



MAJOR SUBDIVISION APPLICATION

(a total of four or more lots)

City of Rochester, New Hampshire

Date: _____ Is a conditional needed? Yes: _____ No: _____ Unclear: _____
(If so, we encourage you to submit an application as soon as possible.)

Property information

Tax map #: _____; Lot #'s): _____; Zoning district: _____

Property address/location: _____

Name of project (if applicable): _____

Size of site: _____ acres; Overlay zoning district(s)? _____

Property owner

Name (include name of individual): _____

Mailing address: _____

Telephone #: _____ Email: _____

Applicant/developer (if different from property owner)

Name (include name of individual): _____

Mailing address: _____

Telephone #: _____ Email: _____

Engineer/surveyor

Name (include name of individual): _____

Mailing address: _____

Telephone #: _____ Fax #: _____

Email address: _____ Professional license #: _____

Proposed project

Number of proposed lots: _____; estimated length of new roads: _____

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

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

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

If city water, what are the est. total gal. per day? _____; Are there pertinent covenants? ___

Where will stormwater be discharged? _____

Wetlands: Is any fill proposed? ____; area to be filled: ____; buffer impact? ____


Comments

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

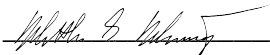
Submission of application

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: _____

Signature of applicant/developer: 

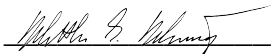
Date: _____

Signature of agent: 

Date: _____

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: _____

Elm Grove Companies
440 Hanover Street
Manchester, NH 03104



November 20, 2022

To: City of Rochester Planning Board

RE: 68 Hemingway LLC Declaration of Country Brook Condominiums

Elm Grove Companies ("Sponsor") is in the business of developing, constructing, owning and operating affordable housing projects utilizing the Low-Income Housing Credit financing available under Section 42 of the Internal Revenue Code. In the future, the Sponsor, through 68 Hemingway LLC, wishes to develop the Submitted Land located at 68 Hemingway Drive, Rochester, NH 03839 for such purpose with residential apartments, parking, and other improvements ("Project"). The Project will be developed in more than one phase and each phase will ultimately be separately owned and financed. To accomplish this, the land must be placed into a convertible condominium for financing purposes.

As you know, there are already existing structures and pavement. While these are being upgraded, no new construction is anticipated at this time. Overall, the purpose of this condominium structure is **not** to seek any project approvals for a site plan or subdivision, but simply to put in place the legal structure such that will allow future potential for financing of follow-on development and construction. Approval of this condominium plan simply allows for that future possibility.

The first phase of the project involves the existing 4 buildings with the existing 96 apartment units known as Country Brook Apartments. The upgrades to these 96 units will be financed by LIHTC credits and renovated. The renovations are currently underway and required permits have been obtained in consultation with the Rochester NH building department. The LIHTC financing is not yet in place, but is planned to be closed by approximately February 2023.

By placing the land into a convertible condominium, it will allow the financing of future phases of new construction development. At a future date, Elm Grove will come before the Planning Board to discuss development of the excess land. At that time, once all site plans, engineering, etc have been discussed and fully approved, the condominium will be able convert the land as designated in the condo Declaration. This will allow for a new financing entity to participate in the new development and be separate from the financing entity used for the renovation of the existing 96 apartments.

