



City of Rochester, New Hampshire

Department of Building, Zoning and Licensing Services
31 Wakefield Street * Rochester, NH 03867
(603) 332-3508 * Fax (603) 509-1912



APPLICATION FOR A VARIANCE

TO: **BOARD OF ADJUSTMENT
CITY OF ROCHESTER**

Phone No 603-817-6120

Name of applicant **Kevin R. & Stephanie Burke**

Address **313 Blackwater Road, Rochester, NH 03867**

Owner of property concerned **Same**
(If the same as applicant, write "same")

Address **Same**
(If the same as applicant, write "same")

Location **313 Blackwater Road, Rochester, NH 03867**

Map No. 264 Lot No. 37 Zone Agricultural

Description of property **4 Acre Parcel, 488' Along Road, 354' (avg) depth.**

Proposed use or existing use affected **Wish to divide lot for a home for our Son's family.**

DO NOT WRITE IN THIS SPACE

CASE NO. 2017-11

DATE FILED 9/20/17

Julia Libby
ZONING BOARD CLERK

The undersigned hereby requests a variance to the terms of Article 42.23,
Section b.3.E.iii and asked that said terms be waived to permit **An existing horse to be kept
on a proposed two acre parcel of land in the Agricultural Zone.**

The undersigned alleges that the following circumstances exist which prevent the proper enjoyment of
his land under the strict terms of the Zoning Ordinance and thus constitute grounds for a variance.

Signed Kevin R Burke Stephanie Burke
(Applicant)
EMAIL: stamy612@hotmail.com

CRITERIA FOR VARIANCE

Case # 2017-11

Date: 9/20/17

A Variance is requested by Kevin R. & Stephanie Burke

from Section 42.23 Subsection b.3.E.iii

of the Zoning Ordinance to permit: An existing horse using a 10,500 sq. ft. paddock and a 580 sq. ft. barn to be allowed on a proposed two acre parcel of land in the Agricultural Zone.

at 313 Blackwater Road Map 264 Lot 37 Zone Agricultural

Facts supporting this request:

1) The proposed use would not diminish surrounding property values because:

In the immediate area 6 of the 9 lots are less than two acres in size (4 of these are less than an acre). The subject parcel would be divided in half creating two 2 acre parcels. The horse, barn and paddock are in the rear of the lot and are difficult to see from the road. The proposed house would be in the rear of the lot approximately 130' from the existing barn and would also be difficult to see from the road. There is only a small building window near the road. These changes will not have an impact on the surrounding properties.

2) Granting the variance is not contrary to the public interest because: _____

In the Zoning Ordinance, section 42.23(b)(3)(E)(iv) allows for keeping 1 horse on a 2 gross acre lot in all districts (Neighborhood Mixed Use as an example) except for Agricultural Zone (which requires 3 acres) and Residential 1 or 2 where this use is not allowed. So a two acre parcel in the Agricultural Zone is in character with the section 42.23(b)(3)(E)(iv) requirements. Having a horse, paddock and barn in an Agricultural Zone is an expected use for this zone.

3.) Denial of the variance would result in unnecessary hardship to the owner because of the following special circumstances of the property: _____

The Zoning Ordinance creates a hardship by requiring a larger lot in the Agricultural Zone for the same use as in the Neighborhood Mixed Use Zone. The NMU Zone only requires 6,000 sq. ft. per lot, so the density of residential homes around a lot with a horse would be significantly more than in the AG Zone. Why should an expected use in an AG Zone be expected to be larger than the same use in a residential zone? This accessory use is already on the subject parcel and the existing abutters already acknowledge this use. The proposed house would be 130'± from barn and the proposed division acknowledges and accepts the accessory use.

4.) Granting the variance would do substantial justice because: _____

The variance would allow for an agricultural use to remain in the agricultural zone, while still allowing for an over-sized residential lot to be developed and maintaining the characteristic of the surrounding neighborhood. The variance would also be consistent with section 42.23(b)(3)(E)(iv) requirements for requiring 2 acres in a residential zone (NMU).

5.) The use is not contrary to the spirit of the ordinance because: being in an agricultural zone you would expect to see farm animals. The proposed lot being developed is being done with the existing horse, barn and paddock already in existence. The proposed owner, the Son's family in this case, already acknowledge and accept the use. And this falls in line with the ordinance for "other" zones.

