

Modification to Approved Project
City of Rochester, New Hampshire

Case # _____ Property Address Salmon Falls Road

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

Project name Meadow Court Subdivision

Date of original Planning Board approval _____

Description of modification: The Applicant seeks a modification to the approval to waive the impact fee for Map 224, Lot 310 (f/k/a 685 Salmon Falls Road). See Letter to the Planning Board filed herewith.

Name of applicant or agent filling out this form Justin L. Pasay, Esq.

Mailing Address 111 Maplewood Avenue, Portsmouth, NH 03801

Phone Number: 603-766-1686 Email Address: jpasay@dtclawyers.com

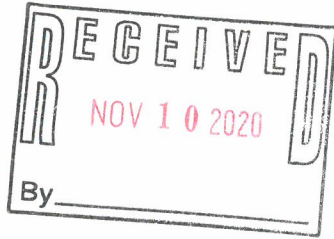
Please check box: Applicant ☐ Agent ☒ XX

Signature of person completing form:

Date: November 10, 2020

Signature of property owner (if different): see authorization Date: _____

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 Meadow Court Subdivision

Case # _____

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 of the Subdivision Regulations (Impact Fees)

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 _____

see attached

Name of applicant or agent filling out this form Justin L. Pasay, Esq.

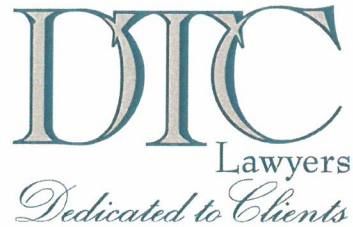
Applicant? _____ Agent? X Today's date _____

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

Waiver approved: _____ Waiver denied: _____

Comments: _____

Signature: _____ Date: _____



CELEBRATING OVER 35 YEARS OF SERVICE TO OUR CLIENTS

LIZABETH M. MACDONALD
JOHN J. RATIGAN
DENISE A. POULOS
ROBERT M. DEROSIER
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BRENDAN A. O'DONNELL
ELAINA L. HOEPPNER
WILLIAM K. WARREN

RETIRED
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CHARLES F. TUCKER
ROBERT D. CIANDELLA
NICHOLAS R. AESCHLIMAN

10 November 2020

Nel Sylvain, Chairperson
City of Rochester Planning Board
City Hall Annex
31 Wakefield Street
Rochester, NH 03867-1917

Re: 31-Lot Subdivision, Case #224-310-A-B (the "Subdivision")

Dear Chairman Sylvain and Members:

Please find enclosed a Modification to Approved Project ("Modification Request") and corresponding Application for Waiver from Regulation ("Waiver Request") filed on behalf of J&L Terra Holdings, Inc. ("J&L"), owner of the above referenced Subdivision. The property is identified as City Tax Map 224, Lot 310. This filing follows J&L's recent discussions with City Planning Staff regarding application of the City's new Impact Fee Ordinance and requests a full waiver from same pursuant to §275-27.3(G)(2) of the City's Zoning Ordinance, as explained below.

Executive Summary

The Planning Board should grant the Applicant's Modification and Waiver Request pursuant to §275-27.3(G)(2) because the Subdivision is vested and entitled to the 5-year exemption contained within RSA 674:39, and because the City's recent amendments to its Impact Fees Ordinance and its adoption of an Impact Fee Schedule do not apply to the Subdivision as a matter of law.

DONAHUE, TUCKER & CIANDELLA, PLLC
16 Acadia Lane, P.O. Box 630, Exeter, NH 03833
111 Maplewood Avenue, Suite D, Portsmouth, NH 03801
Towle House, Unit 2, 164 NH Route 25, Meredith, NH 03253
83 Clinton Street, Concord, NH 03301

Relevant Facts and Timeline

The Subdivision was conditionally approved by the Planning Board on 7 May 2018. The Subdivision obtained final approval on 7 May 2019 when the plan was signed and recorded at the Registry of Deeds. The Planning Board's approval is silent on the imposition of impact fees.

General and Subsequent Condition 5 of the Approval, however, states that "[a]ctive and substantial development for this project is defined as 'Construction of the road for phase I and utilities. These improvements must be completed within 24 months of the Planning Board approval date.'"

