



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: _____

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.

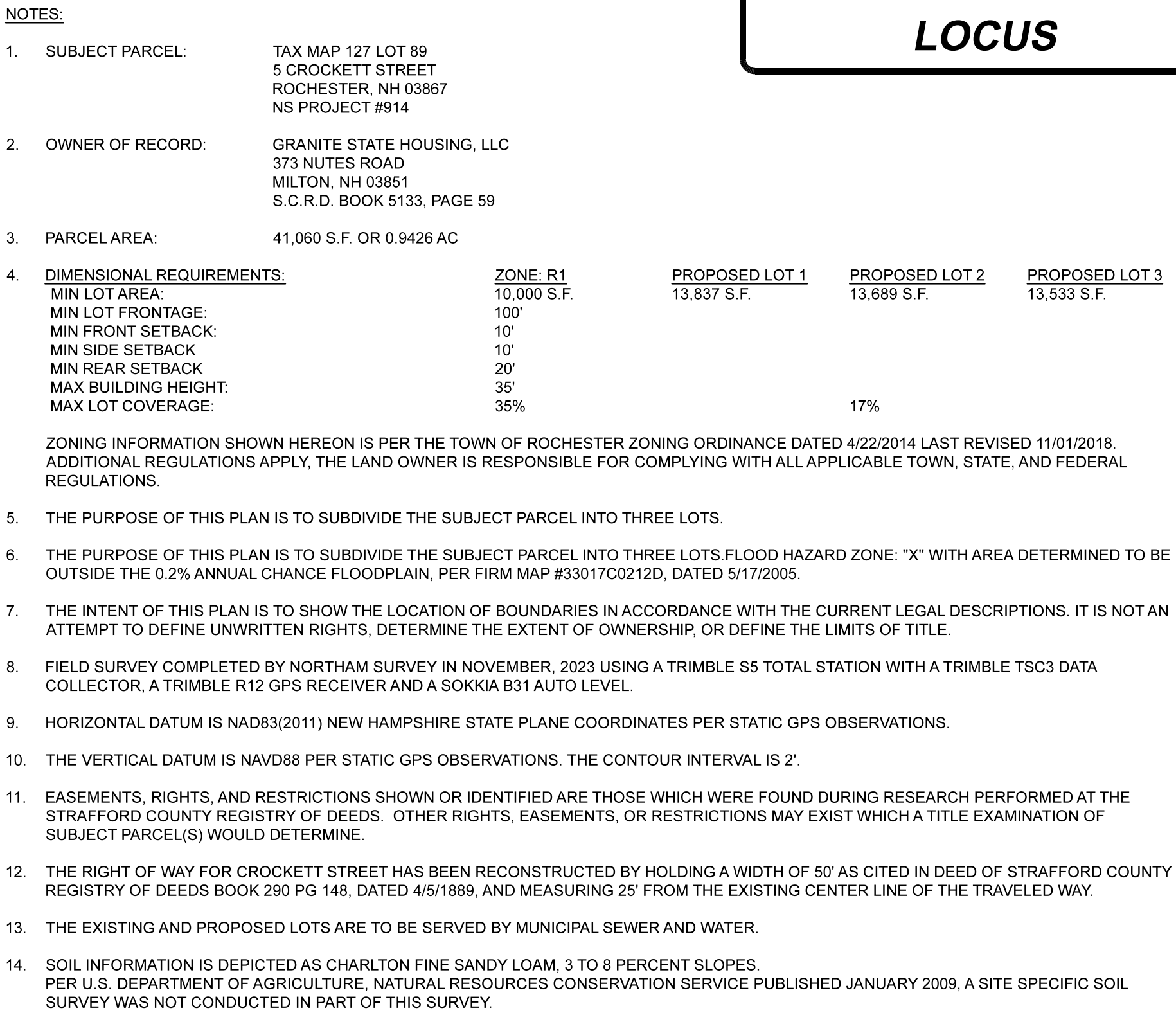
We look forward to presenting this project before the board.

Sincerely,

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

Eric Salovitch, LLS

President



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, AND FOR EFFECT 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.

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

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.



