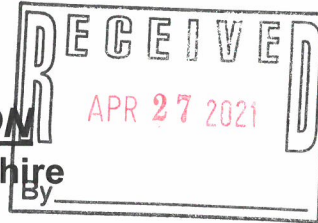




**\*PRELIMINARY\***  
**SITE PLAN APPLICATION**  
City of Rochester, New Hampshire



Check one of the following: ☒ Design Review ☐ Conceptual (design review is strongly encouraged)

**Property information**

Tax map #: 131; Lot #(s): 1; Zoning district: Residential 2

Property address/location: 19 Old Gonic Road; # acres: 31.53

Name of project (if applicable): Old Gonic Road Townhouse Development

**Proposed project**

Describe proposed project: To design a 164-unit townhouse development.

*Nonresidential:* current bldg. size \_\_\_\_\_ s.f.; total proposed bldg. size \_\_\_\_\_ s.f.

*Residential:* current # units \_\_\_\_\_; total proposed # units 164

City water? yes ☒ no ☐; how far is City water from the site? on road next to site

City sewer? yes ☒ no ☐; how far is City sewer from the site? on road next to site

**Property owner**

Name (include name of individual): Leo. P. Lacouture Revocable Trust, William B. Lacouture

Mailing address: 19 Old Gonic Road, Rochester, NH 03867

Telephone #: \_\_\_\_\_ Email: \_\_\_\_\_

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

Name (include name of individual): Green & Company, Attn. Michael Green

Mailing address: 11 Lafayette Road, North Hampton, NH 03862

Telephone #: 603-964-7572 Email: mgreen@greenandcompany.com

**Engineer/surveyor**

Name (include name of individual): Jones & Beach Engineers, Inc, Attn. Joseph Coronati

Mailing address: PO Box 219, Stratham, NH 03885

Telephone #: 603-772-4746 Fax #: \_\_\_\_\_

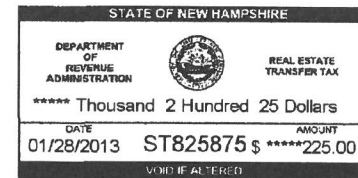
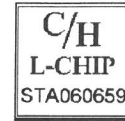
Email address: jcoronati@jonesandbeach.com Professional license #: \_\_\_\_\_

Signature Joseph Coranetti Date April 27, 2021

**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: Joseph Coranetti  
Date: 4/27/21



### QUITCLAIM DEED

KNOW ALL MENT BY THESE PRESENTS THAT I, **ALICE WEYMOUTH**, unmarried, of 17 Waverly Street, Rochester, Strafford County, New Hampshire, 03867, for consideration paid, grant to **WILLIAM B. LaCOUTURE**, married, of 65 Brackett Road, Wolfeboro, Carroll County, New Hampshire, 03894, with *quitclaim covenants*, all my right, title and interest in and to:

A certain parcel of real estate with the buildings and improvements thereon located in Rochester Heights, Rochester, County of Strafford, State of New Hampshire, more particularly described as follows:

Beginning at a wooden stake driven in the ground at the northwesterly corner of lot numbered 158, as shown on the plan of the so-called Rochester Heights, recorded in the Strafford County Records, Book 393, Page 501, thence running in a southwesterly direction by land of William H. Felker, to the Hussey Brook at high water mark: thence by said brook at high water mark southerly to a stone post set in the ground on the bank of said brook and near the dam erected by the late Warren Wadleigh, deceased, across the brook aforesaid; Thence southerly to a stone post set in the ground on the northerly bank of the canal leading from said dam to the axe-handle mill, erected by the said deceased: Thence easterly by the northerly bank of said Canal to the road leading from the so-called French Street to Dwelling house of Jonathan E. Kimball; Thence by said Road to a wooden stake driven in the ground on the southwesterly corner of lot numbered 122 situated in the said Rochester Heights; Thence in a northerly direction by said Rochester Heights ten hundred and thirty (1030) feet, more or less, to a wooden stake driven in the ground; thence in a westerly direction by the said Rochester Heights two hundred (200) feet, more or less, to a wooden stake; Thence in a northerly direction four hundred forty-eight (448) feet, more or less, by the said Rochester Heights, to the point of beginning, together with the right at all times to enter upon the land of the grantors of the conveyance of this land to George H. Tebbetts southerly of the boundary line aforesaid along the said canal for the purpose of maintaining and keeping in repair the necessary piping and a water ram where one is now located and taking water from said canal, whenever water may be found therein, and forcing it by means

of said ram through subterranean pipes to the buildings on said described premises in sufficient quantities to supply the same with water for domestic and drinking purposes but not intending hereby to convey any land beneath the water of said canal or southerly of its northerly bank. The gate of said dam shall not at any time be so tightly closed as not to allow sufficient water to pass into the canal to supply the ram aforesaid; and the live stock kept on said premises shall at all times have access to the water of the said brook.

