



MINOR SITE PLAN APPLICATION
City of Rochester, New Hampshire

Date: February 3, 2023

Property information

Tax map #: 138; Lot #(s): 11; Zoning district: R2

Property address/location: 10 Shelby lane, Rochester, NH

Brief project description: See attached Narrative

Property owner

Name (include name of individual): Lagasse Family Revocable Trust

Mailing address: 10 Shelby lane, Rochester, NH 03839

Telephone #: 603-767-3619 Email address: nebinh@hotmail.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 address: info@northamsurvey.com/
eric@northamsurvey.com

Engineer/surveyor/designer (if applicable)

Name (include name of individual): Northam Survey, LLC

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

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

Check one:

- ☐ Nonresidential project ☐ Home Occupation II or III
☒ Multi-Family Residential project

Check all that apply:

- ☐ change of use ☐ new building ☒ building addition
☐ new parking area ☐ expansion of existing parking area
☐ new signage; ☐ exterior lighting ☐ other site changes

Describe current use/nature of property: The property is currently used as a primary residence with additional rental units.

Describe proposed use/activity: We're proposing to construct a detached garage with a dwelling unit above it.

parking spaces: existing: 5-10 ; total proposed: 4 additional

Current square footage of building 2,368 ; Proposed square footage of building 1,512 Sq Ft

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?

If City water, what are the estimated total daily needs? 135 gallons per day

Where will stormwater be discharged? Rain Garden/infiltration basin

Number of existing dwelling units: 4 Total number of proposed dwelling units: 1

New building(s)? 1 Addition(s)/modifications to existing building(s)? 0

Describe current use/nature of property: Residential

Describe proposed use/activity: One additional residential unit

of parking spaces: existing: 5-10 total proposed: 4 additional

Hours of Operation: N/A Days of Operation:

Number of employees: N/A Square footage to be used for new proposed use:

Maximum Number of Pupils at one time (for classes): N/A

Comments

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

See attached narrative

This application must be accompanied by the following:

- Site plan drawing with:
 - All building dimensions (including any additions, if applicable)
 - Parking areas or spaces with size, spaces, flow pattern, and drive aisles as applicable.
 - Location of proposed change of use/addition/home occupation.

Submission of application & acknowledgement about process

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 Site Plan application to the City of Rochester Planning Board pursuant to the City of Rochester Site Plan 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. **I also acknowledge that this project could be referred to the Planning Board for a new, full Planning Board review at the request of any person after any Minor Site Approval and that I would need to renotify abutters in that case** (in accordance with RSA 674:43 III).

Signature of property owner: See Letter of Authorization

Date: 2/2/23

Signature of applicant/developer: Eric Salovitch

Date: 2/2/23

Signature of agent: _____

Date: _____

Authorization to enter 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:

Jack J. Logosse
Jack J. Logosse (Feb 2, 2023 14:20:55)

Date: Feb 2, 2023

Home Occupation: An occupation or business activity which is conducted by a resident within his/her own dwelling or in a garage or barn-type outbuilding and which is clearly subordinate to the principal residential use. Home occupations are designated as Home Occupations – 1,2,and 3. (See Section 42.24 – Home Occupations)

Requirements for All Home Occupations. The following standards apply to all home occupations - 1, 2, and 3: *(If any of these cannot be met, it will be deemed **not** an allowed use)*

1. **On Resident's Property.** Home occupations shall be conducted by the individual on the property in which he/she resides.
2. **Inside the Dwelling.** All activity related to the home occupation shall be conducted inside the dwelling or inside a garage or barn-type outbuilding.
3. **Character.** Home occupations must be subordinate to the residential use and must have little or no impact upon the neighborhood. There must be minimal indication of the home occupation evident from the road or from neighboring properties.
4. **Retail Sales.** There shall be no retail sales of goods or products on the premises, except:
 - a. as may be incidental to the primary office or personal services occupation (such as sales of hair products to a salon customer);
 - b. for goods shipped pursuant to mail/email/telecommunication order;

Northam Survey, LLC
686 Central Ave Suite 100
Dover, NH 03820
(603) 953-3164
eric@northamsurvey.com



February 2, 2023
Planning & Development
33 Wakefield Street
Rochester, NH 03867

Re: 10 Shelby Lane, Rochester, NH – Tax map 138 Lot 11
Project: NS #485

Dear Ryan O'Connor:

On behalf of the Lagasse Family Revocable Trust we're submitting a Minor Site Plan Application to the City of Rochester for review. Lynn and Jack Lagasse, trustees of the trust, reside at 10 Shelby Lane, Rochester. The property exists as a 4 dwelling multi-unit property in the R-2 zoning district. The parcel is over-sized in comparison to abutting parcels being nearly 70,000 S.F. or 1.60 Acres. This provides ample space for the development of an additional unit.

