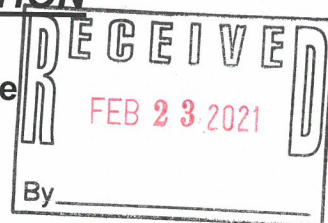


MINOR SUBDIVISION APPLICATION

(a total of three or fewer lots)

City of Rochester, New Hampshire



Date: February 18, 2021 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 #: 206; Lot #(s): 35; Zoning district: Agricultural

Property address/location: 43 Betts Road

Name of project (if applicable): _____

Size of site: 26.05 acres; overlay zoning district(s)? None

Property owner

Name (include name of individual): Thomas & Patrice Nickerson

Mailing address: 43 Betts Road, Rochester, NH 03867

Telephone #: 603-332-9639 Email:

Applicant/developer (if different from property owner)

Name (include name of individual): Meredith Walters

Mailing address: 18 Sandstone Lane, Rochester, NH 03867

Telephone #: 603-781-8220 Email: meredithanw@gmail.com

Engineer/surveyor

Name (include name of individual): Joel Runnals; Norway Plains Associates, Inc

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

Telephone #: (603)-335-3948 Fax #:

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

Proposed project

Number of proposed lots: 2 ; Are there any pertinent covenants? N/A

Number of cubic yards of earth being removed from the site? N/A

City water? yes no ☒ ; How far is City water from the site?

City sewer? yes 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

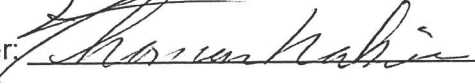
Comments

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

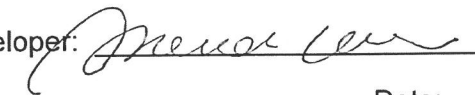
Submission of application

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: Feb 21, 2021

Signature of applicant/developer: 


Date: 21 Feb 21

Signature of agent: _____

Date: _____

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: Feb 21, 2021

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

February 21, 2021

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

**RE: NARRATIVE – Subdivision of Land owned by Thomas and Patrice Nickerson and
Prepared for Meredith and Roland Walters
Tax Map 206, Lot 35
43 Betts Road, Rochester, NH**

Dear Mr. Creighton,

Thomas and Patrice Nickerson own Tax Map 206, Lot 35 and are proposing to create Lot 35-1, a 5.01 acre lot for their daughter and son-in-law, Meredith and Roland Walters. Tom and Pat reside on Lot 35 which is developed with a dwelling, driveway, well, septic system and accessory buildings.

The Walters are planning on building a single family residential home with a driveway, well and septic system that fronts on Cross Road.

Both lots will not require NHDES subdivision approval based on the lot sizes exceeding the five acre minimum. Lot 35 currently is 26.05 acres with frontage on Betts and Cross Roads. Lot 35 will become 21.04 acres. The proposed Lot 35-1, 5.01 acres, will be located on Cross Road and abut the Spaulding Turnpike and the PSNH Easement. As part of application packet we are including a preliminary septic design on Lot 35-1 that will be submitted to NHDES.

Cross Road is a City maintained road which will require DPW driveway approval as part of the building permit process.

A waiver to wetland delineation of the entire 26.05 acres is being requested. Randolph R. Tetreault, CWS has field inspected the area of interest between the drainage swale and Cross Road and found no jurisdictional wetlands.

Thank you for your consideration in this matter.

Sincerely,

Joel D. Runnals, LLS

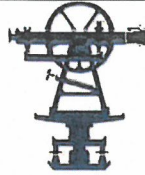
jrunnals@norwayplains.com

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February 21, 2021

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

**RE: Waiver Request – Subdivision of Land owned by Thomas and Patrice Nickerson
and Prepared for Meredith Walters
Tax Map 206, Lot 35
43 Betts Road, Rochester, NH**

Dear Mr. Chairman & Planning Board Members,

We are requesting a Waiver to the Subdivision Regulations, Section 3.5: Wetland Delineation.

The waiver is for wetland delineation of the entire parcel.

The Nickersons reside at 43 Betts Road and are not proposing any changes to Tax Map 206, Lot 35 other than the 5 acre proposed subdivision lot 35-1. We have had a wetland scientist field examine an area of interest on the proposed five acre lot between Cross Road and the drainage swale. This area is free of any jurisdictional wetlands. A preliminary septic system design plan has been prepared and is being submittal as part of the plan set with the application.

Thank you for your consideration in this matter.

Sincerely,

Joel D. Runnals, LLS

jrunnals@norwayplains.com

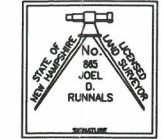
NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS

CIVIL ENGINEERS

LINE	BEARING	DISTANCE
L1	N 56°38'59" W	61.66'
L2	N 32°03'23" E	18.03'
L3	N 38°41'30" E	153.94'
L4	N 37°08'40" E	45.25'
L5	N 43°54'10" E	71.95'
L6	N 40°02'27" E	153.00'
L7	N 34°51'59" E	68.00'
L8	S 47°31'41" E	43.15'
L9	N 58°19'57" E	28.48'
L10	N 41°49'57" E	45.95'

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, L.L.S. 865 DATE

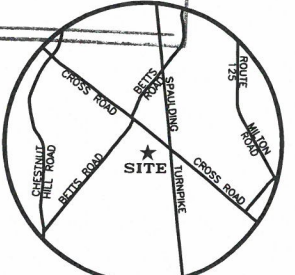
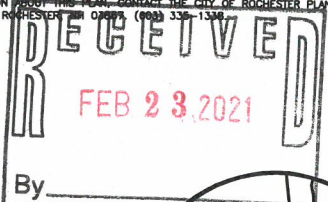
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FINAL APPROVAL BY THE ROCHESTER PLANNING BOARD ON

SIGNED BY / DATE
NAME POSITION

GENERAL PLAN NOTES:

- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 206, LOT 35 INTO TWO LOTS.
- DIMENSIONAL STANDARDS:
ZONE (A) AGRICULTURAL DISTRICT.
SINGLE FAMILY, CONVENTIONAL SUBDIVISION, NEITHER MUNICIPAL WATER NOR SEWER.
LOT SIZE= 45,000 sq. ft., FRONTAGE= 150', FT= 20', ST= 10', RT= 20'
- LOT AREAS:
TAX MAP 206, LOT 35: EXISTING AREA= 1,134,578 sq. ft. / 26.05 acres
PROPOSED AREA= 916,492 sq. ft. / 21.04 acres
- ORIENTATION: HORIZONTAL DATUM - CITY OF ROCHESTER GIS (NHSPC).
- SOIL TYPES ARE PER STRAFFORD COUNTY SOIL SURVEY, USDA, SHEET 27.
(A) ACTON VERY STONY FSL 0-8% SLOPES
(B) GLOUCESTER VERY STONY FSL 8-15% SLOPES
(C) HINCKLEY LS 3-8% SLOPES
(D) HOLLIS-GLOUCESTER FSL 8-15% SLOPES
(E) HOLLIS-GLOUCESTER VERY ROCKY FSL 8-15% SLOPES
- LOTS ARE NOT LOCATED WITHIN (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 33017C02010.
- THE PARCELS SHALL BE SERVICED BY INDIVIDUAL WELLS AND SEWER SYSTEMS.
- FOR MORE INFORMATION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03602, (603) 336-1336.

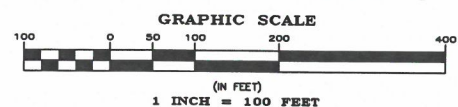


TAX MAP 206, LOT 35
OWNER OF RECORD:
THOMAS & PATRICE NICKERSON
43 BETTS ROAD
ROCHESTER, NH 03667-5140
S.C.R.D. BOOK 3465, PAGE 29

SUBDIVISION PLAN
BETTS ROAD
CROSS ROAD
NH ROUTE 16
SPAULDING TURNPIKE
ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE

PREPARED FOR:
MEREDITH A. WALTERS

SCALE: 1" = 100' FEBRUARY 2021



REVISIONS:

- REFERENCE PLANS:
- "PLAN OF ROCHESTER-MILTON LS-1828(3) - P-2282"
DATED OCTOBER 08, 1981 BY NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS
S.C.R.D. PLANS 23K-58, 23K-59 & 23K-60
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DATED APRIL 08, 2008 BY BERRY SURVEYING & ENGINEERING
S.C.R.D. PLAN 94-25

Abutters List	Owner Name	Owner Mailing Address
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203-29-3	Brookside Property Service, Inc.	110 Lakeshore Drive, Middleton, NH 03887
205-20	PSNH dba Eversource Energy	PO Box 270, Hartford, CT 06141-0270
205-24	SBS New Hampshire 2020 LLC	4045 Pecos Street, Suite 201, Denver, CO
205-31	John & Florence Moore	52 Cross Road, Rochester, NH 03667-5170
205-32	Deanna Demeritt & John Beatham	54 Cross Road, Rochester, NH 03667-5170
205-33	State of New Hampshire	PO Box 483, Concord, NH
205-34	Blanche h. Trust Polychronis % Arthur Thomas Properties	10 Durham Road, Dover, NH 03820-4382
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206-34	Richard & Vickie Austin	49 Betts Road, Rochester, NH 03667-5140
206-35-1	Jay & Kathleen Crosby	39 Betts Road, Rochester, NH 03667-5140
206-39	Michael & Karen Torr	21 Betts Road, Rochester, NH 03667
206-40	Torr Family Trust % Ann & Franklin Torr	1 Old Littleworth Road, Dover, NH 03820-4311
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PRELIMINARY PRINT
for
APPLICATION SUBMITTAL
02-21-21

NORWAY PLAINS ASSOCIATES, INC.

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

FILE NO. 195
PLAN NO. C-3093-S
DWG NO. 20284-LDD/S-1

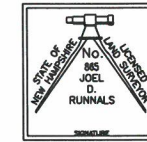
31 Mooney Street, Alton, N.H. 603-875-3948

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CIVIL ENGINEERS

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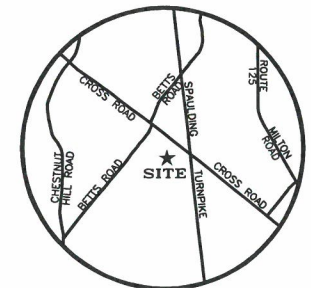
JOEL D. RUNNALS, LLS 885 DATE

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FINAL APPROVAL BY THE
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SIGNED BY _____ / _____ DATE _____
NAME POSITION

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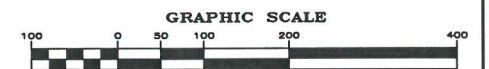


LOCUS
N.T.S

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TOPOGRAPHIC
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CROSS ROAD
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STRAFFORD COUNTY
NEW HAMPSHIRE
PREPARED FOR:
MEREDITH A. WALTERS

SCALE: 1" = 100' FEBRUARY 2021



(IN FEET)
1 INCH = 100 FEET

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FILE NO. 195
PLAN NO. C-3093-S
DWG NO. 20284-LDD\S-1

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

PRELIMINARY PRINT
for
APPLICATION SUBMITTAL
02-21-21

NORWAY PLAINS ASSOCIATES, INC.

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

LEACH FIELD CROSS-SECTION (TYP.)

FINISH GRADE

3' MIN.

FILTER FABRIC LAYER

SAND FILL

MIN. 2:1 SLOPE

MIN. 2:1 SLOPE

25'

(NOT TO SCALE)

2"

1-2"

2"

5'

2.5'

SEPTIC STONE

RECOMMENDED TOP OF FOUNDATION ELEV. 306.00'

FINISH GRADE @ HOUSE ELEV. 304.00'

MINIMUM SLOPE = 1/4" PER FOOT

INVERT @ HOUSE ELEV. 301.90'

INVERT IN TANK ELEV. 301.65'

1,250 GALLON CONCRETE SEPTIC TANK

PROVIDE TANK ACCESS AS REQUIRED

INVERT OUT TANK ELEV. 301.40'

MAXIMUM SLOPE = 1/8" PER FOOT

LAYER OF UNTREATED BUILDING PAPER OR 2" TO 3" OF HAY OR FILTER FABRIC

FINISH GRADE ELEV. 302.71'

3' MIN.

