



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

**City of Rochester, New Hampshire**

[office use only. Check # \_\_\_\_\_ Amount \$ \_\_\_\_\_ Date paid \_\_\_\_\_]

Date: 11/9/2010 Is a conditional needed? Yes: \_\_\_\_\_ No: \_\_\_\_\_ Unclear: \_\_\_\_\_  
(If so, we encourage you to submit an application as soon as possible.)

**Property information**

Tax map #: 241 ; Lot #'s): 10 ; Zoning district: A

Property address/location: Salmon Falls Road

Name of project (if applicable): \_\_\_\_\_

Size of site: 216 acres; overlay zoning district(s)? CO

**Property owner**

Name (include name of individual): Mary T. Fowler Revocable Trust

Mailing address: 996 Salmon Falls Road; Rochester, NH 03868

Telephone #: 332-3949 Fax #: \_\_\_\_\_

**Applicant/developer** (if different from property owner)

Name (include name of individual): \_\_\_\_\_

Mailing address: \_\_\_\_\_

Telephone #: \_\_\_\_\_ Fax #: \_\_\_\_\_

**Engineer/surveyor**

Name (include name of individual): Norway Plains/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 X ; How far is City water from the site? 4,000' +/-

City sewer? yes \_\_\_\_\_ no X ; How far is City sewer from the site? Miles

(Continued Minor Subdivision Plan application Tax Map: 241 Lot: 10 Zone A)

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: \_\_\_\_\_

Signature of applicant/developer: \_\_\_\_\_

Date: \_\_\_\_\_

Signature of agent:  \_\_\_\_\_

Date: 11/19/10

### 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: 11/19/10

# NORWAY PLAINS ASSOCIATES, INC.

SURVEYORS - ENGINEERS - TRANSPORTATION PLANNERS

31 Mooney Street  
Alton, New Hampshire 03809  
Alton Office (603) 875-3948  
E-MAIL: [anickless@norwayplains.com](mailto:anickless@norwayplains.com)  
WEB: [www.norwayplains.com](http://www.norwayplains.com)

2 Continental Boulevard (03867) P. O. Box 249  
Rochester, New Hampshire 03866-0249  
Telephone (603) 335-3948  
NH (800) 479-3948  
Fax (603) 332-0098

November 9, 2010

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

**Re: Mary Fowler Revocable Trust - Map 214, Lot 10 - Salmon Falls Road**

Dear Michael:

On behalf of Mary Fowler, we hereby submit plan and application for a 2-lot subdivision. This proposal involves creating a 1.4-acre lot from Mrs. Fowler's 216 acre tract located off Salmon Falls Road. Mrs. Fowler intends to convey this lot to her son Richard so he can build a home thereon. The property is zoned Agricultural. The new lot will require an on-lot well and septic system.

David Allain checked the lot for wetlands and also observed test pits as shown on the plan. I have attached a copy of the pit logs for your file.

Thank you for your consideration.

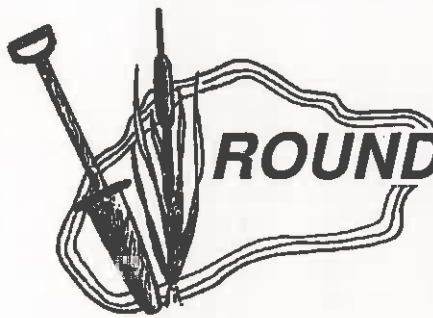
Sincerely,

**NORWAY PLAINS ASSOCIATES, INC.**

By: \_\_\_\_\_

  
Arthur H. Nickless, Jr., PLS, President

cc: Mary & Richard Fowler



# ROUND POND <sup>SOIL</sup> SURVEY

217 POND HILL ROAD  
BARRINGTON, NH 03825  
603-335-1688

- Environmental Consulting
- Planning & Regulatory Permits
- Soil Mapping
- Wetland Delineations
- Site Evaluations
- Septic System Designs
- Shoreland Permits

## TEST PIT DATA

TAX MAP 241 Lot 10  
Mary T. Fowler  
Salmon Falls Road  
Rochester NH 03867

Test Pit # 1 10/29/10

0-12" 10yr3/3 sandy loam, granular, friable

12-18" 10yr5/6 sandy loam granular, friable

18-60" 10yr5/2 sandy loam, blocky, firm, redox features.

Notes: SHWT 18". Soils observed are similar to Woodbridge Series Soils

Test Pit # 2 10/29/10

0-12" 10yr3/3 sandy loam, granular, friable

12-18" 10yr6/3 sandy loam, massive, friable

18- 24" 10yr 3/2 sandy loam, massive, friable ( BURIED "A" horizon)

24-36" 10yr5/6 sandy loam, granular, friable

36-60" 10yr5/2 sandy loam, blocky, firm, redox features.

Notes: SHWT 36". Soils observed are similar to Woodbridge Series Soils.

Please note that the buried "A" horizon at about 18 to 14" is somewhat restrictive and needs to be removed under and around the leaching area and replaced with medium to coarse clean sands.