The parcel is not subject to a flood zone, determined to be outside the 0.2% annual chance of flood per firm map #33017C0213D (see note 5 on the survey for additional information). The parcel is subject to RSA483-B, the shoreland water quality protection act. A shoreland permit has been submitted to the State for approval.

The proposed project includes the expansion of the existing driveway to accommodate a 3-car garage with a dwelling unit above the garage. Although the proposed 12' wide deck is 71.7' from the high-water mark inside the Cocheco River Buffer, no major tree clearing or site grading is necessary for construction. Part of the proposal is to construct a rain garden off the driveway which will serve as an infiltration basin for stormwater runoff and snow storage.

We look forward to presenting this project before the town.

Sincerely,

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

Eric Salovitch, LLS
President



LOT COVERAGE (IMPERVIOUS SURFACE RATIO):

EXISTING:
BUILDINGS: 1,584 S.F.
CONC. & RET. WALLS: 94 S.F.
DECK: 312 S.F.
PAVEMENT: 4,004 S.F.
STEPS: 56 S.F.
TOTAL: 6,050 S.F.

PROPOSED:
BUILDINGS: 1,512 S.F.
BUILDINGS (TBR): 96 S.F.
DECK: 944 S.F.
PAVEMENT: 1,811 S.F.
STEPS: 60 S.F.
TOTAL: 4,229 S.F.

TOTAL LOT AREA: 69,877 S.F.

IMPERVIOUS SURFACE RATIO:

TOTAL IMPERVIOUS COVERAGE/TOTAL LOT AREA
= IMPERVIOUS SURFACE RATIO

EXISTING:
6,050 S.F. / 69,877 S.F. = 0.0866 = 8.7%

PROPOSED:
4,229 S.F. / 69,877 S.F. = 0.0572 = 6.0%

TOTAL PROPOSED + EXISTING LOT COVERAGE = 14.7%

NOTES:

- SUBJECT PARCEL: TAX MAP 138 LOT 11
10 SHELBY LANE
ROCHESTER, NH
NS PROJECT #485
- OWNER OF RECORD: LAGASSE FAMILY REVOCABLE TRUST
JACK JOSEPH & LYNN ANN LAGASSE
10 SHELBY LANE, UNIT 1
ROCHESTER, NH 03839
S.C.R.D. BOOK 5028, PAGE 50
- PARCEL AREA: 69,877 S.F. OR 1.6041 AC.
- DIMENSIONAL REQUIREMENTS: ZONE: R2 - FOUR-FAMILY
MIN. LOT AREA: 15,000 S.F.
MIN. LOT FRONTAGE: 80 FT.
MIN. FRONT SETBACK: 15 FT.
MIN. SIDE SETBACK: 10 FT.
MIN. REAR SETBACK: 25 FT.
MAX. BUILDING FOOTPRINT: 30%
MAX. LOT COVERAGE: 60%
MAX. BUILDING HEIGHT: 35 FT.
COCHECO RIVER BUFFER*: 75 FT.

*THE PARCEL IS SUBJECT TO RSA 483-B, THE SHORELAND WATER QUALITY PROTECTION ACT AND IS WITHIN THE DESIGNATED SEGMENT OF THE COCHECO RIVER.

ZONING INFORMATION SHOWN HEREON IS PER THE CITY OF ROCHESTER, NEW HAMPSHIRE ZONING ORDINANCE DATED NOVEMBER 2, 2021. ADDITIONAL REGULATIONS APPLY, THE LAND OWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE TOWN, STATE, AND FEDERAL REGULATIONS.

- FLOOD HAZARD ZONE: "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FIRM MAP #330170213D, WITH AN EFFECTIVE DATE OF MAY 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, LLC IN AUGUST, 2022 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.
- 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 LOCATION OF UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. NORTHAM SURVEY, LLC MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE.
- THE HIGH WATER MARK WAS LOCATED BY NORTHAM SURVEY, LLC WHERE VEGETATION CEASES TO EXIST. AN ON SITE INSPECTION BY A CERTIFIED WETLAND SCIENTIST HAS NOT BEEN COMPLETED IN PART OF THIS SURVEY.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING AND PROPOSED CONDITIONS OF THE SUBJECT PARCEL.