Name _____ Date: _____



Narrative

September 19, 2017

City of Rochester Zoning Department
31 Wakefield Street
Rochester, NH 03867

To Rochester Zoning Board:

My clients, Kevin R. & Stephanie Burke, wish to subdivide their property and convey the new lot to their son and his family. The driveway for the new residence will use the existing stone driveway and stream crossing that leads to the existing horse barn. Mr. & Mrs. Burke will retain an access easement over the stone driveway for access their barn and rear of their property.

At the T.R.G. meeting held on September 18, 2017, it was pointed out that the current zoning regulation for accessory uses require a three-acre parcel in the Agricultural Zone if there is a horse on the property. Although in other Zones, only two acres is required. My clients have a horse, 10,500 square foot paddock and a 580 square foot barn. The horse uses only a fraction of the proposed 87,050 square foot lot. This zone requires a minimum of 45,000 square feet for a building lot. We would like to request a variance from Section 42.23 Subsection b.3.E.iii from three acres to two acres which would be in line with Section 42.23 Subsection b.3.E.iv and would allow them to keep the horse and create a building site for their son's family. After speaking with Jim Grant, it was determined that this was the only nonconformity to Zoning Section 42.23.

The Burke's are excited to have their Son's family build a home near theirs where they can visit and watch their grandchildren grow. The horse allows for many growth experiences for their grandchildren.

We have received NH DES State Subdivision approval.

Thank you for your time reviewing this matter.
Sincerely,

Raymond A. Bisson, LLS
Stonewall Surveying



Letter of Authorization

September 19, 2017

City of Rochester Zoning Department
31 Wakefield Street
Rochester, NH 03867

To Rochester Zoning Board:

We the undersigned, hereby authorize Raymond Bisson from Stonewall Surveying and his appointees to act on our behalf in all manners relating to local and state permitting, including the signing of all documents related to these matters for the property located at **313 Blackwater Road**. All acts carried out by Raymond Bisson and appointees on our behalf shall have the same effect as acts of our own.

This authorization is valid until further written notice from either party signed below.

Sincerely,

Kevin R. & Stephanie Burke
313 Blackwater Road
Rochester, NH 03867



Photographs



Barn & Paddock



View from Blackwater Road into Site.



Stonewall
SURVEYING



View of Proposed Building Site

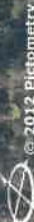


View of Proposed Building Site and Stone Driveway towards Blackwater Road

- C. Exotic Animals. Keeping exotic animals as pets is an accessory use provided that one's ownership of the animals:
- i. does not present a safety hazard to neighbors and the public;
 - ii. does not pose a nuisance to neighbors; and
 - iii. is in full compliance with all applicable local, state, and federal law;
- D. Livestock as Pets. Keeping any small animals ordinarily defined as livestock as pets (such as chickens, but NOT including roosters) is an accessory use provided:
- i. the animal lives in the house and is treated as a household pet;
 - ii. reasonable accommodations are made for the animal in the house;
 - iii. the animal does not pose a health hazard; and
 - iv. the animal does not pose a nuisance to neighbors.
- E. Horses and Other Large Livestock. Keeping less than ten (10) horses or other large animals defined as livestock is an accessory use to a residence subject to the following standards:
- i. The activity is not carried out as a business;
 - ii. The residence is not located in the Residential 1 or 2 Districts;
 - iii. A lot in the AG District is at least 3 gross acres;
 - iv. A lot in all other districts is at least 2 gross acres;
 - v. There is an additional $\frac{1}{4}$ acre of land beyond the minimum specified in iii. and iv, above, for each animal kept beyond the first one;
 - vi. No area or structure for the housing, stabling, storage of manure/animal waste, or feeding of animals shall be located within 100 feet of any property line;
 - vii. Handling of manure/animal waste must follow best management practices and not be a nuisance for neighbors;
 - viii. No animals shall be pastured within 25 feet of any side or rear property line except where the abutting property owner consents to a reduced setback.

