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MAR - 2 2011

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: MARCH 1 2011 Is a conditional needed? Yes: _____ No: ☒ Unclear: _____
(If so, we encourage you to submit an application as soon as possible.)

Property informationTax map #: 138; Lot #(s): 59; Zoning district: RESIDENTIAL 1 AND AGR.Property address/location: 22 OAK ST.

Name of project (if applicable): _____

Size of site: 6.9 AC acres; overlay zoning district(s)? _____**Property owner**Name (include name of individual): THERESA GILMANMailing address: 22 OAK ST. ROCHESTER N.H. 03839Telephone #: 332-4525 Email: _____**Applicant/developer** (if different from property owner)Name (include name of individual): LAWRENCE LAPIERREMailing address: 20 OAK ST ROCHESTER N.H. 03839Telephone #: 332-6079 Email: _____**Engineer/surveyor**Name (include name of individual): MICHAEL W. BOUFFARDMailing address: PO BOX 219 STRATHAM, N.H. 03885Telephone #: 603-772-4746 Fax #: 603-772-0227Email address: m.bouffard@jonesandbeach.com Professional license #: 880**Proposed project**Number of proposed lots: 2; Are there any pertinent covenants? NOCity water? yes ☒ no _____; How far is City water from the site? LOTS FRONT ON OAK ST WITH CITY WATERCity sewer? yes ☒ no _____; How far is City sewer from the site? 11 " " " " " WITH CITY SEWER

(Continued Minor Subdivision Plan application Tax Map: 138 Lot: 59 Zone RES. 1 + AG-1)

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 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: March 1, 2011

Signature of applicant/developer: _____

Date: MARCH 1 2011

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: March 1, 2011

Michael Behrendt, AICP
Planning and Development Department
City Hall- Second Floor
31 Wakefield Street
Rochester, NH 03867-1917

Lawrence Lapierre
20 Oak Street
Rochester, NH 03939
(603) 332-6079

MINOR SUBDIVISION REQUEST SUMMARY
Case No. 2010-33

The submission of this minor subdivision application is to allow the division of Mrs. Gilman's lot (Tax Map 138, Lot 59) into two lots. Lot (59-1) would be her home (22 Oak Street) on approximately 10,571 square feet of land with 111.7 feet of frontage on Oak Street (Res. 1 Zone). Lot 59-2 would be the remaining area of the original lot (approximately 6.7 acres) with 100 feet of frontage on Oak Street per the requirements of zoning board of adjustments notice of decision (case no. 2010-33, Dated: January 13, 2011). Lot (59-2) is mixed res-1 and agricultural zoning. The purpose of this subdivision is to allow Mrs. Gilman to sell her back land and wood lot to her daughter and son-in-law. There are no plans for development of any portion of the land.



Lawrence Lapierre

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PLANNING & DEVELOPMENT DEPARTMENT

City Hall - Second Floor
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Rochester, New Hampshire 03867-1917
(603) 335-1338 - Fax (603) 335-7585
Web Site: www.rochesternh.net

Planning & Zoning
Community Development
Conservation Commission
Historic District Commission

**ZONING BOARD OF ADJUSTMENT
NOTICE OF DECISION
Case No. 2010-33**

January 13, 2011

Continued 2010-33 Application by Lawrence Lapierre for a variance under Article 42.16 Table 2 of the City's Zoning Ordinance to allow a subdivision creating a lot with 100 feet of frontage where 150 feet is required.

Location: 22 Oak Street
Tax Map 138 Lot 59 Residential 1 and Agricultural Zones

The above variance was **GRANTED**, at the Zoning Board of Adjustment's January 12, 2011 meeting, by an affirmative vote of at least three members of the Zoning Board of Adjustment, with the following stipulation:

- The new lot must have **100 feet of frontage** on Oak Street

It is the applicant's responsibility to obtain any applicable permits from local, state, and federal agencies. Contact the City of Rochester Code Enforcement Department at 332-3508 to apply for any necessary permits and certificates. Any work completed within the thirty (30) day appeal period, explained below, is at your risk

Note: Any person affected has a right to appeal this decision. A request for a rehearing is the first step of an appeal. The request must be submitted to the Planning Department within **thirty (30) days** (calendar days starting the day after the decision is made). If a rehearing is not granted, the next step is to appeal to Superior Court within thirty (30) days. If a rehearing IS granted, it is the responsibility of the original applicant to present the case to the Zoning Board, with the same obligations and following the same procedure used when the case was first heard



Ralph Torr, Chair
Rochester Board of Adjustment

cc: Code Enforcement Office
Assessing Department
Attorney James Schulte
File