

City of Rochester Planning Department
31 Wakefield Street
Rochester, NH 03867
(603) 335-1338



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JAN 26 2012

City of Rochester

PRELIMINARY
Subdivision Application

Check one of the following: ☐ Design Review ☒ Conceptual (design review is strongly encouraged)

Property information

Tax map #: 203; Lot #(s): 27; Zoning district: A

Property address/location: 70 Betts Road; # acres: 16.12

Name of project (if applicable): Concept Plan for Paul Normand

Proposed project

Describe proposed project: Development of private road where there are two existing lots with no road frontage and a four lot subdivision

Approximate # of lots proposed: 4; approx. # acres of upland: 16

City water? yes ☐ no ☒; how far is City water from the site? over 1 mile

City sewer? yes ☐ no ☒; how far is City sewer from the site? over 1 mile

Applicant/Agent

Property owner (include name of individual): Paul Normand

Property owner mailing address: 70 Betts Road, Rochester, NH

Property owner phone # email:

Applicant/developer (if different from property owner):

Applicant/developer phone # email:

Engineer/designer/agent: Berry Surveying & Engineering (Chris Berry)

Engineer/designer/agent phone # 603-332-2863 email: crberry@metrocast.net

Signature 

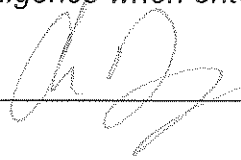
Date 1-26-2012

[Office use only. Payment of fee. Amount \$ 125.00 Check # 4717 Date paid 1/26/12]

Authorization to enter subject property

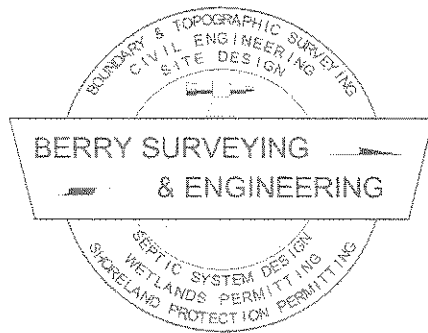
I hereby authorize members of the Rochester Planning Board, Zoning Board of Adjustment, Conservation Commission, Planning Department, and other pertinent City departments, boards and agencies to enter my property for the purpose of evaluating this application including performing any appropriate inspections 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: _____

 ACCEPT

Date: _____

1-26-2012



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road
Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

City of Rochester
Attn: Planning Department
31 Wakefield Street
Rochester, NH 03867

January 18, 2012

RE: Normand Concept Review

Mr. Chairman and Members of the Rochester Planning Board,

On Behalf of Paul & Sue Normand, Berry Surveying and Engineering is applying for a variance to allow a subdivision off from a private roadway.

Paul and his wife own 16 acres of land off from Betts Road. The easterly sideline of the property is the Spaulding Turnpike, with the access to the property being off from Betts Road, over an access road created by New Hampshire Department of Transportation during the development of the highway expansion.

Currently there are two houses on the 16 acre parcel which lies in the agricultural zone. This zone allows for residential structures to be placed on lots of forty thousand square feet (40,000) or more. In 2003 Mr. Normand constructed the second house on the property using Spaulding Turnpike as frontage for the calculation purposes. He commissioned a surveying company to draft a sketch plan to prove to the building officials the lot could meet the requirements of the zone. This was done and the building was erected. The two residents have access from a shared driveway that enters from Betts Road. There are two other parcels which also have access from the same place.

Paul and his wife had intended to further develop the property as time went on as both an investment asset as well as potentially meeting the needs of his family as housing grew more and more expensive. The size lot that they owned is larger than most in the general neighborhood as well as within the City limits.

Since 2003, the last time they contemplated any further improvement, the zoning regulations have changed to specifically disallow the use of the Spaulding Turnpike for frontage. This places a severe disadvantage to the property being that it is so large, already contains two residences, and has over fifteen hundred and eighty (1,580) feet of frontage along the Turnpike. Assuming that the frontage calculation along the Turnpike was still allowed today, there could have been 10-11 lots created. This action removed a very large asset from the Normand's family future.

What the Normands would like to accomplish is to add two (2) additional building sites on the property, and utilize the current roadway that is in place. Through the planning process they understand the Planning Board will most likely require some width improvement to the access road to improve traffic safety. They are prepared to provide a small turnaround as required for safety vehicles as well as develop a private road agreement, which is currently not in place. This will also allow them to subdivide the two structures on the same property which is a much more equitable situation in future estate planning, though currently there are no plans for this.

We have looked at the idea of a city owned and maintained roadway as would be typically seen, however there is an existing cemetery which makes this difficult. Additionally, the city would be required to take over the ownership and maintenance of the roadway, for no large additional tax revenue. The situation we are proposing increases the taxable land and adds no additional maintenance expense.

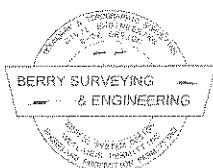
Lastly, the Normands are willing to place a restriction on their property, which would allow for no further development on this private road under present regulations or conditions. This limits the number of houses to six (6) off from this private roadway, four (4) of which already exist.

In conclusion the Normands would like to improve the existing private roadway to a suitable standard, providing better safety and maintenance assurance, for the use and development of two (2) additional building lots. This will also allow the Normands to separate the two existing structures and enjoy the use of their large parcel of land.

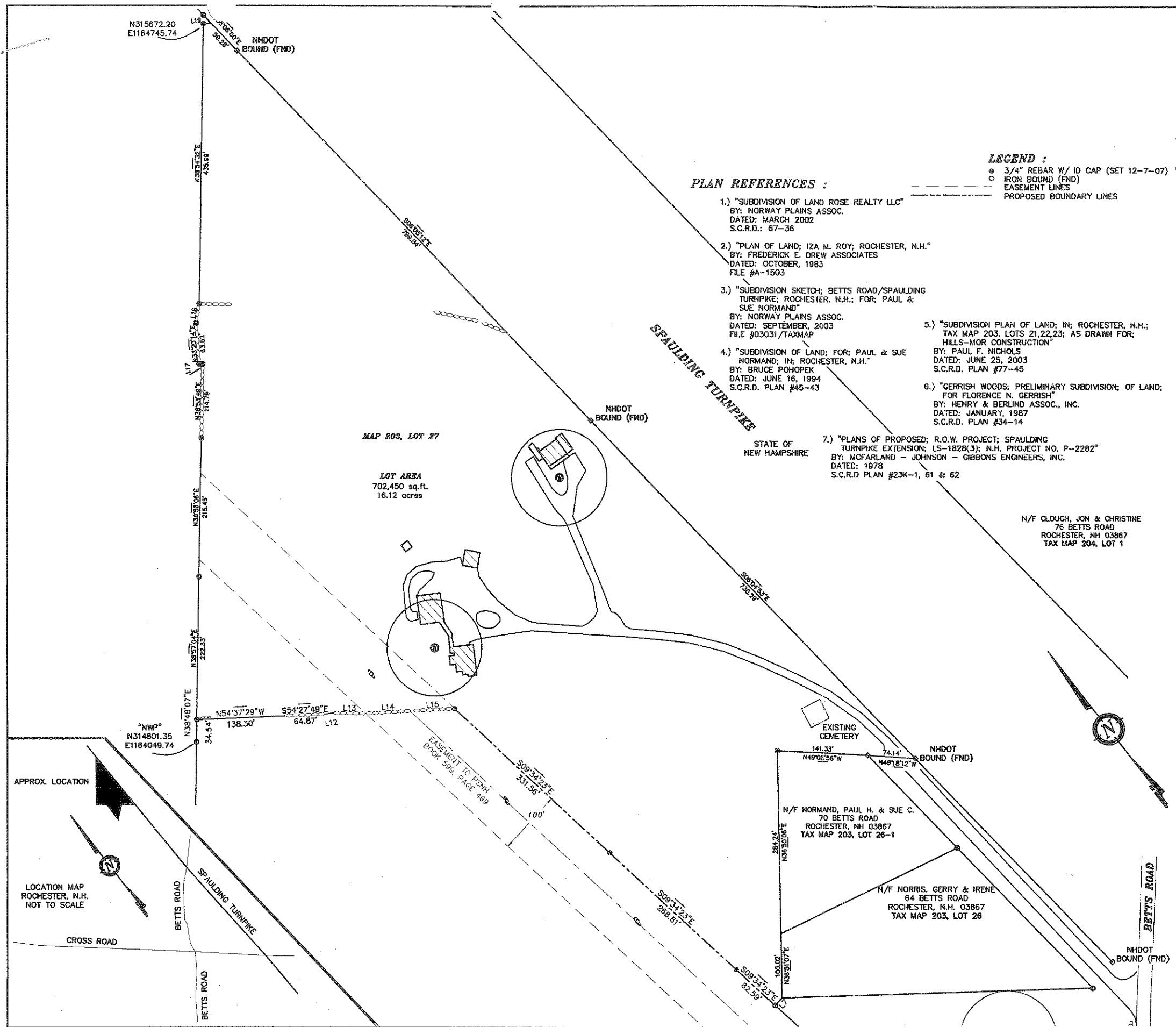
Thank you for your time and consideration to this matter.

