

MINOR SUBDIVISION APPLICATION

(a total of three or fewer lots)

City of Rochester, New Hampshire

Date: May 19, 2023 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 #: 128; Lot #(s): 88; Zoning district: Agricultural

Property address/location: 6 Coleman Street

Name of project (if applicable): Subdivision Plan, Coleman Street for Beth A. Wiggins

Size of site: 0.53 acres; overlay zoning district(s)?

Property owner

Name (include name of individual): Beth A. Wiggins

Mailing address: 6 Coleman Street Rochester, NH 03867

Telephone #: 603-833-9821 Email: bethwiggins128@gmail.com

Applicant/developer (if different from property owner)

Name (include name of individual):

Mailing address:

Telephone #: Email:

Engineer/surveyor

Name (include name of individual): Norway Plains Associates, Inc.; Joel Runnals, LLS

Mailing address: PO Box 249, Rochester, NH 03866

Telephone #: 603-335-3948 Fax #:

Email address: jrunnals@norwayplains.com Professional license #: 865

Proposed project

Number of proposed lots: 1; Are there any pertinent covenants? No

Number of cubic yards of earth being removed from the site? N/A

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

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

Wetlands: Is any fill proposed? No; area to be filled: N/A; buffer impact? No.

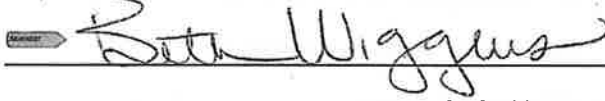
Comments

Please feel free to add any comments, additional information, or requests for waivers here:


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.

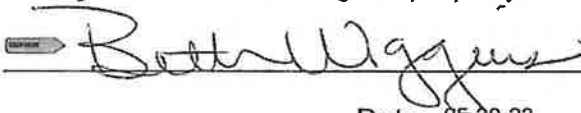
Signature of property owner: 
Date: 05-20-23

Signature of applicant/developer: 
Date:

Signature of agent: 
Date: 05-20-23

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: 
Date: 05-20-23

NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

P.O. Box 249
2 Continental Blvd.
Rochester, NH 03866-0249
603-335-3948
www.norwayplains.com



P.O. Box 268
31 Mooney Street
Alton, NH 03809-0268
603-875-3948

May 20, 2023

Ryan O'Connor, Chief Planner
Department of Planning and Development
City Hall Annex
33 Wakefield Street
Rochester, NH 03867-1917

Re: **Proposed Two-Lot Subdivision; For: Beth A. Wiggins**
6 Coleman Street, Rochester, NH
Tax Map 128, Lot 88

Dear Mr. O'Connor,

On behalf of Beth Wiggins, Norway Plains Associates, Inc. is pleased to submit plans for a two-lot subdivision which is identified as Tax Map 128, Lot 88 and is in the Residential-1 Zoning District.

Our proposal is to subdivide Lot 88 into two single family residential house lots.
Previous owners of the property combined Tax Map Lots 88 and 89. Until the Assessor can review our plans, we have called the new Lot 89. We can revise this when or if it is requested.

On February 08, 2023 the Rochester Zoning Board Adjustment grant Beth Wiggins a variance to permit the creation of a new lot without the required frontage. Proposed Lot 89 has the required frontage of 100.00'. Revised Lot 88 has 70.16' of frontage. Other than the frontage, all other zoning lot sizing requirements are met.

Lot 88 has been developed and has an existing house, 6 Coleman Street, with a yard and driveway and connections to the municipal water and sewer systems.

Lot 89 is vacant and per zoning requirements, will be used as a single-family lot and be connected to the municipal sewer and water systems when it is developed.

Should the Board or Planning need additional information or have any questions, please feel free to contact our office. We look forward to discussing this project with staff and the Planning Board.

Thank you for your consideration.

Sincerely,

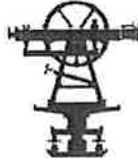
NORWAY PLAINS ASSOCIATES, INC.

By: Joel D. Runnals
Joel D. Runnals, LLS

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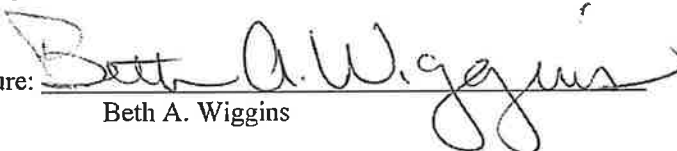
Ryan O'Connor, Chief Planner
Department of Planning and Development
City Hall Annex
33 Wakefield Street
Rochester, NH 03867-1917

**RE: Subdivision of Land for Beth A. Wiggins
6 Coleman Street, Rochester, NH,
Tax Map 128, Lot 88**

Dear Mr. O'Connor,

I, **Beth A. Wiggins**, hereby authorize Norway Plains Associates, Inc. and its professionals as a decision-making representative and designate them as signatories in the above-referenced application for the Subdivision proceedings.

