

NORWAY PLAINS ASSOCIATES, INC.

SURVEYORS - ENGINEERS - TRANSPORTATION PLANNERS

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March 9, 2010

Mr. Michael Behrendt
Planning, Development & Zoning
31 Wakefield Street
Rochester, NH 03867

Re: 2-Lot Subdivision - Robert Cadorette - Map 128, Lot 73 - Hancock Street

Dear Michael:

On behalf of the above referenced applicant, we hereby submit application and plan for a 2-lot subdivision of Lot 128-73.

The subject tract is located on the southeasterly side of Hancock Street at its intersection with Lowell Street. There are two buildings on the property. One is a residential home which was constructed around 1930. The other is a commercial building which was built sometime in the 1980s. To improve marketing opportunities, the applicant wishes to place each building on a separate lot.

As you know, the applicant obtained a variance from the ZBA to allow a rear yard less than the 25-feet required. This variance was requested in order to allow for a lot configuration that kept as much parking on the commercial lot as possible. Originally, we had hoped to keep all the parking on the commercial lot, but when we actually surveyed the lot, we found that the boundaries were significantly different from what was shown on the tax map.

As a result, about five (5) parking spaces will be located on the residential lot. While there is a driveway located on the northerly side of the house lot, the entrance to the building is located on the south side. Historically, these parking spaces have more or less been used by the residence (note the walkway leading up to the entrance) so as it turns out, it makes sense to configure the lot as we have.

Thank you for your consideration.

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

By: _____

Arthur H. Nickless, Jr., PLS, President

cc: Bob Cadorette



MINOR SUBDIVISION APPLICATION (Involving NO NEW ROADS)
City of Rochester, New Hampshire

Date: March 9, 2010 [office use only. fee paid _____ amount \$ _____ date paid _____]

Property information

Tax map #: 128 ; Lot #(s): 73 ; Zoning district: R-2

Property address/location: 54 Hancock Street

Name of project (if applicable): _____

Size of site: .54 acres; overlay zoning district(s)? _____

Property owner

Name (including name of individual): Robert E. Cadorette Revocable Trust

Mailing address: 111 Mariner Lane; Rotunda West, FL 33947

Telephone #: 817-7087 Fax#: _____

Applicant/developer (if different from property owner)

Name (including name of individual): _____

Mailing address: _____

Telephone #: _____ Fax#: _____

Engineer/designer

Name (including name of individual): Norway Plains Associates, Inc., Art Nickless

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

Telephone #: 335-3948 Fax#: 332-0098

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

Proposed project

Number of proposed lots: 2 ; Are there any pertinent covenants? NO

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

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

Wetlands: Is any fill proposed? No ; 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.

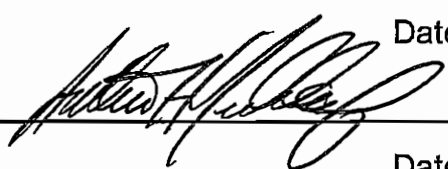
I (we) hereby submit this Site Plan application to the City of Rochester Planning Board pursuant to the City of Rochester Site Plan Regulations and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is 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: 3/2/10

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: 3/2/10