

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

Date: 02-01-2020 [office use only. fee paid _____ amount \$ _____ date paid _____]

Property information

Tax map #: 259 ; Lot #'s): 61 ; Zoning district: Agricultural (A)

Property address/location: 110 Hansonville Road

Name of project (if applicable): Subdivision of Land for Jeff and Ann Trueworthy

Size of site: 2.7 Acres; overlay zoning district(s)? Conservation Overlay District

Property owner

Name (including name of individual): Jeff and Ann Trueworthy

Mailing address: 8 Stillwater Circle, Rochester, NH 03839-4961

Telephone #: 603-953-3042 Fax#: annietrueworthy@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 ___ no; X How far is City water from the site? 3000'+/- as the crow flies

City sewer? yes ___ no; X How far is City sewer from the site? S/A

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: Ann D Spauld - Truworthy
Date: 02-02-2020

Signature of property owner: Jeff E. Lunn
Date: 02-02-2020

Signature of agent: Joel D. Runnals
Date: 02-02-2020

Authorization to enter subject property

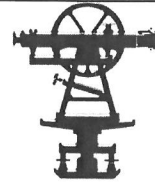
I hereby authorize members of the Rochester Planning Board, Zoning Board of Adjustment, Conservation Commission, Planning Department, and other pertinent City departments, boards and agencies to enter my property for the purpose of evaluating this application including performing any appropriate inspections 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: Ann D Spauld - Truworthy
Date: 02-02-2020

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
Fax: (603) 332-0098
jrunnals@norwayplains.com



P. O. Box
31 Mooney Street
Alton, NH 03809
Phone & Fax: (603) 875-3948
www.norwayplains.com
rtetreault@norwayplains.com

February 02, 2020

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

NARRATIVE:

**Re: Proposed Two Lot Subdivision – Owners: Jeff and Ann Trueworthy
Tax Map 259, Lot 61, 110 Hansonville Road, Rochester, NH**

Dear Mr. Creighton,

Jeff and Ann Trueworthy wish to subdivide their property located at 110 Hansonville Road, Tax Map 259, Lot 61 into two lots.

When they purchased this lot it was occupied with a mobile home, septic system, well and two driveways. Recently they removed the dwelling but the rest of the lot has remained the same.

Lot 61 was created as part of a Rochester Planning Board approved 1982 six lot subdivision and recorded at the SCRD, plan 23A-67. It is located in the Agricultural Zone and the Conservation Overlay District. There are no City water and/or sewer services available in this area. NHDES Subsurface Subdivision Approval will be required.

Currently Lot 61 contains 123,290 +/- square feet / 2.83 +/- acres. Note that the lot areas are given as approximate values due to the northerly property line which meanders along a brook. Proposed Lot 61-0 will be 61,800 +/- square feet / 1.42 +/- acres and proposed Lot 61-1 will be 61,490 +/- square feet / 1.41 +/- acres. The minimum lot size in the Agricultural Zone, with neither municipal water nor sewer is 45,000 square feet per lot. As part of the NHDES subdivision application and approval the proposed well locations and effluent disposal (4,000 square feet) areas on both lots will be required.

Wetlands were delineated and are shown on the submitted subdivision plan. The associated twenty five and fifty foot wetland buffers are also shown. With the proposed lot monumentation, wetland buffer placards will be set along the twenty five foot buffer setback line.

There are two existing gravel driveways which were part of the previous dwelling and lot development. One curb cut is located on Hansonville Road and the other is on Jessica Drive. The City Assistant City Engineer, Timothy Goldthwaite and a representative of Norway Plains Associates, Inc. performed a site walk to view the traffic conditions and the existing driveway locations. Mr. Goldthwaite recommends that the existing driveway for Lot 61-0 on Hansonville Road be abandoned and relocated along the frontage of Jessica Drive. The location of the existing driveway on the proposed Lot 61-1 is satisfactory. RDPW Driveway Permits shall be required when building permits are applied for.

