



RECEIVED
NOV 27 2012
Planning Dept

MINOR SUBDIVISION APPLICATION (a total of three or fewer lots)
City of Rochester, New Hampshire

Date: 11/20/12 [office use only. Check # _____ Amount \$ _____ Date paid _____]

Property information

Tax map #: Map 204; Lot #'s): Lot 1; Zoning district: Agricultural

Property address/location: 76 Betts Road, Rochester, NH 03868

Name of project (if applicable): _____

Size of site: 10.52 acres; overlay zoning district(s)? None

Property owner

Name (include name of individual): Jon M. & Christine Clough

Mailing address: 76 Betts Road, Rochester, NH 03868

Telephone #: 603-332-1821 Fax #: _____

Applicant/developer (if different from property owner)

Name (include name of individual): Jon M. & Christine Clough

Mailing address: : 76 Betts Road, Rochester, NH 03868

Telephone #: 603-332-1821 Fax #: _____

Engineer/surveyor

Name (include name of individual): Geometres Blue Hills, LLC (Randy Orvis)

Mailing address: P.O. Box 277, Farmington, NH 03835

Telephone #: 603-749-4000 Fax #: _____

Email address: randyo@gbhsurvey.com Professional license #: 652

Proposed project

Number of proposed lots: 7; Are there any pertinent covenants? No

City water? yes ___ no X; How far is City water from the site? .5 Mile +

City sewer? yes ___ no X; How far is City sewer from the site? .5 Mile +

Wetlands: Is any fill proposed? No; area to be filled: _____; buffer impact? No.

Comments

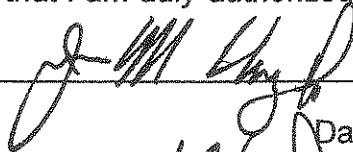
Please feel free to add any comments, additional information, or requests for waivers here:

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.

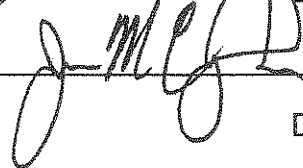
Signature of property owner: _____



Date: _____

11/27/12

Signature of applicant/developer: _____



Date: _____

11/27/12

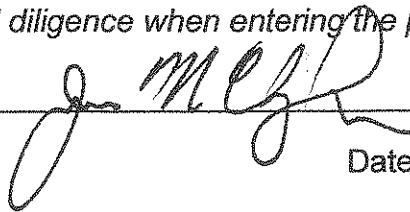
Signature of agent: _____

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: _____

11/27/12



603-859-2367
603-749-4000
FAX 603-749-4260

PO BOX 277
FARMINGTON, N.H. 03835

ROCHESTER, NH CASE #

PROJECT NARRATIVE

NAME OF SUBDIVISION: Clough
SITE LOCATION: 76 Betts Road (Map 204, Lot 1)
ZONING DISTRICT(S): Agricultural (No Sewer / No Water)
NAME OF LOT OWNER(S): Jon M. & Christine I. Clough
OWNER'S ADDRESS(1): 76 Betts Road
OWNER'S ADDRESS(2): Rochester, NH 03868
NAME OF DEVELOPER: *Owner
NAME OF LAND SURVEYOR: Randy R. Orvis LLS#652 of Geometres Blue Hills LLC

Jon M. & Christine I. Clough are proposing to subdivide their 10.52 Acre lot into a 1.38 Acre lot for their existing home to remain on, and six 1.46 Acre duplex lots. All lots meet city zoning and subdivision regulations, as well as NHDES regulations.

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LAND SURVEYING

SEPTIC SYSTEM DESIGN

LAND USE CONSULTING

WARRANTY DEED
(Statutory form, N. H. RSA 477:27)

0727058597

FOR CONSIDERATION PAID, I/We

Shirley Potvin, Executrix of the Estate of

Marjorie L. Atkinson

76 Betts Road, Rochester, NH 03867

grant(s) to

Jon M. Clough and Christine I. Clough, husband and wife

134 PINECLARK PARK ROAD

Milton, NH 03851

with WARRANTY COVENANTS, as joint tenants with rights of survivorship,

A certain tract or parcel of land with the buildings thereon situate in Rochester, County of Strafford and State of New Hampshire bounded and described as follows:

Westerly by land now or formerly of Maham Yeaton; Northerly and Northwesterly by land now or formerly of Hannah E. Gerrish and Charles Burnham; Southeasterly by the road leading from Middleton Road, so-called, to the Wakefield Road, so-called (and sometimes known as the Betts Road).

The above described premises are subject to the reservation of a Right-of-Way to and from the cemetery on the above described real estate as described in Strafford County Registry of Deeds Book 534, Page 51.

The above described premises are further subject to an Easement, so-called conveyed to Public Service Company of New Hampshire, a New Hampshire corporation by Deed dated October 9, 1948, recorded said Registry, Book 565, Page 478.

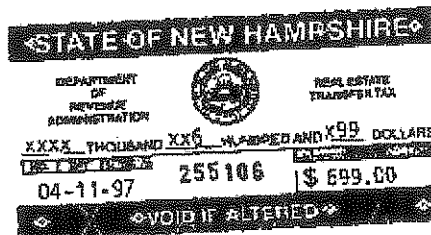
Being land with the buildings thereon and subject to the same reservations and exceptions described in Warranty Deed dated November 1, 1954 recorded said Registry Book 617, Page 35.

Containing 40 acres, more or less.

Subject to current land use as applicable.

Excepting and reserving from the tract conveyed herein two outsales recorded at Book 1020, Page 407 and Book 1635, Page 347 in the Strafford County Registry of Deeds.

Meaning and intending to describe and convey a portion of the same premises conveyed to Glendon R. Atkinson and Marjorie L. Atkinson, by Warranty Deed of Glendon R. Atkinson, dated January 15, 1985, and recorded at Book 1157, Page 302, Strafford County Registry of Deeds. Marjorie L. Atkinson acquired title as surviving joint tenant upon the death of Glendon R. Atkinson on May 6, 1988, in Rochester, New Hampshire. Marjorie L. Atkinson died leaving Shirley Potvin as Executrix under the will of Marjorie L. Atkinson for further reference see Strafford County Probate #96-389.



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97 APR 11 AM 8:45

003946

BK1919PG0532

REGISTERED DEEDS
STRAFFORD COUNTY

Grant Title Services

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Planning Dept

I/We Shirley Potvin, Executrix of the Estate of Marjorie L. Atkinson
release to said grantee(s) all rights of homestead and other interests therein.

Signed this 9th day of April, 19 97

Shirley Potvin, Exec.

Shirley Potvin, Executrix of the
Estate of Marjorie L. Atkinson

State of New Hampshire
County of Strafford

The foregoing warranty deed was acknowledged before me this 9th day of
April, 19 97 by Shirley Potvin, Executrix of the
Estate of Marjorie L. Atkinson

Shirley Potvin, Exec.
Justice of the Peace, Notary Public

BN 1919PG0533

WARRANTY DEED

Grantor:

Grantee:

Premises:

Granite Title Services
60 Farmington Road
Rochester, NH 03867

10114
52

NOV 27 2012

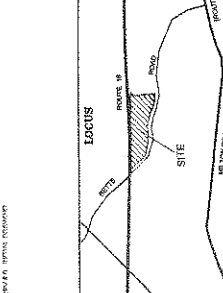
NOTES

1. THIS PLAN, SPECIFICATIONS, CONTRACT DOCUMENTS, AND ANY ADDENDUMS HERETO SHALL BE READ AND UNDERSTOOD BY THE BIDDERS AND CONTRACTOR AS A SINGLE ENTIRETY.
2. THE BIDDERS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE BIDDERS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS-OF-WAY FROM THE ADJACENT PROPERTY OWNERS.
4. THE BIDDERS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION FROM THE APPROPRIATE UTILITIES COMPANIES.
5. THE BIDDERS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SURVEY INFORMATION FROM THE APPROPRIATE SURVEYOR.
6. THE BIDDERS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ENGINEERING INFORMATION FROM THE APPROPRIATE ENGINEER.
7. THE BIDDERS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LEGAL INFORMATION FROM THE APPROPRIATE ATTORNEY.
8. THE BIDDERS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY FINANCIAL INFORMATION FROM THE APPROPRIATE FINANCIAL INSTITUTION.
9. THE BIDDERS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TAX INFORMATION FROM THE APPROPRIATE TAX AGENCIES.
10. THE BIDDERS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE INFORMATION FROM THE APPROPRIATE INSURANCE COMPANIES.

REVISIONS

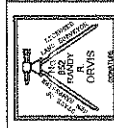
1. REVISION 1: CORRECTED THE AREA OF THE SUBDIVISION PLAT TO 1.00 AC.
2. REVISION 2: CORRECTED THE AREA OF THE SUBDIVISION PLAT TO 1.00 AC.
3. REVISION 3: CORRECTED THE AREA OF THE SUBDIVISION PLAT TO 1.00 AC.
4. REVISION 4: CORRECTED THE AREA OF THE SUBDIVISION PLAT TO 1.00 AC.
5. REVISION 5: CORRECTED THE AREA OF THE SUBDIVISION PLAT TO 1.00 AC.
6. REVISION 6: CORRECTED THE AREA OF THE SUBDIVISION PLAT TO 1.00 AC.
7. REVISION 7: CORRECTED THE AREA OF THE SUBDIVISION PLAT TO 1.00 AC.
8. REVISION 8: CORRECTED THE AREA OF THE SUBDIVISION PLAT TO 1.00 AC.
9. REVISION 9: CORRECTED THE AREA OF THE SUBDIVISION PLAT TO 1.00 AC.
10. REVISION 10: CORRECTED THE AREA OF THE SUBDIVISION PLAT TO 1.00 AC.

LOCUS



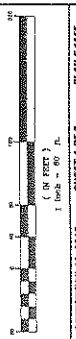
SUBDIVISION PLAT

TAX MAP 204 LOT 1
78 BETTS ROAD
ROCHESTER, NEW YORK
JON M. & CHRISTINE L. CLOUGH
PREPARED FOR



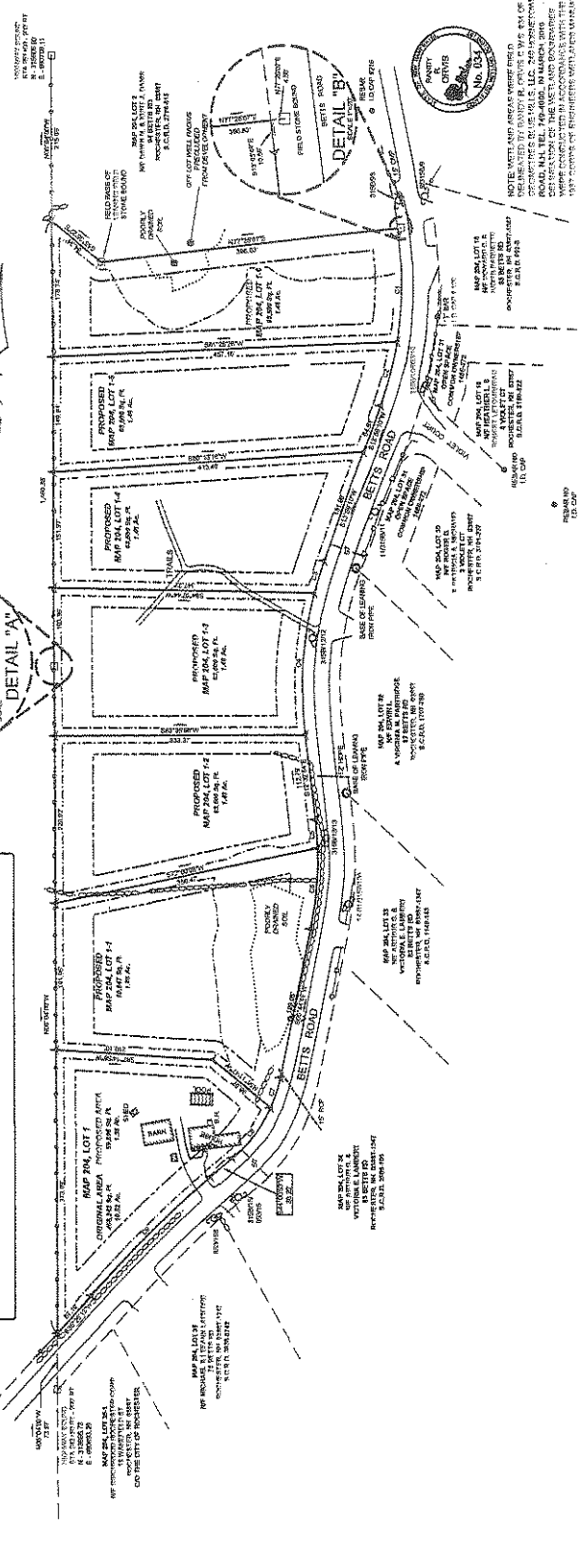
APPROVED
BY ROBERT H. J. JAMES, JR.
DATE
ISSUED BY
FOR

GRAPHIC SCALE



Geometres
Blue Hills, LLC
100 Main St.
Rochester, NY 14620-1000
716.255.1000
www.geometres.com

SPaulding TURNPIKE 325 WIDE R.O.W.



LOT	AREA (AC)	PERCENTAGE OF TOTAL
1	0.10	10.00%
2	0.10	10.00%
3	0.10	10.00%
4	0.10	10.00%
5	0.10	10.00%
6	0.10	10.00%
7	0.10	10.00%
8	0.10	10.00%
9	0.10	10.00%
10	0.10	10.00%
TOTAL	1.00	100.00%

THIS SUBDIVISION PLAT WAS PREPARED BY GEOMETRES BLUE HILLS, LLC, A PROFESSIONAL ENGINEERING FIRM, AND IS SUBJECT TO THE REVIEW AND APPROVAL OF THE STATE OF NEW YORK DEPARTMENT OF TAXATION AND FINANCE. THE BIDDERS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

