



MINOR SUBDIVISION APPLICATION

(a total of three or fewer lots)

City of Rochester, New Hampshire

Date: August 18, 2023 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 #: 131; Lot #(s): 16; Zoning district: Residential 2

Property address/location: 9 State Street

Name of project (if applicable): _____

Size of site: 0.29 acres; overlay zoning district(s)? none

Property owner

Name (include name of individual): Tedeschi Contracting, LLC, c/o David Tedeschi

Mailing address: 120 Orchard Hill Road, Barrington, NH 03825

Telephone #: 401-640-2145 Email: tedeschihomes@gmail.com

Applicant/developer (if different from property owner)

Name (include name of individual): _____

Mailing address: _____

Telephone #: _____ Email: _____

Engineer/surveyor

Name (include name of individual): Stonewall Surveying, Raymond A. Bisson, LLS

Mailing address: PO Box 458, Barrington, NH 03825

Telephone #: 603-664-3900 Fax #:

Email address: stonewallsurveying@gmail.com Professional license #: 931

Proposed project

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

Number of cubic yards of earth being removed from the site? Minimal for house & driveway

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

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

Wetlands: Is any fill proposed? NO; area to be filled: _____; buffer impact? None

Comments

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

This parcel is made up of two and a half lots off a 1920 subdivision. We are dividing this parcel into two evenly split single family

residential lots. The existing house and two garages will be removed prior to the Planning Board meeting.

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: August 18, 2023

Signature of applicant/developer: _____

Date: _____

Signature of agent: _____

Raymond A. Bisson

Date: August 18, 2023

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: August 18, 2023

Minor Subdivision Checklist

(Minor subdivisions involve a total of 3 lots or fewer)

**To be filled out by applicant/agent (with notes to be inserted by staff)*

See regulations for other specific requirements

City of Rochester Planning & Development Department

Project Name: Tedeschi Contracting, LLC, c/o David Tedeschi Map: 131 Lot: 16 Date: 8/18/2023

Applicant/agent: Stonewall Surveying, Raymond A. Bisson, LLS Signature: Raymond A. Bisson

(Staff review by: _____ Date: _____)

General items

	Yes	No	N/A	Waiver Requested	Comments
<u>4</u> sets completed applications	<u>X</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Total application fee	<u>X</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>4</u> copies of narrative	<u>X</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>3</u> sets of full-size plans	<u>X</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>2</u> sets of 11 X 17 reductions	<u>X</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Completed abutters list	<u>X</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Copy of existing covenants, easements, and deed restrictions	<input type="checkbox"/>	<input type="checkbox"/>	<u>X</u>	<input type="checkbox"/>	<u>None</u>

Plan Information

Basic information including:

• Name of project	<u>X</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Date	<u>X</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• North arrow	<u>X</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Scale	<u>X</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Legend	<u>X</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Revision block	<u>X</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Vicinity sketch - not less than 1" = 1,000'	<u>X</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Name and address of developer/applicant	<u>X</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Name, stamp, and NH license # of land surveyor	<u>X</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

General items

	Yes	No	N/A	Waiver Requested	Comments
City tax map & lot #'s	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Subdivision approval statement (per regulations)	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Notation on plans: "For more information about this subdivision contact..."	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Approval block (for signature by staff attesting to Planning Board approval)	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
References to neighboring plans and subdivisions	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Information on abutting properties:					
• owner name	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• owner address	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• tax map and lot #	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• approximate square footage of lots	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• approximate building footprints	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• use	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Zoning designations of subject tract and in vicinity of tract	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Zoning overlay districts	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>	None

Platting

Surveyed property lines including:

• existing and proposed bearings	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• existing and proposed distances	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• monuments	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• benchmarks	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Proposed square footage for each lot	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Subdivision # on each lot (1, 2, 3, etc.)	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Error of closure statement	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>	No closed loop used.

Existing Topographic Features

	Yes	No	N/A	Waiver Requested	Comments
Existing buildings/structures	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing driveways and access points	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Contour lines and spot elevations	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Soil types and boundaries	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Soil test pit locations, profiles, and depth to water table and ledge	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>	City Sewer & Water
Percolation test locations and results	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>	City Sewer & Water
Water features (ponds, streams)	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Wetlands (including name of NH certified wetland scientist who delineated)	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>	No Wetlands
Statement whether located in flood area, and, if so, 100 year flood elevation	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Delineation of treed and open areas	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Stone walls and archaeological features	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>	None Found
Location of rock outcroppings	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>	None Found
Trails and footpaths	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>	None Found

Utilities

Show existing and proposed for all subject lots and within right of way.

Water lines/well (with protective radius)	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sewer lines/septic system and leach field	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Electric, telephone, cable TV (underground)	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas lines	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>	

Other Elements

Prospective access points (may be subject to change)	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Utilizes two existing driveway cuts
Drainage plan - structures, details, and analysis	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>	
Grading plan	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>	minor grading for structure, flat lot
Earth being removed from site(in cubic yards)	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>	Minimal for house & driveway
Erosion and sedimentation plan	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>	minor grading for structure, flat lot
Proposed covenants, if any	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>	none
Road Acceptance Policy and Procedure: Is there a public road proposed?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>	Existing Public Road
If yes, Have you read and understand the Road acceptance procedure?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>	Existing Public Road



August 18, 2023

City of Rochester, NH
Planning Board
33 Wakefield Street
Rochester, NH 03867

RE: Tedeschi Contracting, LLC

Location: **9 State Street, Rochester, Strafford County, New Hampshire**

Tax Map & Lot Number: **Map 131 Lot 16**

Job No: **23050**

Dear Members of the Planning Board,

My Client, Mr. Tedeschi purchased 9 State Street in June 2023. This property had an existing trailer and two garages on the premises. Each garage was serviced by a separate driveway, one paved and one gravel. It was determined the best course of action was to remove the existing structures.

This is a 12,500 square feet lot with 125 feet of frontage on State Street. This lot meets the City requirements for a single-family residence on City water & sewer. The proposed minor subdivision will create two single family lots 6,250 square feet in size where 6,000 square feet is the minimum in this zone.

In 2015, Tax Map 131 Lot 33 at the corner of State Street, Bicycle Avenue and Waverly Street was subdivided into four parcels. One was 6,009 square feet, two were 7,266 square feet and the remaining for the existing residence at 9,459 square feet. In 2023, 9 Lawn Avenue had been subdivided creating two lots 7,500 square feet in size. Other abutting parcels are 7,500, 9,000 and 10,000 square feet in size. This subdivision would be consistent with the neighborhood.

Thank you for your time reviewing this application.

Sincerely,

Raymond A. Bisson, LLS
Stonewall Surveying

TEDESCHI CONTRACTING, LLC
TAX MAP 131 LOT 16 & 21-1
120 Orchard Hill Road
Barrington, NH 03825

STONEWALL SURVEYING
PO BOX 458
BARRINGTON, NH 03825

COLLEEN JONES
TAX MAP 131 LOT 15
11 STATE STREET
ROCHESTER, NH 03867

MICHELLE DUCHESNEAU
TAX MAP 131 LOT 17
7 STATE STREET
ROCHESTER, NH 03867

ANDREW G. HENDERSON
TAX MAP 131 LOT 33-2
12 STATE STREET
ROCHESTER, NH 03867

SCOTT M. & WENDY MORIN
TAX MAP 131 LOT 33-3
8 STATE STREET
ROCHESTER, NH 03867

WILLIAM B. LACOUTURE
TAX MAP 131 LOT 10
PO BOX 123
FRYBURG, ME 04037

TEDESCHI CONTRACTING, LLC
TAX MAP 131 LOT 16 & 21-1
120 Orchard Hill Road
Barrington, NH 03825

STONEWALL SURVEYING
PO BOX 458
BARRINGTON, NH 03825

COLLEEN JONES
TAX MAP 131 LOT 15
11 STATE STREET
ROCHESTER, NH 03867

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TAX MAP 131 LOT 17
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8 STATE STREET
ROCHESTER, NH 03867

WILLIAM B. LACOUTURE
TAX MAP 131 LOT 10
PO BOX 123
FRYBURG, ME 04037

Return to:
Tedeschi Contracting, LLC
9 Norman St
Rochester, NH 03839

E-Doc # 230007288
Book 5119 Page 953

06/23/2023 12:12:11 PM
Page 1 of 2

Catherine A. Berube
Register of Deeds, Strafford County
LCHIP STA209428 25.00
TRANS TAX ST861164 2,400.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Tracey E. Frisbee, of 64 Brock St., Rochester, NH 03867, for consideration paid grant(s) to Tedeschi Contracting, LLC, a New Hampshire Limited Liability Company, of 9 Norman St, Rochester, NH 03839, with WARRANTY COVENANTS:

A certain tract or parcel of land, situate in the Village of Gonic, City of Rochester, County of Strafford and State of New Hampshire, at "Rochester Heights", so-called, on the southwesterly side of State Street, so-called, the same being Lots No. 133, 134, and the southeasterly 25 feet of Lot No. 135 upon a certain "Plan of Lots at Rochester Heights", made for A.H. Chapman Land Company by E.N. Sheffield, C.E., dated July 1920, and recorded in the Strafford County Registry of Deeds in Pocket 10, Folder 3, as Plan Nos. 2 and 19.

Said parcel contains a 1979 model Redman, 40' x 24', model number Waldron 44G2KDW manufactured housing unit.

Meaning and intending to describe and convey a portion of the same premises conveyed to Tracey E. Frisbee by virtue of a deed dated December 14, 2020 and recorded in the Strafford County Registry of Deeds in Book 4847, Page 802.

This is not homestead property.

Executed this 23rd day of June 2023.

Tracey E. Frisbee
Tracey E. Frisbee

State of New Hampshire
County of Strafford

Then personally appeared before me on this 23rd day of June, 2023, the said Tracey E. Frisbee and acknowledged the foregoing to be his voluntary act and deed.

Gretelisa Freeman
Notary Public
Gretelisa Freeman
Notary-Name Printed

My commission expires: 5/19/2026
(seal)



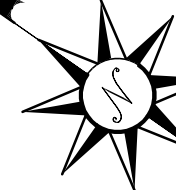
BICYCLE AVENUE

STATE STREET

LOCUS
(Not to Scale)

Waverly St
Rock St
Chapel St
Hampden St
Lower Rd
Old Dover Rd
Locust River
Chapel Hill Rd

SITE



Rochester Grid

N/F
SCOTT M. MORIN
WENDY MORIN
TAX MAP 131 LOT 33-3
8 STATE STREET
ROCHESTER, NH 03867
S.C.R.D. BOOK 4343 PAGE 599

N/F
ANDREW G. HENDERSON
TAX MAP 131 LOT 33-2
12 STATE STREET
ROCHESTER, NH 03867
S.C.R.D. BOOK 4581 PAGE 728

N/F
TEDESCHI CONTRACTING, LLC
TAX MAP 131 LOT 21-1
120 ORCHARD HILL ROAD
BARRINGTON, NH 03825
S.C.R.D. BOOK 5088 PAGE 272

N/F
TEDESCHI CONTRACTING, LLC
TAX MAP 131 LOT 21
120 ORCHARD HILL ROAD
BARRINGTON, NH 03825
S.C.R.D. BOOK 5088 PAGE 272

3/4" IRON ROD
w/Norway Plains Disk
FOUND FLUSH
N 288.377.83
E 1,166,864.71

3/4" IRON ROD
w/Norway Plains Disk
FOUND FLUSH
(Leaning)

3/4" IRON ROD
w/Norway Plains Disk
FOUND 5" HIGH

5/8" IRON ROD
w/DISK #931
FOUND FLUSH
N 288.193.4
E 1,166,993.5

3/4" IRON ROD
w/Norway Plains Disk
FOUND FLUSH

N06°07'49"W
85.32' (Tie)

S63°34'29"E
85.73' (Tie)

1 1/2" IRON PIPE
FOUND 3" DOWN

1 1/2" IRON PIPE
FOUND 3" DOWN

N34°52'49"W
165.00' (Tie)

MONUMENT
TO BE SET

1" IRON PIPE
FOUND 14" DOWN
(Bent)

S34°52'49"E
125.00'

Edge of Pavement (Typical)

Stone Retaining Wall

Vinyl Rail Fence

17" Maple

12" Maple

Gravel Driveway

1" IRON PIPE
FOUND 17" DOWN
(Flat)

MONUMENT
TO BE SET

1" IRON PIPE
FOUND 18" DOWN
(Top Broken)

