



Modification to Approved Project
City of Rochester, New Hampshire

Case # 224-321,324,328-A-07 Property Address _____

Type of project: Site Plan _____; Subdivision X; Line Adjustment _____; Other _____

Project name Greatwoods Development LLC Subdivision

Date of original Planning Board approval June 2, 2008 and Amended May 18, 2015 and August 6, 2018

Description of modification: The proposed modification is to waive the City of Rochester Subdivision Regulation Section 6.10; Impact Fees. The subdivision was previously approved with an off-site impact contribution requirement for improvements to the stormwater drainage along Salmon Falls Road. This work was completed during the first phase of the subdivision. Under Zoning Ordinance section 275-27.G.2 allows for a waiver for impact fees associated on vested projects.

Name of applicant or agent filling out this form Norway Plains Associates, c/o Scott Lawler, PE

Mailing Address PO Box 249, Rochester NH 03866-0249

Phone Number: 603 335-3948 Email Address: slawler@norwayplains.com

Please check box: Applicant ☐ Agent ☒

Signature of person completing form: [Signature] Date: 04/21/2020

Signature of property owner (if different): [Signature] Date: 04/21/2020

Please note: Modifications are reviewed by the Planning Board but no public hearing is held and no notices are required. (In contrast, projects, which are considered to have a potential impact upon abutters, are considered amendments for which notice and a public hearing is required.) There is a \$125.00 fee for a modification. For very simple matters ("administrative modifications") approved by staff, there is no fee.



Application for Waiver from Regulation

City of Rochester, New Hampshire

Project name Greatwoods Development LLC Subdivision

Case # 224-321,324,328-A-07

Subdivision: X Lot line revision: _____ Site Plan: _____ Minor Site Plan: _____

Section and subsection of the Subdivision Regulations from which the waiver is requested (including identifying number, title, and description of provision):

Section 6.10 Impact Fee.

OR - Article, section, and subsection of the Site Plan Regulations from which the waiver is requested (including identifying number, title, and description of provision):

Reason/justification(s) for waiver request The 52-lot subdivision was approved with two phases and required extensive off-site improvements to Salmon Falls Road. The work was performed on Salmon Falls Road to improve the roadside drainage which was the applicants fair share of off-site improvements to public facilities which had almost no direct affect by the development.

Name of applicant or agent filling out this form Norway Plains Associates, Inc.

Applicant? _____ Agent? X Today's date April 21, 2020

----- Office use below -----

Waiver approved: _____ Waiver denied: _____

Comments: _____

Signature: _____ Date: _____

NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

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April 21, 2020

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

Re: Amendment to Approved Project Application for Great Woods Development, LLC – 597 Salmon Falls Road; Map 224, Lots 321-324 & 328 (Laredo Lane, Smoke Street, & Bailey Drive)

Dear Mr. Creighton:

On behalf of the Steve Miller and Great Woods Development, LLC., we hereby an application to Amendment to Approved Project for the residential subdivision located off Salmon Falls Road. The 47-lot subdivision was approved by the Rochester Planning Board on June 2, 2008. Sequentially, the project was amended on May 18, 2015 and then again on August 6, 2018. This amendment request is to waive the recently required impact fee associated with residential construction.

The subdivision created 46 single-family residential lots with approximately 3,900 linear feet of City streets. This subdivision was approved with two distinctive phases, with the first phase roadway and infrastructure completed and accepted by the City in the fall of 2018. The second phase started shortly thereafter whereas the roadway and infrastructure are substantially completed and home construction has been ongoing for the past year. Please refer to the Overall Roadway Plan, attached.