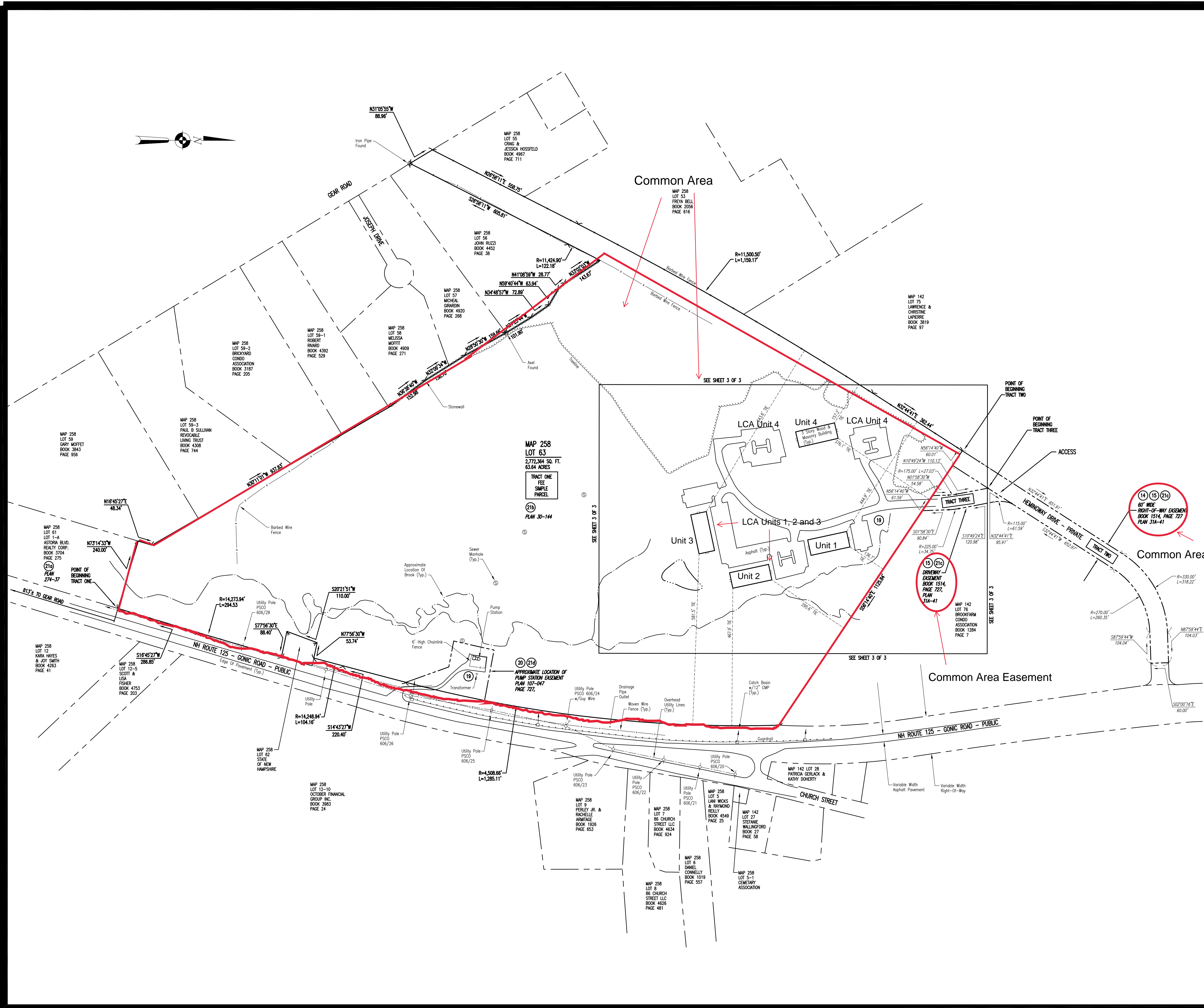
Further, the condominium documents allow for another section of convertible land, which would allow for the construction of a central clubhouse/community building (of course assuming all approvals have been obtained in advance). It is expected that some utilities and road infrastructure will be shared between phases.

Please see the attached application & Condo plan for reference.

Thank you for your time and consideration,

A handwritten signature in black ink, appearing to read "Matt Menning", is written over a light blue horizontal line.

Matt Menning
Principal and Head of Operations
Elm Grove Companies



- LEGEND:
- ABUTTING PROPERTY LINE
 - BUILDING SETBACK LINE
 - BUILDING TIE LINE
 - CENTER OF BROOK
 - EDGE OF DETENTION POND
 - EASEMENT
 - EDGE OF PAVEMENT
 - BARBED WIRE FENCE
 - CHAINLINK FENCE
 - WOVEN WIRE FENCE
 - GUARDRAIL
 - OVERHEAD UTILITY LINES
 - PROPERTY LINE
 - STONEWALL
 - TREELINE
 - CATCH BASIN w/12" CAP PIPE
 - SEWER MANHOLE
 - AXEL OR IRON PIPE
 - UTILITY POLE

Note: All common area, other than LCA, is convertible/withdrawable.

ALTA/NSPS LAND TITLE SURVEY
ALTA SURVEY

MALIBU TWO ASSOCIATES LLC
MAP 258, LOT 63

ROCHESTER, STRAFFORD COUNTY, NEW HAMPSHIRE
01-10-22

Revision Date	Revision Description	Drawn By

SCALE: 1"=150'

Scale: 1"=150'
Dr. By: DS
Ck. By: DJ
H.E.S. Job No. 2120855
Field Book No.
Field Book Page No.
Sheet No. 2 of 3

HOLDEN ENGINEERING & SURVEYING, inc.

55 Old Suncook Road - Unit #1
PO Box 480 Concord, NH 03302
(603) 225-6449

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Bedford, NH 03110
(603) 472-2078

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