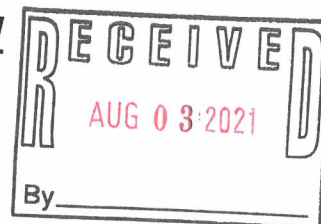




MAJOR SUBDIVISION APPLICATION

(a total of four or more lots)

City of Rochester, New Hampshire



Date: 08-02-21 Is a conditional needed? Yes: No: X Unclear:
(If so, we encourage you to submit an application as soon as possible.)

Property information

Tax map #: 232; Lot #'s: 18; Zoning district: Agricultural (A)

Property address/location: 127 Meaderboro Road

Name of project (if applicable): Subdivision Plan of Tax Map 232, Lot 18

Size of site: 9.481 acres; Overlay zoning district(s)? n/a

Property owner

Name (include name of individual): Norman P. & Stacia R. Vetter Revocable Trust of 2004

Mailing address: PO Box 181, Rochester, NH 03866-0181

Telephone #: 603-332-0354 Email: norm@normanvetterfoundations.com

Applicant/developer (if different from property owner)

Name (include name of individual): Bruce R. Wotton

Mailing address: 83 Eastern Avenue, Rochester, NH 03867-2005

Telephone #: 603-817-0659 Email: n/a

Engineer/surveyor

Name (include name of individual): Norway Plains Associates, Inc. c/o Joel D. Runnals, LLS

Mailing address: PO Box 249, Rochester, NH 03866-0249

Telephone #: 603-335-3948 Fax #: n/a

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

Proposed project

Number of proposed lots: 5; estimated length of new roads: n/a

Number of cubic yard of earth being removed from the site? n/a

City water? yes no X; How far is city water from the site? miles

City sewer? yes no X; How far is city sewer from the site? miles

If city water, what are the est. total gal. per day? ; Are there pertinent covenants?

Where will stormwater be discharged?

Wetlands: Is any fill proposed? no; area to be filled: n/a; buffer impact? n/a

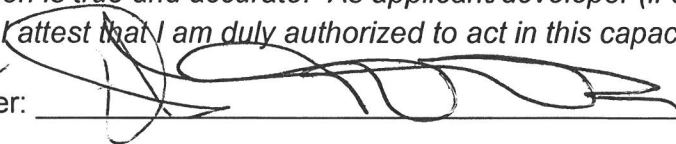
Comments

Please feel free to add any comments, additional information, or requests for waivers here:

Submission of application

This application must be signed by the property owner, applicant/developer (if different from property owner), and/or the agent.

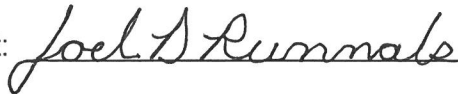
I(we) hereby submit this Subdivision application to the City of Rochester Planning Board pursuant to the City of Rochester Subdivision Regulations and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation 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: 08-02-21

Signature of applicant/developer: 

Date: 08-02-21

Signature of agent: 

Date: 08-02-21

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.

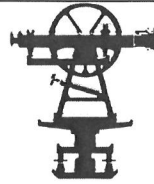
Signature of property owner: _____

Date: 08-02-21

NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

P.O. Box 2492
Continental Blvd. (03867)
Rochester, NH 03866-0249
Phone: (603) 335-3948 / (800) 479-3948
Fax: (603) 332-0098



P. O. Box 268
31 Mooney St.
Alton, NH 03809
Phone & Fax: (603) 875-3948
www.norwayplains.com

August 02, 2021

Ms. Crystal Galloway, Planner
City of Rochester Planning & Development
City Hall Annex
33 Wakefield Street
Rochester, New Hampshire 03867

RE: NARRATIVE – Subdivision of Land, Meaderboro Road, Rochester, NH, Tax Map 232, Lot 18 owned by The Norman P. Vetter Revocable Trust of 2004 and The Stacia R. Vetter Revocable Trust of 2004 and Prepared for Bruce R. Wotton

Dear Ms. Galloway,

This application is for a proposed five lot subdivision of Tax Map 232, Lot 18 located at 127 Meaderboro Road, Rochester, NH.

The five lots will each have the minimum required frontage of 150 feet along Meaderboro Road. This section of Meaderboro is maintained by NHDOT and will require their approval for the 3 proposed driveways. Lots 18 & 18-1 and lots 18-2 & 18-3 will have common driveways and lot 18-4 will have a single driveway.

All lots will exceed the minimum City lot area of 45,000 square feet. This area of Rochester does not have municipal sewer or water available and will require NHDES subdivision approval. The submitted plan shows each lot with potential well locations and test pits in the 4,000 sq. effluent disposal areas.

Wetlands were delineated by Joseph W. Noel, CWS 086 on May 10, 2021. No wetland impacts are proposed with this application.

