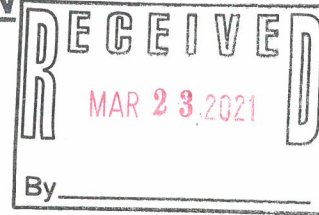




MINOR SUBDIVISION APPLICATION

(a total of three or fewer lots)

City of Rochester, New Hampshire



Date: March 23, 2021 Is a conditional needed? Yes: ☒ No: ☐ Unclear: ☐
(If so, we encourage you to submit an application as soon as possible.)

Property information

Tax map #: 216; Lot #(s): 29; Zoning district: Granite Ridge Development

Property address/location: 21 Farmington Road

Name of project (if applicable): _____

Size of site: 2.15 acres; overlay zoning district(s)? Wetlands

Property owner

Name (include name of individual): 21 Farmington Road LLC

Mailing address: 549 US Highway 1 BYP, Portsmouth NH 03801

Telephone #: 603-436-0666 Email: sroberts@hpgrlaw.com

Applicant/developer (if different from property owner)

Name (include name of individual): Miles Cook, NM Cook Development LLC

Mailing address: 22 Isaac Lucas Circle Dover NH 03820

Telephone #: 603-502-5200 Email: mcook@metrocast.net

Engineer/surveyor

Name (include name of individual): Kenneth A. Berry & Christopher R. Berry Berry Surveying & Engineering

Mailing address: 335 Second Crown point Road Barrington NH 03825

Telephone #: 603-332-2863 Fax #: _____

Email address: k.berry@berrysurveying.com & crberry@metrocast.net Professional license #: 14243

Proposed project

Number of proposed lots: 2 (1 new); Are there any pertinent covenants? access & drainage easement

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? On site

City sewer? yes ☒ no ☐; How far is City sewer from the site? On Site

Wetlands: Is any fill proposed? N/A; area to be filled: N/A; buffer impact? 600 SF

Comments

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

See narrative for additional project information.

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: Anthony DiLorenzo

Date: 3/16/2021

Signature of applicant/developer: [Signature]

Date: 3-22-21

Signature of agent: Peter Russell

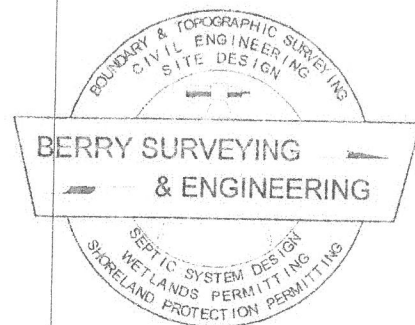
Date: 3/16/2021

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: Anthony DiLorenzo

Date: 3/3/21



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road
Barrington, NH 03825
Phone: (603) 332-2863
Fax: (603) 335-4623
www.BerrySurveying.Com
crberry@metrocast.net

City of Rochester Planning Board
Attention: Chief Planner, Seth Creighton
33 Wakefield Street
Rochester, NH 03867

March 23, 2021

Re: Site Plan & Subdivision
21 Farmington Road
Rochester, NH 03867
Tax Map 216, Lot 29

Mr. Creighton,

On behalf of our client, NM Cook Development, Berry Surveying & Engineering (BS&E) is submitting for TRG, to discuss a proposed site plan and minor subdivision.

The applicant is proposing to subdivide Lot 29, and redevelop the northern corner of the lot. The existing shed business will be removed and a proposed bank will be constructed in its place.

In accordance with Subsection 42.19 (i) (1) (A)), a conditional use permit may be granted given all four of the following criteria are satisfied. Below is the justification for the proposed disturbance within the 50' setback. This lot development requires the existing steep slopes to be redeveloped in order to accommodate the proposed bank, parking and stormwater treatment. There will be 600 Sq.Ft. of proposed disturbance within the 50' wetland buffer. All disturbance will be for grading the slopes around the fire lane and stormwater treatment area.