Excepting herefrom all sawable soft lumber, with the right to set mill and stick the timber on said farm, the said lumber to be removed within two years from July 15<sup>th</sup>, 1920, as granted to George H. Springfield, by deed of July 15<sup>th</sup>, 1920.

Meaning and intending to describe and convey all my interest in and to the premises described in deed from Myrtle Crocker to Armand LaCouture and Jennie A. LaCouture dated January 9, 1946 and recorded at Book 532, Page 207 of the Strafford County Registry of Deeds. My interest is derived from the estates of Jennie A. LaCouture and Rita LaCouture. Jennie A. LaCouture died on February 23, 1977 (See Strafford County Probate Court File No. A17614). Rita LaCouture died on December 7, 1995 (See Strafford County Probate Court File No. 1996-617).

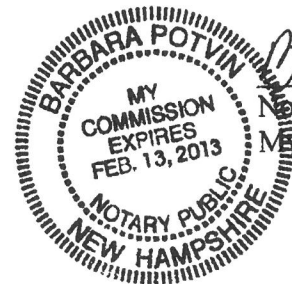
The grantor does hereby release all rights of homestead and other interests therein.

Executed this 22 day of January, 2013.

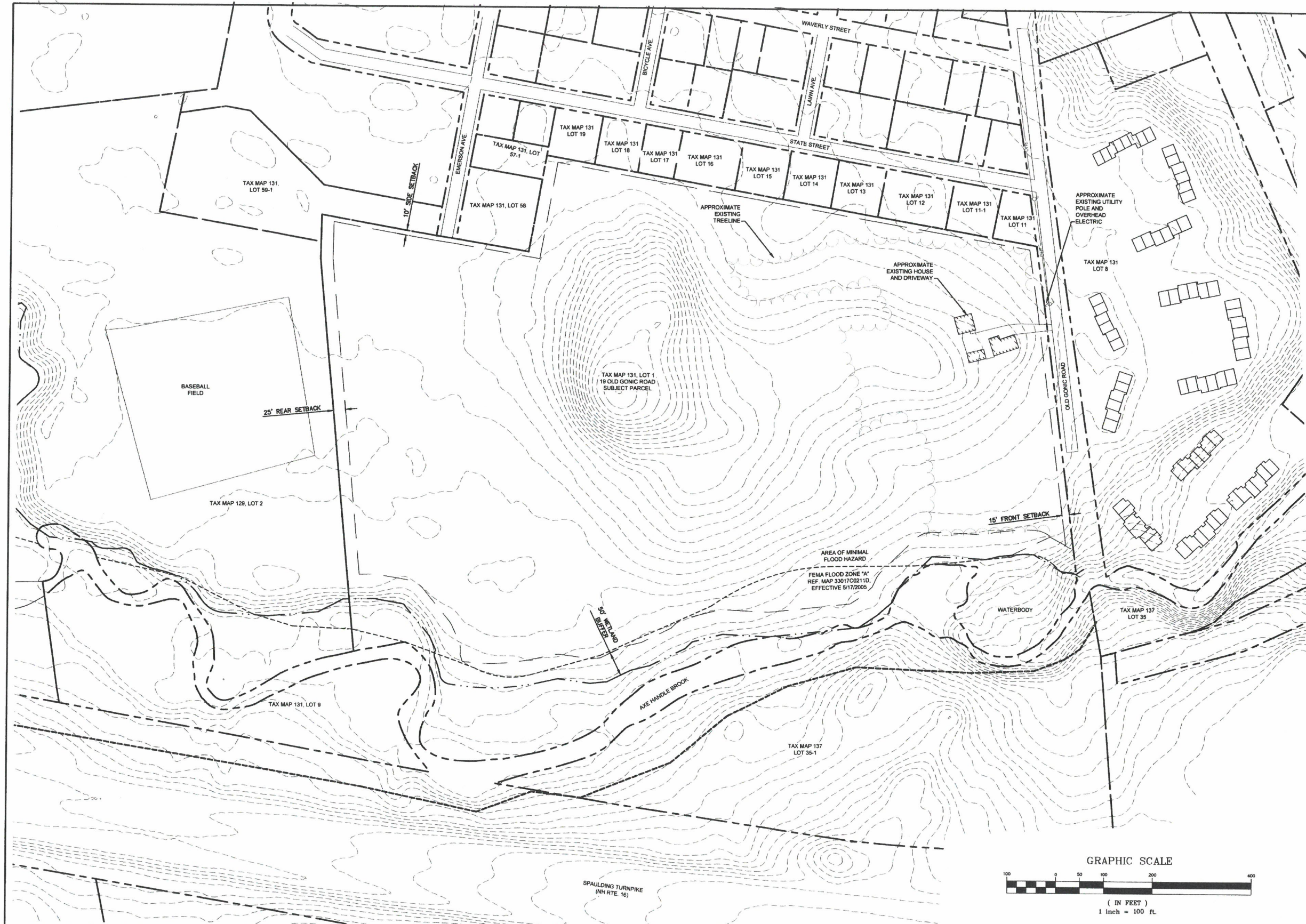
Alice E. Weymouth  
Alice Weymouth

STATE OF NEW HAMPSHIRE  
COUNTY OF STRAFFORD

Personally appear this 22<sup>nd</sup> day of January, 2013, the above named Alice Weymouth, known to me, or satisfactorily proven, to be the person who subscribed the instrument above and acknowledged the execution of same as her voluntary act and deed.

 Barbara Potvin  
Notary Public/Justice of the Peace  
