



MINOR SUBDIVISION APPLICATION

(a total of three or fewer lots)

City of Rochester, New Hampshire



Date: 04-25-22

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 #: 211; Lot #'s: 7-1; Zoning district: Agricultural

Property address/location: 185 Salmon Falls Road

Name of project (if applicable): Subdivision for Jeffrey M. & Nikki M. Metayer

Size of site: 29+/- acres; overlay zoning district(s)? Conservation Overlay District

Property owner

Name (include name of individual): Jeffrey M. & Nikki M. Metayer

Mailing address: 812 Salmon Falls Road, Rochester, NH 03867

Telephone #: 603-923-9030 Email: jeffsauto4@yahoo.com

Applicant/developer (if different from property owner)

Name (include name of individual): Same as owner

Mailing address: _____

Telephone #: _____ Email: _____

Engineer/surveyor

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

Mailing address: PO Box 249, Rochester, NH 03867

Telephone #: 603-335-3948 Fax #: _____

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

Proposed project

Number of proposed lots: 2; Are there any pertinent covenants? No

Number of cubic yards of earth being removed from the site? _____

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

City sewer? yes x no _____; How far is City sewer from the site? _____

Wetlands: Is any fill proposed? No; area to be filled: _____; buffer impact? No

Comments

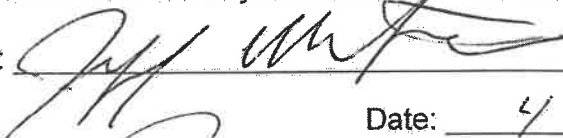
Please feel free to add any comments, additional information, or requests for waivers here:

Submission of application

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

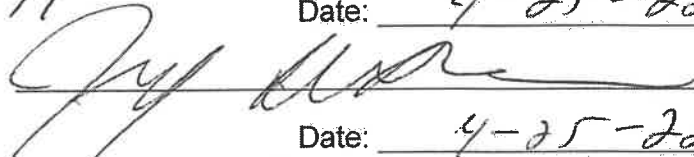
I (we) hereby submit this Subdivision application to the City of Rochester Planning Board pursuant to the City of Rochester Subdivision Regulations and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation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



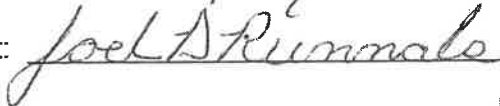
Date: 4-25-22

Signature of applicant/developer:



Date: 4-25-22

Signature of agent:



Date: 04-25-22

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.

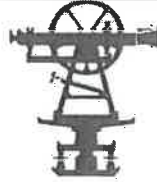
Signature of property owner: _____

Date: _____

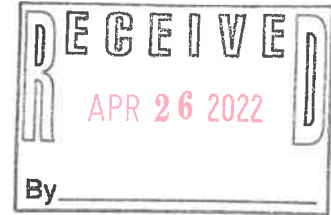
NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

P.O. Box 249
Continental Blvd. (0367)
Rochester, NH 03866-0249
Phone: (603) 335-3948 / (800) 479-3948
www.norwayplains.com



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



April 25, 2022

Mr. Ryan O'Connor, Chief Planner
City of Rochester Dept. of Planning & Development
33 Wakefield Street
Rochester, NH 03867

**RE: NARRATIVE - Proposed Two (2) Lot Subdivision of Tax Map 211, Lot 7-1
185 Salmon Falls Road, Rochester, NH
Owners, Jeffrey M. & Nikki M. Metayer**

Dear Mr. O'Connor,

Jeffrey & Nikki Metayer wish to subdivide their property located at 185 Salmon Falls Road, Tax Map 211, Lot 7-1 (29+/- acres), into two lots. Lot 7-1 new area will be 29.0+/- acres. Lot 7-3 area will be 24,176 sf / 0.56 acre.

Our proposed subdivision plan shows lot 7-1 with a dwelling, accessory buildings, and driveway. The lots shall be serviced by municipal water and sewer. The topography of the lot is very minimum so spot elevations are shown. Wetlands on the proposed parcel were delineated by Marc Jacobs, CWS in March of 2022.

