

**MINOR SUBDIVISION APPLICATION**

(a total of three or fewer lots)

City of Rochester, New Hampshire



Date: February 20, 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): 21; Zoning district: Residential 2

Property address/location: 9 Lawn Avenue

Name of project (if applicable): _____

Size of site: 0.344 acres; overlay zoning district(s)? none

Property owner

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

Mailing address: 5 Sonta Court, Rochester, NH 03867

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 ☒ no ☐ ; How far is City water from the site? At Street

City sewer? yes ☒ 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 three lots off a 1920 subdivision, that were involuntarily merged. We are dividing this parcel into two, one designed for a two-family and the other a single family.

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: *D. J. [Signature]*

Date: February 20, 2023

Signature of applicant/developer: _____

Date: _____

Signature of agent: *Raymond A. Bisson*

Date: February 20, 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: *D. J. [Signature]*

Date: February 20, 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: 21 Date: 2/20/2023

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	X	☐	☐	☐	_____
Total application fee	X	☐	☐	☐	_____
<u>4</u> copies of narrative	X	☐	☐	☐	_____
<u>3</u> sets of full-size plans	X	☐	☐	☐	_____
<u>2</u> sets of 11 X 17 reductions	X	☐	☐	☐	_____
Completed abutters list	X	☐	☐	☐	_____
Copy of existing covenants, easements, and deed restrictions	☐	☐	X	☐	None _____

Plan Information

Basic information including:

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

General items

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

Platting

Surveyed property lines including:

• existing and proposed bearings	X	☐	☐	☐	
• existing and proposed distances	X	☐	☐	☐	
• monuments	X	☐	☐	☐	
• benchmarks	X	☐	☐	☐	
Proposed square footage for each lot	X	☐	☐	☐	
Subdivision # on each lot (1, 2, 3, etc.)	X	☐	☐	☐	
Error of closure statement	X	☐	☐	☐	

Existing Topographic Features

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

Utilities

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

Water lines/well (with protective radius)	X	☐	☐	☐	
Sewer lines/septic system and leach field	X	☐	☐	☐	
Electric, telephone, cable TV (underground)	X	☐	☐	☐	
Gas lines	☐	☐	X	☐	

Other Elements

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

Additional Comments:



February 17, 2023

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

RE: Tedeschi Contracting, LLC

Location: 9 Lawn Avenue, Rochester, Strafford County, New Hampshire

Tax Map & Lot Number: Map 131 Lot 21

Job No: 22088

Dear Members of the Planning Board,

My Client, Mr. Tedeschi purchased the run-down house at 9 Lawn Avenue in January 2023. It was determined the best course of action was to remove the existing structures.

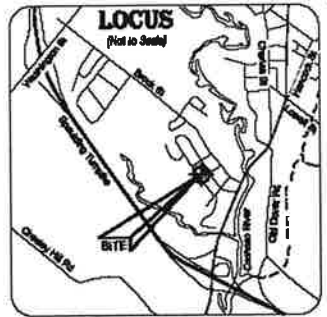
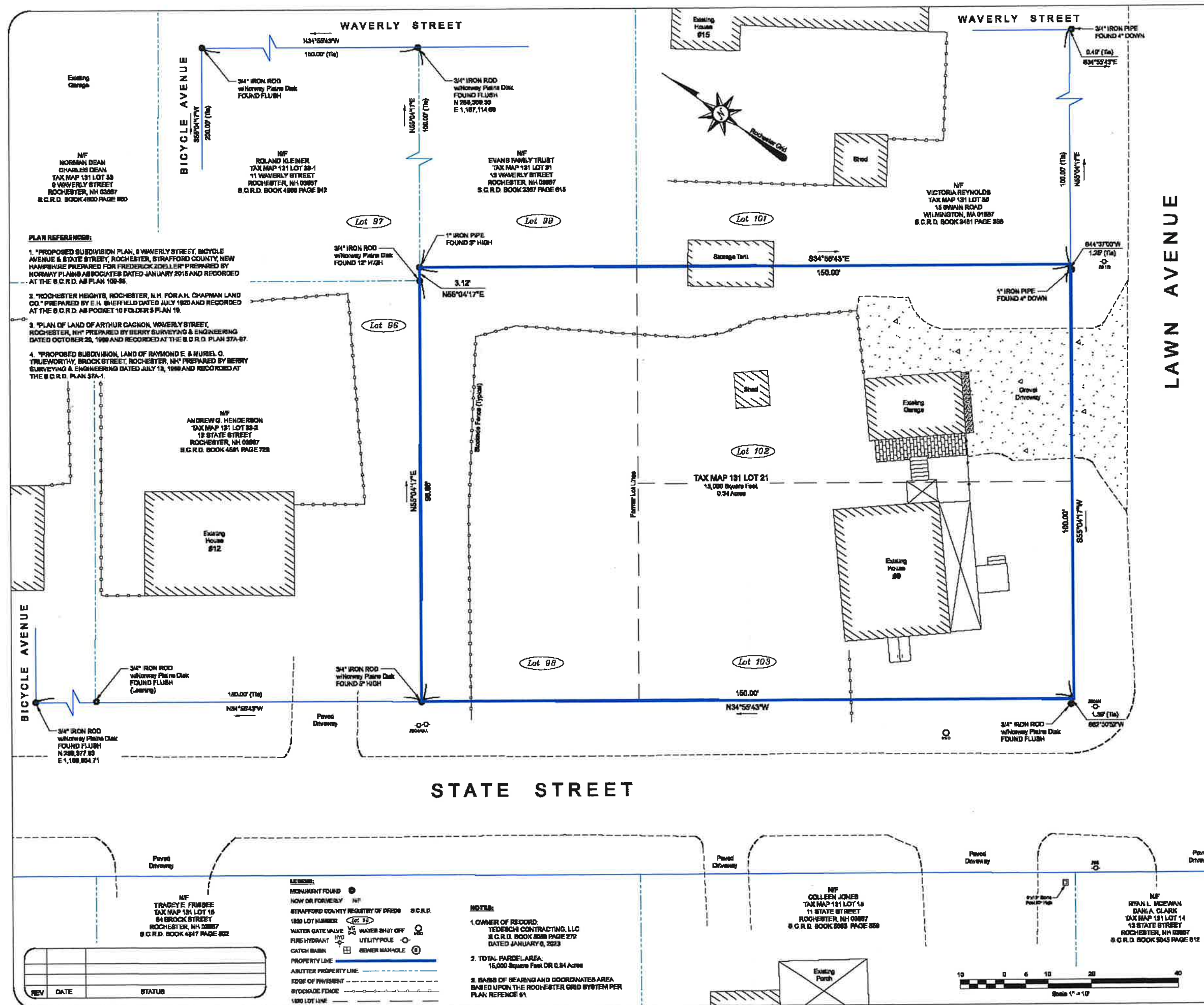
This is a 15,000 square foot corner lot with 150 feet of frontage on State Street and 100 feet of frontage on Lawn Avenue. This lot meets the City requirements for two-family and single-family residence on City water & sewer. The proposed minor subdivision is to create a 6,000 square foot lot and a 9,000 square foot lot.

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. So, this subdivision is consistent with the neighborhood.

Thank you for your time in reviewing this application.

Sincerely,

Raymond A. Bisson, LLS
Stonewall Surveying



- PLAN REFERENCES:**
1. "PROPOSED SUBDIVISION PLAN, 9 WAVERLY STREET, BICYCLE AVENUE & STATE STREET, ROCHESTER, STRAFFORD COUNTY, NEW HAMPSHIRE PREPARED FOR FREDERICK ZOLLER" PREPARED BY NORWAY PLANNING ASSOCIATES DATED JANUARY 2015 AND RECORDED AT THE S.C.R.D. AS PLAN 108-96.
 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 FOLDER 10 FOLDER 3 PLAN 19.
 3. "PLAN OF LAND OF ARTHUR GAGNON, WAVERLY STREET, ROCHESTER, NH" PREPARED BY BERRY SURVEYING & ENGINEERING DATED OCTOBER 26, 1999 AND RECORDED AT THE S.C.R.D. PLAN 37A-87.
 4. "PROPOSED SUBDIVISION, LAND OF RAYMOND E. & MURIEL G. TRUEWORTHY, BROOK STREET, ROCHESTER, NH" PREPARED BY BERRY SURVEYING & ENGINEERING DATED JULY 13, 1999 AND RECORDED AT THE S.C.R.D. PLAN 37A-1.

NF
JAMES CORCORAN
TAX MAP 181 LOT 29
17 WAVERLY STREET
ROCHESTER, NH 03607
S.C.R.D. BOOK 4162 PAGE 804

NF
HOWARD K. BIRD
JANE L. BIRD
TAX MAP 181 LOT 22
PO BOX 18
WEST NOTTINGHAM, NH 03891
S.C.R.D. BOOK 1202 PAGE 82



CERTIFICATION

"I certify that this survey plot is not a subdivision pursuant to the 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. Blason
Raymond A. Blason, LLR 2681
February 20, 2023
Dated



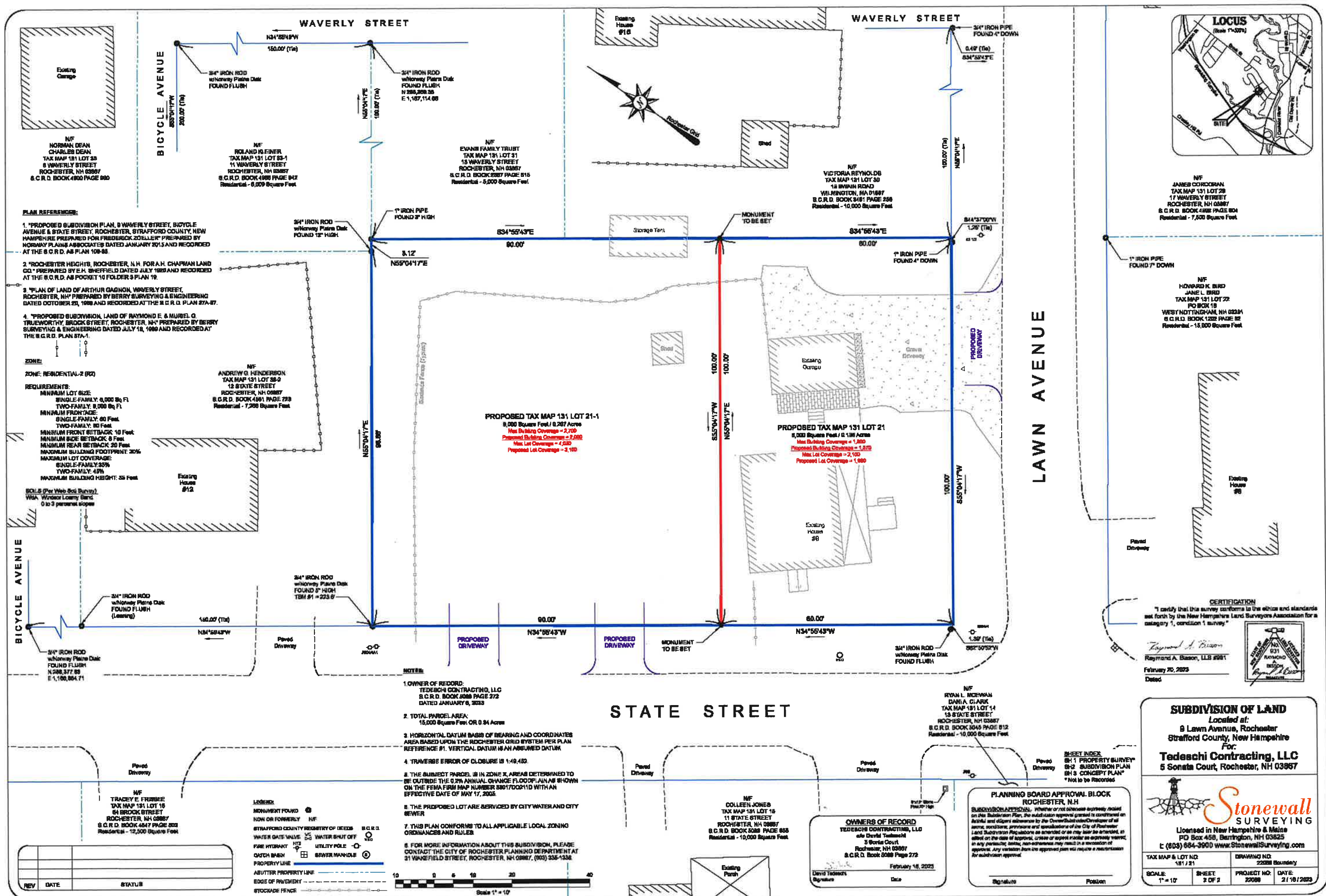
PROPERTY SURVEY
Located at:
9 Lawn Avenue, Rochester
Strafford County, New Hampshire
For:
Tedeschl Contracting, LLC
5 Sonata Court, Rochester, NH 03607

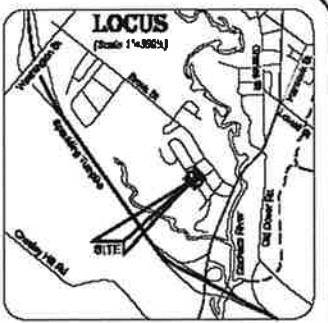
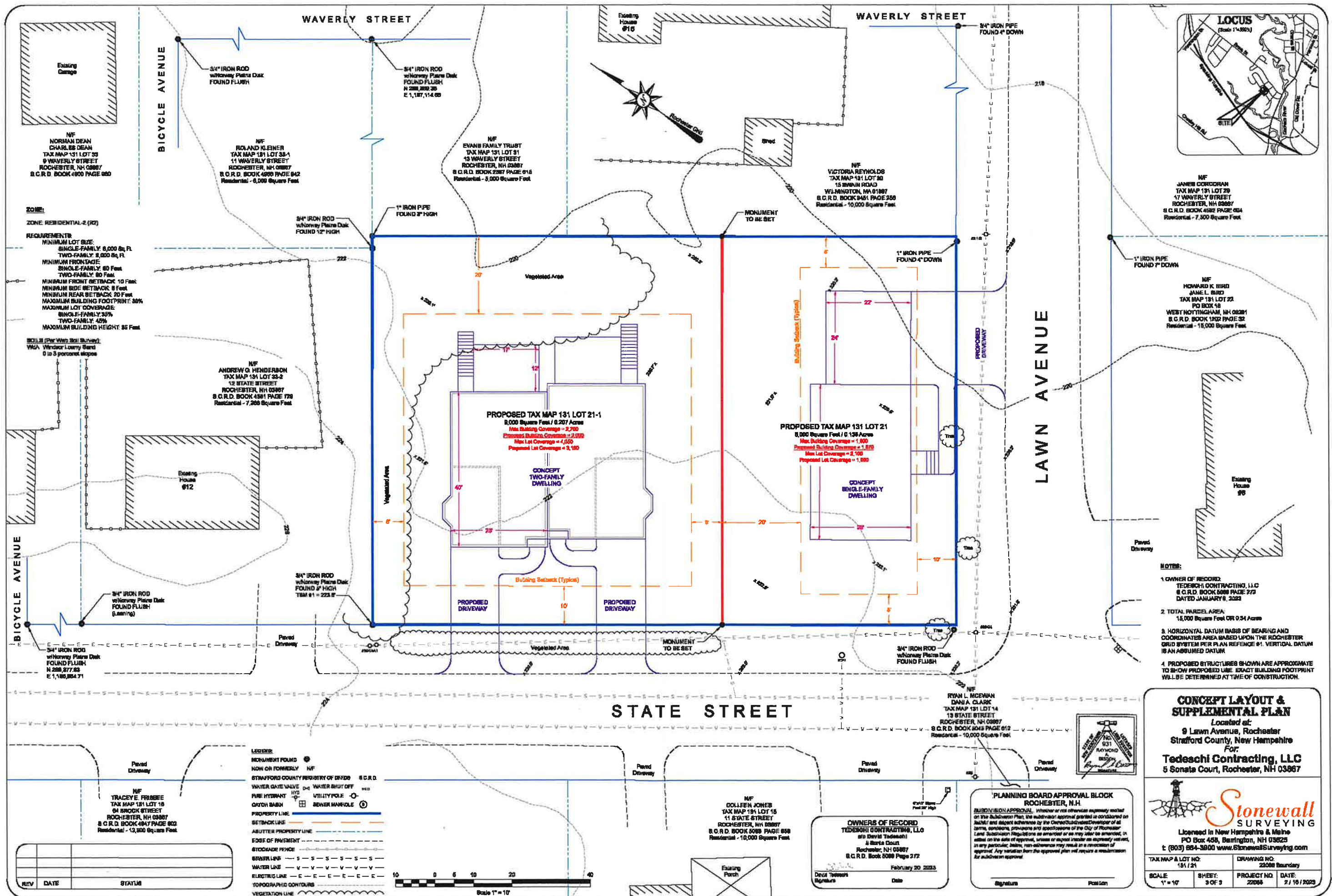
Stonewall SURVEYING
Licensed in New Hampshire & Maine
PO Box 458, Barrington, NH 03825
t: (603) 684-3900 www.StonewallSurveying.com

TAX MAP & LOT NO. 181 / 21	DRAWING NO. 22088 Boundary
SCALE: 1" = 10'	SHEET: 1 of 1
PROJECT NO.: 22088	DATE: 2 / 8 / 2023

- LEGEND:**
- MONUMENT FOUND
 - HOW OR FORMERLY
 - STRAFFORD COUNTY REGISTRY OF DEEDS
 - 1890 LOT NUMBER
 - WATER GATE VALVE
 - FIRE HYDRANT
 - CATCH BASIN
 - PROPERTY LINE
 - ADJUTER PROPERTY LINE
 - EDGE OF PAVEMENT
 - STOCKADE FENCE
 - 1890 LOT LINE
- NOTES:**
1. OWNER OF RECORD:
TEDESCHL CONTRACTING, LLC
S.C.R.D. BOOK 3288 PAGE 272
DATED JANUARY 6, 2023
 2. TOTAL PARCEL AREA:
15,000 Square Feet OR 0.34 Acres
 3. BASIS OF BEARING AND COORDINATES AREA
BASED UPON THE ROCHESTER GRID SYSTEM PER
PLAN REFERENCE #1







ZONE:
ZONE: RESIDENTIAL-2 (R2)

REQUIREMENTS:
MINIMUM LOT SIZE:
SINGLE-FAMILY: 8,000 Sq. Ft.
TWO-FAMILY: 8,000 Sq. Ft.
MINIMUM FRONTAGE:
SINGLE-FAMILY: 80 Feet
TWO-FAMILY: 80 Feet
MINIMUM FRONT SETBACK: 10 Feet
MINIMUM SIDE SETBACK: 8 Feet
MINIMUM REAR SETBACK: 20 Feet
MAXIMUM BUILDING FOOTPRINT: 30%
MAXIMUM LOT COVERAGE:
SINGLE-FAMILY: 30%
TWO-FAMILY: 40%
MAXIMUM BUILDING HEIGHT: 35 Feet

SOILS (Per New Soil Survey):
VMA: Windsor Lowly Sand
0 to 3 percent slope

- NOTES:**
1. OWNER OF RECORD:
TEDESCHI CONTRACTING, LLC
8 C.R.D. BOOK 5088 PAGE 273
DATED JANUARY 9, 2023
 2. TOTAL PARCEL AREA:
15,000 Square Feet OR 0.34 Acres
 3. HORIZONTAL DATUM BASIS OF BEARING AND COORDINATES AREA BASED UPON THE ROCHESTER GRID SYSTEM PER PLAN REFERENCE #1. VERTICAL DATUM IS AN ASSUMED DATUM
 4. PROPOSED STRUCTURES SHOWN ARE APPROXIMATE TO SHOW PROPOSED USE. EXACT BUILDING FOOTPRINT WILL BE DETERMINED AT TIME OF CONSTRUCTION.

CONCEPT LAYOUT & SUPPLEMENTAL PLAN
Located at:
9 Lawn Avenue, Rochester
Stafford County, New Hampshire
For:
Tedeschi Contracting, LLC
5 Sonata Court, Rochester, NH 03867

Stonewall SURVEYING
Licensed in New Hampshire & Maine
PO Box 458, Barrington, NH 03825
t: (603) 864-3900 www.stonewallsurveying.com

TAX MAP & LOT NO: 131 / 21	DRAWING NO: 22558 Boundary
SCALE: 1" = 10'	SHEET: 3 OF 3
PROJECT NO: 22558	DATE: 2 / 16 / 2023

OWNERS OF RECORD
TEDESCHI CONTRACTING, LLC
c/o David Tedeschi
5 Bartle Court
Rochester, NH 03867
S.G.R.D. Book 5088 Page 272
February 20, 2023

PLANNING BOARD APPROVAL BLOCK
ROCHESTER, N.H.

SUBDIVISION APPROVAL: Whenever or not otherwise expressly noted on this Subdivision Plan, the subdivision approval granted is conditioned on full and strict adherence by the Owner/Developer of all terms, conditions, provisions and specifications of the City of Rochester Land Acquisition Regulations as amended or as may later be amended, in effect on the date of approval, unless or except insofar as expressly set out, in any particular, below, non-adherence may result in a revocation of approval. Any variation from the approved plan will require a resubmission for subdivision approval.

Signature _____ Date _____

- LEGEND:**
- MONUMENT FOUND
 - NOW OR FORMERLY
 - STAFFORD COUNTY REGISTRY OF DEEDS
 - WATER GATE VALVE
 - WATER SHUT OFF
 - WATER HYDRANT
 - UTILITY POLE
 - CATCH BASIN
 - SEWER MANHOLE
 - PROPERTY LINE
 - SETBACK LINE
 - ABUTTER PROPERTY LINE
 - EDGE OF PAVEMENT
 - STOCKADE FENCE
 - SEWER LINE
 - WATER LINE
 - ELECTRIC LINE
 - TOPOGRAPHIC CONTOURS
 - VEGETATION LINE

REV	DATE	STATUS