TOTAL LENGTH = 33'

INVERT IN D-BOX ELEV. 301.35'

INVERT OUT D-BOX ELEV. 301.27'

BED BOTTOM ELEV. 300.71'

4" PERFORATED PIPE

NOTE:
IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR / HOME OWNER TO SET THE FINAL FOUNDATION ELEVATION, AND TO DETERMINE IF FOUNDATION DRAINS ARE REQUIRED. THE SEASONAL HIGH WATER TABLE ESTIMATED AS PART OF THIS PLAN IS FOR THE PURPOSES OF VERTICAL E.D.A. PLACEMENT ONLY.

THE BED BOTTOM ELEVATION HAS BEEN DESIGNED USING THE 50% RULE
AT THE 299.10' CONTOUR, A BED BOTTOM OF 300.67' IS 4' ABOVE THE RESTRICTIVE LAYER
299.10 - 2.33 (DEPTH TO RESTRICTIVE LAYER) = 296.77 + 4' REQUIRED SEPARATION
= 300.77' BED BOTTOM

CROSS ROAD

SEASONAL BROOK

PROPOSED DRIVE UNDER GARAGE

PROPOSED 3 BEDROOM HOME

PROPOSED DRIVEWAY

PROPOSED WELL LOCATION

75' PROTECTIVE WELL RADIUS

BENCHMARK SET IN AN 1" BENCH TREE ELEV. 306.85'

BENCHMARK SET IN AN 1" BENCH TREE ELEV. 304.83'

BENCHMARK MAGNETIC NAIL SET IN A 2" UNITS PINE STUMP ELEV. 296.54'

BENCHMARK NO CONCRETE HIGHWAY BUILT ELEV. 297.01'

WITH A BED BOTTOM ELEVATION OF 300.77' + 2.33' OR 303.10' OF THE BED MAINTAINING 4' SEPARATION FROM THE RESTRICTIVE LAYER

75' TO EDGE OF BROOK

5.01 ACRES

TAX MAP 206
LOT 35-1
218,086 SF
5.01 ACRES

REFERENCE PLANS:
1. SUBDIVISION PLAN - BETTS ROAD - C
SPALLING TURNPIKE - ROCHESTER, S
HAMPSHIRE, PREPARED FOR: MEREDITH
DATED FEBRUARY 2021 BY NORWAY PL
S.C.E.D. PLAN XX-XX

I CERTIFY THAT THE SUBSURFACE DISPOSAL SYSTEM IS IN COMPLIANCE WITH ALL THE CURRENT LOCAL ORDINANCES OF THE CITY OF ROCHESTER IN EFFECT AS OF THE DATE OF PREPARATION OF THIS PLAN.

CROSS ROAD
S 51° 42' 45" E
416.99'

LOT SKETCH
1" = 100'

REFERENCE PLANS:

1. "SUBDIVISION PLAN - BETTS ROAD - CROSS ROAD - NH ROUTE 16
SPAUDLING TURNPIKE - ROCHESTER, STEARFORD COUNTY, NEW
HAMPSHIRE, PREPARED FOR: MEREDITH WALTERS"
DATED FEBRUARY 2021 BY NORWAY PLAINS ASSOCIATES, INC.
S.C.R.D. PLAN XX-XX

I CERTIFY THAT THE SUBSURFACE DISPOSAL SYSTEM PROPOSED ON THIS PLAN IS IN COMPLIANCE WITH ALL THE CURRENT LOCAL REGULATION AND ORDINANCES OF THE CITY OF ROCHESTER IN EFFECT THE DATE OF THIS PLAN.

16

190

NEW HAMPSHIRE

Melrose Corner

WILFREDA

PINE BROOK

PORTLAND

Ratrock Bridge

SITE

LOCATION MAP (NOT TO SCALE)

$1'' = 20'$ FEBRUARY 2021

REVISIONS:

DESIGNED BY:	AFR
CHECKED BY:	AFR

FILE NO. 195	PLAN NO. SSD 1762	DWG. # 20284 SSD-1
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