

MINOR SUBDIVISION APPLICATION

(a total of three or fewer lots)

City of Rochester, New Hampshire

Date: February 2, 2024	ls a conditional n	eeded? Ye	s: No:_X	Unclear:
	(If so, we encourag	e you to subm	it an application as	soon as possible.)
Property information				
Tax map #:127; Lot	#('s): <u>89</u>	; Zoning di	strict: R1	
Property address/location:	5 Crockett Street	, Rochester,	NH 03867	
Name of project (if applicable	le): <u>Granite State</u>	e Housing LL	С	
Size of site: 1.05 acres;	overlay zoning di	strict(s)?		
Property owner				
Name (include name of indi	vidual): Granite S	State Housing	J LLC	
Mailing address: 373 Nute	s Road, Milton, NF	I, 03851		
Telephone #:603-923-065	51	Email:_	seckendorfjh@ya	hoo.com
Applicant/developer (if	different from prope	erty owner)		
Name (include name of indi	vidual): Northam	Survey LLC		
Mailing address: 686 Cen	tral Ave, Suite 100	, Dover, NH,	03820	
Telephone #: _603-953-316	4	Email:	eric@northamsu info@northamsu	
Engineer/surveyor				
Name (include name of indi	vidual):Same a	s above		
Mailing address:				
Telephone #:		Fax #:		
Email address:		Profes	ssional license #:	
Proposed project				
Number of proposed lots:	3 ;	Are there ar	ny pertinent coven	ants? NO
Number of cubic yards of ea				
City water? yes X no				
City sewer? yes X no				
	Page 1 (d	of 2 pages)		

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
I (we) hereby submit this Subdivision application to the City of Rochester Planning Board pursuant to the <u>City of Rochester Subdivision Regulations</u> 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: Tric 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:

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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.

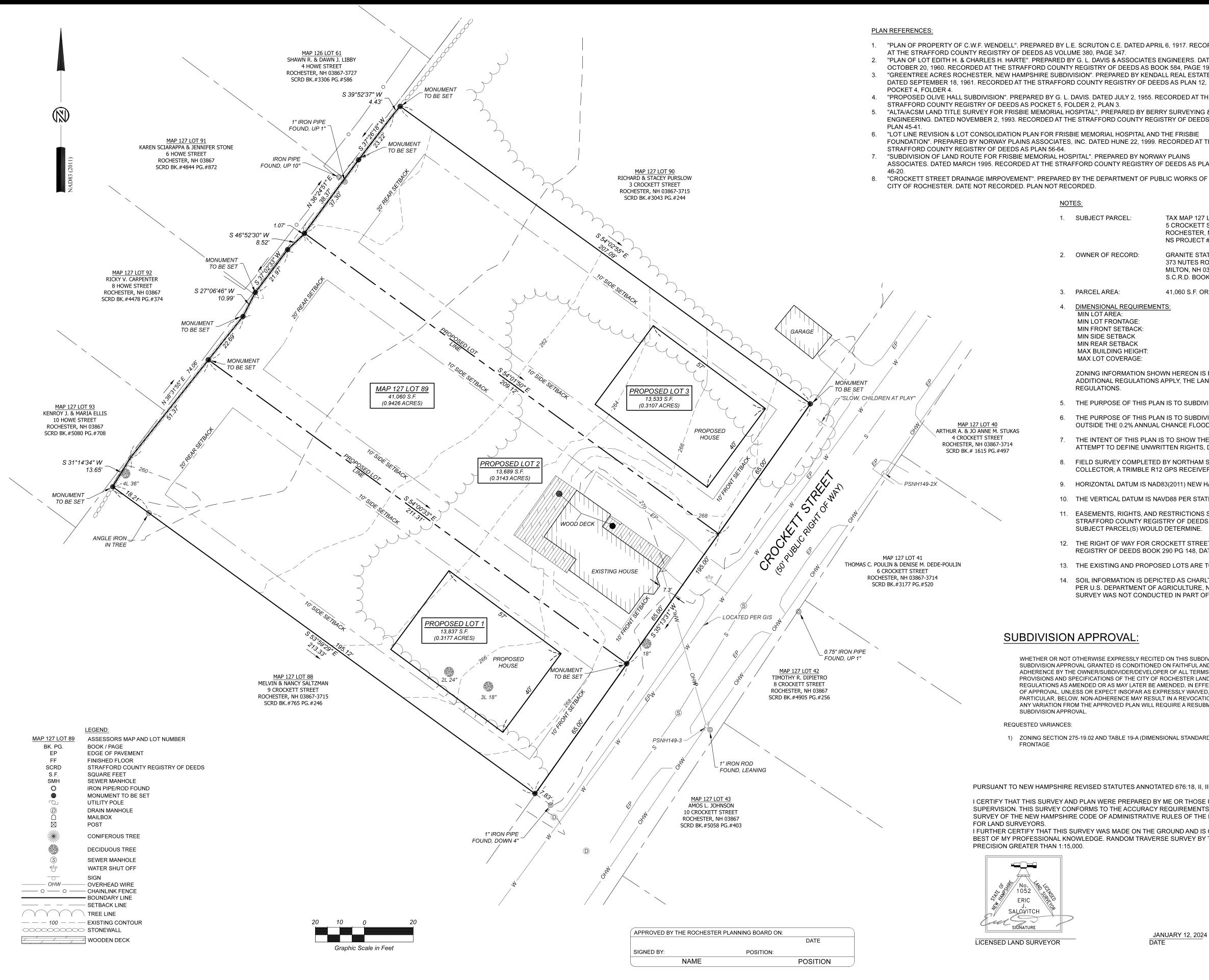
The proposed lots will be served by municipal sewer and water.

We look forward to presenting this project before the board.

Sincerely,

Eric Salovitch, LLS

President



- 1. "PLAN OF PROPERTY OF C.W.F. WENDELL". PREPARED BY L.E. SCRUTON C.E. DATED APRIL 6, 1917. RECORDED
- "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.
- "PROPOSED OLIVE HALL SUBDIVISION". PREPARED BY G. L. DAVIS. DATED JULY 2, 1955. RECORDED AT THE
- "ALTA/ACSM 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
- 6. "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
- "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
- "CROCKETT STREET DRAINAGE IMRPOVEMENT". PREPARED BY THE DEPARTMENT OF PUBLIC WORKS OF THE

 SUBJECT PARCEL: **TAX MAP 127 LOT 89 5 CROCKETT STREET** ROCHESTER, NH 03867

OWNER OF RECORD: GRANITE STATE HOUSING, LLC 373 NUTES ROAD MILTON, NH 03851 S.C.R.D. BOOK 5133, PAGE 59

NS PROJECT #914

PARCEL AREA: 41,060 S.F. OR 0.9426 AC

ZONE: R: 10,000 S. DIMENSIONAL REQUIREMENTS: MIN LOT AREA: MIN LOT FRONTAGE: MIN FRONT SETBACK MIN SIDE SETBACK MIN REAR SETBACK MAX BUILDING HEIGHT MAX LOT COVERAGE:

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

- 5. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE SUBJECT PARCEL INTO THREE LOTS.
- 6. 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.
- 9. HORIZONTAL DATUM IS NAD83(2011) NEW HAMPSHIRE STATE PLANE COORDINATES PER STATIC GPS OBSERVATIONS.
- 10. 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.
- 12. 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.
- 13. THE EXISTING AND PROPOSED LOTS ARE TO BE SERVED BY MUNICIPAL SEWER AND WATER.
- 14. 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.

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.

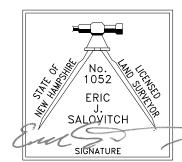
REQUESTED VARIANCES:

1) 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

JANUARY 12, 2024

SUBDIVISION PLAN

FRANKLIN STREET

WHITEHALL ROAD

CROCKETT STREET

CIDER HILL ROAD

∠LOWELL STREET

LOCUS

GRANITE STATE HOUSING LLC

TAX MAP 127 LOT 89 5 CROCKETT STREET ROCHESTER, NEW HAMPSHIRE STRAFFORD COUNTY

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

JOB NC	914	DATE:	2024	4-01-12		
DRAWN	JIR BY:	DRAWING:		SURVE	Y.DV	VG
СНЕСК	EJS ED BY: EAR	SHEET:	1	OF	1	
NO.	DATE	DESCRIPT	ION			BY