Berry Surveying & Engineering

Christopher R. Berry President



BERRY SURVEYING & ENGINEERING
335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
www.BerrySurveying.Com



PLAN REFERENCES :

- 1.) "SUBDIVISION OF LAND ROSE REALTY LLC"
BY: NORWAY PLAINS ASSOC.
DATED: MARCH 2002
S.C.R.D.: 67-36
- 2.) "PLAN OF LAND; IZA M. ROY; ROCHESTER, N.H."
BY: FREDERICK E. DREW ASSOCIATES
DATED: OCTOBER, 1983
FILE #A-1503
- 3.) "SUBDIVISION SKETCH; BETTS ROAD/SPAULDING TURNPIKE; ROCHESTER, N.H.; FOR: PAUL & SUE NORMAND"
BY: NORWAY PLAINS ASSOC.
DATED: SEPTEMBER, 2003
FILE #03031/TAXMAP
- 4.) "SUBDIVISION OF LAND; FOR: PAUL & SUE NORMAND; IN; ROCHESTER, N.H."
BY: BRUCE POHOPEK
DATED: JUNE 16, 1994
S.C.R.D. PLAN #45-43
- 5.) "SUBDIVISION PLAN OF LAND; IN; ROCHESTER, N.H.; TAX MAP 203, LOTS 21,22,23; AS DRAWN FOR; HILLS-MOR CONSTRUCTION"
BY: PAUL F. NICHOLS
DATED: JUNE 25, 2003
S.C.R.D. PLAN #77-45
- 6.) "GERRISH WOODS; PRELIMINARY SUBDIVISION; OF LAND; FOR FLORENCE N. GERRISH"
BY: HENRY & BERLIND ASSOC., INC.
DATED: JANUARY, 1987
S.C.R.D. PLAN #34-14
- 7.) "PLANS OF PROPOSED; R.O.W. PROJECT; SPAULDING TURNPIKE EXTENSION; LS-1828(3); N.H. PROJECT NO. P-2282"
BY: MCFARLAND - JOHNSON - GIBBONS ENGINEERS, INC.
DATED: 1978
S.C.R.D. PLAN #23K-1, 61 & 62

LEGEND :

- 3/4" REBAR W/ 1D CAP (SET 12-7-07)
- IRON BOUND (FND)
- EASEMENT LINES
- PROPOSED BOUNDARY LINES

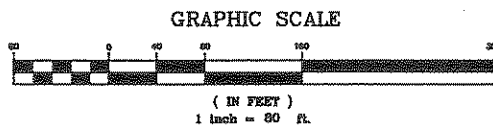
5.) OWNER : NORMAND, PAUL & SUE
70 BETTS ROAD
ROCHESTER, NH 03867

N/F CLOUGH, JON & CHRISTINE
76 BETTS ROAD
ROCHESTER, NH 03867
TAX MAP 204, LOT 1

N/F NORMAND, PAUL H. & SUE C.
70 BETTS ROAD
ROCHESTER, NH 03867
TAX MAP 203, LOT 26-1

N/F NORRIS, GERRY & IRENE
64 BETTS ROAD
ROCHESTER, N.H. 03867
TAX MAP 203, LOT 26

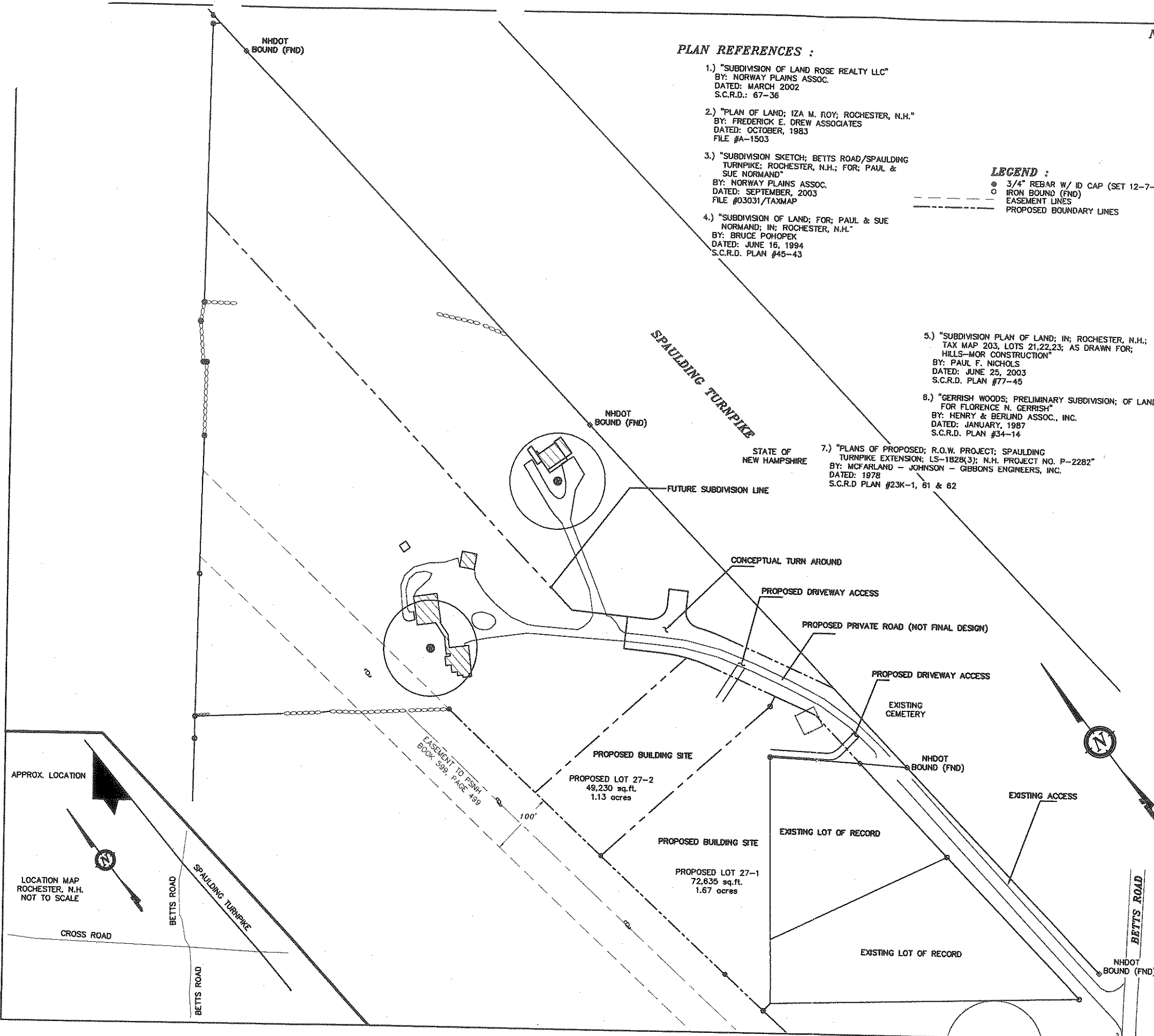
LINE TABLE		
LINE	LENGTH	BEARING
L7	15.87	S80°22'29"W
L12	12.29	S59°23'17"E
L13	50.49	S51°04'17"E
L14	71.54	S55°24'29"E
L15	69.10	S55°01'02"E
L17	5.20	N49°48'09"W
L18	30.19	N47°41'37"E
L19	11.85	S57°17'44"E