- (i) The proposed construction is essential to the productive use of land not in the COD.
The proposal is to construct a bank on proposed Lot 29-1. Given the existing topography of the lot and shape, the bank will be placed as close to the front boundary as possible, while still allowing room for parking, access lanes and planting strips. Any expansion or development would encroach within the 50' wetland buffer, given the location of the existing wetlands.
- (ii) Design and construction methods will be such as to minimize impact upon the wetlands and will include restoration of the site consistent with the permitted use.
As part of the proposed bank construction, an underground infiltration system will be constructed to treat the runoff from the proposed development and the existing

parking lot. This will add a level of protection to the existing wetlands that was not previously there.

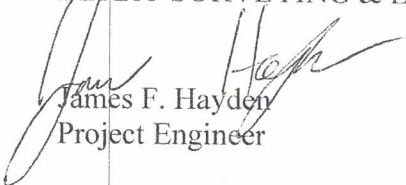
- (iii) There is no feasible alternative route on land controlled by the applicant that does not cross the CO District nor has less detrimental impact on the wetlands. Nothing in this Section shall limit the applicant from exploring alternatives with abutting property owners.

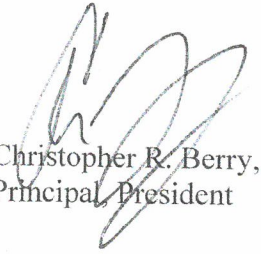
The area being used for this small development foot print requires a slope to tie into the existing slope that is on site. This design provides for the best alternative for slope design given the constructed slope percentages chosen. Steeper slopes would require a more robust protection (rip-rap) which is not desired given the proximity to the wetland.

- (iv) Economic advantage is not the sole reason for the proposed location of work.

Economic advantage is not the sole reason for the proposed work whereas the proposed disturbance is in nearly the same footprint of the prior constructed slope. This project is the least impactful foot print on this portion of the existing developed lot. Though the project proposes impacts within the 50' setback, they are minor in size and generally are within the same foot print of the existing impact. The project proposes more stabilization methods from the existing condition, and provides full storm water treatment for the newly developed site.