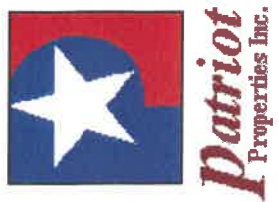


Workspaces v



© 2012 Pictometry

map: Auto (Ortho) > Dates: All > < image 1 of 11 > 11/17/2012



PROPERTY LOCATION
 No 313 Direction/Street/City
 BLACKWATER RD, ROCHESTER
 Unit #:
 Owner 1: BURKE KEVIN & STEPHANIE
 Owner 2:
 Owner 3:
 Street 1: 313 BLACKWATER RD
 Street 2:
 Town/City: ROCHESTER

OWNERSHIP
 Owner 1: BURKE KEVIN & STEPHANIE
 Owner 2:
 Owner 3:
 Street 1: 313 BLACKWATER RD
 Street 2:
 Town/City: ROCHESTER

PREVIOUS OWNER
 Owner 1:
 Owner 2:
 Street 1:
 Street 2:
 Town/City:
 SI/Prov:
 Postal:

NARRATIVE DESCRIPTION
 This Parcel contains 4.03 AC of land mainly classified as SINGLE FAM with a(n) COTTAGE Building Built about 1943, Having Primarily VINYL Exterior and ASPH SHINGLE Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 1 3/4 Baths, 7 Rooms Total, and 3 Bdrms.
OTHER ASSESSMENTS
 Code Description/No Amount Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	123,700	11,000	4.030	53,600	188,300		38028
Total Card	123,700	11,000	4.030	53,600	188,300	Entered Lot Size	
Total Parcel	123,700	11,000	4.030	53,600	188,300	Total Land: 4.03	
Source: Market Adj Cost							GIS Ref
Total Value per SQ unit /Card: 100.43							GIS Ref
/Parcel: 100.43							Insp Date
Land Unit Type: AC							

PREVIOUS ASSESSMENT
 Parcel ID 0264-0037-0000

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2017	101	FV	123,700	11,000	4.03	53,600	188,300	188,300	Year End Roll	9/7/2017
2016	101	FV	96,000	700	4.03	53,600	150,300	150,300	Year End Roll	9/8/2016
2015	101	FV	96,000	700	4.03	53,600	150,300	150,300	Year-end	10/1/2015
2014	101	FV	96,000	700	4.03	53,600	150,300	150,300	Year End Roll	9/29/2014
2013	101	FV	101,100	700	4.03	72,100	173,900	173,900	Year End Roll	9/4/2013
2012	101	FV	97,900	0	4.03	72,100	170,000	170,000	Year End Roll	9/20/2012
2011	101	FV	97,900	0	4.03	72,100	170,000	170,000	Year End Roll	9/27/2011
2010	101	FV	90,800	6500	4.03	72,100	169,400	169,400	roll	8/26/2010

SALES INFORMATION
 TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GOSSELIN ELAINE	993-622		2/25/1977	29,900	No	No	No		
TEBBETTS MURIEL	930-353		7/27/1973		No	No	No		

USER DEFINED
 Prior id # 1:
 Prior id # 2:
 Prior id # 3:
 Prior id # 1:
 Prior id # 2:
 Prior id # 3:
 Prior id # 1:
 Prior id # 2:
 Prior id # 3:
 ASR Map:
 Fact Dist:
 Reval Dist:
 Year:
 LandReason:
 BidReason:

PRINT
 Date Time
 09/21/17 11:28:35
LAST REV
 Date Time
 04/15/17 18:12:31
 theresa
 10830

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2012	INTER ONLY	NM	NANCY
11/1/2012	EXT ONLY	NM	NANCY

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
10/20/2016	E-16-402	ELECTRIC	2,500 CI	4/3/2017				Bring electric fro
10/20/2016	P-16-165	PLUMBING	400 CI	4/3/2017				Bring water from h
8/16/2016	B-16-598	BARN	19,000 CI	4/3/2017				Build 24x24 barn.
7/30/2010	10-786	ROOFING	14,384 CE	12/16/2010				REPLACE ROOF
11/1/1995	1089	ROOFING	2,500 C					
8/1/1994	738	ADDITION	32,000 C					

PROPERTY FACTORS

Item Code	Descrp	%	Item Code	Descrp
Z A	AGRICULT	100	U 0	SEPTIC
o			t 8	WELL
n			l 4	NONE
Census:			Exmpt	
Flood Haz:			Topo 1	LEVEL
D RO	ROCHESTER		Street 1	PAVED
s			Traffic 4	MEDIUM

LAND SECTION (First 7 lines only)