EXISTING BOUNDARY		REVISION	DATE	DESCRIPTION

EXISTING BOUNDARY
FOR
PAUL & SUE NORMAND
BETTS ROAD & CROSS ROAD
ROCHESTER, N.H.
TAX MAP 203, LOT 27

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, N.H. 332-2863
SCALE : 1 IN. EQUALS 80 FT.
DATE : AUGUST 24, 2007
FILE NO. : DB



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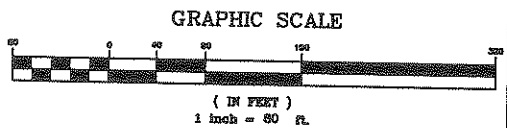
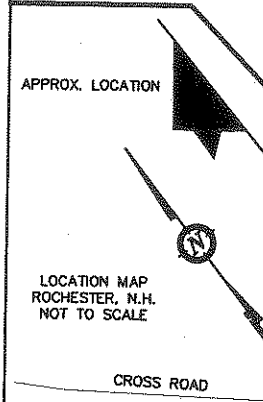
LEGEND :

- 3/4" REBAR W/ ID CAP (SET 12-7-07)
- IRON BOUND (FND)
- EASEMENT LINES
- PROPOSED BOUNDARY LINES

NOTES :

- 1.) OWNER : NORMAND, PAUL & SUE
70 BETTS ROAD
ROCHESTER, NH 03867
- 2.) TAX MAP 203, LOT 27
- 3.) S.C.R.D. : BOOK 1765, PAGE 509
- 4.) FOR MORE INFORMATION ABOUT THIS SUBDIVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 335-1338.
- 5.) ZONING: ~A ~
FRONTAGE : 150'
FRONT SETBACK : 35'
SIDE SETBACK : 25'
REAR SETBACK : 50'
WETLANDS SETBACK : 50'
MINIMUM LOT SIZE : 40,000 Sq.Ft.

- 5.) "SUBDIVISION PLAN OF LAND; IN: ROCHESTER, N.H.; TAX MAP 203, LOTS 21,22,23; AS DRAWN FOR; HILLS-MOR CONSTRUCTION"
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BY: MCFARLAND - JOHNSON - GIBBONS ENGINEERS, INC.
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REVISION	DATE	DESCRIPTION

CONCEPT PLAN
FOR
PAUL NORMAND
BETTS ROAD
ROCHESTER, N.H.
TAX MAP 203, LOT 27

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, N.H. 332-2863
SCALE : 1 IN. EQUALS 80 FT.
DATE : DECEMBER 1, 2011
FILE NO. : DB 2007-016