No waivers of the subdivision requirements are being requested.

Thank you for your consideration in this matter.

Sincerely,

Joel D. Runnals, LLS

jrunnals@norwayplains.com

NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS

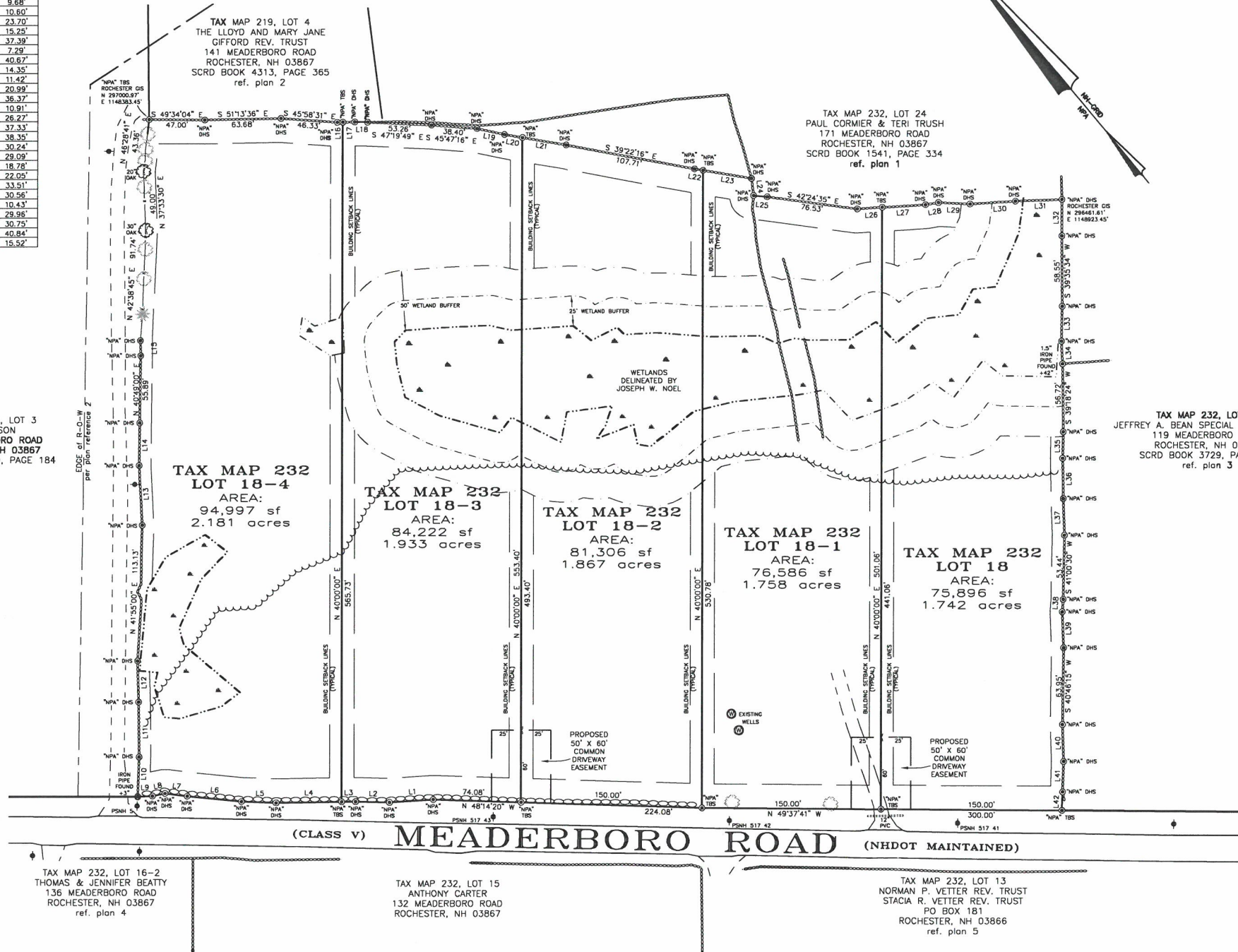


CIVIL ENGINEERS

LINE	BEARING	DISTANCE
L1	N 53°43'31" W	36.71'
L2	N 48°37'13" W	27.97'
L3	N 51°01'01" W	11.37'
L4	N 51°01'01" W	53.84'
L5	N 47°49'38" W	28.77'
L6	N 44°22'53" W	45.85'
L7	N 43°10'22" W	19.03'
L8	N 61°36'42" W	10.85'
L9	N 52°10'31" W	12.59'
L10	N 42°01'31" W	33.02'
L11	N 39°24'19" E	45.75'
L12	N 38°24'21" E	34.25'
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L14	N 40°40'58" E	35.59'
L15	N 36°55'59" E	12.71'
L16	S 91°34'03" E	4.60'
L17	S 51°34'03" E	9.68'
L18	S 48°56'44" E	10.60'
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L22	S 40°36'56" E	7.29'
L23	S 40°36'56" E	40.67'
L24	S 32°44'38" W	14.35'
L25	S 44°36'12" E	11.42'
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L27	S 53°43'01" E	36.37'
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L33	S 41°07'11" W	29.09'
L34	S 37°09'18" W	18.78'
L35	S 41°16'57" W	22.05'
L36	S 36°57'04" W	33.51'
L37	S 38°04'39" W	30.56'
L38	S 44°22'26" W	10.43'
L39	S 37°33'45" W	29.96'
L40	S 38°07'43" W	30.75'
L41	S 41°49'03" W	40.84'
L41	S 41°49'03" W	15.52'

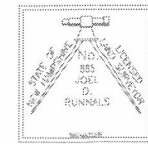
REFERENCE PLANS:

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- "PARCELS 1 & 2, PROPOSED SUBDIVISION OF RICHARD CASWELL, MEADERBORO ROAD, ROCHESTER, N.H." DATED JUNE 01, 1982 BY BERRY CONST. CO., INC. S.C.R.D. PLAN 22A-164
- "PROPOSED SUBDIVISION OF EDWIN & MARY BEAN, FOUR ROD & MEADERBORO ROADS, ROCHESTER, N.H." DATED JUNE 01, 1982 BY BERRY SURVEYING & ENGINEERING S.C.R.D. PLAN 37A-84
- "SUBDIVISION OF LAND, MEADERBORO ROAD, ROCHESTER, NH FOR MATTHEW G. SCRUTON" DATED NOVEMBER 2006 BY NORWAY PLAINS ASSOCIATES, INC. S.C.R.D. PLAN 93-9