The property is located in the Agricultural zone and will abide by the required dimensional standards.

Thank you for your consideration in this matter.

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

Joel D. Runnals, LLS
jrunnals@norwayplains.com

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April 25, 2022

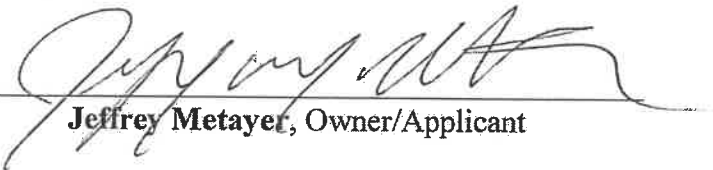
Mr. Ryan O'Connor, Chief Planner
City of Rochester Planning & Development
33 Wakefield Street
Rochester, New Hampshire 03867

RE: Letter of Authorization for Jeffrey Metayer Subdivision of Tax Map 211, Lot 7-1.

Dear Mr. Creighton,

I, **Jeffrey Metayer**, owner of Tax Map 211, Lot 7-1, 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 and/or Committees affiliated with the City of Rochester in this approval process.

By:


Jeffrey Metayer, Owner/Applicant

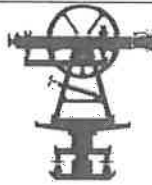
Date: 04-25-22

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rtetreault@norwayplains.com

April 25, 2022

Planning Board Chairman
Department of Planning and Development
City Hall Annex
33 Wakefield Street
Rochester, NH 03867-1917

**RE: Waiver Request
Proposed Two (2) Lot Subdivision of Tax Map 211, Lot 7-1
185 Salmon Falls Road, Rochester, NH
Owners, Jeffrey M. & Nikki M. Metayer**

Dear Mr. Chairman,

We are requesting a waiver to the Subdivision Regulations:
Section 3. Design Review Plan,
3.5 Wetlands.
3.8 Topography.

Our submitted plans show wetland delineation and topographic information on the proposed Lot 7-3. Our request is for relief to the wetland delineation, topographic elevations, and other site features on the remaining area of Lot 7-1.

Thank you for your consideration.

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

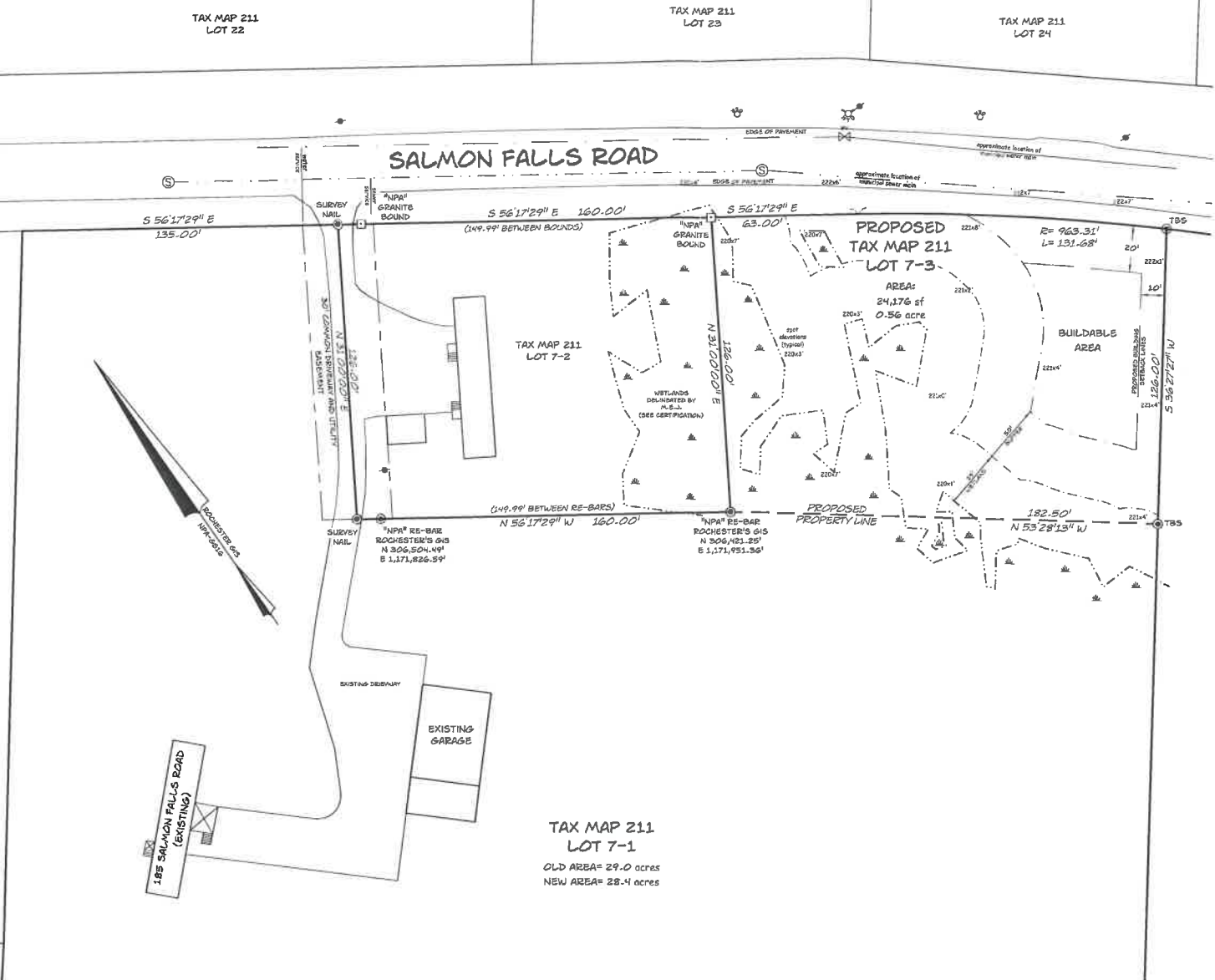
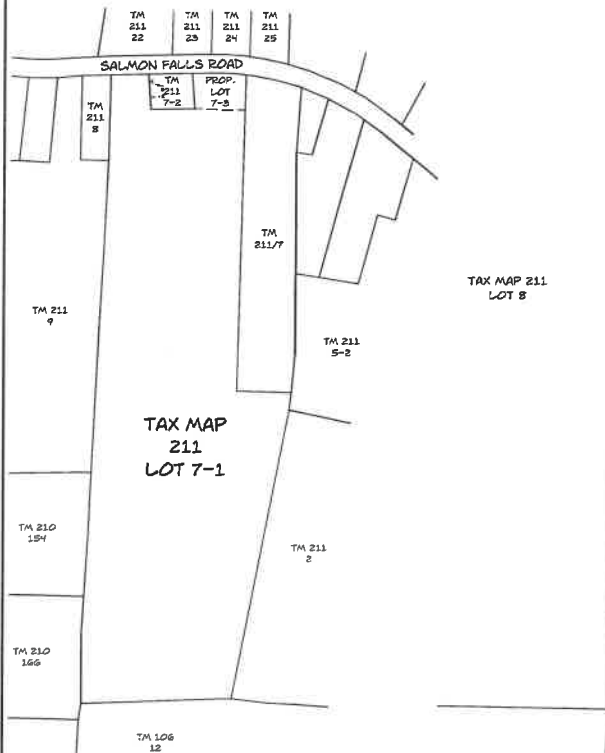
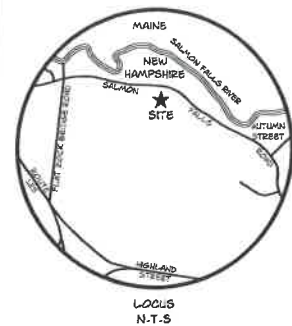
By: *Joel D. Runnals*

Joel D. Runnals, LLS 865

cc: Jeffery Metayer
M:\16043\Documents\Applications\Subdivision\Waiver Request 2022.docx

LAND SURVEYORS

CIVIL ENGINEERS



GENERAL PLAN NOTES:

- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 211, LOT 7-1 AND CREATE ONE NEW LOT 7-3.
- DIMENSIONAL STANDARDS.
ZONE (CDD) CONSERVATION OVERLAY DISTRICT.
ZONE (AG) AGRICULTURAL DISTRICT (WITH MUNICIPAL WATER & SEWER).
LOT SIZE= 20,000 SF; FRONTAGE= 150', FY= 20', SY= 10', RY= 20'
- LOT AREAS:
TAX MAP 211, LOT 7-1: OLD AREA= 29.0 +/- acres
PROPOSED AREA= 29.4 +/- acres
TAX MAP 211, LOT 7-3: PROPOSED AREA= 24.176 sf / 0.56 acres
BUILDABLE AREA= 9,100 sf
- ORIENTATION: HORIZONTAL DATUM - ROCHESTER GIS / VERTICAL DATUM - NAVD83.
- LOTS ARE NOT LOCATED WITHIN (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 33017C0212D EFFECTIVE ON 05-17-2005.
- THE LOTS ARE SERVICED BY MUNICIPAL WATER AND SEWER SYSTEMS.
- SOILS PER NECS, (S L) SB SAUGATUCK LOAMY SAND.
- ALL PROPOSED UTILITIES MUST BE INSTALLED UNDERGROUND.
- IN 2006, MAP 211 LOT 7 WAS SUBDIVIDED INTO MAP 211 LOT 7-1 AND MAP 211 LOT 7-2. IN 2008, THE ZBA GRANTED AN EQUITABLE WAIVER TO ALLOW A STRUCTURE 31.8 FEET FROM THE JURISDICTIONAL WETLAND WHERE 50 FEET IS REQUIRED. A SLAB HAD BEEN POURED AND MANUFACTURED HOME INSTALLED WITHOUT ANY PERMITS. THE SLAB IS IN THE WETLAND BUFFER. THE EXISTING GARAGE IS ALSO IN THE BUFFER AND WAS THERE PRIOR TO THE SUBDIVISION.
- THE WETLAND BOUNDARIES ON LOT 7-1 ARE SHOWN ON REFERENCE PLAN 2.
- FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, ANNEX BUILDING, 33 WAKEFIELD STREET, ROCHESTER, NH 03607. (603) 335-1338.

REFERENCE PLANS:

- "PLAN OF LAND IN ROCHESTER, N.H. PREPARED FOR NOTHERN LAND TRADERS, INC." DATED JULY 13, 1992 BY ROBERT G. COLBROTH
S.C.R.D. PLAN 40-90
- "SUBDIVISION PLAN, SALMON FALLS ROAD, ROCHESTER, NH FOR JEFFREY M. & NIKKI M. METAYER" DATED DECEMBER 2005 BY NORWAY PLAINS ASSOCIATES, INC.
S.C.R.D. PLAN 85-65
- "SUBDIVISION PLAN, 185 SALMON FALLS ROAD, ROCHESTER, STRAFFORD COUNTY, NEW HAMPSHIRE, FOR JEFFREY M. & NIKKI M. METAYER" DATED JULY 2020 BY NORWAY PLAINS ASSOCIATES, INC.
S.C.R.D. PLAN 12243



TAX MAP 211, LOT 7-1
OWNER OF RECORD:
JEFFREY M. & NIKKI M. METAYER
812 SALMON FALLS ROAD
ROCHESTER, NH 03608-5420
S.C.R.D. BOOK 3666, PAGE 874

SUBDIVISION PLAN
185 SALMON FALLS ROAD
ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE

PREPARED FOR:
JEFFREY M. & NIKKI M. METAYER

SCALE: 1" = 30' APRIL 2022

GRAPHIC SCALE



REVISIONS:

MAP / LOT	OWNER'S NAME	ADDRESS
211 / 7-1	JEFFREY M. & NIKKI M. METAYER	812 SALMON FALLS ROAD, ROCHESTER, NH 03608
MAP / LOT	ABUTTER'S NAME	ADDRESS
106 / 12	HOMESOWNERS OF KINSALS DRIVE	KINSALS DRIVE, ROCHESTER, NH 03607
210 / 134	NATHAN SMITH	SCRD BOOK 2707, PAGE 178 141 NORTHEAST POND ROAD, MILTON, NH 03851
210 / 146	NATHAN SMITH	SCRD BOOK 3159, PAGE 319 141 NORTHEAST POND ROAD, MILTON, NH 03851
211 / 2	PHILLIP STOCK	SCRD BOOK 3159, PAGE 319 70 BOX 591, ROCHESTER, NH 03606
211 / 5-2	GUY PAUL BEAUDOIN	SCRD BOOK 4223, PAGE 706 221 SALMON FALLS ROAD, ROCHESTER, NH 03608
211 / 7	MOISES SANCHEZ	SCRD BOOK 4521, PAGE 117 177 SALMON FALLS ROAD, ROCHESTER, NH 03608
211 / 7-2	JEFFREY M. & NIKKI M. METAYER	SCRD BOOK 4653, PAGE 588 812 SALMON FALLS ROAD, ROCHESTER, NH 03608
211 / 8	JERRY & JOYCE DESBENS	SCRD BOOK 2389, PAGE 173 159 SALMON FALLS ROAD, ROCHESTER, NH 03608
211 / 9	NATHAN SMITH	SCRD BOOK 3159, PAGE 319 141 NORTHEAST POND ROAD, MILTON, NH 03851
211 / 22	HAROLD & JOSEPHINE JACOBS	518 PORTLAND STREET, ROCHESTER, NH 03607
211 / 23	RITA ANN HOWARD	181 SALMON FALLS ROAD, ROCHESTER, NH 03608
211 / 24	RICHARD BLOK	190 SALMON FALLS ROAD, ROCHESTER, NH 03608
211 / 25	ALAN & JESSICA COLWELL	194 SALMON FALLS ROAD, ROCHESTER, NH 03608

FILE NO. 109
PLAN NO. C-3071-S
DWG NO. 16043-LDD\S-1

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

CERTIFICATION NOTE:
JURISDICTIONAL WETLANDS WITHIN THE AREA-OF-INTEREST DEPICTED WERE DELINEATED IN MAY 2020 BY MARC JACOBS, CERTIFIED WETLAND SCIENTIST NUMBER 090, ACCORDING TO THE STANDARDS OF THE U.S. ARMY CORPS OF ENGINEERS - WETLANDS DELINEATION MANUAL; THE 2015 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTERN AND NORTHEAST REGION; THE CODE OF ADMINISTRATIVE RULES, NH DEPARTMENT OF ENVIRONMENTAL SERVICES - WETLANDS BUREAU - ENH 417 100-900 AND CHAPTER 12 - 142-12 CONSERVATION OVERLAY DISTRICT OF THE CITY OF ROCHESTER ZONING. SOILS WERE EVALUATED UTILIZING THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4, APRIL 2019 AND THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8, 2016. THE INDICATOR STATUS OF VEGETATION AS HYDROPHYTIC WAS DETERMINED ACCORDING TO THE U.S. ARMY CORPS OF ENGINEERS - NORTHEASTERN AND NORTHEAST 2016 REGIONAL WETLAND PLANT LIST. COPIES OF SITE PLANS WHICH HAVE BEEN REVIEWED BY THE WETLAND SCIENTIST ARE INDIVIDUALLY STAMPED, SIGNED AND DATED. THIS NOTE HAS BEEN CUSTOMIZED FOR THIS PROJECT.



MARC E. JACOBS, C.W.S. 90

2022

DATE

I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY DIRECTION, IS THE RESULT OF A SURVEY MADE ON THE GROUND AS PER RECORDED DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLAN CLOSURE EXCEEDS 1:10,000.



JOEL D. BINNALES, L.S. 925

2022

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 REJECTION OF APPROVAL. ANY VIOLATION 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 _____

PRELIMINARY PRINT for APPLICATION SUBMITTAL 01-25-22

NORWAY PLAINS ASSOCIATES, INC.

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