



MINOR SUBDIVISION APPLICATION

(a total of three or fewer lots)

City of Rochester, New Hampshire

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

Property information

Tax map #: _____; Lot #'s): _____; Zoning district: _____

Property address/location: _____

Name of project (if applicable): _____

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

Property owner

Name (include name of individual): _____

Mailing address: _____

Telephone #: _____ Email: _____

Applicant/developer (if different from property owner)

Name (include name of individual): _____

Mailing address: _____

Telephone #: _____ Email: _____

Engineer/surveyor

Name (include name of individual): _____

Mailing address: _____

Telephone #: _____ Fax #: _____

Email address: _____ Professional license #: _____

Proposed project

Number of proposed lots: _____; Are there any pertinent covenants? _____

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

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

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

Wetlands: Is any fill proposed? ____; area to be filled: ____; buffer impact? ____.

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: _____

Signature of applicant/developer: _____

Date: _____

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: _____

Date: _____

Minor Subdivision Checklist

(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: _____ Map: _____ Lot: _____ Date: _____

Applicant/agent: _____ Signature: _____

(Staff review by: _____ Date: _____)

General items

	Yes	No	N/A	Waiver Requested	Comments
4 sets completed applications	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Total application fee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
4 copies of narrative	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
3 sets of full-size plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
2 sets of 11 X 17 reductions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Completed abutters list	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Copy of existing covenants, easements, and deed restrictions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

Plan Information

Basic information including:

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

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Percolation test locations and results	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Water features (ponds, streams)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Other Elements

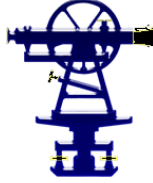
Prospective access points (may be subject to change)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Drainage plan - structures, details, and analysis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Grading plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Earth being removed from site(in cubic yards)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Erosion and sedimentation plan	<input 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 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Additional Comments:

NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

P.O. Box 2492
Continental Blvd. (03867)
Rochester, NH 03866-0249
Phone: (603) 335-3948 / (800) 479-3948
Fax: (603) 332-0098



P. O. Box 268
31 Mooney St.
Alton, NH 03809
Phone & Fax: (603) 875-3948
www.norwayplains.com

June 19, 2023

Shanna B. Saunders, Director
City of Rochester Planning & Development
City Hall Annex
33 Wakefield Street
Rochester, New Hampshire 03867

**RE: NARRATIVE – Lot Line Revision and Subdivision Application for:
Jonathan & Judith Mott
Tax Map 203, Lot 7, 350 Chestnut Hill Road, Rochester, NH
Charles Jr. & Tracy Gerrish
Tax Map 203, Lot 8, 360 Chestnut Hill Road, Rochester, NH**

Dear Shanna Saunders,

Jonathan & Judith Mott, owners of Tax Map 203, Lot 7, are proposing a Lot Line Revision with their neighbors, Charles Jr. & Tracy Gerrish, owner of Tax Map 203, Lot 8; and a single lot subdivision of the revised Lot 7.

The proposed conveyance will be 34,945 sq. ft. (0.80 acres) from Lot 8 to Lot 7. This area is currently undeveloped, and will be used for the frontage and access for the proposed Lot 7-6. Lot 7 will be divided into Lot 7-6 (48.46 acres, of which 40.02 acres are in permanent Open Space) and Lot 7 (2.75 acres). Lot 7 currently has a single family residence with on-site water and septic systems. The proposed Lot 7-6 is currently used for agricultural purposes and is undeveloped. Any future development of Lot 7-6 will be permitted separately.

Municipal sewer and water are not available within a reasonable distance at this site.

Given that the existing Lot 7 is part of an approved recent subdivision, we are asking for waivers regarding: surveying the entire lot; re-delineating wetlands; traffic studies; and drainage report.

Thank you for your consideration in this matter.

Sincerely,

Glenn Griswold, PLS / NORWAY PLAINS ASSOCIATES, INC.

ABUTTER LIST
City of Rochester, NH
Please Print or Type

Applicant: NORWAY PLAINS ASSOCIATES, INC. **Phone** 603-335-3948

Project Address: 350 CHESTNUT HILL ROAD

List the names and addresses of all parties below. For abutting lot owners, list each owner whose lot adjoins or is directly across the street or a body of water from the subject property. This form may not be completed more than five (5) days prior to the application deadline.

LEGAL OWNER OF SUBJECT LOT

Map	Lot	Zone	Owner Name	Mailing Address
203	7	AG	JONATHAN D. & JUDITH M. MOTT	350 CHESTNUT HILL ROAD, ROCHESTER, NH 03867

ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
203	5	DAVID ROGER DESHARNAIS	365 CHESTNUT HILL ROAD, ROCHESTER, NH 03867
203	6	363 CHESTNUT HILL ROAD CONDO ASSOCIATION	363 CHESTNUT HILL ROAD, ROCHESTER, NH 03867
203	6-1	VENO FAMILY REVOCABLE TRUST DAVID A. & GINA M. VENO, TRUSTEES	361 CHESTNUT HILL ROAD, ROCHESTER, NH 03867
203	6-2	RICHARD D. DECOST	353 CHESTNUT HILL ROAD, ROCHESTER, NH 03867
203	7-1	BRADLEY & KARISSA MONDOUX	346 CHESTNUT HILL ROAD, ROCHESTER, NH 03867
203	7-2	JUSTIN L. & BROOKE A. DEPHILIPPO	342 CHESTNUT HILL ROAD, ROCHESTER, NH 03867
203	7-3	MICHAEL & RENA GILLIS	340 CHESTNUT HILL ROAD, ROCHESTER, NH 03867
203	7-4	D & B GOSSELIN 2022 REVOCABLE TRUST	336 CHESTNUT HILL ROAD, ROCHESTER, NH 03867
203	7-5	DEREK N. GREENLAW	332 CHESTNUT HILL ROAD, ROCHESTER, NH 03867
203	8	CHARLES J. JR. & TRACY L. GERRISH	360 CHESTNUT HILL ROAD, ROCHESTER, NH 03867