Use Code	Description	Fact	No of Units	Depth / Price/Units	Unit Type	Land Type	LT Factor	Base Value	Neigh Influ	Neigh Mod	Inf 1 %	Inf 2 %	Inf 3 %	Appraised Value	Spec Land	Code	Use Value	Notes
101	SINGLE FAM		1		PRIMARY A SITE		1.0	0 45,000	1,000	1070				45,000			45,000	
101	SINGLE FAM		1		FRONT ACFRONT ACRE		1.0	0 3,500	1,000	1070				3,500			3,500	
101	SINGLE FAM		2.03		EXCESS ACCESS		1.0	0 2,500	1,000	1070				5,075			5,100	

VERIFICATION OF VISIT NOT DATA

Sign: _____

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Item Code	Descrp	%	Item Code	Descrp
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o			t 8	WELL

Variance Application Checklist

- Complete the application form.
- You must complete the "Criteria for a Variance" sheet, addressing the 5 items set forth by the NH Supreme Court governing the granting of Variances.
- A narrative explaining what you are requesting the variance for.
- If the applicant is not the property owner, he/she must supply a note signed by the property owner stating his/her knowledge of the application being submitted to the Zoning Board of Adjustment. The property owner will receive a copy of the public hearing notice by certified mail along with the abutters.
- A sketch (see attached example) including the following.
 - Measurements of the distances from any existing structure to the lot lines. If the proposed structure is not attached to the building you will need the distance between buildings.
 - Dimensions of the lot. *(If the variance is requesting relief from a setback regulation – The Zoning Board of Adjustment requires a certified plot plan of the property, if that is not available, you can ask for a waiver – see the secretary for details)*
- Photographs, if you have them.
- Abutter's list. This information must be obtained from the Zoning Clerk in the Building, Zoning and Licensing Office from their computer. The applicant must pay the cost of the certified fee for each abutter, applicant and any other applicable person on the abutter list, including applicant (at this time the fee is \$_____ each)(See Zoning Secretary for Current Fee)
- If there are wetlands on the parcel, refer to the City's Ordinance Chapter 42.12 (c) for wetland buffers of 50' and 75'
- Prior to applying for a variance regarding wetlands, the applicant must receive all necessary State permits. *N/A*
- Application fee \$175.00 (make check payable to City of Rochester). A check for the certified mail amount is also due when the application is submitted. One check is sufficient for both fees. One Electronic (PDF) and ten (10) copies are required.

All of the above information must be completed and submitted to the Building, Zoning Department on or before the deadline date, or the application will be considered incomplete and will be postponed until the next scheduled meeting, or until all the requirements have been met.

NOTE: All applications will be allowed **one (1) postponement of the hearing on their application**, and shall notify the Building & Zoning Office in writing of their intent to postpone such hearing at **least two (2) days prior to the meeting** at which their application is to be considered. **If the applicant requests a second (2nd) postponement of the hearing, the application will be considered to have been withdrawn and the applicant must file a new application with the Board in order to receive a hearing.** The provisions of this paragraph shall not apply to any postponement requested by an applicant as a result of the inability of the Zoning Board of Adjustment to provide the applicant with a five-member board for the hearing on the application.

The applicant or their representative MUST attend the Zoning Board of Adjustment meeting to present their case, or no action will be taken.

If you have any questions with any of these requirements, please call Karen Grenier 603-332-3976 or e-mail at karen.grenier@rochesternh.net


Applicant Signature & Date

EMAIL: stormyb12@hotmail.com



Contact / Abutter List

Owners:

Tax Map 264 Lot 37
Kevin & Stephanie Burke
313 Blackwater Road
Rochester, NH 03867

Surveyor:

Raymond Bisson, LLS
Stonewall Surveying
PO Box 458
Barrington, NH 03825

Abutters:

Tax Map 264 Lot 38
Case Living Trust
305 Blackwater Road
Rochester, NH 03867

Tax Map 264 Lot 10
Dennis M. Gardner
316 Blackwater Road
Rochester, NH 03867

Tax Map 264 Lot 36
George & Elizabeth Jenness
333 Blackwater Road
Rochester, NH 03867

Tax Map 264 Lot 11
Bernard C. Severance
Revocable Trust
324 Blackwater Road
Rochester, NH 03867

Tax Map 264 Lot 8
Claire Theresa Lemay
Revocable Trust
306 Blackwater Road
Rochester, NH 03867

