



85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

September 19, 2023

Rochester Planning Board
Attn. Mark Collopy, Chair
31 Wakefield Street
Rochester, NH 03867

**RE: Major Subdivision Application (SUBD-22-7) – Conditional Use Application
Autumn Street, Rochester, NH
Tax Map 104, Lot 10
JBE Project No. 22022**

Dear Board Members,

Jones & Beach Engineers, Inc., respectfully submits a Conditional Use Application in support of our Major Subdivision Application for the above-referenced parcel on behalf of our client, Tuck Realty Corporation. The Conditional Use Permit is required for the proposal of a drainageways within wetland buffers.

Article 12 – Conservation Overlay District

- The construction of drainageways within the required wetland/river buffer is allowed by Conditional Use after the Planning Board determines the project meets the intents of the ordinance. We believe the proposed subdivision meets many of the design objectives from the ordinance:
 - The drainage ways constructed within the wetland/river buffers allow the project to collect, treat and detain stormwater runoff from the proposed subdivision to meet both City and State requirements.
 - All areas of encroachment will be permanently stabilized with vegetation and riprap (where required).
 - The construction of these drainageways within the wetland/river buffers allows the project to reduce the peak rates of runoff for this project in the post-development condition, reducing flooding impacts to adjacent waterbodies.
- There are four (4) areas of encroachment within the 75' buffer to the Salmon Falls River and 50' wetland buffer. These areas are described below and shown on the attached plans:
 - Encroachment Area #1 is a small area of encroachment within the 75' buffer to the Salmon Falls River. This encroachment is for the larger bioretention pond that treats & detains most of the stormwater runoff from the proposed subdivision. This encroachment is within the NHDES Shoreland Zone and has received approval from NHDES via the project's NHDES Shoreland Permit.

- Encroachment Area #2 is a small area of encroachment within the 50' wetland buffer. This encroachment is for the second, smaller bioretention pond that treats & detains a portion of the proposed subdivision and receives runoff via the drainage swale associated with Encroachment Area #3. This encroachment is within the NHDES Shoreland Zone and has received approval from NHDES via the project's NHDES Shoreland Permit.
- Encroachment Area #3 is a narrow area of encroachment within the 50' wetland buffer. This encroachment is for a proposed drainage swale that will collect and direct stormwater runoff from proposed lots 10-1 thru 10-7. The construction of this swale allows the development to collect all runoff from these lots for treatment.
- Encroachment Area #4 is a small area of encroachment within the 75' buffer to the Salmon Falls River. This encroachment is for a proposed drainage swale that runs along the south/southwest side of the proposed subdivision to collect and divert runoff from abutting lots to the south. This encroachment is within the NHDES Shoreland Zone and has received approval from NHDES via the project's NHDES Shoreland Permit.

For these reasons we request that the Board approve the construction of drainageways within the 75' buffer to the Salmon Falls River and 50' wetland buffer for this application.

If you have any questions or need any additional information, please feel free to contact our office. Thank you very much for your time.

Very truly yours,

JONES & BEACH ENGINEERS, INC.



Ian MacKinnon, P.E.

Associate | Project Manager

cc: Mike Garrepy, Tuck Realty Corporation representative



Conditional Use Permit Application

City of Rochester, New Hampshire

Date: 9/19/2023

Property information

Tax map #: 104; Lot #'s: 10; Zoning district: Residential-1 (R1)

Property address/location: 0 Autumn Street

Name of project (if applicable): Autumn Street Subdivision (SUBD-22-7)

Property owner

Name (include name of individual): EWST, LLC

Mailing address: PO Box 190, Exeter, NH 03833

Telephone #: _____ Fax _____

Applicant/developer (if different from property owner)

Name (include name of individual): Tuck Realty Corporation, Turner Porter

Mailing address: PO Box 190, Exeter, NH 03833

Telephone #: 603-778-6894 Fax #: _____

Engineer/designer

Name (include name of individual): Ian MacKinnon P.E., Jones & Beach Engineers, Inc.

Mailing address: PO Box 219, Stratham, NH 03885

Telephone #: 603-772-4746 Fax #: _____

Email address: imackinnon@jonesandbeach.com Professional license #: 16659

Proposed Project

Please describe the proposed project: Proposed subdivision consisting of two new roadways and the creation of twenty-three (23)

single-family lots and two (2) open space areas/lots for a total of 26 lots carved out of the parent parcel. The proposed lots will be serviced by municipal water &

sewer, underground electric, and on-site propane if landowners choose. The frontage on the Salmon Falls River will be preserved in the proposed open space.

Please describe the existing conditions: The existing 15+ acre site currently exists as a wooded lot with over 1,500 LF
of frontage on the Salmon Falls River. The existing lot has two points of connection to the adjacent street: a short 50'-wide ROW to Sandina Drive and a longer
50'-wide ROW to Autumn Street. The property was selectively logged in the past and some remnants of the logging roads are visible on-site.

