester Zoning Board of Adjustment approved a variance:  
*"Boudreau Living Trust, Bruce Boudreau, Trustee applicant seeks a variance from table 19-A, to be waived to permit the subject lot to be subdivided into 2 lots consistent with the R-1 frontage and lot requirements."*

There currently exists both the residential use and the commercial use on the same lot. The variance that was granted will allow these proposed lots to be treated similar to the surrounding R-1 lots with no change in use. No new development is being proposed as part of this application.

Lots 49 and 49-1 will continue being serviced by municipal water and sewer that is located along Ten Rod Road. The pre-subdivision area of Lot 49 is 22,284 square feet / 0.5116 acre. The proposed subdivision will create the two lots with the exact same areas. The new areas will both be 11,142 square feet / 0.2558 acre. Rochester's R-1 Zoning District which has a minimum lot size of 10,000 square feet. Lot 49 will have 107.33 feet of frontage and lot 49-1 will have 100.61 feet on Ten Rod Road where 100' is required.

With municipal services available to the site NHDES Subdivision Approval will not be necessary.

Please feel free to contact us if we can supply you with any additional information that you may require.

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

By: Joel D. Runnals

Joel D. Runnals, LLS

cc: Laura and Bruce Boudreau

M2019\19280\Documents\Application\Subdivision\Rochester Subdivision Narrative.doc





## **MINOR SUBDIVISION APPLICATION**

(a total of three or fewer lots)

### **City of Rochester, New Hampshire**

Date: 6/8/2020 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 #: 221; Lot #(s): 49; Zoning district: Agricultural

Property address/location: 68 Ten Rod Road

Name of project (if applicable): Subdivision of Land for The Boudreau Living Trust

Size of site: 0.5116 acres; overlay zoning district(s)?     

### **Property owner**

Name (include name of individual): Boudreau Living Trust, Bruce & Laura Boudreau, Trustees

Mailing address: 68 Ten Rod Road, Rochester, NH 03867

Telephone #: 603-335-3068 Email: rugman@metrocast.net

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

Name (include name of individual):     

Mailing address:     

Telephone #:      Email:     

### **Engineer/surveyor**

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

Mailing address: PO Box 249, Rochester, NH 03866

Telephone #: 603-335-3948 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?     

City water? yes X no     ; How far is City water from the site? Connected

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

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: Brian D. Ba  
Date: 6/9/2020

Signature of applicant/developer: \_\_\_\_\_  
Date: \_\_\_\_\_

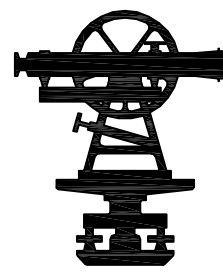
Signature of agent: Joel A. Runnals  
Date: 06-08-20

## Authorization to enter subject property

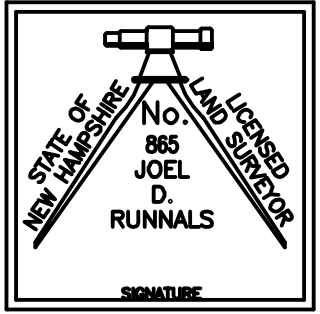
*I hereby authorize members of the Rochester Planning Board, Zoning Board of Adjustment, Conservation Commission, Planning Department, and other pertinent City departments, boards and agencies to enter my property for the purpose of evaluating this application including performing any appropriate inspections 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: \_\_\_\_\_





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.



2020

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

DATE

GENERAL PLAN NOTES:

- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 221, LOT 49 AND CREATE ONE NEW LOT 49-1.
- DIMENSIONAL STANDARDS.  
ZONE (A) AGRICULTURAL DISTRICT (WITH MUNICIPAL WATER & SEWER).  
SINGLE FAMILY: LOT SIZE= 20,000 sf, FRONTAGE= 150', FY= 20', SY= 10', RY= 20'  
SEE NOTE 9.  
ZONE (R1) RESIDENTIAL-1 DISTRICT (WITH MUNICIPAL WATER & SEWER).  
SINGLE FAMILY: LOT SIZE= 10,000 sf, FRONTAGE= 100', FY= 10', SY= 10', RY= 20'
- LOT AREAS:  
TAX MAP 221, LOT 49-0: OLD AREA= 22,284 sf / 0.5116 acre  
PROPOSED AREA= 11,142 sf / 0.2558 acre  
TAX MAP 222, LOT 49-1: PROPOSED AREA= 11,142 sf / 0.2558 acre
- ORIENTATION: HORIZONTAL DATUM - ROCHESTER GIS.
- PARCEL IS NOT LOCATED WITHIN (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 3301700184D EFFECTIVE ON 05-17-2005.
- THE PARCELS ARE SERVICED BY MUNICIPAL WATER AND SEWER SYSTEMS.
- SOILS PER NRCS, (A & B) ACTON FINE SANDY LOAM, 0-8 %; (G1B) GLOUCESTER FINE SANDY LOAM, 3-8 %, and (L & B) LEICESTER FINE SANDY LOAM, 0-8 % SLOPES.
- ALL PROPOSED UTILITIES MUST BE INSTALLED UNDERGROUND.
- MAY 13, 2020 THE ROCHESTER ZONING BOARD OF ADJUSTMENT APPROVED A VARIANCE:  
"BOUDREAU LIVING TRUST, BRUCE BOUDREAU, TRUSTEE APPLICANT SEEKS A VARIANCE FROM TABLE 19-A, TO BE WAIVE TO PERMIT THE SUBJECT LOT TO BE SUBDIVIDED INTO 2 LOTS CONSISTENT WITH THE R-1 FRONTAGE AND LOT REQUIREMENTS."  
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 PLAN:

- "LOT LINE REVISION, TEN ROD ROAD, TAX MAP 221, LOTS 48-57 & 49, ROCHESTER, N.H., FOR ROCHESTER PINWOOD REAL ESTATE DEVELOPMENT, LLC AND BRUCE B. BOUDREAU" DATED JULY 2008 BY NORWAY PLAINS ASSOCIATES, INC. S.C.R.D. PLAN 113-61

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TRUSTEES OF  
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68 TEN ROD ROAD  
ROCHESTER, NH 03868  
S.C.R.D. BOOK 4597, PAGE 0321

SUBDIVISION PLAN  
68 TEN ROD ROAD  
ROCHESTER  
STRAFFORD COUNTY  
NEW HAMPSHIRE

PREPARED FOR:  
THE BOUDREAU LIVING TRUST

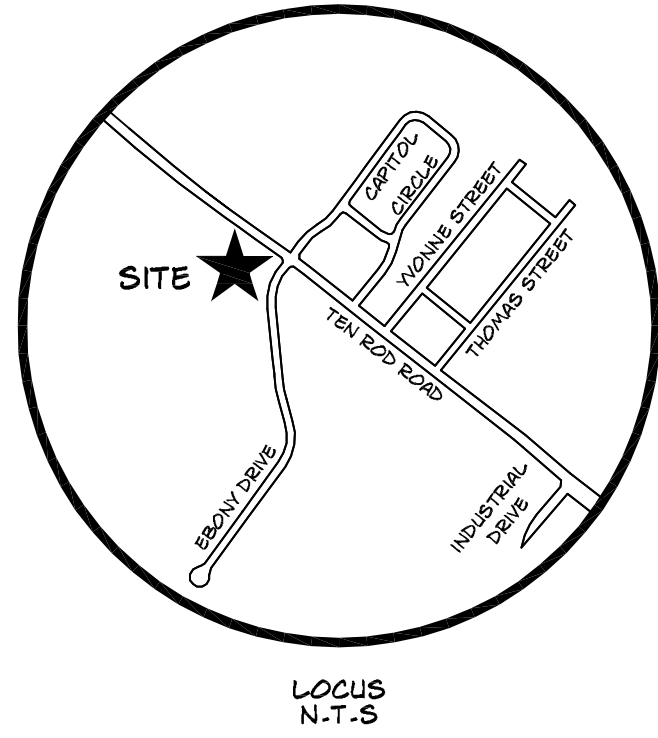
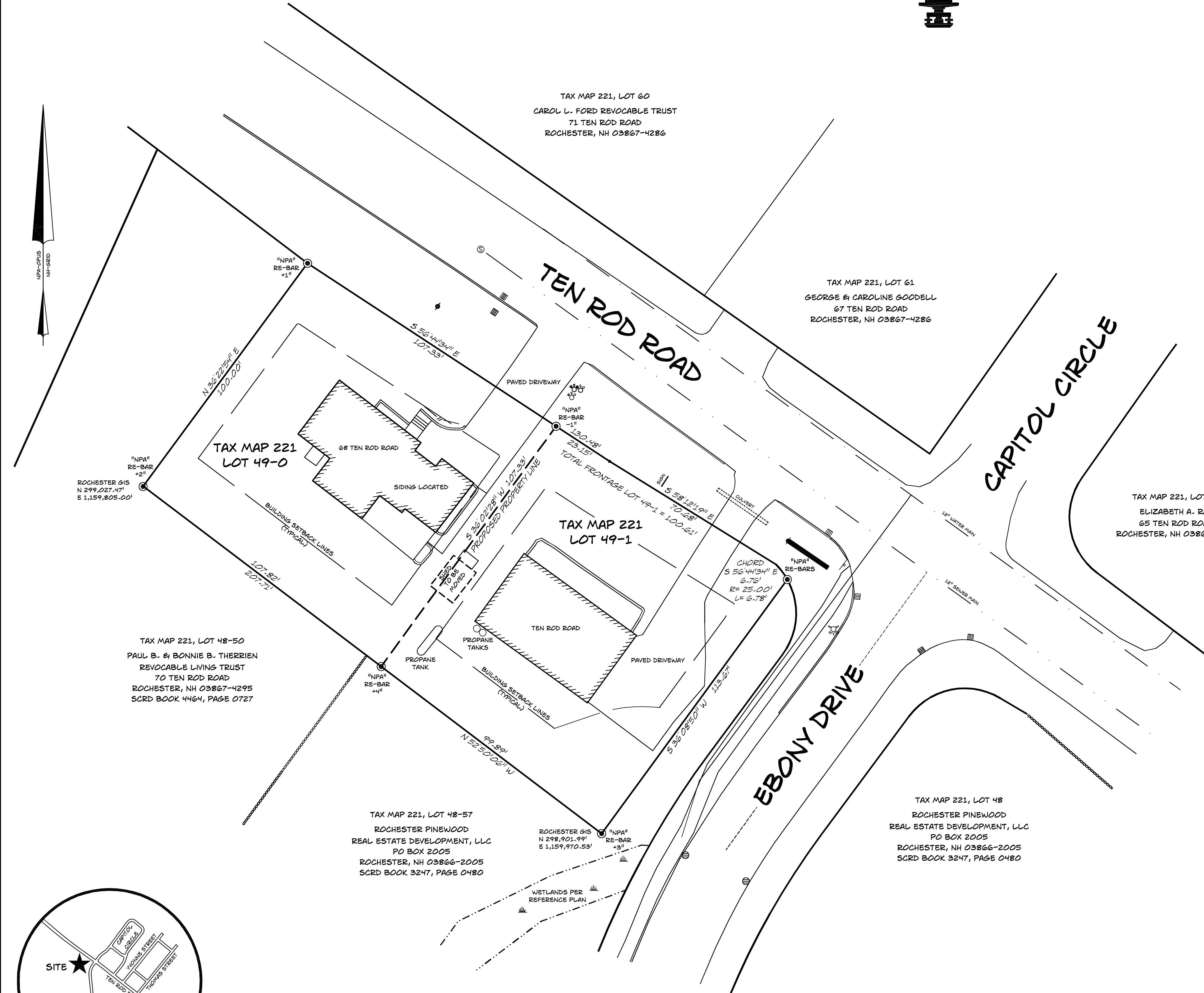
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GRAPHIC SCALE



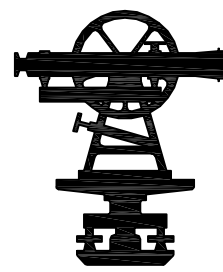
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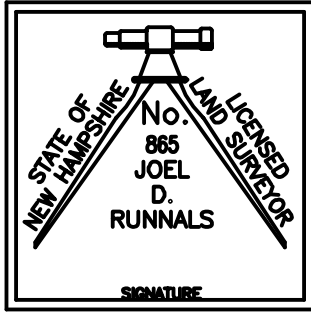
FINAL APPROVAL BY THE  
ROCHESTER PLANNING BOARD ON \_\_\_\_\_  
SIGNED BY \_\_\_\_\_ / \_\_\_\_\_  
NAME POSITION DATE



FILE NO. 141  
PLAN NO. C-3023-S  
DWG NO. 19280-LDD\S-1



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



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TOPOGRAPHIC  
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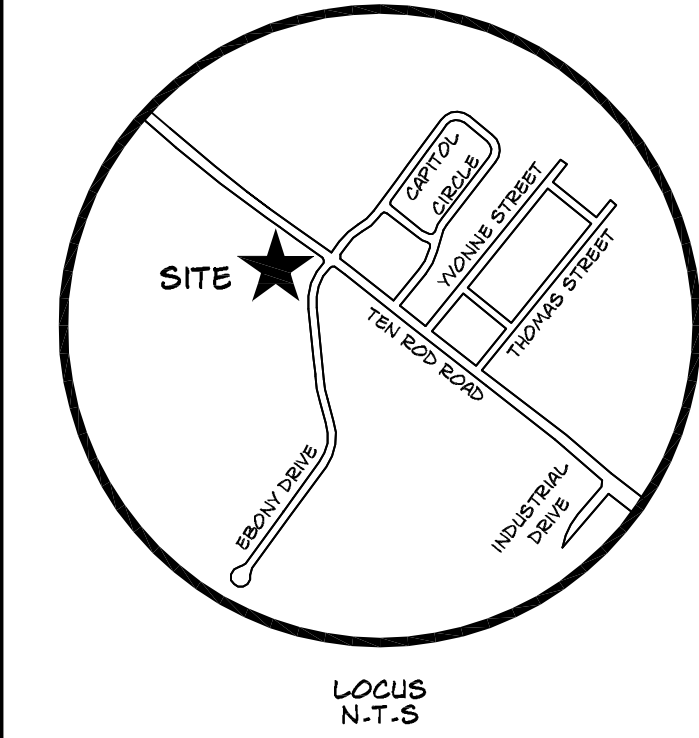
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