Tax Map 264 Lot 12
Dawn Chestnut
332 Blackwater Road
Rochester, NH 03867

Tax Map 264 Lot 9
Anita Goodwin &
Roscoe Phillip Littlefield, Jr.
310 Blackwater Road
Rochester, NH 03867

7016 2710 0000 9112 3934

7016 2710 0000 9112 3941

7016 2710 0000 9112 3958

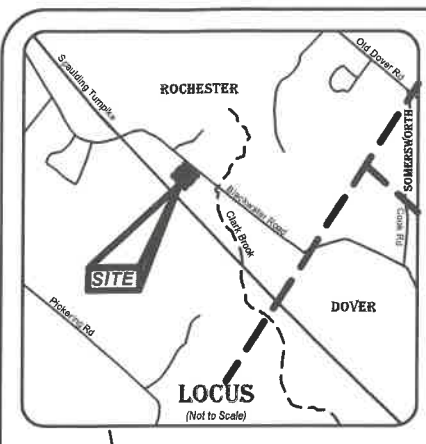
7016 2710 0000 9112 3965

7016 2710 0000 9112 3804

7016 2710 0000 9112 3811

7016 2710 0000 9112 3828

7016 2710 0000 9112 3835



TYPES:
 DeA - Deerfield loamy sand, 0 to 3 percent slopes
 DeB - Deerfield loamy sand, 3 to 8 percent slopes
 Sb - Saugateck loamy sand

*Per Web Soil Survey of Strafford County, New Hampshire

Test pit #1 observations: 7/27/2017
 2'-0" Leaves and needles to well decomposed organics
 0'-8" 10YR 3/3 dark brown; fine sandy loam; weak granular structure
 8'-19" 10YR 5/6 5/6 combined, yellowish brown and brownish yellow; fine loamy sand; granular structure; friable, weak
 19'-36" 2.5YR 6/8 light red; fine sandy loam; granular structure; fine loamy sand; granular structure, with 10YR 6/8 brownish yellow mottles around 20"
 36'-50" Clay 2.8/0B blue gray; very fine sand
 Roots: Many fine/mad and coarse roots in the top 10' common fine/mad roots to 16'
 Few fine roots to 19"

Seepage into pit noted at 38"
 Seasonal High Water Table (SHWT): Estimated to be 20"
 Percolation rate estimated to be 12" per minute.

Test pit #2 observations: 7/27/2017
 2'-0" Leaves and needles to well decomposed organics
 0'-4" 10YR 3/3 dark brown; fine sandy loam; weak granular structure
 4'-5" 10YR 4/6 combined, dark yellow brown; fine loamy sand; granular structure; friable, weak
 8'-14" 10YR 5/6 yellow brown; fine loamy sand; granular structure
 14'-18" 10YR 4/6 dark yellow brown; fine loamy sand; granular structure
 18'-42" 2.5YR 5/3 light yellow brown; v. fine sand; granular structure
 42'-60" Clay 2.8/0B blue gray; v. very fine sand; granular structure
 Roots: Many fine/mad and coarse roots in the top 10' common fine/mad roots to 22"

Seepage into pit noted at 42"
 Seasonal High Water Table (SHWT): Estimated to be 24"
 Percolation rate estimated to be 12" per minute.

N/F
 CLAIRE THERESA LEMAY REVOCABLE TRUST
 TAX MAP 264 LOT 8
 308 BLACKWATER ROAD
 ROCHESTER, NH 03867
 S.C.R.D. BOOK 2515 PAGE 306
 0.46± Acres (Per Tax Card)

