

# NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

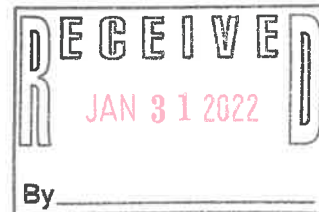
P.O. Box 249  
2 Continental Blvd.  
Rochester, NH 03866-0249  
603-335-3948  
www.norwayplains.com



P.O. Box 268  
31 Mooney Street  
Alton, NH 03809-0268  
603-875-3948

January 31, 2022

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



**Re: 108A and 108B Eagle Drive; Tara Estate Community**

To whom it may concern:

Tara Estates Community was originally approved to have 579 sites. Some of the sites cannot be developed due to various reasons including wetland impacts that were incomplete during the active permit timeframe. Some of the homes were not sited within the platted site area limits.

Based on the mobile home park ordinance at the time of the approval, sites must be 10,000 square feet with a minimum frontage of 75 feet. As shown on sheet 1, two homes were constructed on site lines. Sites 120, 121, 122 and 123 were designed meeting all of the requirements of the ordinance. The combined area of these four sites is 47,898 sf; which exceeds the requirement of 10,000 sf per site. The frontage for these four sites is 355, which also exceeds the requirement for 75 ft per lot. The ordinance also requires the homes to be 30 feet apart. As shown on sheet 2 the new modular homes would meet this condition with separation greater than 30 feet in all directions.

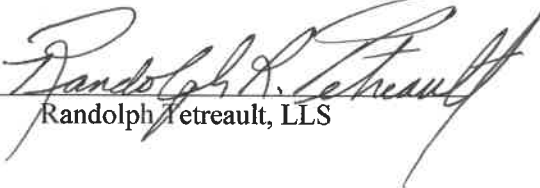
Though one of the sites would not have frontage on Eagle Drive, it will have adequate access and available utility connection to the existing road. The sites also meet the site size requirement of having at least 10,000 sf per site. They also meet the requirements of 20-foot from the right-of-way.

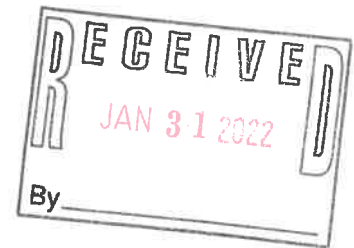
Please do not hesitate to contact me with any questions, comments, or concerns.

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

By:

  
Randolph Tremault, LLS



**MINOR SITE PLAN APPLICATION**  
**City of Rochester, New Hampshire**

Date: 1/28/2022

**Property information**

Tax map #: 224 ; Lot #(s): 309 ; Zoning district: Agriculture

Property address/location: 716 Salmon Falls Road (108 Eagle Drive)

Brief project description: \_\_\_\_\_

**Property owner**

Name (include name of individual): Tara Estates Community Limited Partnership - Heather Williams

Mailing address: 716 Salmon Falls Road, Rochester, NH 03868

Telephone #: 603-332-4030 Email address: hwilliams@hynesnet.com

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

Name (include name of individual): Same as owner

Mailing address: \_\_\_\_\_

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

**Engineer/surveyor/designer** (if applicable)

Name (include name of individual): Norway Plains Associates, Inc. - Scott A. Lawler, PE

Mailing address: PO Box 249, Rochester, NH 03866

Telephone #: 603-335-3948 Email address: slawler@norwayplains.com

Check one:

- ☐ Nonresidential project      ☐ Home Occupation II or III  
☐ Multi-Family Residential project

Check all that apply:

- ☐ change of use      ☐ new building      ☐ building addition  
☐ new parking area      ☐ expansion of existing parking area  
☐ new signage;      ☐ exterior lighting      ☐ other site changes

Describe current use/nature of property: The property is developed as a mobile home park.

Describe proposed use/activity: The proposal is to construct two new units on one available site.

# parking spaces: existing: \_\_\_\_\_; total proposed: \_\_\_\_\_

Current square footage of building \_\_\_\_\_; Proposed square footage of building \_\_\_\_\_

City water? yes x no \_\_\_\_; How far is City water from the site? within park

City sewer? yes x no \_\_\_\_; How far is City sewer from the site? within park

If City water, what are the estimated total daily needs? 300 gallons per day

Where will stormwater be discharged? \_\_\_\_\_

Number of existing dwelling units: \_\_\_\_\_ Total number of proposed dwelling units: 2

New building(s)? 2 Addition(s)/modifications to existing building(s)? \_\_\_\_\_

## Comments

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

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This application must be accompanied by the following:

- Site plan drawing with:
  - All building dimensions (including any additions, if applicable)
  - Parking areas or spaces with size, spaces, flow pattern, and drive aisles as applicable.
  - Location of proposed change of use/addition/home occupation.

## Submission of application & acknowledgement about process

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 Site Plan application to the City of Rochester Planning Board pursuant to the City of Rochester Site Plan 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. **I also acknowledge that this project could be referred to the Planning Board for a new, full Planning Board review at the request of any person after any Minor Site Approval and that I would need to renotify abutters in that case (in accordance with RSA 674:43 III).**

Signature of property owner:

*Heather Williams for Tara Estater Community LP*

Date:

*01/28/2022*

Signature of applicant/developer:

*Heather Williams for Tara Estater Community LP*

Date:

*01/28/2022*

Signature of agent:

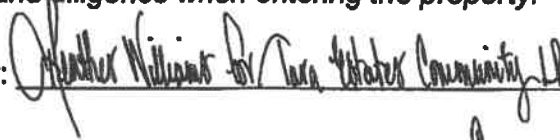
*[Signature]*

Date: *1/28/2022*

**Authorization to enter 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:

