

City of Rochester Planning Department
31 Wakefield Street
Rochester, NH 03867
(603) 335-1338



PRELIMINARY
Subdivision Application

Check one of the following: ☒ Design Review ☐ Conceptual (design review is strongly encouraged)

Property information

Tax map #: 253; Lot #(s): 49; Zoning district: Agricultural

Property address/location: 36 Peaslee Road; # acres: 16

Name of project (if applicable): _____

Proposed project

Describe proposed project: Residential major subdivision

Approximate # of lots proposed: 9; approx. # acres of upland: 13.5

City water? yes X no ; how far is City water from the site? _____

City sewer? yes no X; how far is City sewer from the site? Miles _____

Applicant/Agent

Property owner (include name of individual): Hope Farm Real Estate Holdings LLC/P.Ramsey

Property owner mailing address: P.O. Box 1903; Rochester, NH 03866-1903

Property owner phone # 234-3274 email: _____

Applicant/developer (if different from property owner): _____

Applicant/developer phone # Same email: _____

Engineer/designer/agent: Norway Plains Assoc., Inc./Art Nickless

Engineer/designer/agent phone # 335-3948 email: anickless@norwayplains.com

Signature

Date

[Office use only. Payment of fee. Amount \$ _____ Check # _____ Date paid _____]

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
WEB: 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

May 11, 2010

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

Re: Hope Farm Real Estate Holdings - Lowell St./Peaslee Rd. - Map 253, Lot 49

Dear Michael:

On behalf of Hope Farm Real Estate Holdings, we hereby submit preliminary plans and application for the above referenced site. As you know, the owners of the property have come before the Planning Board previously to discuss subdivision possibilities. Since that time, they have approached me to help them to develop an over-55 adult community that will also allow them to preserve as much of the old farm as possible.

As you examine our submission, you will note that it is made up of two separate plans. The first plan depicts a conventional subdivision of the property into nine (9) lots, each capable of supporting a duplex. This type of development would obviously have the most impact on the overall property and would not result in any open space preservation.

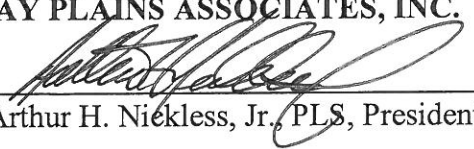
Our second plan depicts the same number of units clustered in one corner of the property. This concept would obviously preserve a great majority of the remaining parcel and minimize the impact to the farm.

Unfortunately, this type of project does not fit into any of the categories available to owners of Agriculturally-zoned property. In order for this project to move forward, the applicant will need to apply for a variance. Before taking on that task, however, we thought it would be prudent to discuss the concept with the Planning Board first. It is our hope that the Board will ultimately support our application to the ZBA.

We look forward to discussing this project with staff and the Planning Board. Thank you for your consideration.

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

By: 
Arthur H. Nickless, Jr., PLS, President

cc: Paul Ramsey