9"x12" Stone
Post 20" High

1" IRON PIPE
FOUND 18" DOWN

N/F
MICHELLE DUCHESNEAU
TAX MAP 131 LOT 17
7 STATE STREET
ROCHESTER, NH 03867
S.C.R.D. BOOK 3158 PAGE 178

TAX MAP 131 LOT 16
12,500 Square Feet
0.29 Acres

Existing House
#9

Existing Garage

Existing Porch

Existing House
#11

Existing Garage

N/F
COLLEEN JONES
TAX MAP 131 LOT 15
11 STATE STREET
ROCHESTER, NH 03867
S.C.R.D. BOOK 5083 PAGE 858

CERTIFICATION

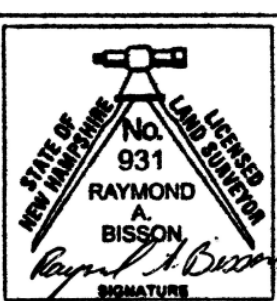
"I certify that this survey plat is not a subdivision pursuant to this title and that the lines of streets and ways shown are those of public or private streets or ways already established and that no new ways are shown."
"I certify that this survey conforms to the ethics and standards set forth by the New Hampshire Land Surveyors Association for a category 1, condition 1 survey."

Raymond A. Bisson

Raymond A. Bisson, LLS #931

August 16, 2023

Dated



PROPERTY SURVEY

Located at:

9 State Street, Rochester

Strafford County, New Hampshire

For:

Tedeschi Contracting, LLC

120 Orchard Hill Road, Barrington, NH 03825



Stonewall
SURVEYING

Licensed in New Hampshire & Maine

PO Box 458, Barrington, NH 03825

t: (603) 664-3900 www.StonewallSurveying.com

TAX MAP & LOT NO:

131 / 16

DRAWING NO:

23050 Boundary

SCALE:

1" = 10'

SHEET:

1 of 3

PROJECT NO:

23050

DATE:

8 / 16 / 2023

PLAN REFERENCES:

1. "SUBDIVISION OF LAND LOCATED AT 9 LAWN AVENUE, ROCHESTER, STRAFFORD COUNTY, NEW HAMPSHIRE FOR TEDESCHI CONTRACTING, LLC" PREPARED BY STONEWALL SURVEYING DATED FEBRUARY 16, 2023 AND RECORDED AT THE S.C.R.D. AS PLAN 12897.
2. "ROCHESTER HEIGHTS, ROCHESTER, N.H. FOR A.H. CHAPMAN LAND CO." PREPARED BY E.H. SHEFFIELD DATED JULY 1920 AND RECORDED AT THE S.C.R.D. AS POCKET 10 FOLDER 3 PLAN 19.

PLAN REFERENCES:

3. "PROPOSED SUBDIVISION PLAN, 9 WAVERLY STREET, BICYCLE AVENUE & STATE STREET, ROCHESTER, STRAFFORD COUNTY, NEW HAMPSHIRE PREPARED FOR FREDERICK ZOELLER" PREPARED BY NORWAY PLAINS ASSOCIATES DATED JANUARY 2015 AND RECORDED AT THE S.C.R.D. AS PLAN 109-35.
4. "PROPOSED SUBDIVISION, LAND OF THOMAS & JODI REMINGTON, 15 OLD GONIC ROAD, ROCHESTER, NH, TAX MAP 131 LOT 11" PREPARED BY BERRY SURVEYING & ENGINEERING DATED JULY 5, 2005 AND RECORDED AT THE S.C.R.D. AS PLAN 81-36.
5. "SUBDIVISION PLAN, TAX MAP 131 LOT 57, STATE STREET & EMERSON COURT, ROCHESTER, NH FOR RUNNING WITH HAMMERS, LLC" PREPARED BY NORWAY PLAINS ASSOCIATES DATED SEPTEMBER 2007 AND RECORDED AT THE S.C.R.D. AS PLAN 92-14.

N/F
WILLIAM B. LACOUTURE
TAX MAP 131 LOT 10
PO BOX 123
FRYBURG, ME 04037
S.C.R.D. BOOK 4940 PAGE 24



Scale 1" = 10'

NOTES:

1. OWNER OF RECORD:
TEDESCHI CONTRACTING, LLC
S.C.R.D. BOOK 5119 PAGE 953
DATED JUNE 23, 2023
2. TOTAL PARCEL AREA:
12,500 Square Feet OR 0.29 Acres
3. BASIS OF BEARING AND COORDINATES AREA
BASED UPON THE ROCHESTER GRID SYSTEM PER
PLAN REFENCE #3.

REV	DATE	STATUS