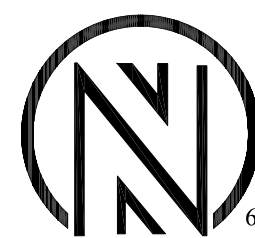
JANUARY 12, 2024
DATE

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

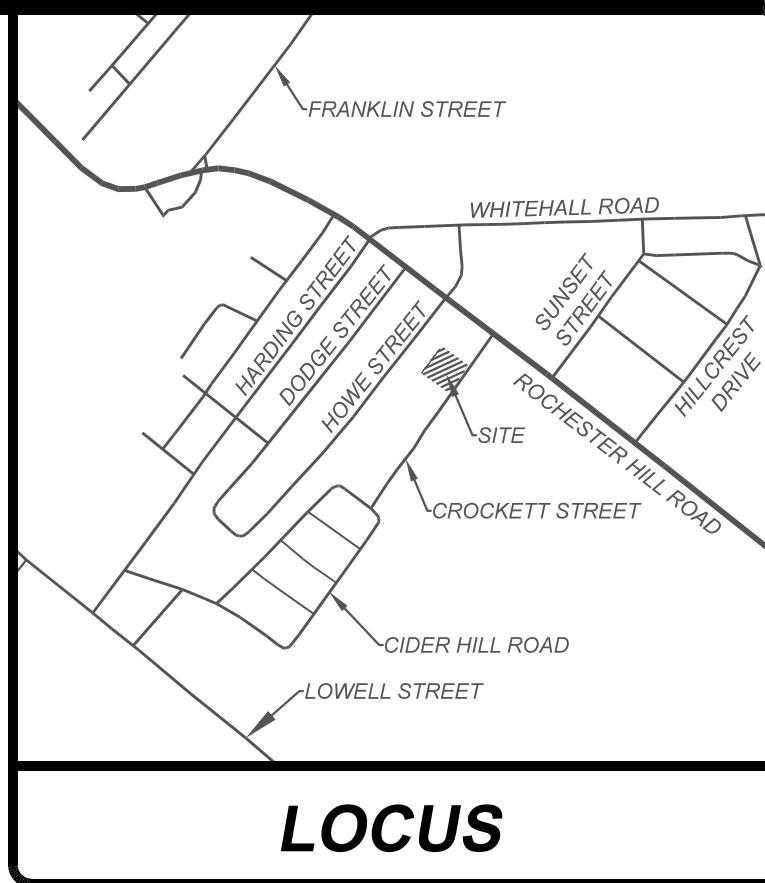
SCALE: 1"=20' (22x34) 1"=40' (11x17)

JOB NO.	914	DATE:	2024-01-12
DRAWN BY:	JIR	DRAWING:	914 SURVEY.DWG
CHECKED BY:	EJS EAR	SHEET:	1 OF 1

NO.	DATE	DESCRIPTION	BY



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





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

(Minor subdivisions involve a total of 3 lots or fewer)

See regulations for other specific requirements

Project Name: Granite State Housing LLC Map: 127 Lot: 89 Date:

(Staff review by: _____ Date: _____)

[illegible]

Basic information including:

- | | | | | | |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|-------|
| • Name of project | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <hr/> |
| • Date | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <hr/> |
| • North arrow | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <hr/> |
| • Scale | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <hr/> |
| • Legend | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <hr/> |
| • Revision block | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <hr/> |
| • Vicinity sketch - not less than 1" = 1,000' | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <hr/> |
| Name and address of developer/applicant | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <hr/> |
| Name, stamp, and NH license # of land surveyor | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <hr/> |

General items

	Yes	No	N/A	Waiver Requested	Comments
City tax map & lot #'s	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Subdivision approval statement (per regulations)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Notation on plans: "For more information about this subdivision contact..."	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Approval block (for signature by staff attesting to Planning Board approval)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
References to neighboring plans and subdivisions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Information on abutting properties:					
• owner name	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• owner address	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• tax map and lot #	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• approximate square footage of lots	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• approximate building footprints	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Zoning designations of subject tract and in vicinity of tract	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Zoning overlay districts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Platting

Surveyed property lines including:

• existing and proposed bearings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• existing and proposed distances	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• monuments	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• benchmarks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Proposed square footage for each lot	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Subdivision # on each lot (1, 2, 3, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Error of closure statement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Existing Topographic Features

	Yes	No	N/A	Waiver Requested	Comments
Existing buildings/structures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing driveways and access points	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Contour lines and spot elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Soil types and boundaries	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Soil test pit locations, profiles, and depth to water table and ledge	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Percolation test locations and results	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Water features (ponds, streams)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Wetlands (including name of NH certified wetland scientist who delineated)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Statement whether located in flood area, and, if so, 100 year flood elevation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Delineation of treed and open areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Stone walls and archaeological features	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Location of rock outcroppings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Trails and footpaths	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Utilities

Show existing and proposed for all subject lots and within right of way.

Water lines/well (with protective radius)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sewer lines/septic system and leach field	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Electric, telephone, cable TV (underground)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Other Elements

Prospective access points (may be subject to change)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Drainage plan - structures, details, and analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Grading plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Earth being removed from site(in cubic yards)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Erosion and sedimentation plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Proposed covenants, if any	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Road Acceptance Policy and Procedure: Is there a public road proposed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<i>If yes, Have you read and understand the Road acceptance procedure?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Additional Comments:
