



MINOR SUBDIVISION APPLICATION

(a total of three or fewer lots)

City of Rochester, New Hampshire

Date: February 2, 2024 Is a conditional needed? Yes: No: X Unclear:
(If so, we encourage you to submit an application as soon as possible.)

Property information

Tax map #: 127; Lot #'s): 89; Zoning district: R1

Property address/location: 5 Crockett Street, Rochester, NH 03867

Name of project (if applicable): Granite State Housing LLC

Size of site: 1.05 acres; overlay zoning district(s)?

Property owner

Name (include name of individual): Granite State Housing LLC

Mailing address: 373 Nutes Road, Milton, NH, 03851

Telephone #: 603-923-0651 Email: seckendorfjh@yahoo.com

Applicant/developer (if different from property owner)

Name (include name of individual): Northam Survey LLC

Mailing address: 686 Central Ave, Suite 100, Dover, NH, 03820

Telephone #: 603-953-3164 Email: eric@northamsurvey.com/
info@northamsurvey.com

Engineer/surveyor

Name (include name of individual): Same as above

Mailing address:

Telephone #: Fax #:

Email address: Professional license #:

Proposed project

Number of proposed lots: 3; Are there any pertinent covenants? NO

Number of cubic yards of earth being removed from the site?

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

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

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:

This application is contingent of zoning board approval from section 275-19.02 and

table 19-A (dimensional standards): minimum lot frontage.

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: Eric Salovitch

Date: 2/2/2024

Signature of agent: _____

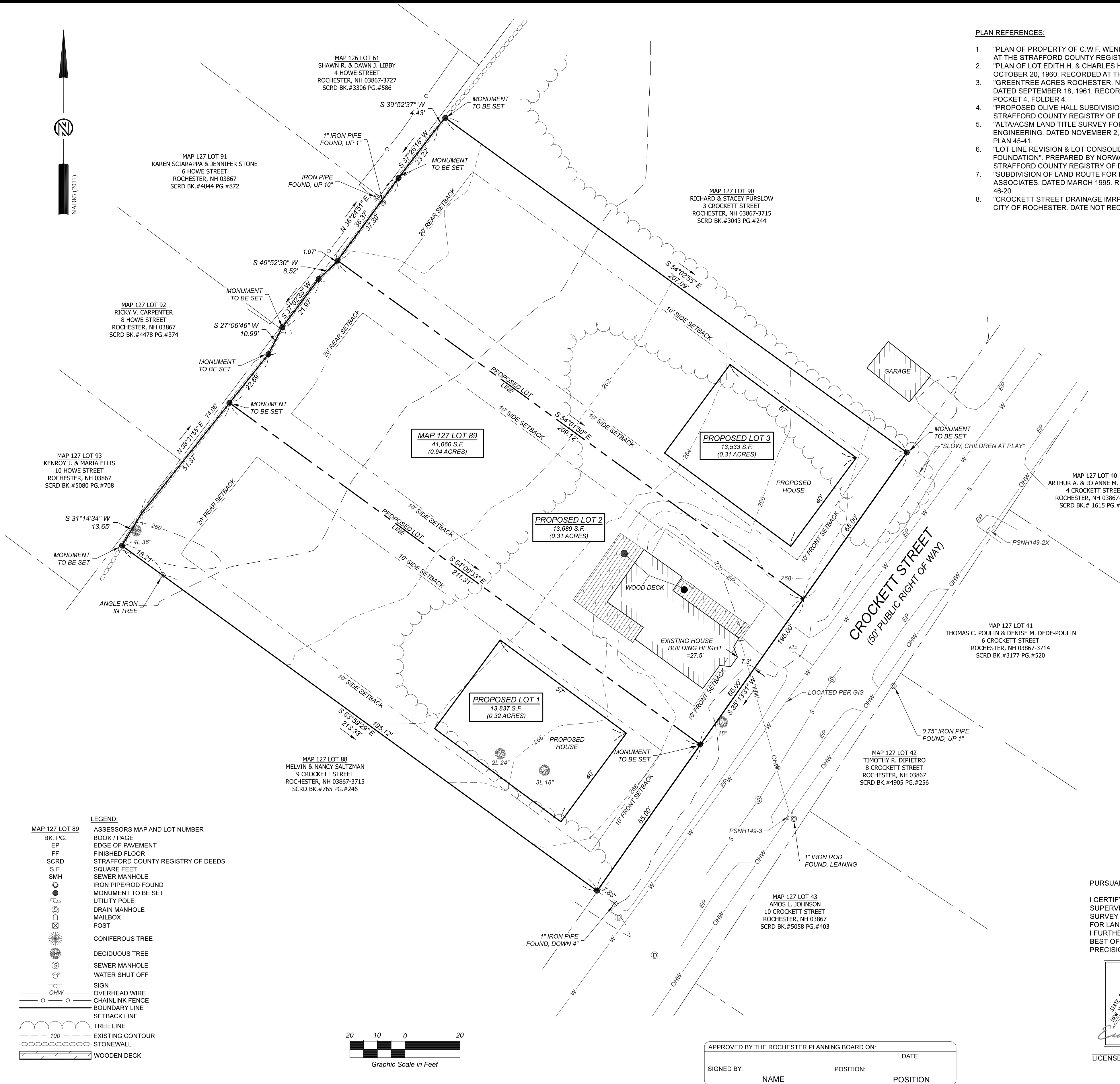
Date: _____

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: See Letter of Authorization

Date: _____



PLAN REFERENCES:

- "PLAN OF PROPERTY OF C.W.F. WENDELL". PREPARED BY L.E. SCRUTON C.E. DATED APRIL 6, 1917. RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS VOLUME 380, PAGE 347.
- "PLAN OF LOT EDITH H. & CHARLES H. HARTE". PREPARED BY G. L. DAVIS & ASSOCIATES ENGINEERS. DATED OCTOBER 20, 1960. RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS BOOK 584, PAGE 198.
- "GREENTREE ACRES ROCHESTER, NEW HAMPSHIRE SUBDIVISION". PREPARED BY KENDALL REAL ESTATE INC. DATED SEPTEMBER 18, 1961. RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN 12, POCKET 4, FOLDER 4.
- "PROPOSED OLIVE HALL SUBDIVISION". PREPARED BY G. L. DAVIS. DATED JULY 2, 1955. RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS POCKET 5, FOLDER 2, PLAN 3.
- "ALTAJACSM LAND TITLE SURVEY FOR FRISBIE MEMORIAL HOSPITAL". PREPARED BY BERRY SURVEYING & ENGINEERING. DATED NOVEMBER 2, 1993. RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN 45-41.
- "LOT LINE REVISION & LOT CONSOLIDATION PLAN FOR FRISBIE MEMORIAL HOSPITAL AND THE FRISBIE FOUNDATION". PREPARED BY NORWAY PLAINS ASSOCIATES, INC. DATED HUNE 22, 1999. RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN 56-64.
- "SUBDIVISION OF LAND ROUTE FOR FRISBIE MEMORIAL HOSPITAL". PREPARED BY NORWAY PLAINS ASSOCIATES. DATED MARCH 1995. RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN 48-20.
- "CROCKETT STREET DRAINAGE IMPROVEMENT". PREPARED BY THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF ROCHESTER. DATE NOT RECORDED. PLAN NOT RECORDED.

NOTES:

- SUBJECT PARCEL: TAX MAP 127 LOT 89
5 CROCKETT STREET
ROCHESTER, NH 03867
NS PROJECT #914
- OWNER OF RECORD: GRANITE STATE HOUSING, LLC
373 NUTES ROAD
MILTON, NH 03851
S.C.R.D. BOOK 5133, PAGE 59
- PARCEL AREA: 41,060 S.F. OR 0.94 AC
- DIMENSIONAL REQUIREMENTS:
MIN LOT AREA: 10,000 S.F.
MIN LOT FRONTAGE: 100'
MIN FRONT SETBACK: 10'
MIN SIDE SETBACK: 10'
MIN REAR SETBACK: 20'
MAX BUILDING HEIGHT: 35'
MAX LOT COVERAGE: 35%
- ZONING INFORMATION SHOWN HEREON IS PER THE TOWN OF ROCHESTER ZONING ORDINANCE DATED 4/22/2014 LAST REVISED 11/01/2018. ADDITIONAL REGULATIONS APPLY, THE LAND OWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE TOWN, STATE, AND FEDERAL REGULATIONS.
- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE SUBJECT PARCEL INTO THREE LOTS.
- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE SUBJECT PARCEL INTO THREE LOTS FLOOD HAZARD ZONE: "X" WITH AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FIRM MAP #33017C0212D, DATED 5/17/2005.
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.
- FIELD SURVEY COMPLETED BY NORTHAM SURVEY IN NOVEMBER, 2023 USING A TRIMBLE S5 TOTAL STATION WITH A TRIMBLE TSC3 DATA COLLECTOR, A TRIMBLE R12 GPS RECEIVER AND A SOKKIA B31 AUTO LEVEL.
- HORIZONTAL DATUM IS NAD83(2011) NEW HAMPSHIRE STATE PLANE COORDINATES PER STATIC GPS OBSERVATIONS.
- THE VERTICAL DATUM IS NAVD88 PER STATIC GPS OBSERVATIONS. THE CONTOUR INTERVAL IS 2'.
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
- THE RIGHT OF WAY FOR CROCKETT STREET HAS BEEN RECONSTRUCTED BY HOLDING A WIDTH OF 50' AS CITED IN DEED OF STRAFFORD COUNTY REGISTRY OF DEEDS BOOK 290 PG 148, DATED 4/5/1889, AND MEASURING 25' FROM THE EXISTING CENTER LINE OF THE TRAVELED WAY.
- THE EXISTING AND PROPOSED LOTS ARE TO BE SERVED BY MUNICIPAL SEWER AND WATER. DESIGN FOR THESE SERVICES ON THE PROPOSED LOTS WILL BE COMPLETED WHEN FILING FOR BUILDING PERMITS.
- SOIL INFORMATION IS DEPICTED AS CHARLTON FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES. PER U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE PUBLISHED JANUARY 2009, A SITE SPECIFIC SOIL SURVEY WAS NOT CONDUCTED IN PART OF THIS SURVEY.
- IT'S RECOMMENDED THAT ANY NEW ELECTRICAL SERVICE TO BE UNDERGROUND.
- PROPOSED FOUNDATIONS WILL BE INSTALLED WITH FOUNDATION DRAINS TO ENCOURAGE STORM WATER RUNOFF FROM CROCKETT STREET TO BE DISCHARGED IN THE REAR OF THE PROPOSED STRUCTURES.

SUBDIVISION APPROVAL:

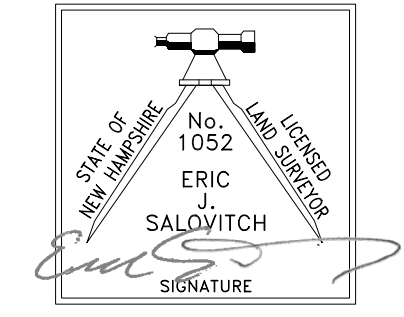
WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBDIVISION REGULATIONS AS AMENDED OR AS MAY LATER BE AMENDED, IN EFFECT ON THE DATE OF APPROVAL, UNLESS OR EXPECT 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 FOR SUBDIVISION APPROVAL.

APPROVED VARIANCES ON FEBRUARY 14, 2024 SEE ROCHESTER ZBA CASE Z-24-06:

- ZONING SECTION 275-19.02 AND TABLE 19-A (DIMENSIONAL STANDARDS): MINIMUM LOT FRONTAGE

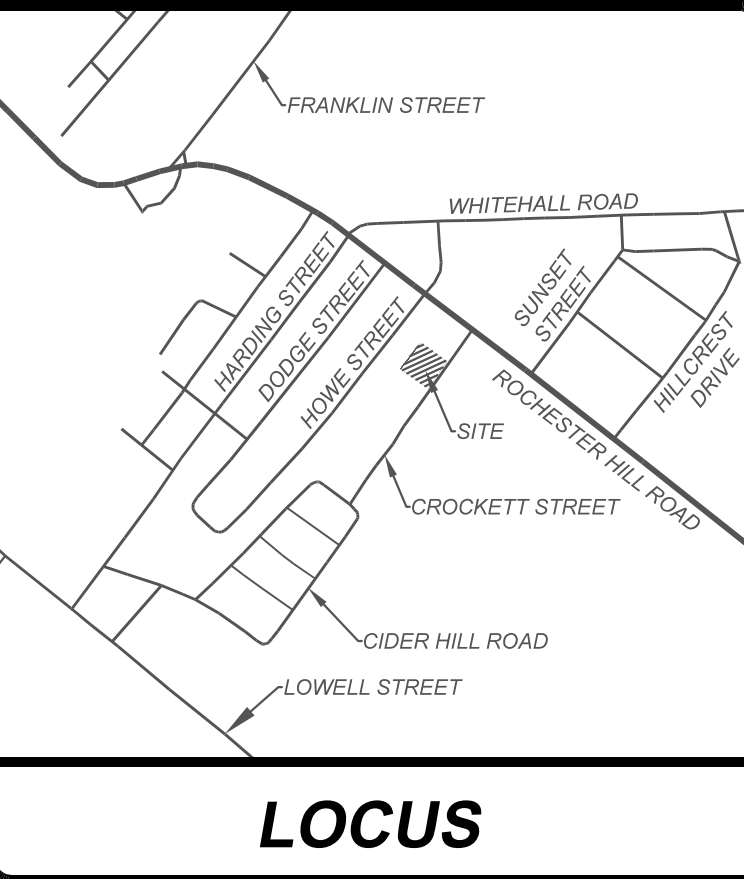
PURSUANT TO NEW HAMPSHIRE REVISED STATUTES ANNOTATED 676:18, II, III AND IV AND 672:14:

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS.
I FURTHER CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE. RANDOM TRAVERSE SURVEY BY TOTAL STATION WITH A PRECISION GREATER THAN 1:15,000.



LICENSED LAND SURVEYOR

FEBRUARY 23, 2024
DATE



SUBDIVISION PLAN
FOR
GRANITE STATE HOUSING LLC
OF
TAX MAP 127 LOT 89
5 CROCKETT STREET
ROCHESTER, NEW HAMPSHIRE
STRAFFORD COUNTY

SCALE: 1"=20' (22x34) 1"=40' (11x17)

JOB NO.	914	DATE:	2024-02-23
DRAWN BY:	JIR	DRAWING:	914 SURVEY.DWG
CHECKED BY:	EJS EAR	SHEET:	1 OF 1

NO.	DATE	DESCRIPTION	BY

NORTHAM
SURVEY LLC
686 Central Ave, Ste 100, Dover, NH 03820 | (603) 953-3164 | www.northamsurvey.com

Northam Survey, LLC
239 Long Hill Road
Dover, NH 03820
(603) 953-3164
eric@northamsurvey.com



February 2, 2024

Re: Granite State Housing LLC Minor Subdivision – 5 Crockett Street, Rochester, NH

Project: NS 914

Dear Chairman Sylvain:

Granite State Housing LLC is seeking approval to subdivide 2 additional lots off the property at 5 Crockett Street, Rochester, NH.

The development of the lots will be consistent with development in the neighborhood with minimal impacts to surrounding properties.

This subdivision will require a variance for lot frontage. A zoning board variance application was submitted with intentions to be heard at the February 14th hearing. This application is intended to be submitted alongside the variance application to keep the projects timeline on schedule.

The proposed lots will be served by municipal sewer and water.

We look forward to presenting this project before the board.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Eric Salovitch', with a stylized flourish at the end.

Eric Salovitch, LLS

President



Abutters List

Granite State Housing LLC
5 CROCKETT STREET

February 2, 2024
914


Assessors Map		Abutter Name	Mailing Address
Map	Lot		
LOCUS	0	GRANITE STATE HOUSING LLC	373 NUTES RD MILTON, NH, 03851
127	90	RICHARD & STACY PURSLOW	3 CROCKETT STREET ROCHESTER, NH
126	60	CHURCH OF GOD OF ROCHESTER	2 HOWE STREET ROCHESTER, NH, 03867
127	92	RICKY V CARPENTER	8 HOWE STREET ROCHESTER, NH , 03867
127	93	KENROY J & MARIA ELLIS	10 HOWE STREET ROCHESTER, NH, 03867
127	88	MELVIN & NANCY SALTZMAN	9 CROCKETT STREET ROCHESTER, NH, 03867
127	43	AMOS L JOHNSON & ROBERT FRANCIS LANZO	10 CROCKETT STREET ROCHESTER, NH, 03867
127	42	TIMOTHY R DIPIETRO	8 CROCKETT STREET ROCHESTER, NH, 03867
127	41	POULIN LIVING TRUST	6 CROCKETT STREET ROCHESTER, NH, 03867
127	40	ARTHUR A & JO ANNE M STUKAS	4 CROCKETT STREET ROCHESTER, NH, 03867
127	91	KAREN SCARAPPA & JENNIFER STONE	6 HOWE STREET ROCHESTER, NH 03867
Civil Engineers / Surveyor		Northam Survey, LLC	686 Central Ave Suite 100 Dover, NH 03820

Property Location 5 CROCKETT ST
Vision ID 4591

Parcel ID 0127/ 0089/ 0000/ /

Card # 1 of 1 Account # 4591
Sec # 1 of 1 Bldg # 1

Land Use 1010
Print Date 11/1/2023 9:26:17 PM

CURRENT OWNER				UTILITIES		TOPO		ZONING		CURRENT ASSESSMENT										<div>VISION ROCHESTER, NH</div> <div></div>		
GRANITE STATE HOUSING LLC 373 NUTES RD MILTONNH03851				0	CITY WATER R	0	LEVEL	R1	RESIDENCE 1	Description		LUC Co		Prior Assessed		Current Assesse						
				0	CTY WTR PBO	NEIGHBORHOOD		NHBD NAME		BLDG LAND		101 101		103,700 77,500		103,700 77,500						
				0	CITY SEWER	1302		AVERAGE SOUTH ME														
				UTL/ST/TRAF		EXEMPTIONS																
				0	NONE	Year	Code	Description														
				0	PAVED																	
				0	LIGHT																	
				LEGAL DESCRIPTION																		
										Total						181,200		181,200				
				SALES INFORMATION- GRANTEE				BOOK/PAGE		SALE DATE		SALE PRICE		SALE CODE		PREVIOUS ASSESSMENTS (HISTORY)						
GRANITE STATE HOUSING LLC MACARTHUR KORAC J MAC ARTHUR KORAC J MACARTHUR DON H & DIANA PHILLIPS RONALD H & JUDITH A				5133	59	08-21-2023	144,933		02		Year	Descri	Prior Assesse		Year	Descri	Prior Assess		Year	Descri	Prior Assesse	
				5010	935	02-24-2022	0		39		2020	BLDG LAND	103,700 77,500		2021	BLDG LAND	103,700 77,500		2022	BLDG LAND	103,700 77,500	
				4043	122	08-09-2012	2,667		38													
				1001	783	08-12-1977	32,900		99													
				911	189	08-29-1972	17,800		99													
Total												181,200		Total		181,200		Total		181,200		
BUILDING NOTES												APPRAISED VALUE SUMMARY										
												Appraised Building Value (Card)						103,700				
												Appraised Extra Feature Value (Bldg)						0				
												Appraised Outbuilding Value (Bldg)						0				
												Appraised Land Value (Bldg)						77,500				
												Total Appraised Parcel Value						181,200				
BUILDING PERMIT RECORD												Valuation Method						C				
Issue Date	Permit Id	Description	Price	Insp Date	% C	Stat	Notes						Total Appraised Parcel Value						181,200			
09-11-2023	BLDG-23-350	DECK	3,500	01-07-2013	0	O	DECK replace windows and siding 200A UPGRADE;															
09-08-2023	EXPB-23-362	WINDOWS	7,700		0	O																
03-27-2012	2120	ELECTRIC	1,200		100	CE																
03-27-2012	2120	ELECTRIC	1,200			C																
VISIT / CHANGE HISTORY												Date		Id		Purpost/Result				Notes		
												08-25-2023		HM		DEED CHANGE				Permit #: 2120 ALSO ADDED PER SON/ OW Q;		
												03-04-2022		DF		DEED CHANGE						
												01-07-2013		NM		EXT ONLY						
												08-17-2012		TM		DEED CHANGE						
												12-08-2011		VS		OWN ADD CHG						
												07-30-2010		TH		MEAS+INSPCTD						
LAND LINE VALUATION SECTION																						
B	LUC	Description	LandU	Land Type	Loc Adj		UnitPric	Size Adj	Cond	Nbhd	Nb Adj	Inf1	Inf1 Adj	Inf2	Inf2 Adj	Inf3	Inf3 Adj	Adj UnitPrice	Appraised Value	Assessed Value	Notes	
1	1010	SINGLE FA	1.000	PRIMARY	P	1.000	77,500.	1.00000	1.00	1302	1.000							77,500	77,500	77,500		
Total Card Land Units					1.00	AC	Parcel Total Land Area					1.00	AC	Total Land Value					77,500			

Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Land Use 1010
Print Date 11/1/2023 9:26:17 PM

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)									
Element	Cd	Description	Element	Cd	Description							
Style	16	NEW ENGLAND	Solar	0	GOLD;							
Grade	C	AVERAGE	Central Vac	0								
Stories	1.75		Nbhd Modifier									
Units	1		MH Make									
Frame	01	WOOD	MH Serial #									
Foundation	03	BRICK/STONE	Color;Mdl #;D									
Exterior Wall 1	20	COMP CLAP										
Roof Structure	01	GABLE										
Roof Cover	01	ASPH SHINGLE										
View	N	NONE										
Interior Wall 1	02	PLASTER										
Interior Floor 1	08	AVERAGE										
Basement Flo	12	CONCRETE										
Bsmt Garage	0											
Finished Bsmt												
FBLA												
Rec Room												
Electric	02	GOOD										
Insulation	02	TYPICAL										
Interior/Exterio	SAME	SAME										
% Heated	100.00											
Heat Fuel	01	OIL										
Heat Type	01	FORCED W/A										
AC Percent	0.00											
Bedrooms	3											
Full Bath(s)	1											
3/4 Bath(s)	0											
Half Bath(s)	0											
Extra Fixture(s)	0											
Kitchen(s)	1											
Extra Kitchen(0											
Total Rooms	7											
Fireplace(s)	0											
W.S Flues	0											
CONDO DATA												
Condo Main			Complex #									
Adjust Type			Code	Building #								
Condo Floor			Section #									
Condo Location			% Owner									
COST / MARKET VALUATION												
Building Value New			235,727									
Year Built			1902									
Depreciation Code			FA									
Remodel Rating												
Year Remodeled												
Depreciation %			56									
Functional Obsol												
Economic Obsol												
Trend Factor			1.000									
Special Adj												
Condition %												
Percent Good			44									
RCNLD			103,700									
Dep % Ovr												
Dep Ovr Comment												
Misc Imp Ovr												
Misc Imp Ovr Comment												
Cost to Cure Ovr												
Cost to Cure Ovr Comment												
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)												
Code	Description	L/B	Qnty	Dim 1	Dim 2	Grade	Condition	Yr Blt	% Gd	Unit Price	Grade Adj.	Appr. Value
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description		Living Area	Floor Area	Eff Area	Unit Cost		Undepreciated Value				
BMT	BASEMENT		0	1,028	257	23.54		24,196				
CNP	CANOPY		0	10	0	15.50		155				
FFL	1ST FLOOR		1,052	1,052	1,052	94.15		99,045				
OPF	OPEN PORCH		0	168	0	44.71		7,511				
SFL	2ND FLOOR		368	368	368	94.15		34,647				
TQS	3/4 STORY		495	660	495	70.61		46,604				
Ttl Gross Liv / Lease Area			1,915	3,286	2,172			212,158				

E-Doc # 230010074
Book 5133 Page 59

08/23/2023 02:21:10 PM
Page 1 of 2

Catherine A. Berube
Register of Deeds, Strafford County
LCHIP STA211249 25.00
TRANS TAX ST861642 2,174.00

After Recording Return To:
Granite State Housing, LLC
373 Nutes Road, Milton, NH 03851

_____ \$ 2,174.00 *SMS*

Warranty Deed

KNOW ALL PERSONS BY THESE PRESENTS: That **Korac J. MacArthur**, a single person, of 5 Crockett Street, Rochester, NH 03867, for consideration paid, grants to **Granite State Housing, LLC**, a New Hampshire Limited Liability Company with a mailing address of 373 Nutes Road, Milton, NH 03851, with **WARRANTY COVENANTS**:

A certain tract or parcel of land with the buildings thereon situate on the westerly side of Crockett Street, in Rochester, County of Strafford and State of New Hampshire, and bounded and described as follows, to wit:

Northerly by land now or formerly of Charles Tebbetts; westerly by land formerly owned by Clarence Wendell known as the Wendell field; southerly by land now or formerly of David Hartford and easterly by said Crockett Street.

Meaning and intending to describe and convey the same premises conveyed to Korac J. MacArthur by virtue of a deed from Korac J. MacArthur and Debra R. MacArthur, dated February 24, 2022 and recorded with the Strafford County Registry of Deeds on February 24, 2022 at Book 5010, Page 935.


The grantor releases all rights of homestead and other interests therein in the above described premises.

Executed this 21 day of August, 2023.


Korac J. MacArthur

STATE OF NH
COUNTY OF Stafford

Then personally appeared before me on this 21 day of August, 2023, the said Korac J. MacArthur and acknowledged the foregoing to be his voluntary act and deed.


Notary Public/Justice of the Peace
Commission expiration:

