



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

Date: 6/13/11 [office use only. Check # _____ Amount \$ _____ Date paid _____]

Property information

Tax map #: 251; Lot #(s): 101; Zoning district: AGRICULTURAL

Property address/location: 130 GEAR ROAD

Name of project (if applicable): SUBDIVISION PLAN

Size of site: 11.01 acres; overlay zoning district(s)? N/A

Property owner

Name (include name of individual): WILLIAM & SARAH BRENNAN

Mailing address: 130 GEAR ROAD, ROCHESTER, NH.

Telephone #: 603-817-4738 Fax #: N/A

Applicant/developer (if different from property owner)

Name (include name of individual): SAME

Mailing address: _____

Telephone #: _____ Fax #: _____

Engineer/surveyor

Name (include name of individual): POHOPEK LAND SURVEYORS LLC

Mailing address: 42 FLAGG RD., ROCHESTER NH

Telephone #: 603-330-3262 Fax #: SAME

Email address: BLPLLS@metrocast.net Professional license #: LLS 538

Proposed project

Number of proposed lots: 2; Are there any pertinent covenants? NO

City water? yes X no ____; How far is City water from the site? AT SITE

City sewer? yes ____ no X; How far is City sewer from the site? 2 MILES

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

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: William Bunn Sarah Brennan
Date: 6/5/11

Signature of applicant/developer: (OWNER)

Date: _____

Signature of agent: Bruce L. Thopek
Date: 5/9/11

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: William Bunn Sarah Brennan
Date: 6/5/11

Pohopek Land Surveyors
Surveying, Land Planning, Consulting & Septic Designs

42 Flagg Road
Rochester, NH 03839
(603) 330-3262

May 31, 2011

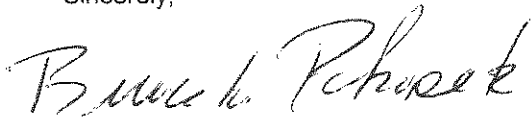
Rochester Planning Board
31 Wakefield Street
Rochester, NH 03867-1917

RE: Minor Subdivision of land @ 130 Gear Road, Rochester, NH.

Dear Planning Board Members,

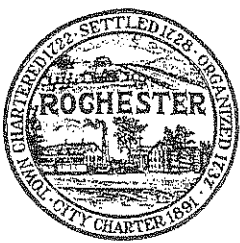
The intent of this application is to subdivide the existing 11.01 acres +/- Tax Map Parcel 251 / Lot 101, located at # 130 Gear Road, Rochester, NH, into 2 Lots per City of Rochester ZBA approval, case 2008-04. The lot with the existing house will have 5.14 acres and the proposed new lot 5.87 acres, with no further subdivision of these properties allowed.

Sincerely,



Bruce L. Pohopek

RECEIVED
JUN 13 2011
Planning Dept.



PLANNING AND DEVELOPMENT DEPARTMENT
City Hall - Second Floor
31 Wakefield Street
Rochester, New Hampshire 03867-1917
(603) 335-1338 • Fax (603) 335-7585
www.rochesternh.net

Planning & Zoning
Community Development
Conservation Commission
Historic District Commission

**ZONING BOARD OF ADJUSTMENT
NOTICE OF DECISION
Case No. 2008-04**

February 14, 2008

Case 2008-04 Application by Steve Brennan, for a variance under Article 42.16 Table 2 of the City's Zoning Ordinance to allow a subdivision making two lots with less than the required frontage.

Location: 130 Gear Road
Tax Map 251, Lot 101, Agricultural Zone

The above application, was **GRANTED**, by the Zoning Board of Adjustment at its February 13, 2008 public hearing, with the following condition:

- A document be created and recorded as part of the deed for each lot stating there can be no further subdivision of the lot.

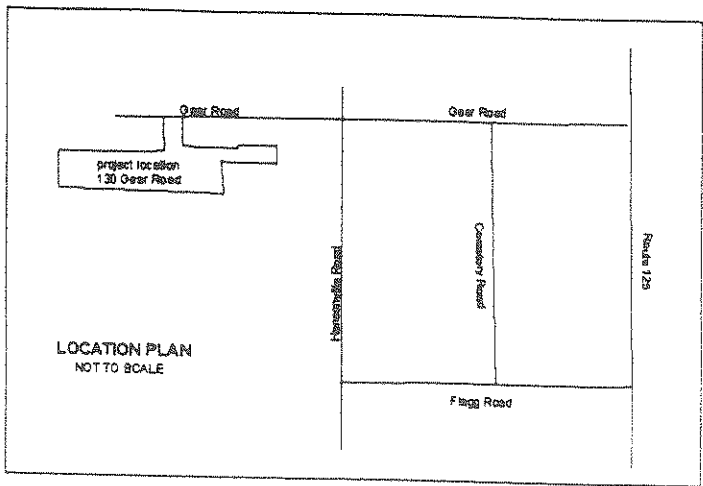
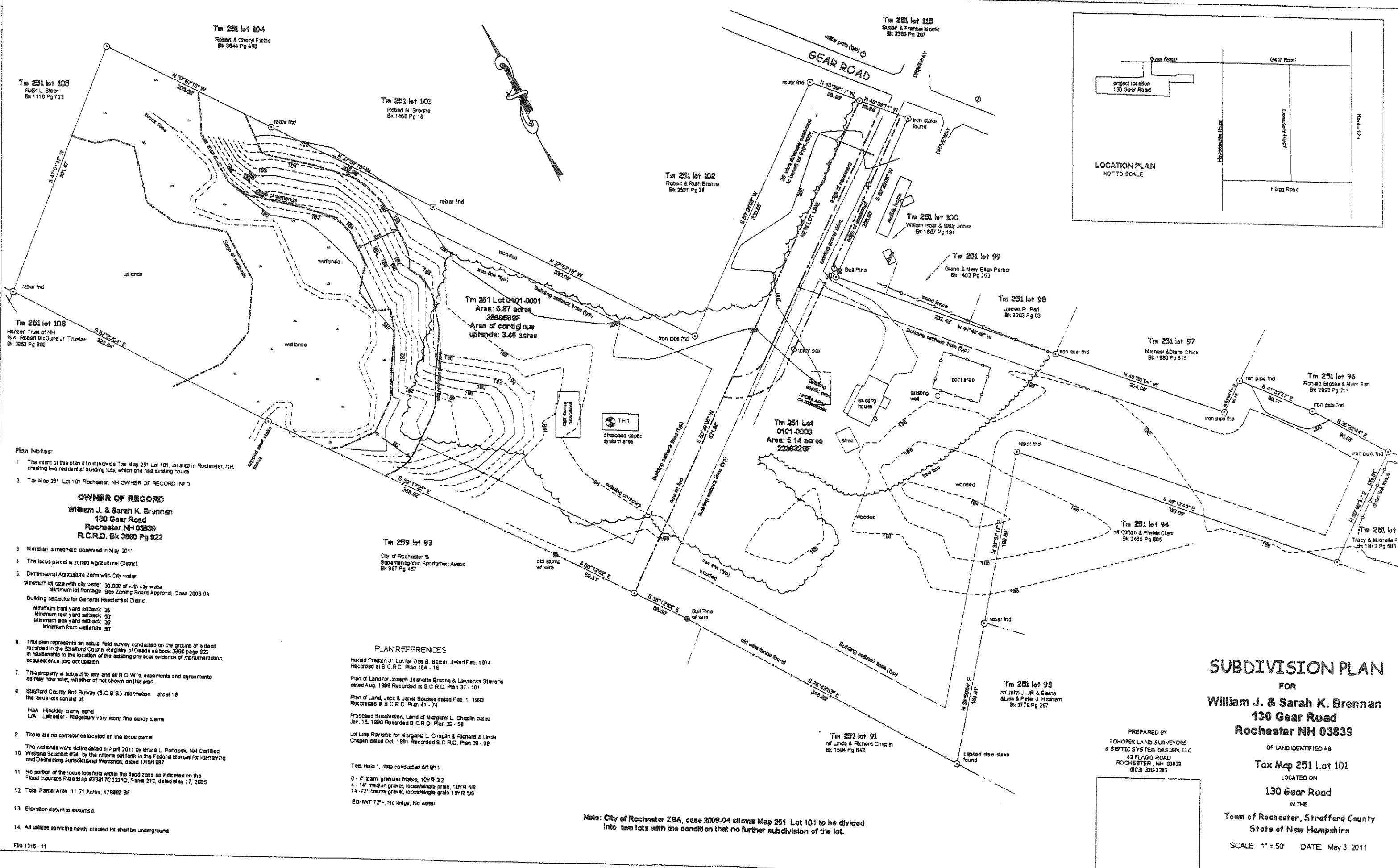


Scott Benoit, Chairperson
Rochester Board of Adjustment

It is the applicant's responsibility to obtain any applicable permits from local, state, and federal agencies. Contact the City of Rochester Code Enforcement Department at 332-3508 to apply for any necessary permits and the certificate of occupancy. Any work completed within the thirty (30) day appeal period, explained below, is at your risk.

Note: Any person affected has a right to appeal this decision. If you wish to appeal, you must act within **thirty (30) days** of the date of the hearing. The necessary first step, before any appeal may be taken to the Courts, is to apply to the Board of Adjustment for a rehearing. The motion for rehearing must set forth all the grounds (i.e. what is the technical error or what is the new evidence not available to you at the first hearing) on which you will base your appeal. See New Hampshire Statutes, RSA Chapter 677, for more information.

cc: Code Enforcement Office
Assessing Dept.
File



- Plan Notes:**
- The intent of this plan is to subdivide Tax Map 251 Lot 101, located in Rochester, NH, creating two residential building lots, which one has existing house.
 - Tax Map 251 Lot 101 Rochester, NH OWNER OF RECORD INFO
 - Meridian is magnetic observed in May 2011.
 - The locus parcel is zoned Agricultural District.
 - Dimensional Agriculture Zone with City water
Minimum lot size with city water 30,000 sq ft with city water
Minimum lot frontage See Zoning Board Approval, Case 2008-04
Building setbacks for General Residential District:
Minimum front yard setback 25'
Minimum rear yard setback 50'
Minimum side yard setback 25'
Minimum from wetlands 50'
 - This plan represents an actual field survey conducted on the ground of a deed recorded in the Strafford County Registry of Deeds as book 3680 page 922 in relationship to the location of the existing physical evidence of monumentation, sequence and occupation.
 - This property is subject to any and all R.O.W.'s, easements and agreements as may now exist, whether or not shown on this plan.
 - Strafford County Soil Survey (S.C.S.) information sheet 19 the locus lots consist of:
H&A Hincley loamy sand
L&A Leicester - Ridgebury very stony fine sandy loams
 - There are no cemeteries located on the locus parcel.
 - The wetlands were delineated in April 2011 by Bruce L. Pophok, NH Certified Wetland Scientist #24, by the criteria set forth in the Federal Manual for Identifying and Delineating Jurisdictional Wetlands, dated 1/10/1987.
 - No portion of the locus lots falls within the flood zone as indicated on the Flood Insurance Rate Map #33017C02310, Panel 213, dated May 17, 2005.
 - Total Parcel Area: 11.01 Acres, 476888 SF
 - Elevation datum is assumed.
 - All utilities servicing newly created lot shall be underground.

PLAN REFERENCES

Harold Preston Jr. Lot for Otto B. Spicer, dated Feb. 1974
Recorded at S.C.R.D. Plan 18A - 18
Plan of Land for Joseph Jeanette Brenna & Lawrence Stevens
dated Aug. 1999 Recorded at S.C.R.D. Plan 37 - 101
Plan of Land, Jack & Janet Gousses dated Feb. 1, 1983
Recorded at S.C.R.D. Plan 41 - 74
Proposed Subdivision, Land of Margaret L. Chaplin dated
Jan. 15, 1990 Recorded S.C.R.D. Plan 20 - 38
Lot Line Revision for Margaret L. Chaplin & Richard & Linda
Chaplin dated Oct. 1991 Recorded S.C.R.D. Plan 36 - 38
Test Hole 1, date conducted 5/1/91
0 - 4" loam granular friable, 10YR 2/2
4 - 14" medium gravel, loam/single grain, 10YR 5/6
14 - 72" coarse gravel, loam/single grain 10YR 5/6
BSHWY 72": No ledge, No water

Note: City of Rochester ZBA, case 2008-04 allows Map 251 Lot 101 to be divided into two lots with the condition that no further subdivision of the lot.

SUBDIVISION PLAN

FOR
William J. & Sarah K. Brennan
130 Gear Road
Rochester NH 03839

OF LAND IDENTIFIED AS

Tax Map 251 Lot 101
LOCATED ON

130 Gear Road
IN THE

Town of Rochester, Strafford County
State of New Hampshire

SCALE: 1" = 50' DATE: May 3, 2011

PREPARED BY
POHOPEK LAND SURVEYORS
& SEPTIC SYSTEM DESIGN, LLC
42 FLAGG ROAD
ROCHESTER, NH 03839
(603) 330-1282