Sincerely,

Signature: 
Beth A. Wiggins

Date: 05-20-23

ABUTTER LIST

Applicant: Beth Wiggins **Phone:** 603-833-9821

Project Address: 6 Coleman Street

LEGAL OWNER OF SUBJECT LOT

Map	Lot	Owner Name	Mailing Address
128	88	Beth A. Wiggins	6 Coleman Street, Rochester, NH 03867

ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address
128	86	Ronald & Donna Luther	47 Harding Street, Rochester, NH 03867
128	87	The Marie Anita Cassily Revocable Trust of 1997	45 Harding Street, Rochester, NH 03867
128	90	Carrie Gallop	14 Coleman Street, Rochester, NH 03867
128	94	Kimberly Morhaniti	69 Richardson Street, Rochester, NH 03867
128	120	Christine Karcher-Birt	70 Richardson Street, Rochester, NH 03867
128	121	James & Virginia Weeks	43 Harding Street, Rochester, NH 03867

Name of Professional or Easement Holder	Mailing Address
Norway Plains Associates, Inc.	PO Box 249; Rochester, NH 03866-0249

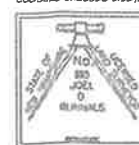
Applicant or Agent: Norway Plains Associates, Inc.

Staff Verification: _____

LAND SURVEYORS

CIVIL ENGINEERS

I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY
DIRECTION, IS THE RESULT OF A SURVEY MADE ON THE
GROUND AS PER RECORDED DESCRIPTIONS AND IS CORRECT TO
THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLAN
CLOSURE EXCEEDS 1:10,000.



2023

DATE

JOEL D. RUNNALS, L.L.S. #65

GENERAL PLAN NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 128, LOT 88 AND CREATE ONE NEW LOT 88-1.
2. DIMENSIONAL STANDARDS:
ZONE (R1) RESIDENTIAL-1 DISTRICT (WITH MUNICIPAL WATER & SEWER).
LOT SIZE= 10,000 SF; FRONTAGE= 100', FY= 10', SY= 10', RY= 20'
3. LOT AREAS:
TAX MAP 128, LOT 88: OLD AREA= 23,154 sf / 0.53 acres
PROPOSED AREA= 10,246 sf / 0.24 acres (0.235ac)
TAX MAP 128, LOT 89?: PROPOSED AREA= 12,908 sf / 0.30 acres (0.296ac)
4. ORIENTATION: HORIZONTAL DATUM - ROCHESTER GIS / VERTICAL DATUM - NAVD83.
5. LOTS ARE NOT LOCATED WITHIN (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 33017C0212D EFFECTIVE ON 05-17-2005.
6. THE LOTS ARE SERVICED BY MUNICIPAL WATER AND SEWER SYSTEMS.
7. ALL PROPOSED UTILITIES MUST BE INSTALLED UNDERGROUND.
8. ON FEBRUARY 08, 2023 THE ROCHESTER ZONING BOARD ADJUSTMENT GRANTED A VARIANCE, CASE Z-23-03, TO BETH WIGGINS TO PERMIT THE CREATION OF A NEW LOT WITHOUT THE REQUIRED FRONTAGE.
9. FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, ANNEX BUILDING, 33 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 935-1358.

REFERENCE PLANS:

1. "PLAN OF BROOKDALE, etc."
RECORDED AT S.C.R.D. AUGUST 02, 1948
S.C.R.D. BOOK 1, FOLDER 10, PLAN 31
2. "REVISED PLAN OF BROOKDALE DEVELOPMENT, ROCHESTER, N.H."
DATED MARCH 10, 1948; REVISED DECEMBER 22, 1948, BY F.E. SPENCER, C.E.
S.C.R.D. BOOK 5, FOLDER 5, PLAN 23
3. "LAND ON HARDING & COLEMAN STS., ROCHESTER, N.H."
DATED SEPTEMBER 04, 1962 BY BERRY CONST. CO., INC.
FILE NO. DAB 1962-21
4. "PROPOSED SUBDIVISION, LAND OF ALVIN J. KENDALL, COLEMAN STREET, ROCHESTER, N.H."
DATED SEPTEMBER 04, 1962 BY BERRY CONST. CO., INC.
S.C.R.D. PLAN 17A-87

TAX MAP 128, LOT 88
OWNER OF RECORD:
BETH A. WIGGINS
6 COLEMAN STREET
ROCHESTER, NH 03867
S.C.R.D. BOOK 4726, PAGE 679

SUBDIVISION PLAN
COLEMAN STREET
ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE

PREPARED FOR:
BETH A. WIGGINS

SCALE: 1" = 20' MAY 2023
GRAPHIC SCALE



REVISIONS:

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 EXCEPT 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.

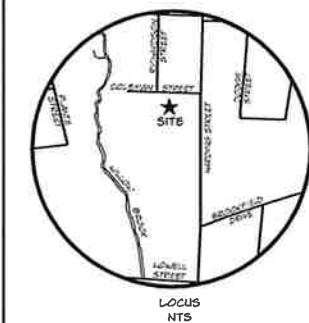
FINAL APPROVAL BY THE
ROCHESTER PLANNING BOARD ON _____

SIGNED BY _____ / _____
NAME POSITION

DATE

DATE

POSITION



LOCUS

NTS

FILE NO. 242
PLAN NO. C-3394-S
DWC NO. 22118-LDD\S-1

31 Mooney Street, Alton, N.H. 603-875-3948

NORWAY PLAINS ASSOCIATES, INC.

2 Continental Blvd., Rochester, N.H. 603-335-3948

I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY DIRECTION, IS THE RESULT OF A SURVEY MADE ON THE GROUND AS PER RECORD DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLAN CLOSURE EXCEEDS 1:10,000.



JOEL D. RINNALS, L.L.S. #55

2023

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TOPOGRAPHIC
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COLEMAN STREET
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STRAFFORD COUNTY
NEW HAMPSHIRE

PREPARED FOR:
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