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JOSEPH W. NOEL, CWS 086 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.



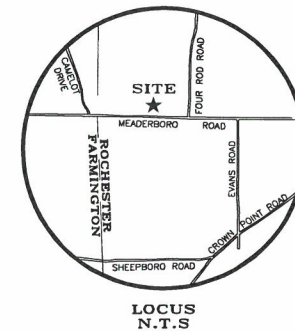
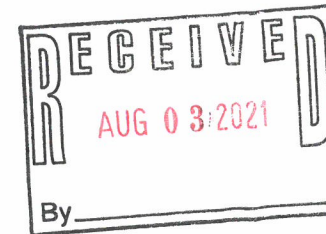
JOEL D. RUNNALS, LLS 885 DATE

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 _____ / _____ **NAME** **POSITION** **DATE**

GENERAL PLAN NOTES:

- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 232, LOT 18 INTO FIVE LOTS.
- DIMENSIONAL STANDARDS:
ZONE (A) AGRICULTURAL DISTRICT.
SINGLE FAMILY, CONVENTIONAL SUBDIVISION, NEITHER MUNICIPAL WATER NOR SEWER.
LOT SIZE= 45,000 sf, FRONTAGE= 150', FY= 20', SY= 10', RY= 20'
LOT COVERAGE= 35% (SINGLE FAMILY) / 40% (TWO FAMILY)
- LOT AREAS:
TAX MAP 232, LOT 18: EXISTING AREA= 413,007 sf / 9.481 acres
PROPOSED AREA= 75,896 sf / 1.742 acres
TAX MAP 232, LOT 18-1: PROPOSED AREA= 76,586 sf / 1.758 acres
TAX MAP 232, LOT 18-2: PROPOSED AREA= 81,306 sf / 1.867 acres
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VERTICAL DATUM - NAVD83
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(C&C) CHARLTON VERY STONY FSL 8-15% SLOPES
(P&B) PATTON FSL 0-8% SLOPES
(W&B) WOODBRIDGE FSL 0-8% SLOPES
- LOTS ARE NOT LOCATED WITHIN (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 33017C01950, EFFECTIVE DATED ON 05-17-05.
- THE PARCELS SHALL BE SERVED BY INDIVIDUAL WELLS AND SEWER SYSTEMS.
- FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 335-1338.



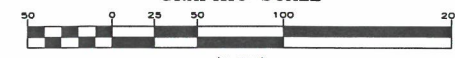
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THE STACIA R. VETTER REVOCABLE TRUST OF 2004
PO BOX 181, ROCHESTER, NH 03866-0181
S.C.R.D. BOOK 4267, PAGE 531

APPLICANT / DEVELOPER
BRUCE R. WOTTON
83 EASTERN AVENUE, ROCHESTER, NH 03867-2005

**SUBDIVISION PLAN
MEADERBORO ROAD
ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE
PREPARED FOR:
BRUCE R. WOTTON**

SCALE: 1" = 50' AUGUST 2021

GRAPHIC SCALE



(IN FEET)
1 INCH = 50 FEET

REVISIONS:

FILE NO. 184
PLAN NO. C-3181-S
DWG NO. 21113-LDD\S-1

PRELIMINARY PRINT
APPLICATION SUBMITAL
08-02-21

LAND SURVEYORS

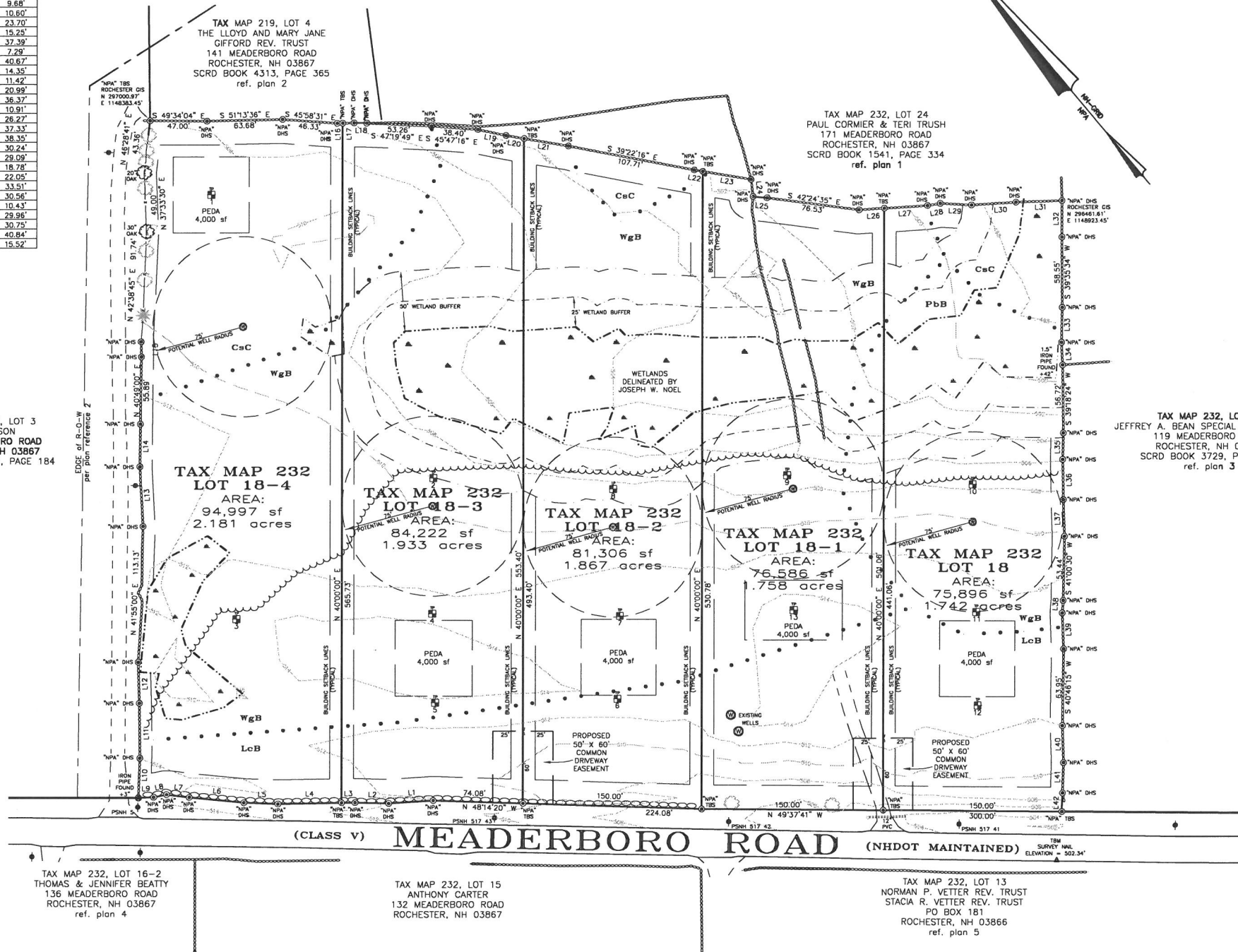


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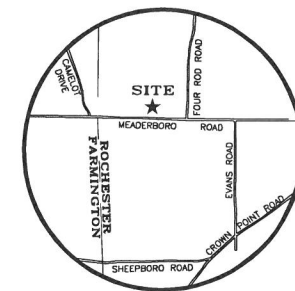
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APPLICANT / DEVELOPER
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**TOPOGRAPHIC SUBDIVISION PLAN
MEADERBORO ROAD
ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE
PREPARED FOR:
BRUCE R. WOTTON**

SCALE: 1" = 50' AUGUST 2021

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APPLICATION SUBMITTAL
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NORWAY PLAINS ASSOCIATES, INC.

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