Well after conditional and final approval of the Subdivision, the City Council amended the Impact Fee Ordinance and adopted an Impact Fee Schedule which it made applicable starting 1 January 2020. The newly enacted Impact Fee Schedule provides that "[t]he City of Rochester impact fees have been listed in the Zoning Ordinance since the 1980's but there was no methodology to collect these fees." See City of Rochester Impact Fee Schedule. The same Impact Fee Schedule depicts the "2020 Planning Board Adopted Fee - Table 1" ("Table 1") which delineates specific impact fees due for various categories of development.

Analysis

The City is without authority to assess impact fees against the Subdivision because the Subdivision is vested against the City's recent amendments to the Impact Fee Ordinance and its adoption of an Impact Fee Schedule, pursuant to the express terms of the Approval and RSA 674:39, IV.

RSA 674:39 provides that every subdivision approved by the Planning Board and properly recorded at the Registry of Deeds "shall be exempt from all subsequent changes in . . . *impact fee ordinances* . . . for a period of 5 years after the date of approval" as long as "active and substantial development or building" has begun on the site. RSA 674:39, I (Emphasis added).

As noted above, the Approval and the recorded plan define "active and substantial development" for his project as construction of the road for phase I and all utilities." See General and Subsequent Condition 5 and Note #17 on the enclosed plans.

Phase I is complete because the road serving Phase I is paved and utilities are in¹. Street signs have been erected, swales have been loamed and grass is growing. The applicant is currently building three houses in Phase I. The Applicant has also completed approximately 60% of the infrastructure for Phase II to include road work up to the base layer, tree cutting and all drainage ponds. Water and sewer utilities are being installed currently. As a result of this status, the Subdivision has achieved active and substantial development under the terms of the Approval.

The City's amendments to the Impact Fee Ordinance and its adoption of the new Impact Fee Schedule and Table 1 occurred after conditional and final approval of the Subdivision in this case and are therefore "subsequent changes" to the City's Impact Fee regulations as contemplated by RSA 674:39, I. Because the Subdivision is vested from subsequent changes to the underlying regulations pursuant to RSA 674:39, the Subdivision is entitled to the 5-year protection against subsequent changes in the City's Impact Fee Ordinance afforded to it. The Planning Board should grant the Applicant's Modification and Waiver Requests on this basis alone.

Beyond this, the Applicant also meets the criteria within §275-27.3(G)(2) which states that:

A person may request a full or partial waiver of impact fees for construction within a subdivision or site plan approved by the Planning Board prior to the effective date of this section. Prior to granting such a waiver, the Planning board must find that the proposed construction is entitled to the five-year exemption provided by RSA 674:39, pursuant to that statute...

As noted above, the Subdivision in this case is entitled to the five-year exemption provided by RSA 674:39 because active and substantial development, as defined by the express language of the Approval, has occurred.

Approval of the Applicant's Modification and Waiver Requests is also appropriate on this basis and pursuant to basic notions of equity and fairness.

¹ See photos attached showing completed improvements.

Conclusion

Please let us know if you have any comments or questions with regard to this request.

Very truly yours,
DONAHUE, TUCKER & CIANDELLA, PLLC



Justin L. Pasay, Esq.
JLP/sac
Enclosures

cc: J&L Terra Holdings, Inc.

S:\WA-WL\White, Jason\Rochester Subdivision\Impact Fee Waiver\2020 11 04 Modification and Waiver
Ltr.docx









LETTER OF AUTHORIZATION

I, Jason White, President of J&L Terra Holdings, Inc. owner of property depicted on Tax Map 224, Lot 310, do hereby authorize Donahue, Tucker and Ciandella, PLLC, to execute any land use applications to the City of Rochester and to take any action necessary for the application and permitting process, including but not limited to, attendance and presentation at public hearings, of the said property.

Dated: 11/5/20

J&L TERRA HOLDINGS, INC.



Jason White, President

S:\WA-WL\WHITE, JASON\ROCHESTER SUBDIVISION\IMPACT FEE WAIVER\LETTER OF AUTHORIZATION.DOCX

- Legend:**
- OHU Overhead Utilities
 - SCRD Strafford County Registry of Deeds
 - Iron Pipe Found
 - Iron Rod Found
 - ⊗ Steel Stake Found
 - ⊗ Drill Hole Found
 - Iron Rod to be Set
 - Granite Bound to be Set
 - Utility Pole
 - Building Setback
 - Drainage Easement
 - Wetland No-Cut Buffer
 - Culvert
 - Stone Wall

Length Table:

LINE	BEARING	DISTANCE
L1	S52°33'41"E	89.68'
L2	N52°23'27"W	97.37'
L3	N37°36'33"E	40.25'
L4	N23°08'26"E	31.12'
L5	N52°23'27"W	97.25'
L6	N23°59'39"E	47.79'
L7	N38°00'33"E	115.33'
L8	S52°23'27"E	100.73'
L9	N23°08'26"E	32.70'
L10	N37°36'33"E	32.70'
L11	S52°23'27"E	101.68'
L12	N37°36'33"E	66.18'
L13	S23°59'39"W	33.17'
L14	S49°50'09"E	29.10'
L15	S54°14'15"E	32.37'
L16	S51°42'57"E	24.23'
L17	S37°36'33"W	33.08'
L18	S23°08'26"W	36.60'
L19	S34°44'30"E	81.91'
L20	S52°12'39"E	16.93'
L21	S51°58'56"E	10.91'
L22	S53°24'29"E	84.53'
L23	S51°27'55"E	26.08'
L24	S44°38'29"W	118.91'
L25	N60°06'34"W	59.20'
L26	S23°59'39"W	43.74'
L27	S69°03'34"E	67.81'
L28	S23°08'26"W	19.25'
L29	S37°36'33"W	79.08'
L30	N38°00'33"E	113.77'
L31	N37°36'33"E	35.12'
L32	S34°52'15"W	35.72'
L33	S37°36'33"W	111.14'
L34	S38°28'29"W	73.10'
L35	S38°26'22"W	30.63'
L36	S39°55'27"W	44.99'
L37	S38°05'02"W	29.75'
L38	S38°05'02"W	99.86'
L39	S38°33'48"W	62.79'
L40	S51°44'05"E	17.02'
L41	S52°58'14"E	111.00'
L42	S38°33'48"W	115.10'
L43	S60°06'34"E	41.36'
L44	S51°42'57"E	53.88'
L45	S53°50'12"E	24.36'
L46	S51°44'05"E	31.77'
L47	S51°27'55"E	17.51'
L48	S52°35'41"E	92.74'
L49	S38°33'48"W	50.28'

Curve Table:

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	30.00'	43.33'	82°45'49"
C2	125.00'	28.30'	12°58'21"
C3	25.00'	39.27'	90°00'00"
C4	275.00'	69.44'	14°28'06"
C5	175.00'	11.39'	3°43'51"
C6	25.00'	37.83'	88°41'54"
C7	125.00'	169.92'	77°53'06"
C8	25.00'	36.68'	84°03'36"
C9	225.00'	56.82'	14°28'06"
C10	30.00'	47.47'	90°39'23"
C11	25.00'	39.27'	90°00'00"
C12	125.00'	87.83'	40°18'20"
C13	30.00'	46.77'	89°19'29"
C14	275.00'	69.44'	14°28'06"
C15	125.00'	22.55'	10°20'12"
C16	30.00'	50.32'	96°08'24"
C17	125.00'	125.26'	57°24'46"
C18	225.00'	56.82'	14°28'06"
C19	175.00'	39.12'	12°48'33"
C20	25.00'	33.63'	77°05'01"
C21	175.00'	150.03'	49°07'12"
C22	175.00'	82.67'	27°04'05"
C23	25.00'	40.44'	92°41'09"
C24	175.00'	150.54'	49°17'11"
C25	175.00'	109.31'	35°47'19"
C26	175.00'	5.00'	1°38'12"

CITY OF ROCHESTER PLANNING BOARD APPROVAL

Approved by the Rochester Planning Board on 5/7/19 Date

Signed [Signature] Chief Planner Position

SUBDIVISION APPROVAL. Whether or not otherwise expressly recited on this subdivision plan, 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.

GRANTED WAIVERS:

ZONING REQUIREMENTS

ZONE: AGRICULTURAL (AG)
LOT AREA MIN: 20,000 SF.
LOT FRONTAGE: 150 FT.
FRONT YARD: 20 FT.
SIDE YARD: 10 FT.
REAR YARD: 20 FT.
WETLAND SETBACK: 50 FT.
WETLAND NO-CUT BUFFER: 25 FT.
MAX. LOT COVERAGE: 35%
MAX. BUILDING HEIGHT: 35 FT.
MAX. BUILDING FOOTPRINT: 30%

WETLAND SCIENTIST CERTIFICATION

1. US Army Corps of Engineers Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northeast and Northcentral Region, Technical Report ERDC/EL TR-09-19 (Oct 2009).