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

By: 
Joel D. Runnals, NHLLS

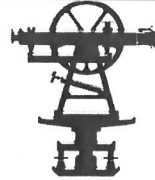
cc: Jeff and Ann Trueworthy

O:\WPData\105\19220\Rochester Subdivision Narrative.doc

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31 Mooney St.
Alton, NH 03809
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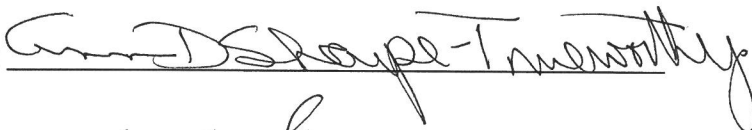
February 02, 2020


Mr. Seth Creighton, Chief Planner
City of Rochester Planning & Development
City Hall Annex
33 Wakefield Street
Rochester, New Hampshire 03867

**RE: Letter of Authorization from Jeff and Ann Trueworthy
Subdivision of Land, Tax Map 259, Lot 61**

Dear Mr. Creighton,

We, Jeff and Ann Trueworthy, owners of Tax Map 259, Lot 61, hereby authorize Norway Plains Associates, Inc. and its professionals as decision-making representatives and designate them as signatories regarding the above referenced subdivision application. We additionally authorize Norway Plains Associates, Inc. to represent us before the Boards &/or Committees affiliated with the City of Rochester in this approval process.

By:  Date: 02-02-2020

By:  Date: 02-02-2020



- LEGEND
- TBS MONUMENT TO BE SET
 - RBF RE-BAR FOUND
 - SSF STEEL STAKE FOUND
 - NO MONUMENT SET
 - OHW OVERHEAD WIRES
 - AgA NRCS SOIL TYPE
 - • • NRCS SOIL BOUNDARY

THE WETLAND BOUNDARY AS DEPICTED ON THIS PLAN WAS DELINEATED/FLAGGED BY JOSEPH W. NOEL, NH CERTIFIED SOIL SCIENTIST #017 AND NH CERTIFIED WETLAND SCIENTIST #086, ON SEPTEMBER 9, 2019. THE FLAGS WERE SURVEY LOCATED BY NORWAY PLAINS ASSOCIATES, INC. USING TERRESTRIAL SURVEY METHODS. THE DELINEATION WAS CONDUCTED IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS DOCUMENT CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, (1987) ALONG WITH THE REQUIRED REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 02, JANUARY 2012).

HYDRIC SOIL DETERMINATIONS WERE CONDUCTED IN ACCORDANCE WITH THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE DOCUMENT FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8-2 (2018) ALONG WITH THE MANUAL FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND (VERSION 4, APRIL 2019).

PLANT SPECIES INDICATOR STATUS WAS BASED ON THE U.S. ARMY CORPS OF ENGINEERS 2016, NATIONAL WETLAND PLANT LIST, (VERSION 3.3, 2016).



JOSEPH W. NOEL, CSS 086

2020

DATE

TAX MAP 259, LOT 78
MARSHALL J. HUSSEY REV. TRUST
109 HANSONVILLE ROAD
ROCHESTER, NH 03859-4925

TAX MAP 259, LOT 76
BETTY & JAMES KESGAN
115 HANSONVILLE ROAD
ROCHESTER, NH 03859

TAX MAP 259, LOT 79
RUSSELL E. & SHERI L. ABBOTT
105 HANSONVILLE ROAD
ROCHESTER, NH 03859-4925

TAX MAP 259, LOT 60
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98 HANSONVILLE ROAD
ROCHESTER, NH 03859-4928
SCRD BOOK 3850, PAGE 0384

TAX MAP 259, LOT 62
MARK A. HAND
4 JESSICA DRIVE
ROCHESTER, NH 03859-4940
SCRD BOOK 4204, PAGE 0494

TAX MAP 259, LOT 75
BETH ST. HILAIRE & JASON LEE
116 HANSONVILLE ROAD
ROCHESTER, NH 03859-4930

TAX MAP 259
LOT 61-1
AREA=
61,490sf +/-
1.41 +/- acres

TAX MAP 259
LOT 61-0
AREA=
61,800sf +/-
1.42 +/- acres

TAX MAP 259, LOT 61
OWNER OF RECORD:
JEFF & ANN TRUEWORTHY
8 STILLWATER CIRCLE
ROCHESTER, NH 03859-4961
S.C.R.D. BOOK 4685, PAGE 0392

SUBDIVISION OF LAND
HANSONVILLE ROAD
and JESSICA DRIVE
ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE

PREPARED FOR:
JEFF & ANN TRUEWORTHY

SCALE: 1" = 30' FEBRUARY 2020
GRAPHIC SCALE



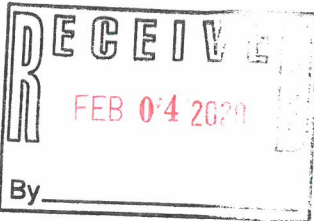
REVISIONS:

GENERAL PLAN NOTES:

- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 259, LOT 61 AND CREATE ONE NEW LOT 61-1.
- DIMENSIONAL STANDARDS.
ZONE (A) AGRICULTURAL DISTRICT.
(COD) CONSERVATION OVERLAY DISTRICT.
SINGLE FAMILY CONVENTIONAL SUBDIVISION, NEITHER MUNICIPAL WATER NOR SEWER:
LOT SIZE= 45,000 SF, FRONTAGE= 150', FY= 20', SY= 10', RY= 20', WETLAND BUFFER= 50'
PROPOSED LOT AREAS:
TAX MAP 259, LOT 61-0: OLD AREA= 123,290 +/- sf / 2.83 +/- acres.
PROPOSED AREA= 61,800 +/- sf / 1.42 acres.
TAX MAP 259, LOT 61-1: PROPOSED AREA= 61,490 +/- sf / 1.41 acres.
- ORIENTATION: HORIZONTAL DATUM - ROCHESTER GIS / NHSPC2800.
VERTICAL DATUM - NAVD88.
- PARCELS ARE NOT LOCATED WITHIN (LOOYR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 33017C0195D EFFECTIVE ON 05-17-2005.
- THE PARCELS ARE SERVICED BY INDIVIDUAL WATER AND SEWER SYSTEMS.
- SOILS PER NRCS: (E aB) ELMWOOD FINE SANDY LOAM 3-8 % SLOPES;
(WdE) WINDSOR LOAMY SAND 15-60 % SLOPES.
- WETLANDS WERE DELINEATED BY JOSEPH W. NOEL, CWS 086, ON SEPTEMBER 09, 2019. WETLAND BUFFER PLACARDS SHALL BE PLACED ALONG THE 25' WETLAND BUFFER.
- ALL PROPOSED UTILITIES MUST BE INSTALLED UNDERGROUND.
- THE EXISTING DRIVEWAY LOCATED ON HANSONVILLE ROAD SHALL BE ABANDONED. FUTURE DRIVEWAYS SHALL BE CONSTRUCTED ON JESSICA DRIVE AND BE APPROVED BY THE ROCHESTER DEPARTMENT OF PUBLIC WORKS.
- NHDES SUBDIVISION APPROVAL NUMBER.
- 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:

- "ROCHESTER SOUTH SUBDIVISION PLAN FOR GRANITE STATE REALTY, ROCHESTER, N.H." DATED JUNE 1982, REV. JULY 1982 BY FREDERICK E. DREW ASSOCIATES
S.C.R.D. PLAN 023A-0067
- "ROCHESTER SOUTH PHASE II FOR ALBERT H. FONTNEAU, ROCHESTER, N.H." DATED MAY 1984 BY FREDERICK E. DREW ASSOCIATES
S.C.R.D. PLAN 0022-0181



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.

FINAL APPROVAL BY THE
ROCHESTER PLANNING BOARD ON _____ DATE _____

SIGNED BY _____ / _____ DATE _____

NAME

POSITION

FILE NO. 105
PLAN NO. C-3019-S1
DWG NO. 19220-LDD\S-1



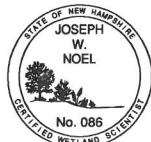
LEGEND

TBS	MONUMENT TO BE SET
RBF	RE-BAR FOUND
SSF	STEEL STAKE FOUND
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