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 Conditional Use application to the City of Rochester Planning Board pursuant to the City of Rochester Zoning Ordinance 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: _____

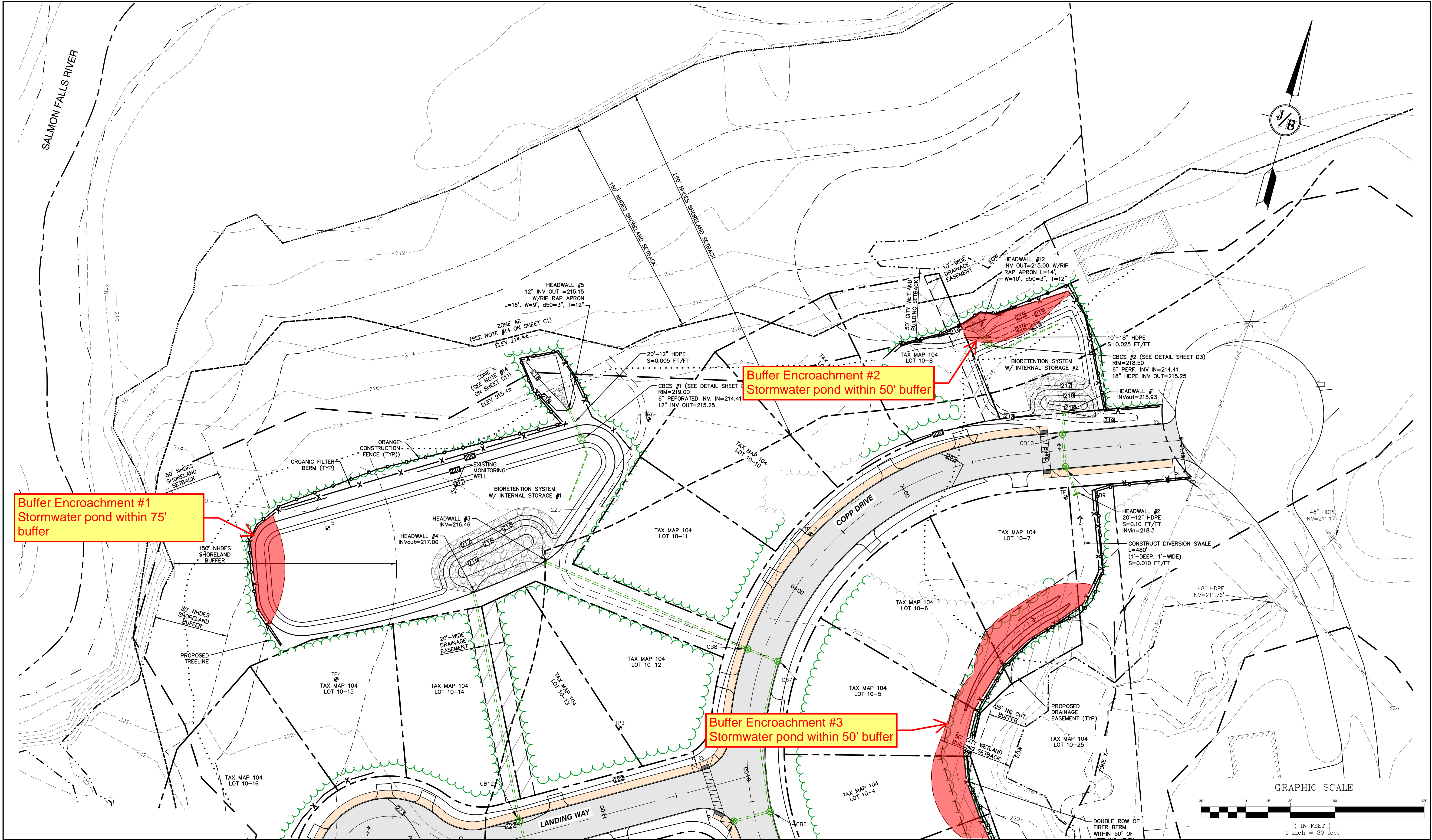
Date: _____

Signature of applicant/developer: _____

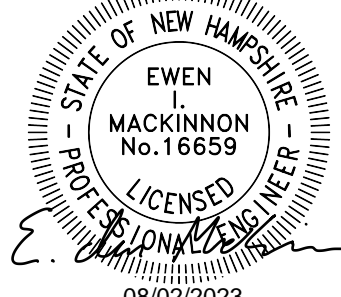
Date: _____

Signature of agent: E. dan Mahan

Date: 9/19/2023



Design: LAZ	Draft: LAZ	Date: 6/21/22
Checked: ISM	Scale: AS NOTED	Project No.: 22022
Drawing Name: 22022-PLAN.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		



9	8/2/23	REVISIONS PER HEC-RAS RESULTS, GRADING & DRAINAGE EDITS	LAZ
8	7/11/23	REVISIONS PER NHDES SEWER COMMENTS	LAZ
7	6/6/23	REVISIONS PER NHDES SEWER COMMENTS	LAZ
6	4/14/23	REMOVED INDIVIDUAL LOT CONSTRUCTION	LAZ
5	2/14/23	REVISIONS PER CITY AND A&T COMMENTS	LAZ
REV.	DATE	REVISION	BY

J/B
Jones & Beach Engineers, Inc.
85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885

Designed and Produced in NH
Civil Engineering Services
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	GRADING & DRAINAGE PLAN
Project:	RESIDENTIAL SUBDIVISION AUTUMN STREET, ROCHESTER, NH
Owner of Record:	EWST, LLC PO BOX 190, EXETER, NH 03833

DRAWING No.
C3-1
SHEET 9 OF 22
JBE PROJECT NO. 22022