My commission expires: 2/13/13





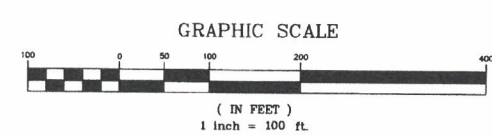
- EXISTING CONDITIONS NOTES:**
- SUBJECT PROPERTY IS PARTIALLY LOCATED WITHIN FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD ZONE (ZONE A). REFERENCE FEMA COMMUNITY PANEL NO. 33017002110, DATED MAY 17, 2005.
  - EXISTING STRUCTURES, UTILITIES, PROPERTY LINES, ROADS, CONTOURS, AND OTHER EXISTING INFORMATION SHALL BE CONSIDERED APPROXIMATE.

**RECEIVED**  
APR 27 2021  
By \_\_\_\_\_

**PROJECT PARCEL**  
TOWN OF ROCHESTER  
TAX MAP 131, LOT 1

**APPLICANT**  
GREEN AND COMPANY  
11 LAFAYETTE ROAD  
NORTH HAMPTON, NH 03862

**TOTAL LOT AREA**  
1,373,648 SQ. FT. ±  
31.53 ACRES ±



Design: JAC    Draft: DJM    Date: 04/19/21  
Checked: JAC    Scale: AS NOTED    Project No.: 21090  
Drawing Name: 21090-CONCEPT.dwg

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

REV.	DATE	REVISION	BY
0	04/19/21	ISSUED FOR REVIEW	DJM

**J/B Jones & Beach Engineers, Inc.**  
Civil Engineering Services

85 Portsmouth Ave.  
PO Box 218  
Stratham, NH 03885

603-772-4746  
FAX: 603-772-0227  
E-MAIL: JBE@JONESANDBEACH.COM

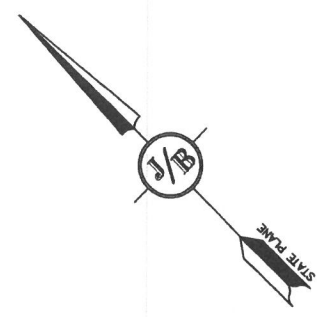
Plan Name: **EXISTING CONDITIONS PLAN**

Project: **OLD GONIC ROAD TOWNHOUSE DEVELOPMENT  
19 OLD GONIC ROAD, ROCHESTER, NH**

Owner of Record: **LEO P. LACOUTURE REVOCABLE TRUST & WILLIAM B. LACOUTURE  
19 OLD GONIC RD., ROCHESTER, NH 03867-4418 BK 4093 PG 148**

