



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

Date: 03/08/11 [office use only. Check # _____ Amount \$ _____ Date paid _____]

Property information

Tax map #: 241; Lot #'s: 9; Zoning district: A

Property address/location: 1062 Salmon Falls Road

Name of project (if applicable): _____

Size of site: 3 acres; overlay zoning district(s)? CO

Property owner

Name (include name of individual): Timothy & Sally Fontneau

Mailing address: PO Box 1293 Rochester, NH 03866

Telephone #: 603-332-0607 Fax #: 603-332-0607

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: PO 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

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: 3/8/11

Signature of applicant/developer: _____

Date: _____

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: 3/8/11

Tim and Sally Fontneau

PO Box 1293

Rochester, NH 03866

March 8, 2011

Mr. Michael Behrendt, Planner

Planning, Development & Zoning

31 Wakefield Street

Rochester, NH 03867

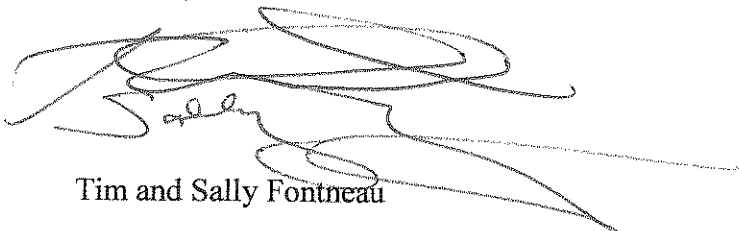
Re: Tim & Sally Fontneau Map 241, Lot 9 Salmon Falls Road

Dear Michael,

We hereby submit plan and application for a 2-lot subdivision. This proposal creates a 1.22 acre from our 3 acre lot located off Salmon Falls Road. The property is zoned Agricultural. The new lot will require an on-site well and septic system.

Thank you for your consideration.

Sincerely,

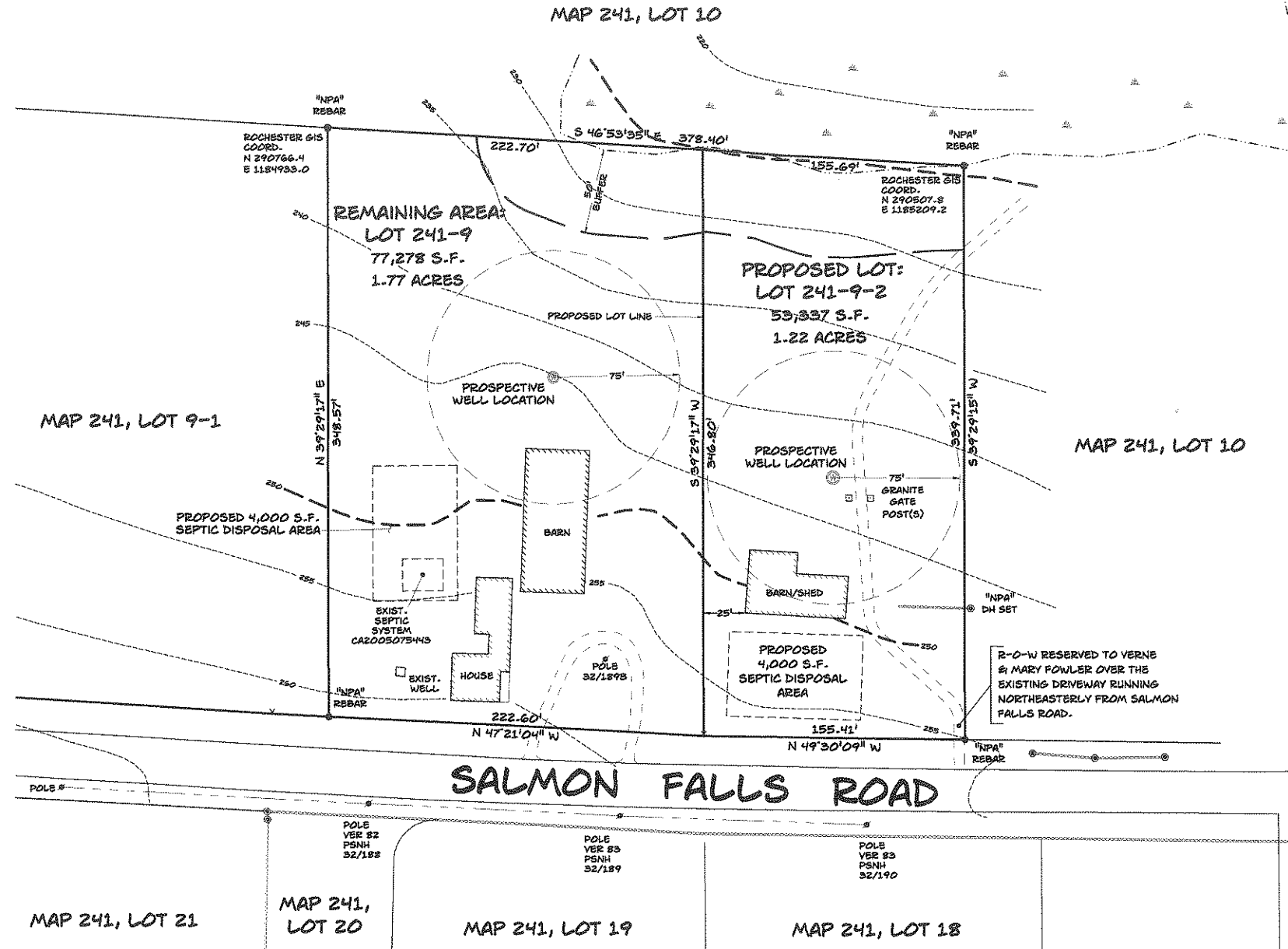
A handwritten signature in black ink, appearing to read 'Tim and Sally Fontneau', is written over a large, stylized, scribbled-out area that covers the space where a name might typically be written. The signature is written in a cursive, flowing style.

Tim and Sally Fontneau



MAP/LOT OWNER/APPLICANT
241/9 TIMOTHY & SALLY FONTNEAU; P.O. BOX 1293; ROCHESTER NH 03866-1293

MAP/LOT ABUTTERS
241-9-1 WALNUT GROVE PROPERTIES, LLC; P.O. BOX 1293; ROCHESTER, NH 03866-1293
241/10 MARY T. FOWLER REVOCABLE TRUST C/O MARY FOWLER, TRUSTEE; 996 SALMON FALLS ROAD, ROCHESTER, NH 03868
241/18 JOHN T. & LYNDA L. LYDON; 1069 SALMON FALLS ROAD, ROCHESTER, NH 03868
241/19 CHARLES P. & PENNY SUE KEON; 1063 SALMON FALLS ROAD, ROCHESTER, NH 03868
241/20 PHILIP & CYNTHIA FOWLER; 1094 SALMON FALLS ROAD, ROCHESTER, NH 03868



NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE SUBDIVISION OF LOT 9 INTO TWO LOTS.
2. TOTAL PARCEL AREA:
MAP 241, LOT 9
130,615 S.F./3.0 ACRES
3. PARCEL IS ZONED AGRICULTURAL.
4. MINIMUM LOT REQUIREMENTS: BUILDING SETBACKS:
LOT SIZE = 40,000 SF FY. = 35'
FRONTAGE = 150' SY. = 25'
RY. = 50'
5. THE LOTS ARE/WILL BE SERVICED BY ON-LOT WELLS AND SEPTIC SYSTEMS.
6. THE PROPOSED LOT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED 9/16/1982, COMMUNITY PANEL 330150-0010 B.
7. FOR MORE INFORMATION ABOUT THIS SUBDIVISION CONTACT THE ROCHESTER PLANNING DEPARTMENT, CITY HALL, 31 WAKEFIELD STREET, ROCHESTER, NH 03867. (603)335-3948
8. THIS SUBDIVISION IS APPROVED WITH THE CONDITION THAT MOBILE HOMES NOT BE PLACED ON EITHER LOT.

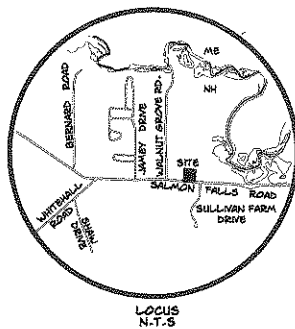
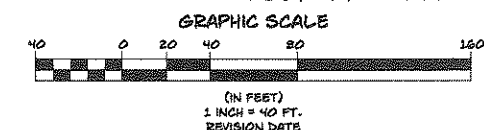
APPROVED FOR RECORD:

ROCHESTER PLANNING BOARD

TAX MAP 241, LOT 9
OWNER OF RECORD:
WALNUT GROVE PROPERTIES, LLC
P.O. BOX 1293
ROCHESTER, N.H.
BK 3033 PG 528

SUBDIVISION OF LAND
SALMON FALLS ROAD
TAX MAP 241, LOT 9
ROCHESTER, NH

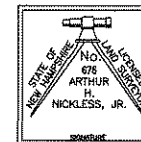
PREPARED FOR
TIMOTHY & SALLY FONTNEAU
1"=40' FEBRUARY 2011



FILE NO. 109
PLAN NO. C-2241-S2
DWG. NO. 05022/S-2
F.B. NO. "33"SPR

SUBDIVISION APPROVAL
WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS, AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBDIVISION REGULATIONS, AS AMENDED OR AS MAY LATER BE AMENDED, IN EFFECT ON THE DATE OF APPROVAL UNLESS OR EXCEPT INsofar AS EXPRESSLY WAIVED IN ANY PARTICULAR, BELOW. NON-ADHERENCE MAY RESULT IN A REVOCATION OF APPROVAL. ANY VARIATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FROM SUB-DIVISION APPROVAL.

I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY DIRECTION, IS THE RESULT OF A SURVEY MADE ON THE GROUND AS PER RECORDED DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLAN CLOSURE EXCEEDS 1:10,000.



ARTHUR H. NICKLESS, JR., L.L.S. DATE:

NORWAY PLAINS ASSOCIATES, INC.