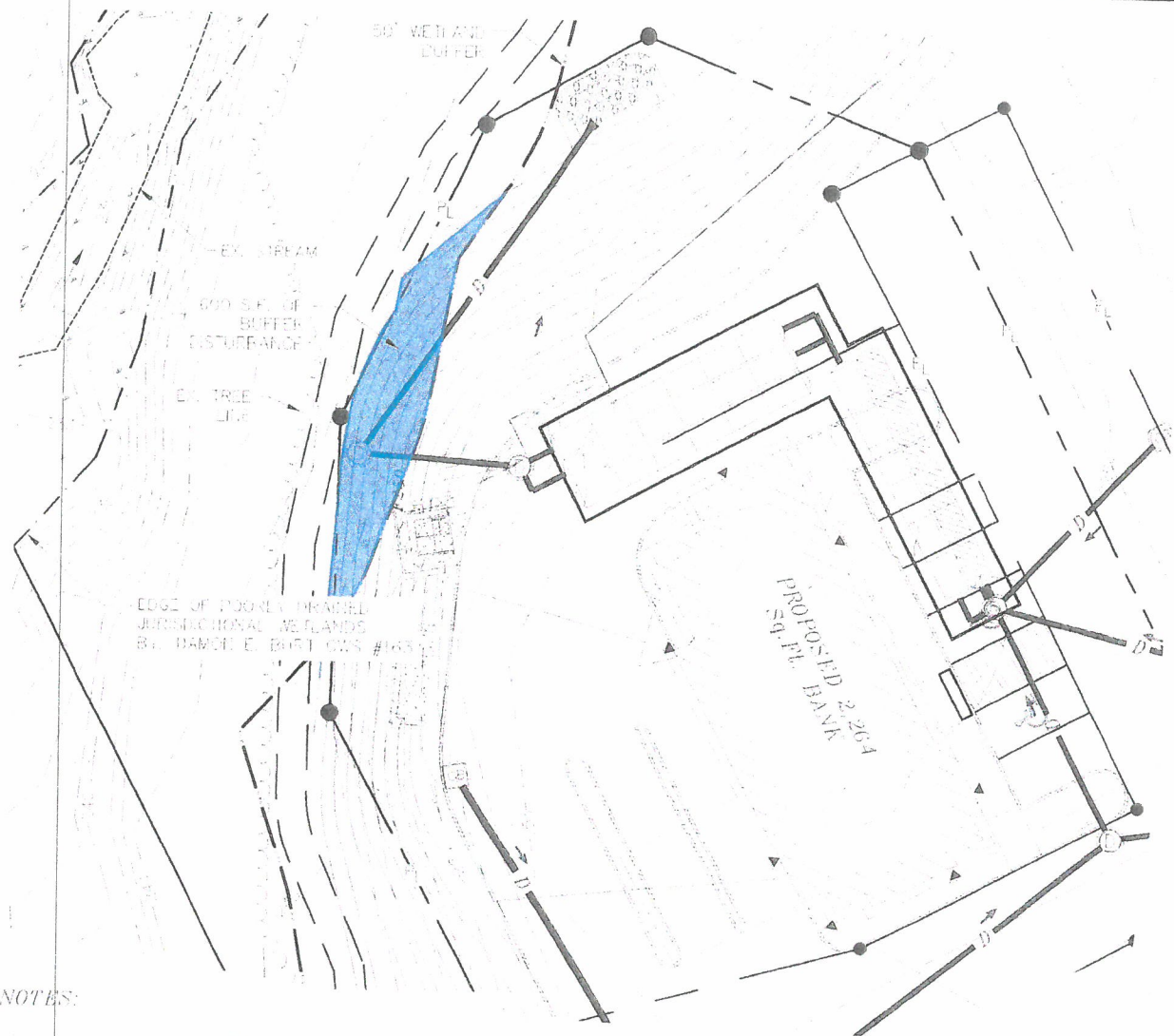
Respectfully submitted,
BERRY SURVEYING & ENGINEERING


James F. Hayden
Project Engineer


Christopher R. Berry, SIT
Principal, President



BERRY SURVEYING & ENGINEERING
335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
www.BerrySurveying.Com



NOTES:

1.) OWNER: 31 FARMINGTON ROAD LOT
549 U.S. HIGHWAY 1 BYD
ROCHESTER, NH 03801-4121

APPLICANT: BERRY SURVEYING & ENGINEERING, LLC
22 ISAAC LUCAS DRIVE
DOVER, NH 03820

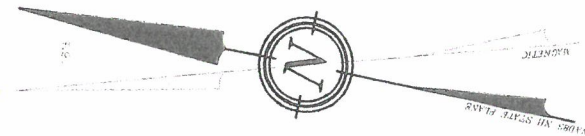
2.) TAX MAP 216, LOT 29

3.) LOT AREA: 93,850 S.F. FL. 2.15 AC

4.) S.C.R.D. BOOK 4:48, PAGE 638

LEGEND:

--- WETLAND LINE
--- WETLAND BUFFER



BUFFER DISTURBANCE
21 FARMINGTON ROAD LLC
21 FARMINGTON ROAD
ROCHESTER, N.H.
TAX MAP 216, LOT 29

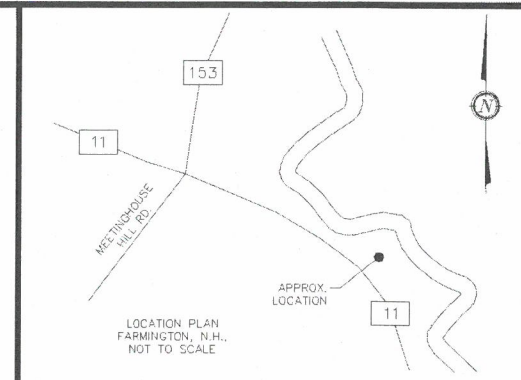
BERRY SURVEYING & ENGINEERING

335 SECOND CROWN POINT RD.
BARRINGTON, N.H. 332-2863

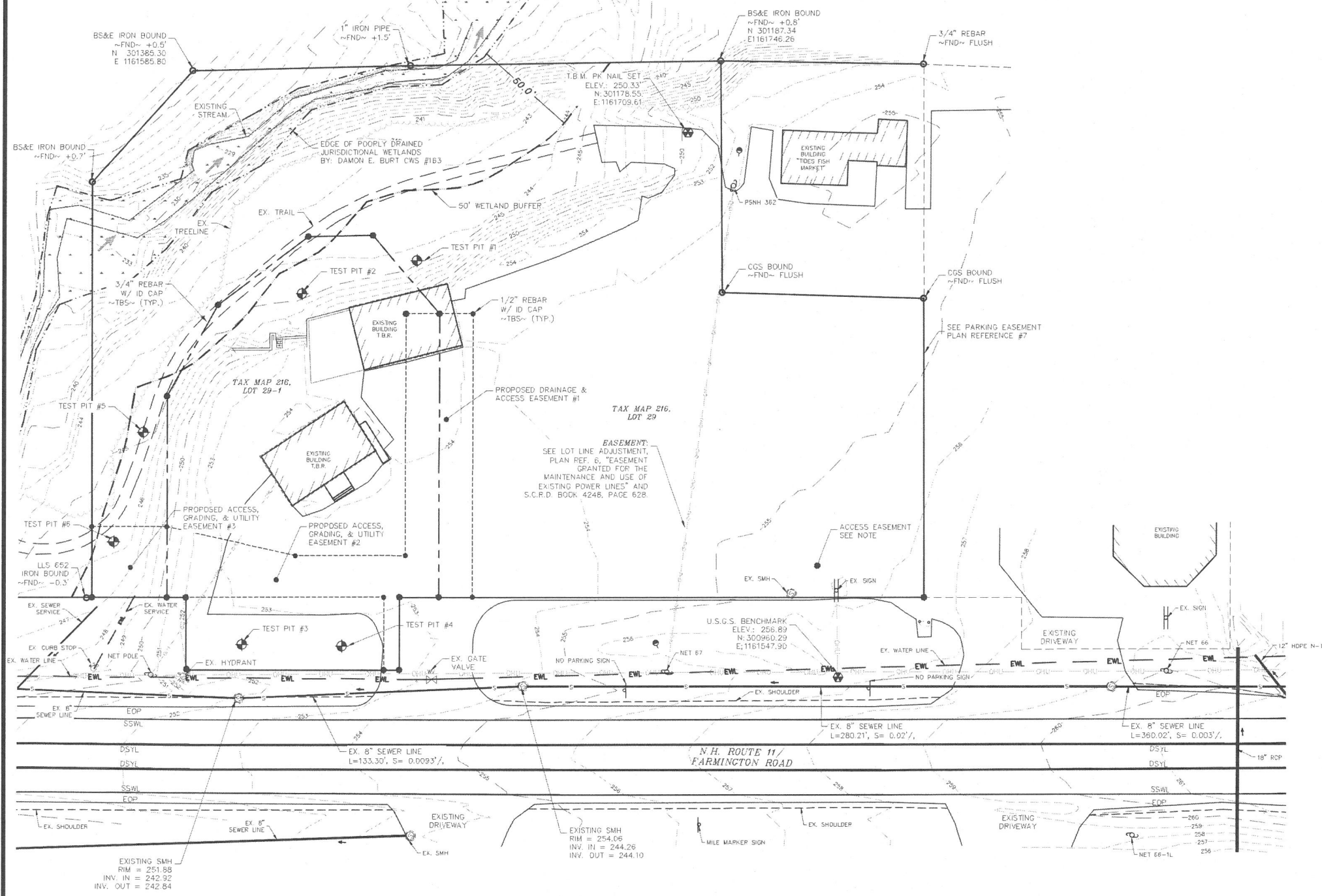
SCALE : 1 IN. EQUALS 50 FT.