Abutters List

Granite State Housing LLC 5 CROCKETT STREET

February 2, 2024 914

Assessors Map		Abuttan Nama	Mailing Adduses			
Мар	Lot	Abutter Name	Mailing Address			
LOCUS	0	GRANITE STATE HOUSING LLC	373 NUTES RD			
10003	0	GRANITE STATE HOOSING LEC	MILTON, NH, 03851			
127	90	RICHARD & STACY PURSLOW	3 CROCKETT STREET			
127		MCHARD & STACT TORSLOW	ROCHESTER, NH			
126	60	CHURCH OF GOD OF ROCHESTER	2 HOWE STREET			
120	00	CHOKET OF GOD OF ROCHESTER	ROCHESTER, NH, 03867			
127	92	RICKY V CARPENTER	8 HOWE STREET			
127	92	MCKT V CARFEIVIER	ROCHESTER, NH , 03867			
127 93		KENROY J & MARIA ELLIS	10 HOWE STREET			
127	93	REINIOT J & IVIANIA EEEIS	ROCHESTER, NH, 03867			
127 88		MELVIN & NANCY SALTZMAN	9 CROCKETT STREET			
127	00	IVIELVIN & NANCT SALIZIVIAN	ROCHESTER, NH, 03867			
127	43	AMOS L JOHNSON & ROBERT FRANCIS	10 CROCKETT STREET			
127	43	LANZO	ROCHESTER, NH, 03867			
127	42	TIMOTHY R DIPIETRO	8 CROCKETT STREET			
127	42	THINGTH IN DIFFERNO	ROCHESTER, NH, 03867			
127	41	POULIN LIVING TRUST	6 CROCKETT STREET			
127	41	POOLIN LIVING TROST	ROCHESTER, NH, 03867			
127	40	ARTHUR A & JO ANNE M STUKAS	4 CROCKETT STREET			
127	40	ANTHON A & JO ANNE IVI STORAS	ROCHESTER, NH, 03867			
127	91	KAREN SCIARAPPA & JENNIFER STONE	6 HOWE STREET			
127	91	RANLIN SCIANAFFA & JENNIFER STONE	ROCHESTER, NH 03867			
Civil Enginee	urs / Surveyor	Northam Survey, LLC	686 Central Ave Suite 100			
Civil Engineers / Surveyor		Northall Survey, LLC	Dover, NH 03820			

<u>Minor Subdivision Checklist</u>
(Minor subdivisions involve a total of 3 lots or fewer)

*To be filled out by applicant/agent (with notes to be inserted by staff) See regulations for other specific requirements
City of Rochester Planning & Development Department

Project Name: Granite State Housing LLC Applicant/agent: Northam Survey LLC		_ Map	_Map:_ <u>127</u>					
		_ Signature:						
(Staff review by:		_ Date:						
General items	Yes	No	N/A	Waiver Requested	Comments			
4 sets completed applications	X							
Total application fee	X							
4 copies of narrative	X							
3 sets of full-size plans	X							
2 sets of 11 X 17 reductions	X							
Completed abutters list	X							
Copy of existing covenants, easements, and deed restrictions	X							
<u>Plan Information</u> Basic information including:								
Name of project	X							
• Date	X							
North arrow	X							
• Scale	X							
• Legend	X							
Revision block	X							
 Vicinity sketch - not less than 1" = 1,000 X 								
Name and address of developer/applicant X								
Name, stamp, and NH license # of land surveyor	X							

<u>General items</u>				Waiver	
	Yes	No	N/A	Requested	Comments
City tax map & lot #'s	X				
Subdivision approval statement (per regulations)	X				
Notation on plans: "For more information about this subdivision contact"	X				
Approval block (for signature by staff attesting to Planning Board approval)	X				
References to neighboring plans and subdivisions	X				
Information on abutting properties:					
• owner name	X				
• owner address	X				
• tax map and lot #	X				
approximate square footage of lots	X				
approximate building footprints	X				
• use	X				
Zoning designations of subject tract and in vicinity of tract	X				
Zoning overlay districts	X				
<u>Platting</u> Surveyed property lines including:					
 existing and proposed bearings 	X				
 existing and proposed distances 	X				
monuments	X				
benchmarks	X				
Proposed square footage for each lot	X				
Subdivision # on each lot (1, 2, 3, etc.)	X				
Error of closure statement	X				

Existing Topographic Features				Waiver	
	Yes	No	N/A	Requested	Comments
Existing buildings/structures	X				
Existing driveways and access points	X				
Contour lines and spot elevations	X				
Soil types and boundaries	X				
Soil test pit locations, profiles, and depth to water table and ledge			X		
Percolation test locations and results			X		
Water features (ponds, streams)	X				
Wetlands (including name of NH certified wetland scientist who delineated)	X				
Statement whether located in flood area, and, if so, 100 year flood elevation	X				
Delineation of treed and open areas	X				
Stone walls and archaeological features	X				
Location of rock outcroppings	X				
Trails and footpaths	X				
Utilities Show existing and proposed for all subject Water lines/well (with protective radius) Sewer lines/septic system and leach field Electric, telephone, cable TV (underground) Gas lines	X	nd with	nin right	t of way.	
Other Elements Prospective access points (may be	X				
subject to change)				<u> </u>	
Drainage plan - structures, details, and analysis	X				
Grading plan	X				
Earth being removed from site(in cubic yards	X				
Erosion and sedimentation plan	X				
Proposed covenants, if any	X				
Road Acceptance Policy and Procedure: Is there a public road proposed?	X				
If yes, Have you read and understand the Road acceptance procedure?	X				

Additional Comments:						