



RECEIVED
MAY 10 2013
Planning Dept.

MINOR SUBDIVISION APPLICATION (a total of three or fewer lots)

City of Rochester, New Hampshire

[office use only. Check # _____ Amount \$ _____ Date paid _____]

Date: May 8, 2013 Is a conditional needed? Yes: _____ No: _____ Unclear: _____
(If so, we encourage you to submit an application as soon as possible.)

Property information

Tax map #: 117; Lot #(s): 3; Zoning district: RESIDENTIAL-2

Property address/location: 17 Glenwood Avenue

Name of project (if applicable): _____

Size of site: 2.59 acres; overlay zoning district(s)? _____

Property owner

Name (include name of individual): 17 Glenwood Avenue, LLC

Mailing address: P. O. Box 1163, Rochester, NH 03866-1163

Telephone #: (603) 235-4370 Fax #: _____

Applicant/developer (if different from property owner)

Name (include name of individual): _____

Mailing address: _____

Telephone #: _____ Fax #: _____

Engineer/surveyor

Name (include name of individual): Arthur H. Nickless, Jr. LLS; Norway Plains Associates, Inc.

Mailing address: P. O. Box 249, Rochester, NH 03866-0249

Telephone #: (603) 335-3948 Fax #: (603) 332-0098

Email address: anickless@norwayplains.com Professional license #: 676

Proposed project

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

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

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

NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS – CIVIL ENGINEERS – SEPTIC SYSTEM DESIGNERS

2 Continental Blvd
P. O. Box 249
Rochester, NH 03866-0249
Telephone (603) 335-3948
NH (800) 479-3948
Email: rtetreault@norwayplains.com

31 Mooney St.
P.O. Box 268
Alton, NH 03809
Telephone & Fax
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May 8, 2013

Jim Campbell, City Planner
City of Rochester, Planning Department
31 Wakefield Street
Rochester, NH 03867

**RE: 17 Glenwood Avenue, LLC - Minor Subdivision & Preliminary Site Plan Review -
Tax Map 117, Lot 3**

Dear Mr. Campbell:

On behalf of David Lemieux and 17 Glenwood Avenue, LLC, we hereby submit applications for Minor Subdivision and Preliminary Site Plan Review for the above referenced lot.

The subject parcel, Map 117, Lot 3, is 2.59 acres, zoned Residential 2 and has two 6-unit apartment buildings that utilize city water and sewer. We are proposing to subdivide the existing lot into three lots, two of the lots will each contain one of the existing two 6-unit apartment buildings. On the third lot we are proposing the construction of a 24-unit elderly housing building.

On March 14, we were granted a special exception under Article 42.23, Section (c)(26) of the City's Zoning Ordinance to permit elderly housing in the Residential 2 Zone (Case No 2013-08) and we were granted a variance under Article 42.16, Table 2, of the City's Zoning Ordinance (Case No 2013-08) to permit lot size calculation using the minimum square footage required for elderly housing (14 units/ac. or 3,111 sf. per unit). The non-elderly housing units on proposed lots 1 and 2 require a minimum of 6,000 sf. of area.

The attached plan(s) depict the subdivision of the land as well as the proposed building and parking.

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.



Arthur H. Nickless, Jr. - LLS
President



1. TOTAL PARCEL AREA: MAP 117, LOT 3, 2.56 ACRES
2. PARCEL IS ZONED R-2
3. PARCEL WAS GRANTED A SPECIAL EXCEPTION TO PERMIT ELDERLY HOUSING ON A PROPOSED 3 LOT SUBDIVISION IN THE RESIDENTIAL-2 ZONE.
4. PARCEL WAS GRANTED A VARIANCE TO PERMIT LOT SIZE TO BE CALCULATED USING THE SQUARE FOOTAGE MINIMUM REQUIRED FOR ELDERLY HOUSING (14 UNITS/A.C. OR 3,111 SF PER UNIT) WHERE 6,000 SF IS REQUIRED FOR PROPOSED LOTS 1 AND 2 THAT ARE NOT ELDERLY HOUSING.- SEE ZBA CASE NO 2013-08 GRANTED MARCH 13, 2015.
5. MINIMUM LOT REQUIREMENTS: FEENTAGE = 60'
6. BUILDING SETBACKS: FY. = 15', SY. = 8', RY. = 25'
7. THE LOTS ARE SERVICED BY THE MUNICIPAL WATER AND SEWER.

117-1
8 UNITS/.54 AC.
(1.1 AC. REQ'D.)

1141

116-183
3-UNITS/.18 AC.
(.41 AC. REQ'D.)

GLENWOOD AVENUE

WAKEFIELD STREET

PROP. LOT 2
18,668 SF./.43 AC.
(.82 AC. REQ'D.)

EXIST.
6-UNIT
APARTMENT

MAP 117, LOT 3
PROP. LOT 3
75,484 SF.
1.73 AC.

PROP. LOT 1
18,668 SF./43 AC.
(.82 AC. REQ'D.)

117-2-11

MINOR SUBDIVISION SKETCH

GLENWOOD AVENUE

TAX MAP 117, LOT 3

ROCHESTER, N.H.

PREPARED FOR

17 GLENWOOD AVENUE, LLC

1' - 60' MAY. 2013

NORWAY PLAINS ASSOCIATES, INC.

FILE NO. 210

PLAN NO.

DWG. NO. 13005/GLENTWOOD2

F.B. NO.