

**MINOR SUBDIVISION APPLICATION** (involving NO NEW ROADS)  
**City of Rochester, New Hampshire**

Date: 03-09-2020 [office use only. fee paid \_\_\_\_\_ amount \$ \_\_\_\_\_ date paid \_\_\_\_\_ ]

**Property information**

Tax map #: 120 ; Lot #'s): 185 ; Zoning district: R-1

Property address/location: 28 Western Avenue

Name of project (if applicable): Subdivision of Land for Robert L. & Denise L. Higgins

Size of site: 0.646 Acre; overlay zoning district(s)? N/A

**Property owner**

Name (including name of individual): Robert L. and Denise L. Higgins

Mailing address: 285 Washington Street, Rochester, NH 03839-49561

Telephone #: 603-534-1890 Email: higginsdevelopmentand  
design@gmail.com

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

Name (including name of individual): same

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

Telephone #: \_\_\_\_\_ Fax#: \_\_\_\_\_

**Engineer/designer**

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

Mailing address: P.O. Box 249, Rochester, NH 03866-0249

Telephone #: 603-335-3948 Fax#: N/A

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

**Proposed project**

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

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? \_\_\_\_\_

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:

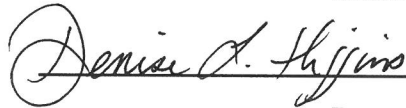
See narrative.


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 Site Plan application to the City of Rochester Planning Board pursuant to the City of Rochester Site Plan 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.*

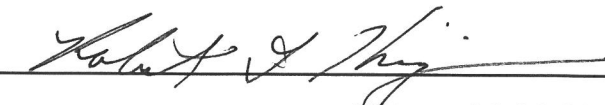
Signature of property owner:   
Date: 03-09-2020

Signature of property owner:   
Date: 03-09-2020

Signature of agent:   
Date: 03-09-2020

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: 03-09-2020

# 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  
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[rtetreault@norwayplains.com](mailto:rtetreault@norwayplains.com)

March 09, 2020

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

## NARRATIVE:

**Re: Proposed Two Lot Subdivision – Owners: Robert L. and Denise L. Higgins  
Tax Map 120, Lot 185, 28 Western Avenue, Rochester, NH**

Dear Mr. Creighton,

Mr. and Mrs. Higgins wish to subdivide their property into two lots which is located at 28 Western Avenue, Tax Map 120, Lot 185.

Currently the Higgins' are remodeling the existing home on Lot 185. The lot is serviced by municipal water and sewer. Area of Lot 185 is 28,142 square feet / 0.346 acre. The new area will be 18,105 square feet / 0.416 acre. The neighborhood is in Rochester's R-1 Zoning District which has a minimum lot size of 10,000 square feet. The proposed Lot 185-1 will be 10,037 square feet / 0.23 acre. Lot 185-1 will have the required one hundred feet of frontage along Third Street.

A topographic survey and wetland delineation were performed as part of this subdivision. A wetland buffer is not required since the area of the wetlands is under the half acre limit.

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

A driveway permit for Lot 185-1 will be required when a building permit is submitted to the Building Department.

Please feel free to contact me if I could supply you with any additional information that you may need.

Thank you.

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

By: Joel D. Runnals  
Joel D. Runnals, NHLLS

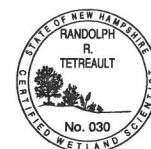
cc: Robert and Denise Higgins

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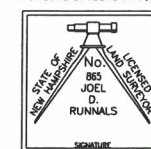
THIS WETLAND DELINEATION HAS BEEN CONDUCTED ACCORDING TO THE TECHNICAL CRITERIA OUTLINED IN THE "CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT 1-87-1." THIS DELINEATION WAS CONDUCTED DURING FEBRUARY 2020.



RANDOLPH R. TETREAULT, CWS 030

DATE

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, LLS 865

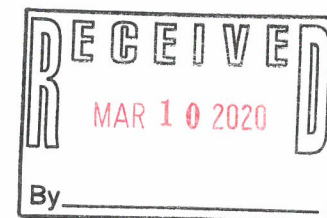
DATE

GENERAL PLAN NOTES:

- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 120, LOT 185 AND CREATE ONE NEW LOT 185-1.
- DIMENSIONAL STANDARDS.  
ZONE (R1) RESIDENTIAL-1 DISTRICT (WITH MUNICIPAL WATER & SEWER).  
LOT SIZE= 10,000 SF; FRONTAGE= 100', FY= 10', SY= 10', RY= 20'
- LOT AREAS:  
TAX MAP 120, LOT 185: OLD AREA= 28,142 sf / 0.646 acre  
PROPOSED AREA= 18,105 sf / 0.416 acre  
TAX MAP 222, LOT 185-1: PROPOSED AREA= 10,037 sf / 0.230 acre
- ORIENTATION: HORIZONTAL DATUM - ROCHESTER GIS / VERTICAL DATUM - NAVD88.
- LOTS ARE NOT LOCATED WITHIN (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 3301700212D EFFECTIVE ON 05-17-2005.
- THE LOTS ARE SERVICED BY MUNICIPAL WATER AND SEWER SYSTEMS.
- SOILS PER NRCS, (W DA) WINDSOR LOAMY SAND 0-3 % SLOPES.
- WETLANDS WERE DELINEATED BY RANDOLPH R. TETREAULT, CWS 30, ON FEBRUARY 11, 2020.
- ALL PROPOSED UTILITIES MUST BE INSTALLED UNDERGROUND.
- 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 PLANS:

- "STUDLEY ACRES, ROCHESTER, N.H." DATED AUGUST 1946 BY F.F. SPENCER, CE S.C.R.D. POCKET 5, FOLDER 5, PLAN 15
- "MEADOWLAWN, PROPOSED DEVELOPMENT, STUDLEY LUMBER, INC., ROCHESTER, NEW HAMPSHIRE" DATED MARCH 1958 BY GRANT L. DAVIS, S.C.R.D. POCKET 8, FOLDER 1, PLAN 12
- "PLAN OF SUBDIVISION FOR BLANCHE B. QUINT, SECOND STREET, ROCHESTER, NEW HAMPSHIRE" DATED JULY 1982 BY KENNETH E. MOORE, S.C.R.D. PLAN 23A-100
- "SUBDIVISION OF LAND, ROCHESTER, N.H., FOR WILBUR BOUDREAU & PHILIP CROSIER" DATED AUGUST 26, 1985 BY JOHN W. DURGIN ASSOCIATES, INC., S.C.R.D. PLAN 27A-77



TAX MAP 120, LOT 185  
OWNER OF RECORD:  
ROBERT L. & DENISE L. HIGGINS  
285 WASHINGTON STREET  
ROCHESTER, NH 03839-4956  
S.C.R.D. BOOK 4726, PAGE 679

SUBDIVISION PLAN  
28 WESTERN AVENUE  
& THIRD STREET  
ROCHESTER  
STRAFFORD COUNTY  
NEW HAMPSHIRE

PREPARED FOR:  
ROBERT L. & DENISE L. HIGGINS

SCALE: 1" = 20' MARCH 2020

GRAPHIC SCALE



REVISIONS:

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

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.



FILE NO. 149  
PLAN NO. C-2988-S1  
DWC NO. 19050\S-1

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

NORWAY PLAINS ASSOCIATES, INC.

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