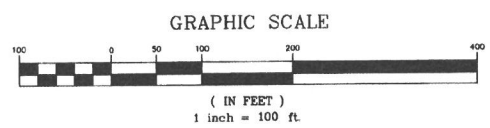
DRAWING No.  
**C1**  
SHEET 1 OF 3  
JBE PROJECT NO. 21090





**SITE NOTES:**

1. THE INTENT OF THIS PLAN IS TO SHOW A 164-UNIT TOWNHOUSE DEVELOPMENT ON THE SUBJECT PARCEL.
2. ZONING DISTRICT: RESIDENTIAL-2. USE: FIVE-OR MORE FAMILY  
LOT AREA MINIMUM = 30,000 SF  
LOT FRONTAGE MINIMUM = 100'  
BUILDING SETBACKS (MINIMUM):  
FRONT SETBACK = 15'  
SIDE SETBACK = 10'  
REAR SETBACK = 25'  
WETLAND SETBACK = 50'  
MAX. BUILDING HEIGHT = 35'  
MAX. BUILDING FOOTPRINT = 30%  
MAX. LOT COVERAGE = 60%  
MIN. LOT AREA / DWELLING UNIT = 7,500 S.F.  
BUILDING FOOTPRINT PROPOSED = 127,920 S.F. = 9.3%  
LOT COVERAGE PROPOSED = 314,059 S.F. = 22.9%  
LOT AREA / DWELLING UNIT PROPOSED = 1,373,648 S.F. / 164 = 8,376 S.F.
4. ALL CONSTRUCTION SHALL CONFORM TO TOWN STANDARDS AND REGULATIONS, AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
5. SUBJECT PROPERTY IS PARTIALLY LOCATED WITHIN FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD ZONE (ZONE A). REFERENCE FEMA COMMUNITY PANEL NO. 330170021D, DATED MAY 17, 2005.
6. LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
7. ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.P.). THIS DOCUMENT IS TO BE KEPT ONSITE AT ALL TIMES AND UPDATED AS REQUIRED.
8. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES AND BONDS.
9. ALL PROPOSED SIGNAGE SHALL CONFORM WITH THE TOWN ZONING REGULATIONS, UNLESS A VARIANCE IS OTHERWISE REQUESTED.
10. ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) AND NHDOT STANDARDS AND SPECIFICATIONS (NON-REFLECTORIZED PAVEMENT MARKINGS), UNLESS OTHERWISE NOTED.
11. ALL PARKING STALLS SHALL BE SEPARATED USING 4" WIDE SOLID STRIPES. STRIPING SHALL HAVE TWO COATS OF PAINT, ALKYD BASIN SYNTHETIC RESIN, FEDERAL SPECIFICATION TTP-115 TYPE 1, IN A COLOR OF WHITE.
12. ALL STOP BARS SHALL BE 18" IN WIDTH IN A COLOR OF WHITE; ALL TRAFFIC ARROWS SHALL BE PAINTED IN A COLOR OF WHITE.
13. ALL BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PROVIDED BY THE OWNER. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER PRIOR TO THE START OF CONSTRUCTION. BUILDING DIMENSIONS AND AREAS TO BE TO OUTSIDE OF MASONRY, UNLESS OTHERWISE NOTED.
14. SNOW TO BE STORED AT EDGE OF PAVEMENT AND IN AREAS SHOWN ON THE PLANS, OR TRUCKED OFFSITE TO AN APPROVED SNOW DUMPING LOCATION.
15. ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.



PROJECT PARCEL  
TOWN OF ROCHESTER  
TAX MAP 131, LOT 1

APPLICANT  
GREEN AND COMPANY  
11 LAFAYETTE ROAD  
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REV.	DATE	REVISION	BY
0	04/19/21	ISSUED FOR REVIEW	DJM

Designed and Produced in NH

**J/B Jones & Beach Engineers, Inc.**

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

Civil Engineering Services

603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	CONCEPTUAL SITE PLAN
Project:	OLD GONIC ROAD TOWNHOUSE DEVELOPMENT 19 OLD GONIC ROAD, ROCHESTER, NH
Owner of Record:	LEO P. LACOUTURE REVOCABLE TRUST & WILLIAM B. LACOUTURE 19 OLD GONIC RD., ROCHESTER, NH 03867-4418 BK 4093 PG 148

DRAWING No.

**C2**

SHEET 2 OF 3  
JBE PROJECT NO. 21090