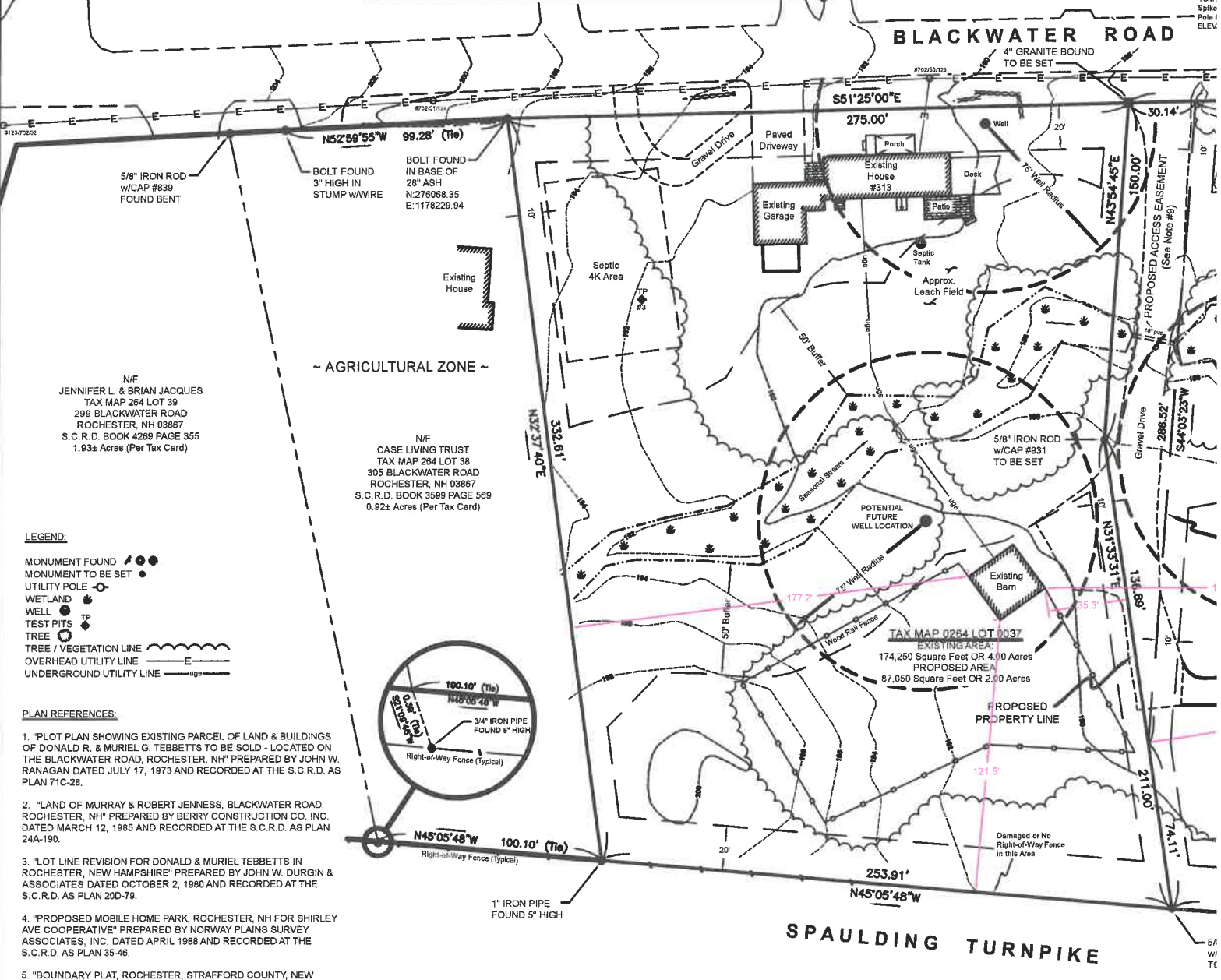
N/F
 ANITA H. GOODWIN &
 ROSCOE PHILIP LITTLEFIELD, JR.
 TAX MAP 264 LOT 9
 310 BLACKWATER ROAD
 ROCHESTER, NH 03867
 S.C.R.D. BOOK 3975 PAGE 863
 0.46± Acres (Per Tax Card)

N/F
 DENNIS M. GARDNER
 TAX MAP 264 LOT 10
 316 BLACKWATER ROAD
 ROCHESTER, NH 03867
 S.C.R.D. BOOK 3957 PAGE 723
 1.3± Acres (Per Tax Card)

5/8" IRON ROD w/CAP #676 FOUND 4" DOWN

1" IRON PIPE FOUND 12" DOWN

5/8" IRON ROD w/CAP #652 FOUND 6" HIGH



N/F
 JENNIFER L. & BRIAN JACQUES
 TAX MAP 264 LOT 39
 298 BLACKWATER ROAD
 ROCHESTER, NH 03867
 S.C.R.D. BOOK 4269 PAGE 355
 1.93± Acres (Per Tax Card)

N/F
 CASE LIVING TRUST
 TAX MAP 264 LOT 38
 305 BLACKWATER ROAD
 ROCHESTER, NH 03867
 S.C.R.D. BOOK 3599 PAGE 569
 0.92± Acres (Per Tax Card)

- LEGEND:**
- MONUMENT FOUND
 - MONUMENT TO BE SET
 - UTILITY POLE
 - WETLAND
 - WELL
 - TEST PITS
 - TREE
 - TREE / VEGETATION LINE
 - OVERHEAD UTILITY LINE
 - UNDERGROUND UTILITY LINE

- PLAN REFERENCES:**
1. "PLOT PLAN SHOWING EXISTING PARCEL OF LAND & BUILDINGS OF DONALD R. & MURIEL G. TEBBETTS TO BE SOLD - LOCATED ON THE BLACKWATER ROAD, ROCHESTER, NH" PREPARED BY JOHN W. RANAGAN DATED JULY 17, 1973 AND RECORDED AT THE S.C.R.D. AS PLAN 71C-28.
 2. "LAND OF MURRAY & ROBERT JENNESS, BLACKWATER ROAD, ROCHESTER, NH" PREPARED BY BERRY CONSTRUCTION CO. INC. DATED MARCH 12, 1965 AND RECORDED AT THE S.C.R.D. AS PLAN 24A-19D.
 3. "LOT LINE REVISION FOR DONALD & MURIEL TEBBETTS IN ROCHESTER, NEW HAMPSHIRE" PREPARED BY JOHN W. DURGIN & ASSOCIATES DATED OCTOBER 2, 1980 AND RECORDED AT THE S.C.R.D. AS PLAN 20D-78.
 4. "PROPOSED MOBILE HOME PARK, ROCHESTER, NH FOR SHIRLEY AVE COOPERATIVE" PREPARED BY NORWAY PLAINS SURVEY ASSOCIATES, INC. DATED APRIL 1988 AND RECORDED AT THE S.C.R.D. AS PLAN 35-46.
 5. "BOUNDARY PLAT, ROCHESTER, STRAFFORD COUNTY, NEW HAMPSHIRE PREPARED FOR BERNARD C. & GRETA SEVERANCE" PREPARED BY ORVIS / DREW, LLC DATED JUNE 20, 2006 AND RECORDED AT THE S.C.R.D. AS PLAN 88-39.
 6. "STATE OF NEW HAMPSHIRE, DEPARTMENT OF PUBLIC WORKS AND HIGHWAY, PLANS OF PROPOSED LS 1825(1), N.H. No P-2692-1, SPAULDING TURNPIKE" DATED MARCH 12, 1955, SHEET No. 7.
 7. "STATE OF NEW HAMPSHIRE, DEPARTMENT OF PUBLIC WORKS AND HIGHWAY, PLANS OF PROPOSED LS 1826(1), N.H. No P-2692-T, SPAULDING TURNPIKE" DATED JULY 5, 1956, SHEET No. 2.

REV	DATE	STATUS
A	9/3/17	ADD POTENTIAL WELL LOCATION FOR LOT37 PER NH DES

OWNERS OF RECORD

KEVIN R. & STEPHANIE BURKE
 313 Blackwater Road
 Rochester, NH 03867
 S.C.R.D. Book 993 Page 622

Signature _____ Date _____

Signature _____ Date _____

**PLANNING BOARD APPROVAL BLOCK
 ROCHESTER, N.H.**

SUBDIVISION APPROVAL. Whether or not otherwise expressly recited on this Subdivision Plan, the subdivision approval granted is conditional 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 violation from the approved plan will require a resubmission for subdivision approval. **GRANTED WAIVERS: NONE REQUESTED**

FINAL APPROVAL BY THE ROCHESTER PLANNING BOARD ON _____

Signature _____ Date _____

Signature _____ Date _____

WETLAND NOTE:
 The limits of jurisdictional wetlands as depicted on this plan were determined by W. Noel, NH Certified Soil Scientist #017, NH Certified Wetland Site Inspector. The flags were surveyed located by Stonehill Surveying using a SC TOTAL STATION. The delineation was conducted in accordance with the Engineers document Corps of Engineers Wetlands Delineation Manual required Regional Supplement to the Corps of Engineers Wetlands Delineation Manual (Version 3, April 2004).

Hydric soil determinations were conducted in accordance with the United States National Wetlands Inventory (Version 7.0) (2010) along with the manual Field Indicators for Hydric Soils in New England (Version 3, April 2004).

Plant species indicator status was based on the U.S. Army Corps of Engineers National Wetland Plant List (2015)

Scale 1" = 30'