In addition to all of the on-site development which services the proposed development, the applicant was required to complete off-site improvements as part an exaction imposed by the Planning Board. Please refer to condition 3 of the Precedent Conditions listed on the June 2, 2008 Notice of Decision. The off-site improvement was to design and construct improvements to the Salmon Falls Roadway drainage system from Stonewall Drive to the entrance to Tara Estates. This drainage work, approximately 3,400 linear feet, consisted of replacing numerous driveway culverts with headwalls, excavating years of sediments from the ditch line, and create positive drainage to ensure the stormwater flowed smoothly along the roadway. The cost of all of these off-site improvements was approximately \$100,000. It should be noted, that none of this off-site work directly benefitted the residence, as the stormwater generated by the new development was directed towards stormwater management systems located on the property and not toward Salmon Falls Road.

Prior to the recent Zoning Ordinance amendment on January 7, 2020, all but 18 of the 46 homes have been completed or building permits issued. The lots which have not applied for a building permit are all located on the City of Rochester Assessing Tax Map 224, as Lots 324-1, 324-2, 324-22, 324-23, 324-26

through 324-30, 324-36 through 234-38 and 324-40 through 324-42.

However, since this project is a phased project that is substantially completed, thus vested as set forth by RSA 674-39, we hereby respectfully request a waiver to Section 6.10 of the Rochester Subdivision Regulations; Impact Fees, for the remaining unimproved lots listed above.

We look forward to discussing this project with staff and the Planning Board. Thank you for your consideration

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Scott A. Lawler". The signature is fluid and cursive, with the first name "Scott" and last name "Lawler" clearly distinguishable.

By:

Scott A. Lawler, PE, Project Engineer

cc: Great Wood Development, LLC

LEGEND

- PROPERTY LINE
— 50' WETLAND BUFFER
- - - - - EDGE OF WETLAND (POORLY DRAINED)
- - - - - EDGE OF WETLAND (VERY POORLY DRAINED)
- - - - - EXISTING DRAIN LINE
- - - - - EXISTING CONTOUR LINE
- - - - - EXISTING TREE LINE
- - - - - EXISTING STONEWALL
• • • • • EXISTING SOIL TYPE BOUNDARY
WETLAND
- - - - - PROPOSED TREE LINE
- - - - - PROPOSED BUILDING SETBACKS
APPROX. TEST PIT LOCATION

WAVIER FROM CITY OF ROCHESTER
SUBDIVISION REGULATIONS:

SECTION 5 - SUBDIVISION DESIGN STANDARDS:

SECTION 5.3 - STREET

5.3.7.: DEAD-END STREETS SHALL NOT BE LONGER THAN 1,200 FEET,
WHEREAS 1,325 FEET IS PROPOSED
5.3.9: MINIMUM RADIUS AT CENTERLINE, IN FEET, OF A MINOR STREET
SHALL BE 200 FEET (150 FEET IN OPEN SITES), WHEREAS 100
FEET IS PROPOSED.

WETLANDS AND SOILS NOTES:

1. THE WETLANDS DELINEATION WAS DONE BY STEVEN D. RIKER, CWS #219, ;
FROM NH SOILS CONSULTANTS, INC., COMPLETED ON SEPTEMBER AND
NOVEMBER, 2006 IN ACCORDANCE WITH THE 1987 ARMY CORPS OF
ENGINEERS WETLANDS DELINEATION MANUAL, AS REQUIRED BY THE NEW
HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES WETLANDS BUREAU.
THE WETLANDS DELINEATED ON SITE MEET THE CRITERION OF POORLY &
VERY POORLY DRAINED SOIL, AS DEFINED IN SSSNNE SPECIAL PUBLICATION
NO. 1 "HIGH INTENSITY SOIL MAP OF NEW HAMPSHIRE STANDARDS" DATED
SEPTEMBER 2002.
2. THE WETLANDS DELINEATED WOULD BE CLASSIFIED AS A COMBINATION OF A
PALUSTRINE FORESTED BROAD LEAVED DECIDUOUS SYSTEM THAT IS
SEASONALLY FLOODED AND/OR SATURATED (PF01E).
3. SOIL TYPES AND BOUNDARY LINES ARE PER "STAFFORD COUNTY SOIL
SURVEY"; AS SHOWN ON SHEET 15. SOIL TYPES ARE AS FOLLOWS:
LeB - LEICESTER VERY STONEY FINE SANDY LOAM, 0 TO 8
PERCENT SLOPES
RIA - RIDGEBURY VERY STONY FINE SANDY LOAM, 0 TO 3
PERCENT SLOPES
RIB - RIDGEBURY VERY STONY FINE SANDY LOAM, 3 TO 8
PERCENT SLOPES
Wa - WHITMAN VERY STONY FINE SANDY LOAM
WsB - WOODBRIDGE FINE SANDY LOAM, 0 TO 8 PERCENT
SLOPES.
WsG - WOODBRIDGE VERY STONY FINE SANDY LOAM, 0 TO 8
PERCENT SLOPES.



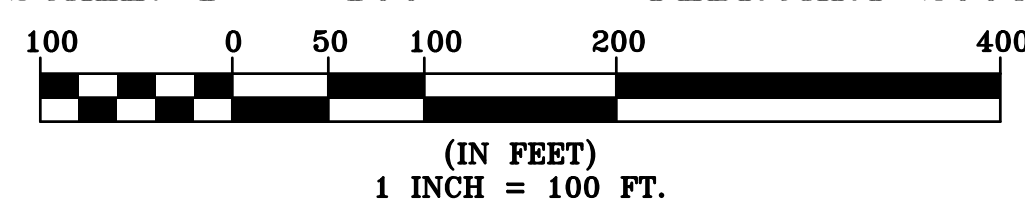
- 05/12/08 - REVISE NOTES TO ELIMINATE OFF-SITE SIDEWALK
REQUIREMENT. ADD 125' FIELD PRESERVATION
EASEMENT TO LOTS 324 & 324-1.
05/27/08 - ADD PHASING LINE.
06/24/08 - ADD NOTES #17 THROUGH #20.
10/13/14 - REVISE SEWER SYSTEM TO ELIMINATE PUMP
STATION.
08/30/17 - ADD NOTE #22.

OVERALL CONSTRUCTION AND GENERAL NOTES:

1. ALL CONSTRUCTION ACTIVITY RELATED TO THE DEVELOPMENT OF THIS SITE IS RESTRICTED TO THE
HOURS OF 7:00 A.M. TO 6:00 P.M., MONDAY THROUGH FRIDAY AND 8:00 A.M. TO 6:00 P.M. ON
SATURDAY.
2. ALL LOT CORNERS AND DRAINAGE EASEMENTS SHALL BE MARKED WITH CAPPED IRON MARKERS OR
APPROPRIATE MONUMENTATION AFTER THE CONSTRUCTION OF THE ROAD IS COMPLETE.
3. ALL UTILITIES MUST BE UNDERGROUND, INCLUDING UTILITIES EXTENDED ONTO THE SITE FROM
EXISTING POLES NEAR THE SITE. HOWEVER, IF THE ONLY POLE NEARBY IS ACROSS THE STREET,
ONE ADDITIONAL POLE MAY BE PLACED ON/ NEAR THE PROPERTY TO ALLOW FOR OVERHEAD
EXTENSION OF WIRES ACROSS THE STREET. UTILITIES EXTENDED FROM ANY SUCH NEARBY POLE
MUST BE UNDERGROUND. THE APPLICANT MAY WORK WITH THE CITY STAFF AS APPROPRIATE TO
ADDRESS THIS CONDITION.
4. PRIOR TO DEDICATION OF THE STREETS TO THE CITY TWO STREET TREES (DECIDUOUS SHADE
TREES) MUST BE MAINTAINED OR PLANTED WITHIN THE FRONT 15 FEET OF EACH LOT, OR, WITH
THE APPROVAL OF THE PUBLIC WORKS DEPARTMENT, WITHIN THE RIGHT-OF-WAY. AS A
PRECEDENT CONDITION, THE APPLICATION MUST IDENTIFY / FLAG APPROPRIATE, HEALTHY,
INDIVIDUAL TREES ON SITE THAT MEET THIS OBJECTIVE AND/OR SHOW LOCATIONS OF PROPOSED
TREES ON THE PLAN. IF TREES ARE TO BE PLANTED A 15 FOOT EASEMENT MUST BE SHOWN AT
THE FRONT OF THE LOTS WHICH ALLOWS FOR THE DEVELOPER TO PLANT THOSE TREES. NEWLY
PLANTED TREES MUST BE SUBSTITUTED TO THE SITE CONDITIONS AND OF NURSERY STOCK WITH A
DIAMETER AT FOUR FOOT BREAST HEIGHT OF AT LEAST 2 INCHES. SUGGESTED (BUT NOT
REQUIRED) SPECIES INCLUDE MAPLE, WHITE OAK, SCARLET OAK, LINDEN, THORNLESS HONEYLOCUST,
MARSHALL SEEDLESS ASH, EUROPEAN HORNBEEAM, CALLERY PEAR (NOT BRADFORD), CHINESE ELM,
AND JAPANESE ZELKOVA. WHERE SUITABLE COVERAGE OF EXISTING EVERGREEN TREES IS
PRESENT, THESE MAY BE SUBSTITUTED FOR DECIDUOUS TREES.
5. AN ORANGE CONSTRUCTION FENCE MUST BE PLACED ON ALL LOTS THAT INCLUDES WETLAND
BUFFERS PRIOR TO START OF CONSTRUCTION FOR ALL LOTS THAT CONTAIN WETLAND BUFFERS.
THE SIGHT DISTANCE AT THE ENTRANCE TO THE SUBDIVISION WILL BE ADEQUATE. NO IMPEDIMENT
IS CREATED BY THE ALIGNMENT OR GRADE OF SALMON FALLS ROAD OR THE GRADE PROPOSED
ENTRANCE.
6. THE DETENTION BASINS SHALL BE INSPECTED PRIOR TO ROADWAY ACCEPTANCE. ANY EROSION
SHALL BE FIXED AND ANY SEDIMENT SHALL BE REMOVED AND VEGETATION REESTABLISHED ON
THE DETENTION BASIN BOTTOM. THE DETENTION BASIN BOTTOM SHALL BE AT DESIGN ELEVATION
AS SPECIFIED IN THE DETAILS ON SHEET C-18 OF THIS PLAN SET.
7. LOAM STOCKPILES SHALL BE SEEDDED IN ACCORDANCE WITH THE SEEDING NOTES ON SHEET C-22.
IF STORED MORE THAN 30 DAYS, SILT FENCE SHALL BE INSTALLED AT THE DOWN GRADIENT SIDE
OF THE LOAM STOCKPILE AS SHOWN IN THE PLAN VIEW AROUND AT LEAST ONE HALF THE
CIRCUMFERENCE OF THE PILE.
8. DURING ALL PHASES OF CONSTRUCTION DUST SHALL BE PREVENTED FROM BECOMING A SAFETY
OR HEALTH HAZARD BY THE IMPLEMENTATION OF ACCEPTED CONTROL METHODS SUCH AS
WATERING.
9. THE CITY RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF ANY OFF
SITE IMPACTS ARE FOUND DURING CONSTRUCTION.
11. PRIOR TO ISSUANCE OF ANY BUILDING PERMIT FOR THIS SUBDIVISION, THE DEVELOPER SHALL
POST:
A.) CONSTRUCTION ZONE SIGNS PER THE MANUAL OF UNIFORMED TRAFFIC CONTROL DEVICES
STANDARDS.
B.) A STREET ACCEPTANCE SIGN AT THE ENTRANCE WHICH READS "POSTED. THIS SUBDIVISION IS
UNDER CONSTRUCTION. THESE STREETS HAVE NOT YET BEEN ACCEPTED BY THE CITY OF
ROCHESTER AND ARE NOT ELIGIBLE FOR CITY SERVICES. TRAVEL AT YOUR OWN RISK (PER
THE ORDER OF PLANNING BOARD)" THE LOCATION AND DESIGN OF THIS SIGN SHALL BE AS
STIPULATED BY THE PUBLIC WORKS DEPARTMENT, BUT IN NO CASE SHALL IT BE LESS THAN
2'X4' AND IT SHALL BE ERECTED PRIOR TO ISSUANCE OF ANY BUILDING PERMIT.
12. FOR MORE INFORMATION ABOUT THIS SUBDIVISION, CONTACT THE CITY OF ROCHESTER PLANNING
DEPARTMENT; 31 WAKEFIELD STREET, ROCHESTER, 03867, (603) 335-1338.
13. ACCESS INTO THE SITE FOR FIRE APPARATUS MUST BE MAINTAINED AT ALL TIMES DURING THE
CONSTRUCTION PROCESS. THIS IS THE SOLE RESPONSIBILITY OF THE APPLICANT/DEVELOPER TO
MAINTAIN THIS ACCESS. PLEASE CONTACT THE FIRE DEPARTMENT AT (603) 330-7182 WITH ANY
QUESTIONS ABOUT ACCESS REQUIREMENTS.
14. BUFFER MARKERS MUST BE INSTALLED ON ALL LOTS THAT INCLUDE WETLANDS BUFFERS PRIOR TO
ISSUANCE OF CERTIFICATE OF OCCUPANCY.
15. THIS DEVELOPMENT MUST BE IN COMPLIANCE WITH ALL APPLICABLE LAW - INCLUDING ALL
PERTINENT PROVISIONS OF THE CITY OF ROCHESTER SUBDIVISION REGULATIONS - UNLESS
OTHERWISE WAIVED.
16. LOT 324 SHALL HAVE ITS ACCESS VIA A 50' DRIVEWAY EASEMENT LOCATED ON LOT 321-1. LOT
324-1 AND 324-44 SHALL HAVE DRIVEWAY ACCESS ON THE PROPOSED ROAD.
17. A FOUNDATION DRAIN MUST BE INSTALLED FOR EVERY NEW HOUSE AS SHOWN ON THE DRAINAGE
PLANS THAT ARE PART OF THIS SUBDIVISION. THE FOUNDATION MUST DRAIN TO THE STREET
CONNECTING TO THE STORM DRAIN VIA A STUB, WHICH IS PROVIDED OR ELSE TO ANOTHER DOWN
GRADIENT LOCATION ON THE SITE. A PUMP MUST BE INSTALLED WHERE NEEDED DUE TO
ELEVATION. THE CITY ENGINEER MAY WAIVE THIS REQUIREMENT FOR INDIVIDUAL LOTS, AS
APPROPRIATE.
18. THE FINAL WEARING COURSE OF PAVEMENT MUST BE INSTALLED AS FOLLOWS:
A. IT MAY NOT BE INSTALLED UNTIL AT LEAST 50% OF THE LOTS IN THE PHASE ARE BUILT OUT
(CERTIFICATES OF OCCUPANCY ISSUED);
B. IT MAY NOT BE INSTALLED UNTIL THE BINDER COURSE HAS BEEN IN PLACE FOR AT LEAST
ONE WINTER SEASON; AND
C. IT MUST BE INSTALLED WITHIN 12 MONTHS AFTER 50% OF THE LOTS IN THE PHASE ARE
BUILT OUT.
19. THIS PROJECT PROPOSED TO DISTURB OVER ONE ACRE OF EXISTING GROUND COVER AND MEETS
OTHER SPECIFIC REQUIREMENTS RELATED TO PERMIT CRITERIA FOR EPA NPDES COMPLIANCE. THE
CONTRACTOR IS RESPONSIBLE FOR DESIGNING AND IMPLEMENTATION OF A STORM WATER
POLLUTION PREVENTION PLAN (SWPPP), SUBMISSION OF A NOTICE OF INTENT (NOI) TO EPA
INSPECTION AND MAINTENANCE OF SEDIMENT CONTROL MEASURES, DOCUMENTATION OF
MAINTENANCE ACTIVITIES, AND SUBMISSION OF NOTICE OF TERMINATION (NOT) TO EPA. THE
CONTRACTOR IS ALSO RESPONSIBLE TO COMPLY WITH ANY OR ALL OTHER ASPECTS OF CURRENT
FEDERAL, STATE, AND LOCAL STORM WATER OR NPDES REGULATIONS OR REQUIREMENTS.
20. THE DEVELOPER IS RESPONSIBLE FOR THE MAINTENANCE OF THE STREET AT ALL TIMES UNTIL IT IS
ACCEPTED BY THE CITY OF ROCHESTER. REASONABLE ACCESS SHALL BE PROVIDED FOR LOT
OWNERS AND THEIR CONTRACTORS, IF NECESSARY, DURING THE CONSTRUCTION PROCESS (SEE
CONDITIONS REGARDING ACCESS FOR FIRE APPARATUS). ONCE ANY CERTIFICATE OF OCCUPANCY
HAS BEEN ISSUED THE DEVELOPER MUST PROVIDE APPROPRIATE MAINTENANCE INCLUDING
SNOWPLOWING SERVICES IN ORDER TO ALLOW SAFE PASSAGE FOR RESIDENTS, EMERGENCY
VEHICLES, AND SERVICE VEHICLES. THE CITY OF ROCHESTER MAY USE ANY SURETY ATTACHED TO
THIS PROJECT TO PROVIDE THE NECESSARY MAINTENANCE, IF THE DEVELOPER FAILS TO PROVIDE
THIS MAINTENANCE, AS DETERMINED BY THE CITY.
21. ALL OFF SITE IMPROVEMENTS - INCLUDING, BUT NOT LIMITED TO, DRAINAGE IMPROVEMENTS ON
AND ADJACENT TO SALMON FALLS ROAD, - MUST BE COMPLETED PRIOR TO THE THIRD
CERTIFICATE OF OCCUPANCY.
22. ORIENTATION: HORIZONTAL AND VERTICAL (VD1929) DATUMS - CITY OF ROCHESTER
GIS.

**OVERALL ROADWAY AND
CONSTRUCTION PHASING PLAN
SALMON FALLS ROAD
ROCHESTER, N.H.
FOR
GREAT WOODS DEVELOPMENT, LLC**

SCALE: 1" = 100' FEBRUARY 2008



CONSTRUCTION APPROVALS:

1. STATE OF NEW HAMPSHIRE PERMIT NUMBERS:
NHDES ALTERATION OF TERRAIN APPROVAL: WPS-8140A
NHDES WETLANDS PERMIT: 2008-00646
NHDES WASTEWATER CONNECTION PERMIT: D2008-0708
PHASE 1 PENDING
PHASE 2
2. US ARMY CORPS OF ENGINEERS PERMIT: NONE REQUIRED
3. NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES):
NPDES PERMITS ARE ONLY REQUIRED FOR PROJECTS MEETING THE DISTURBED AREA
CRITERIA BELOW AND HAVING A POINT SOURCE STORMWATER DISCHARGE FROM THE SITE TO
AN ADJACENT WETLAND OR WATER BODY (I.E. CULVERT, SWALE, ETC. OUTLETING TO A
WETLAND, CREEK, STREAM OR RIVER).

NPDES PERMIT: REQUIRED
NPDES PERMITS CONSIST OF A NOTICE OF INTENT (NOI) FILED WITH THE ENVIRONMENTAL
PROTECTION AGENCY AT LEAST 48 HOURS PRIOR TO CONSTRUCTION COMMENCING AND A
STORMWATER POLLUTION PREVENTION PLAN (SWPPP) BEING PREPARED, KEPT ON SITE AND
FOLLOWED BY THE CONTRACTOR.

FOR STATUS OF THIS PERMIT CONTACT THE PROJECT GENERAL CONTRACTOR.