

Lot:

RECEIVED

AUG 15 2012

Planning Dept.

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

(a total of three or fewer lots)

City of Rochester, New Hampshire

[office use only. Check # 12355 Amount \$ 400.00 Date paid 8/15/12]

Date: August 14, 2012 Is a conditional needed? Yes: No: Unclear:
(If so, we encourage you to submit an application as soon as possible.)

Property information

Tax map #: 216 Lot #(s): 81 Zoning district: Agricultural

Property address/location: 121 Chestnut Hill Road

Name of project (if applicable): _____

Size of site: 13 acres; overlay zoning district(s)? CO

Property owner

Name (include name of individual): Louise J. Brown

Mailing address: 121 Chestnut Hill Road; Rochester, NH 03867

Telephone #: _____ Fax #: _____

Applicant/developer (if different from property owner)

Name (include name of individual): NH Bureau of Turnpikes, c/o HNTB Corp./Paul Danforth

Mailing address: 340 County Road, Suite 6-C; Westbrook, ME 04092

Telephone #: 207-252-5989 Fax #: _____

Engineer/surveyor

Name (include name of individual): Norway Plains Assoc., 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: 1 new lot ; Are there any pertinent covenants? No

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

City sewer? yes no ☒ ; How far is City sewer from the site? 1,000' +

NORWAY PLAINS ASSOCIATES, INC.

SURVEYORS - ENGINEERS - TRANSPORTATION PLANNERS

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Alton, New Hampshire 03809
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NH (800) 479-3948
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August 14, 2012

Mr. James Campbell
Planning, Development & Zoning
31 Wakefield Street
Rochester, NH 03867

Re: 2-Lot Subdivision – Louise Brown – Tax Map 216, Lot 81 – Chestnut Hill Road

Dear Jim:

On behalf of Louise Brown and the NH Bureau of Turnpikes, we hereby submit plan and application for a 2-lot subdivision of the above referenced property. The NHDOT-Bureau of Turnpikes plans to buy the proposed new lot for the construction of a future maintenance garage. This application, however, deals only with the subdivision.

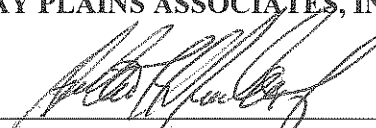
The lot contains an existing single-family home. While a large very-poorly drained wetland exists on this property, there is sufficient area outside of that soil type to obtain the minimum lot size required for each parcel. Municipal water is available in Chestnut Hill Road.

Please note that the owner will need to obtain a variance to create a lot that only has frontage on a limited access highway [see 42.6(a)(25)].

Thank you for your consideration.

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

By: 
Arthur H. Nickless, LLS, President