2. Field Indicators of Hydric Soils in the United States, A Guide for Identifying and Delineating Hydric Soils, Version 7.0. United States Department of Agriculture (2010).

3. North American Digital Flora: National Wetland Plant List, Version 2.21 (2009).

4. Classification of Wetlands and Deepwater Habitats of the United States. USFWS Manual FWS/OBS-79/31 (1979).



I certify, that this plan, based upon the plan references and a survey conducted on the ground on May 25, 2017 through July 27, 2017, meet the minimum requirements for accuracy and completeness per the State of New Hampshire and the City of Rochester.



NO.	DATE	DESCRIPTION	BY
4	11/6/16	FB approval review	dwv
3	4/23/18	rev Lots	dwv
2	3/6/18	rev Lots 14 & 33	dwv
1	2/7/18	rev per FB comments	dwv

References:

- "Plan of Land Limited Subdivision, Robert E. Mettler, Rochester, NH," dated Feb. 1976, prepared by Frederick E. Drew Assoc., SCRD Plan No.17-33.
- "Lot Line Revisions for Raymond D. Collins & Joke M. Collins, Rochester, NH," dated May 2006, rev. 11/4/07, prepared by Norway Plains Assoc., Inc., SCRD Plan No. 92-66.
- "Subdivision of Land Prepared for Steven Miller, Rochester, NH," dated Nov. 2007, prepared by Norway Plains Assoc., Inc., SCRD Plan No. 93-42.
- "Subdivision of Land for Great Woods Development, LLC, Rochester, NH," dated February 2008, prepared by Norway Plains Assoc., Inc., SCRD Plan No. 96-23.



Notes:

- The purpose of this plan is to subdivide Lot 310 into residential lots. Each lot is to be served by municipal sewer and water.
- Field Procedure: Nikon (NPL-322) Electronic Total Station Instrument & Carlson Surveyor Plus Data Collector, Adjusted Closed Traverse Performed May/July 2017, Least Squares Balance.
- Error of Closure Better Than 1:36,000.
- Parcel is shown as Lot 310 on Assessor's Map 224.
- Parcel is located in the Agricultural (AG) Zoning District and Conservation Overlay District (CO).
- Owners of Record:
J & L Terra Holdings Inc.
78 Exeter Road
North Hampton, NH 03862
SCRD Bk 4478, Pg 92
a.) Parcel is subject to an easement to PSNH as described in SCRD Bk 854, Pg 264.
- This plan does not show any unrecorded or unwritten easements which may exist. A reasonable and diligent attempt has been made to observe any apparent, visible uses of the land; however this does not constitute that no such easements exist.
- Parcel is not located in a Flood Hazard Zone as depicted on Flood Insurance Rate Map, No. 33017C208D & 33017C216D, Strafford County, NH, (All Jurisdictions), Effective Date: May 17, 2005.
- Existing Lot Area: 72.77 Acres
- The wetland boundaries shown hereon were field delineated on December 27, 2016, by Brendan Quigley of Gove Environmental Services, of Exeter, NH.
- Horizontal Datum Based upon the City of Rochester GPS Control Monuments 218 & 219.
- The monuments and pins must be set on the lot prior to Certificate of Occupancy being issued for that lot. All pins and monuments must be set before the road is conveyed to the City of Rochester. A licensed surveyor is to submit a signed, stamped letter stating the pins/monuments were set.
- Developers of all new major subdivisions with new roads which are intended to be conveyed to the City of Rochester shall post: a) construction zone signs per the Manual of Uniform Traffic Control Devices Standards; and b) street acceptance signs with the following language at all entry points to the subdivision: "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 order of Planning Board)". The location and design of the signs shall be as stipulated by the Public Works Department, but in no case shall they be less than 2' x 4' and they shall be erected prior to the issuance of any building permits.
- See Sheet 2 for Easement Length and Curve Tables.
- NHDES Permit: Aot-1512, dated October 24, 2018.
- NHDES Sewer Connection Permit: D2018-0702, dated June 27, 2018.
- Active and substantial development for this project is defined as, "Construction of the road for phase I and utilities. These improvements must be completed within 24 months of the Planning Board approval date."
- The 50' wetland buffer to be marked with permanent "no disturbance" placards screwed into trees or attached to permanent posts at an interval of 50'-75' separation.