DATE : MARCH 22, 2021

FILE NO. : DB 2021-022



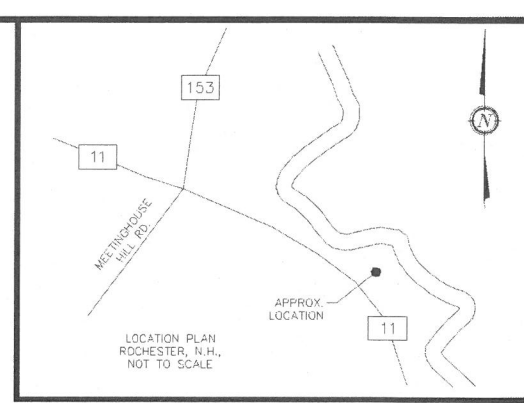
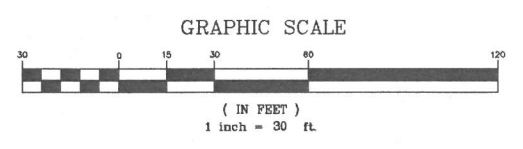
SHEET 3 OF 24



- TEST PIT DATA:**
4-20-15
- 0'-3" 10YR 3/3, FINE SANDY LOAM, GRANULAR, FRIABLE, TOPSOIL
3'-10" 10YR 5/4, SAND, GRANULAR, FRIABLE
10'-24" 5YR 7/2, SEPTIC STONE, GRANULAR, FRIABLE, ABANDONED LEACH FIELD
24'-72" 10YR 4/4, FINE SAND AND GRAVEL, GRANULAR, FRIABLE, COBBLES TO 9"
E.S.H.W.T. N/A
ROOTS TO 4"
TERMINATED @ 72"
NO GROUNDWATER
 - 0'-16" 10YR 5/4, SAND AND GRAVEL, GRANULAR, FRIABLE, COBBLES TO 9"
16'-72" 10YR 6/4, SAND, GRANULAR, FRIABLE
E.S.H.W.T. N/A
TERMINATED @ 72"
NO GROUNDWATER
 - 0'-12" 10YR 3/3, FINE SANDY LOAM, GRANULAR, FRIABLE, TOPSOIL
12'-36" 10YR 4/4, SAND AND GRAVEL, GRANULAR, FRIABLE, COBBLES TO 12"
36'-72" 10YR 6/4, SAND AND GRAVEL, GRANULAR, FRIABLE, COBBLES TO 12"
E.S.H.W.T. N/A
ROOTS TO 12"
TERMINATED @ 72", NO GROUNDWATER
 - 0'-12" 10YR 3/3, FINE SANDY LOAM, GRANULAR, FRIABLE, TOPSOIL
12'-72" 7.5YR 5/6, SAND AND GRAVEL, GRANULAR, FRIABLE, TOPSOIL
E.S.H.W.T. N/A
ROOTS TO 12"
TERMINATED @ 72", NO GROUNDWATER
 - 0'-12" 10YR 5/4, SAND AND GRAVEL, GRANULAR, FRIABLE, COBBLES TO 9"
12'-72" 10YR 6/4, SAND, GRANULAR, FRIABLE
E.S.H.W.T. N/A
TERMINATED @ 72"
NO GROUNDWATER
 - 0'-18" 10YR 5/4, SAND AND GRAVEL, GRANULAR, FRIABLE, COBBLES TO 9"
18'-72" 10YR 6/4, SAND, GRANULAR, FRIABLE
E.S.H.W.T. N/A
TERMINATED @ 72"
NO GROUNDWATER