SHELBY LANE
(PUBLIC RIGHT OF WAY)

TAX MAP 138 LOT 13
NANCY S. FERGUSON
5 SHELBY LANE
ROCHESTER, NH
SCRD 3455-451

TAX MAP 138 LOT 10
SHAWN P. & MELISSA S. DUNNING
8 SHELBY LANE
ROCHESTER, NH
SCRD 2374-732

EXISTING
BUILDING #8

EXISTING
BUILDING #10

EXISTING
BUILDING #12

EXISTING
BUILDING #14

EXISTING
BUILDING #16

EXISTING
BUILDING #18

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BUILDING #72

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BUILDING #74

EXISTING
BUILDING #76

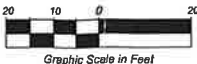
EXISTING
BUILDING #78

EXISTING
BUILDING #80

COCHECO RIVER

1,059' ± ALONG SHORELINE

TAX MAP 138 LOT 54
LP GAS EQUIPMENT INC.
P.O. BOX 1809
ROCHESTER, NH
SCRD 2093-398

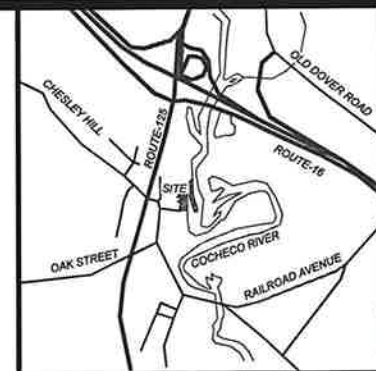


Graphic Scale in Feet

LINE	BEARING	DISTANCE
L1	N 27°18'16" W	19.40'
L2	N 37°50'05" E	14.96'

PLAN REFERENCES:

- "CONDOMINIUM CONVERSION SITE PLAN, SHELBY LANE CONDOMINIUM" FOR MARYANNE E. BRICKETT, PREPARED BY BROWN ENGINEERING, DATED AUGUST 31, 2006, RECORDED IN THE S.C.R.D. AS PLAN P82-85



LOCUS

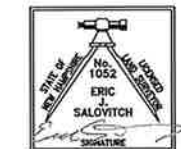
MAP 137 LOT 11	
BK. PG.	ASSESSORS MAP AND LOT NUMBER
EP	BOOK / PAGE
FF	EDGE OF PAVEMENT
IN	FINISHED FLOOR
SCRD	INVERT
S.F.	STRAFFORD COUNTY REGISTRY OF DEEDS
B.H.	SQUARE FEET
O	BUILDING HEIGHT
□	IRON PIPE/ROD FOUND
○	BOUND FOUND
○	UTILITY POLE
○	DRAIN MANHOLE
○	CATCH BASIN ROUND
○	SEWER MANHOLE
○	OVERHEAD WIRE
○	BOUNDARY LINE
○	SETBACK LINE
○	DRAIN LINE
○	EDGE OF WETLAND
○	FEMA FLOOD HAZARD ZONE
○	WETLAND SETBACK
○	CONCRETE
○	WOODEN DECK

PROPOSED SITE PLAN
FOR
LAGASSE FAMILY REVOCABLE TRUST
OF
TAX MAP 138 LOT 11
10 SHELBY LANE
ROCHESTER, NH
COUNTY OF STRAFFORD

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

JOB NO.	485	DATE:	2023-01-19
DRAWN BY:	JJH	DRAWING:	485 SURVEY.DWG
CHECKED BY:	EJS	SHEET:	1 OF 1

NO.	DATE	DESCRIPTION	BY



LICENSED LAND SURVEYOR

JANUARY 23, 2023
DATE



685 Central Ave., Ste 100, Dover, NH 03820 | (603) 953-3164 | www.northamsurvey.com



Letter of Authorization

I, Jack Lagasse, hereby authorize Northam Survey LLC, 686 Central Ave, Suite 100 , Dover, NH, to act on my behalf concerning property owned by me, located at 10 Shelby Road, Rochester, NH, 03839 known as Tax Map 138, Lot 11.

I hereby appoint Northam Survey LLC as my agent to act on my behalf in the review process, to include any required signatures.


Jack J Lagasse (Jan 27, 2023 09:55 EST)

Client Name

Jan 27, 2023

Date

Witness

Date



E-Doc # 220006482
Book 5028 Page 50

04/28/2022 02:23:22 PM
Page 1 of 4

Catherine A. Berube
Register of Deeds, Strafford County
LCHIP STA196437 25.00
TRANS TAX ST857877 10,050.00

(Space Above Reserved for Registry of Deeds)

WARRANTY DEED

Commonwealth Collective, LLC, a New Hampshire limited liability company, having a mailing address of P.O. Box 611, Pelham, New Hampshire 03076,

for consideration paid grants to Jack Joseph Lagasse and Lynn Ann Lagasse, Trustees of The Lagasse Family Revocable Trust, as joint tenants with rights of survivorship, of 9 Deer Lane, Strafford, New Hampshire 03884

with **WARRANTY COVENANTS**,

A certain tract of parcel of land, together with the buildings thereon, situated in that part of Rochester known as Gonic, County of Strafford and State of New Hampshire, on the northerly side of School Street, known as Nos. 10 and 12 School Street, now known as Shelby Lane, more particularly bounded and described as follows:

Beginning on said street at an iron pin in the ground at the southwesterly corner of land now or formerly of Mary Anna Lessard, said point being 113 feet distant in an easterly direction along said School Street from a line parallel with the southeasterly corner of the small house on said street, formerly occupied by one Ubald Beaulieu, and thence running in an easterly direction by said School Street and line thereof to the Cocheco River at a stake and stones (or formerly location thereof); thence turning and running in a northeasterly (generally) direction by river to land formerly of Elibu Hayes; thence turning and running in a southwesterly direction by said land formerly of Hayes to a point 15 feet from the northeasterly from the southeasterly corner of said cemetery; thence turning and running in a southwesterly direction 15 feet to the southeasterly corner of said cemetery and continuing in the same southwesterly direction 15 feet to the southeasterly corner of said cemetery and continuing in the same southwesterly corner of said cemetery; thence turning and running in a southerly direction 19.53 feet to an iron pin in the ground; thence turning and running in a n easterly direction 38 feet to an iron pin in the ground; thence turning and running in a southerly direction 116.43 feet to the point of beginning; all distances stated being more or less.

Meaning and intending to convey and hereby conveying all and the same premises described in deed to grantor dated August 30, 2021, recorded with the Strafford County Registry of Deeds at Book 4948, Page 98.

This is not homestead property of the grantor.

END OF TEXT

SIGNATURE PAGE FOLLOWS

Signed as a sealed instrument this 12th day of April, 2022.

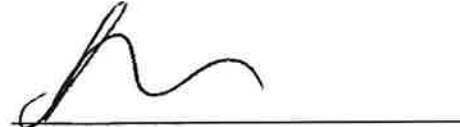
COMMONWEALTH COLLECTIVE, LLC



By: Michael Ketchen
Its: Manager



By: Hannah Ketchen
Its: Manager



By: Matthew Hitchcock
Its: Manager

STATE OF NEW HAMPSHIRE

COUNTY OF ROCKINGHAM

On this 12th day of April, 2022, before me, the undersigned notary public, personally appeared Michael Ketchen and Hannah Ketchen, Managers of Commonwealth Collective, LLC, who proved to me through satisfactory evidence of identification, which was ☐ photographic identification with signature issued by a federal or state governmental agency, ☐ oath or affirmation of a credible witness, ☒ personal knowledge of the undersigned, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose and in the capacity indicated, and that they has the authority to sign in that capacity.

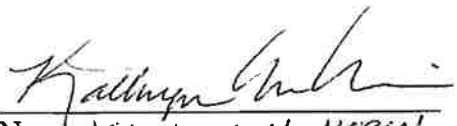


Name: KATHRYN M MORIN
Notary Public/Justice of the Peace
My Commission Expires: May 2, 2023

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

On this 12th day of April, 2022, before me, the undersigned notary public, personally appeared Matthew Hitchcock, Manager of Commonwealth Collective, LLC, who proved to me through satisfactory evidence of identification, which was ☐ photographic identification with signature issued by a federal or state governmental agency, ☐ oath or affirmation of a credible witness, ☒ personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose and in the capacity indicated, and that he has the authority to sign in that capacity.

KATHRYN M. MORIN
Justice of the Peace, State of New Hampshire
My Commission Expires May 2, 2023


Name: KATHRYN M MORIN
Notary Public/Justice of the Peace
My Commission Expires: May 2, 2023



Abutters List

JACK LAGASSE
10 SHELBY LANE, ROCHESTER, NH

February 2, 2023

485

Assessors Map		Abutter Name	Mailing Address
Map	Lot		
LOCUS	0	LAGASSE FAMILY REVOCABLE TRUST	10 SHELBY LANE ROCHESTER, NH
138	9	JOEL FECTEAU	6 SHELBY LANE ROCHESTER NH
138	10	SHAWN P. & MELISSA S. DUNNING	8 SHELBY LANE ROCHESTER, NH
138	8	GONIC CEMETERY CITY OF ROCHESTER	31 WAKEFIELD STREET ROCHESTER, NH
138	12	ROBERT & PAULA TING DOWNING	9 SHELBY LANE ROCHESTER, NH
139	54	LP GAS EQUIPMENT INC	PO BOX 1800 ROCHESTER, NH 03866
138	4	DENNIS P. HARTE & LINDA M. CARR	11 ELECTRIC AVE ROCHESTER, NH
138	13	NANCY S FERGUSON	5 SHELBY LANE ROCHESTER, NH
Surveyor		Northam Survey, LLC	686 Central Ave Suite 100 Dover, NH 03820