MAJOR SUBDIVISION PLAN
PREPARED FOR
J & L TERRA HOLDINGS INC.
SHOWN AS
TAX MAP 224 / LOT 310
LOCATED AT
685 SALMON FALLS ROAD
COUNTY OF STRAFFORD
ROCHESTER, NH

FEET 60 0 30 60 120 240
METERS 0 10 20 40 80
SCALE: 1" = 60' DATE: DECEMBER 11, 2017

DAVID W. VINCENT, LLS
LAND SURVEYING SERVICES
PO BOX 1622
DOVER, NH 03821
TEL/FAX (603) 664-5786
www.landsurveyingservices.net

For Registry of Deeds Purposes

Legend:

- OHU Overhead Utilities
SCRD Strafford County Registry of Deeds
Iron Rod Found (Typ)
Iron Pipe Found
Iron Rod Found
Steel Stake Found
Drill Hole Found
Iron Rod to be Set
Granite Bound to be Set
Utility Pole
Building Setback
Drainage Easement
Wetland No-Cut Buffer
Culvert
Stone Wall

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EL6	N51°57'52"W	58.13'
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EL10	N33°44'22"W	127.61'
EL11	N44°38'29"E	23.98'
EL12	N10°16'13"E	609.79'
EL13	S77°13'52"E	190.59'
EL14	N20°46'29"W	197.41'
EL15	S20°46'29"E	236.98'
EL16	N64°15'45"W	222.58'
EL17	S35°13'15"W	1955.20'
EL18	N64°15'45"W	233.04'
EL19	S57°20'40"W	1028.88'
EL20	S58°22'24"W	101.04'
EL21	N69°19'05"W	332.47'
EL22	S20°46'29"E	73.31'
EL23	S38°56'32"W	11.58'
EL24	N13°34'27"W	79.78'
EL25	S52°12'39"E	79.37'
EL26	S34°50'41"W	41.69'
EL27	N51°54'55"W	79.39'
EL28	N34°50'41"E	41.28'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
EC1	175.00'	17.85'	5°50'38"
EC2	143.37'	31.06'	12°24'43"

Curve Table:

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C17	125.00'	125.26'	57°24'46"
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CITY OF ROCHESTER
PLANNING BOARD APPROVAL

Approved by the Rochester Planning Board on 5/7/19 Date

Signed by *[Signature]* Chief Planner
Name Position

SUBDIVISION APPROVAL: Whether or not otherwise expressly recited on this subdivision plan, 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.
GRANTED WAIVERS:

DWG NAME: 011sub2 FB: 49/40-68

Map 224 / Lot 321
Great Woods Subdivision
Homeowners Association
85 Blackwater Road
Rochester, NH 03867
SCRD Bk 3711, Pg 620

Map 227 / Lot 35
Donald R. Routhier
c/o Lorraine C. Whaley
753 Salmon Falls Road
Rochester, NH 03868
SCRD Bk 3931, Pg 86

Map 227 / Lot 35
Donald R. Routhier
c/o Lorraine C. Whaley
753 Salmon Falls Road
Rochester, NH 03868
SCRD Bk 3931, Pg 86

ZONE	AGRICULTURAL (AG)
LOT AREA MIN.	20,000 SF.
LOT FRONTAGE	150 FT.
FRONT YARD	20 FT.
SIDE YARD	10 FT.
REAR YARD	20 FT.
WETLAND SETBACK	50 FT.
WETLAND NO-CUT BUFFER	25 FT.
MAX. LOT COVERAGE	35%
MAX. BUILDING HEIGHT	35 FT.
MAX. BUILDING FOOTPRINT	30%

WETLAND SCIENTIST CERTIFICATION

- US Army Corps of Engineers Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Technical Report ERDC/EL TR-09-19 (Oct 2009).
- Field Indicators of Hydric Soils in the United States, A Guide for Identifying and Delineating Hydric Soils, Version 7.0. United States Department of Agriculture (2010).
- North American Digital Flora: National Wetland Plant List, Version 2.2.1 (2009).
- Classification of Wetlands and Deepwater Habitats of the United States. USFWS Manual FWS/OBS-79/31 (1979).



I certify, that this plan, based upon the plan references, and a survey conducted on the ground on May 22, 2017 through July 27, 2017, meet the minimum requirements for accuracy and completeness per the State of New Hampshire and the City of Rochester.



David W. Vincent, LLS No. 821

7 DEC 2018

Date

MAJOR SUBDIVISION PLAN
PREPARED FOR

J & L TERRA HOLDINGS INC.

SHOWN AS

TAX MAP 224 / LOT 310

LOCATED AT

685 SALMON FALLS ROAD
COUNTY OF STRAFFORD
ROCHESTER, NH

FEET 0 30 60 120 240
METERS 0 10 20 40 80

SCALE: 1" = 60' DATE: DECEMBER 11, 2017

DAVID W. VINCENT, LLS
LAND SURVEYING SERVICES

PO BOX 1622
DOVER, NH 03821
TEL/FAX (603) 684-5788
www.landsurveyingservices.net

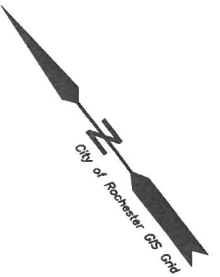
NO.	DATE	DESCRIPTION	BY
4	11/28/18	FB approval review	dwn
3	4/23/18	rev Lots	dwn
2	3/6/18	rev Lots M & B	dwn
1	2/7/18	rev per FB comments	dwn

This Sheet to be Recorded
Sheet 2 of 20

17_011

For Registry of Deeds Purposes

Match to Sheet 2



Lot 310-8
#48
1,047,582 s.f.
24.05 Acres
Contiguous Uplands
42,900± s.f.

Lot 310-9
#52
846,077 s.f.
19.42 Acres
Contiguous Uplands
37,750± s.f.

Map 224 / Lot 321
Great Woods Subdivision
Homeowners Association
95 Blackwater Road
Rochester, NH 03867
SCRD Bk 3711, Pg 620

Map 227 / Lot 35
Donald R. Routhier
c/o Lorraine C. Whaley
753 Salmon Falls Road
Rochester, NH 03868
SCRD Bk 3931, Pg 88

WETLAND SCIENTIST CERTIFICATION

1. US Army Corps of Engineers Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Technical Report ERDC/EL TR-09-19 (Oct 2009).
2. Field Indicators of Hydric Soils in the United States, A Guide for Identifying and Delineating Hydric Soils, Version 7.0. United States Department of Agriculture (2010).
3. North American Digital Flora: National Wetland Plant List, Version 2.2.1 (2009).
4. Classification of Wetlands and Deepwater Habitats of the United States. USFW Manual FWS/OBS-79/31 (1979).



I certify, that this plan, based upon the plan references, and a survey conducted on the ground on May 22, 2017 through July 27, 2017, meet the minimum requirements for accuracy and completeness per the State of New Hampshire and the City of Rochester.



David W. Vincent, LLS No. 821

Date

3 Dec 2018

ZONING REQUIREMENTS

ZONE	AGRICULTURAL (AG)
LOT AREA MIN.	20,000 SF.
LOT FRONTAGE	150 FT.
FRONT YARD	20 FT.
SIDE YARD	10 FT.
REAR YARD	20 FT.
WETLAND SETBACK	50 FT.
WETLAND NO-CUT BUFFER	25 FT.
MAX. LOT COVERAGE	35%
MAX. BUILDING HEIGHT	35 FT.
MAX. BUILDING FOOTPRINT	30%

CITY OF ROCHESTER PLANNING BOARD APPROVAL

Approved by the Rochester Planning Board on 5/7/18
Date

Signed by [Signature] Chief Planner
Name Position

SUBDIVISION APPROVAL. Whether or not otherwise expressly recited on this subdivision plan, 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.

GRANTED WIVERS:

Map 239 / Lot 11
Raymond Collins &
Collins Family Trust
126 Chamberlain Street
Rochester, NH 03867
SCRD Bk 3995, Pg 84

4	11/8/18	PB approval review	dwv
3	4/23/18	rev Lots	dwv
2	9/6/18	rev Lots 19 & 59	dwv
1	2/1/18	rev per PB comments	dwv
NO.	DATE	DESCRIPTION	BY

MAJOR SUBDIVISION PLAN PREPARED FOR J & L TERRA HOLDINGS INC.

SHOWN AS
TAX MAP 224 / LOT 310
LOCATED AT
685 SALMON FALLS ROAD
COUNTY OF STRAFFORD
ROCHESTER, NH

FEET 0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240
METERS 0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240

SCALE: 1" = 60' DATE: DECEMBER 11, 2017

DAVID W. VINCENT, LLS
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PO BOX 1622
DOVER, NH 03821
TEL/FAX (603) 864-5786
www.landsurveyingservices.net

This Sheet to be Recorded
Sheet 3 of 20

17_011