DAMON E. BURT
CWS #163

THE WETLAND DELINEATION WAS COMPLETED FALL 2014 AND WINTER OR 2021 IN ACCORDANCE WITH THE 1987 CORP OF ENGINEERS WETLAND DELINEATION MANUAL. JURISDICTIONAL WETLANDS WERE IDENTIFIED AND DELINEATED USING THE ROUTINE DETERMINATIONS METHOD AS OUTLINED IN THE MANUAL. THE DELINEATION WAS DONE BY: DAMON E. BURT, CWS #163 FRAGGLE ROCK ENVIRONMENTAL SERVICES



- NOTES:**
- OWNER: 21 FARMINGTON ROAD LLC
549 US HIGHWAY 1 BYP
PORTSMOUTH, NH 03801-4131
 - TAX MAP 216, LOT 28
 - LOT AREA: 93,832 Sq. Ft., 2.15 Ac.
 - S.C.R.D. BOOK 4248, PAGE 628
 - ZONING: GRD - GRANITE RIDGE DEVELOPMENT SETBACKS:
FRONTAGE: 50 FEET, MINIMUM
MIN. LOT AREA: NO REGULATION
MAX. LOT COVERAGE: NO REGULATION
FRONT SETBACK: NO REGULATION
SIDE SETBACK: NO REGULATION
REAR SETBACK: NO REGULATION
MAXIMUM COVERAGE: NO REGULATION
PAVEMENT SETBACKS:
FRONT PAVEMENT: 10 FEET
SIDE PAVEMENT: 5 FEET
REAR PAVEMENT: 10 FEET
CONSERVATION OVERLAY DISTRICT
WETLAND BUFFER: 50 FEET
 - I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PROPERTY DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF: FEMA COMMUNITY #330150, MAP 33017C0204D, DATED: MAY 17, 2005.
 - VERTICAL DATUM BASED ON NAVD83 ELEVATIONS. HORIZONTAL DATUM BASED ON NAD83 STATE PLANE. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS.
 - THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN FALL OF 2014, WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000.
 - THE INTENT OF THIS PLAN SET IS TO SUBDIVIDE TAX MAP 216, LOT 28 INTO 2 LOTS. FOR MORE INFORMATION ON THIS SUBDIVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 335-1338.
 - THIS SITE IS SERVICED BY MUNICIPAL SEWER AND WATER.
 - REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITE SURFACE AND SHALL BE MAINTAINED THROUGH THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTIONS AT NO EXPENSE TO THE CITY.
 - ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.

- EXISTING LEGEND:**
- IRON BOUND (FND)
 - UTILITY POLE / GUY WIRE
 - SINGLE POST SIGN
 - CURB STOP
 - GATE VALVE
 - FIRE HYDRANT
 - CATCH BASIN
 - SEWER MANHOLE

- LEGEND:**
- EXISTING WATER LINE
 - EXISTING SEWER LINE
 - EXISTING DRAIN LINE
 - OVERHEAD UTILITIES
 - EXISTING CONTOUR MINOR
 - EXISTING CONTOUR MAJOR
 - PROPOSED BOUNDARY LINE
 - BUILDING SETBACK LINE
 - POORLY DRAINED WETLAND LINE
 - EASEMENT LINE
 - 50' WETLAND BUILDING SETBACK
 - TBS TO BE SET
 - FND FOUND
 - TYP TYPICAL
 - S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
 - T.B.P. TO BE REMOVED

FINAL APPROVAL
BY
ROCHESTER PLANNING BOARD
CERTIFIED BY :
DATE :

I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF ROCHESTER, N.H. - 1:10,000-
KENNETH A. BERRY L.L.S. 805 DATE

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603) 332-2863
SCALE : 1 IN. EQUALS 30 FT.
DATE : MARCH 23, 2021
FILE NO. : DB 2021 - 022

STATE OF NEW HAMPSHIRE
No. 805
KENNETH A. BERRY
L.L.S. 805
SIGNATURE

SHEET 4 OF 24