PROFESSIONALS AND EASEMENT HOLDERS. *Engineers, Surveyors, Soil Scientists, and Architects whose seal appears or will appear on the plans (other than any agent submitting this application); holders of conservation, preservation, or agricultural easements; and upstream dam owners/NHDES.*

Name of Professional or Easement Holder	Mailing Address
RANDY R. TETREALT, LLS # 729	NORWAY PLAINS ASSOCIATES, INC. 2 CONTINENTAL BOULEVARD, ROCHESTER, NH 03867
CYNTHIA M. BALCIUS, CWS # 61	STONE RIDGE ENVIRONMENTAL LLC 233 PROSPECT MOUNTAIN ROAD, ALTON, NH 03809

I, the undersigned, acknowledge that it is the responsibility of the applicant or his/her agent to fill out this form. I understand that any error or omission could affect the validity of any approval. **To get the names & addresses of all abutters please see the Planning Department Secretary.**

on this date: _____ This is page 1 of 3 pages.

Applicant or Agent: _____

Planning Staff Verification: _____ **Date:** _____

ABUTTER LIST
City of Rochester, NH
Please Print or Type

Applicant: NORWAY PLAINS ASSOCIATES, LLC **Phone** 603-335-3948

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203	7	AG	JONATHAN D. & JUDITH M. MOTT	350 CHESTNUT HILL ROAD, ROCHESTER, NH 03867

ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
203	9	MARK K. & PATRICIA TAYLOR	P.O. BOX 764, ROCHESTER, NH 03867
203	10	CHARLES J. GERRISH JR. RAMONA N. OSBORNE	374 CROSS ROAD, ROCHESTER, NH 03867
203	10-1	MICHAEL & CAROL TROY	376 CROSS ROAD, ROCHESTER, NH 03867
203	10-2	BRIANNA CAMPBELL & DANIEL W. LASZLO	372 CROSS ROAD, ROCHESTER, NH 03867
203	11	MICHAEL W. FERULLO	380 CROSS ROAD, ROCHESTER, NH 03867
203	15	JENNIFER CORMIER	18 MOUNTAIN VIEW LANE, ROCHESTER, NH 03867
203	16	NOAH JOSEPH & DEANNA FAWN MUNROE	9 MOUNTAIN VIEW LANE, ROCHESTER, NH 03867
203	20	CHARLES J. GERRISH JR. RAMONA N. OSBORNE	374 CROSS ROAD, ROCHESTER, NH 03867
203	24-1	CURTIS & JESSICA MUSE	1 GOVERNORS ROAD, ROCHESTER, NH 03867
206	8-1	SEAN DALY	35 CHANNINGS LANE, ROCHESTER, NH 03867

PROFESSIONALS AND EASEMENT HOLDERS. *Engineers, Surveyors, Soil Scientists, and Architects whose seal appears or will appear on the plans (other than any agent submitting this application); holders of conservation, preservation, or agricultural easements; and upstream dam owners/NHDES.*

Name of Professional or Easement Holder	Mailing Address

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on this date: _____ This is page 2 of 3 pages.

Applicant or Agent: _____

Planning Staff Verification: _____ **Date:** _____

ABUTTER LIST
City of Rochester, NH
Please Print or Type

Applicant: NORWAY PLAINS ASSOCIATES, LLC **Phone** 603-335-3948

Project Address: 350 CHESTNUT HILL ROAD

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LEGAL OWNER OF SUBJECT LOT

Map	Lot	Zone	Owner Name	Mailing Address
203	7	AG	JONATHAN D. & JUDITH M. MOTT	350 CHESTNUT HILL ROAD, ROCHESTER, NH 03867

ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
206	8-8	MICHAEL T. & MIKI I. STREMPFER	51 CHANNINGS LANE, ROCHESTER, NH 03867
206	8-9	MICHAEL E. & THERESE W. WOOLRIDGE	43 CHANNINGS LANE, ROCHESTER, NH 03867
R2	10	MARGARET A. ALLEY FAMILY TRUST MARGARET A. ALLEY, TRUSTEE	149 GOLDEN CIRCLE DRIVE, FARMINGTON, NH 03835
R2	12	RONALD R. BRETON	P.O. BOX 148, FARMINGTON, NH 03835
R2	13	WILLIAM G. ROLLINS & SUSAN MCADAMS	127 GOLDEN DIRCLE DRIVE, FARMINGTON, NH 03835

PROFESSIONALS AND EASEMENT HOLDERS. *Engineers, Surveyors, Soil Scientists, and Architects whose seal appears or will appear on the plans (other than any agent submitting this application); holders of conservation, preservation, or agricultural easements; and upstream dam owners/NHDES.*

Name of Professional or Easement Holder	Mailing Address

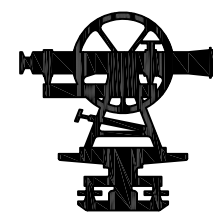
I, the undersigned, acknowledge that it is the responsibility of the applicant or his/her agent to fill out this form. I understand that any error or omission could affect the validity of any approval. To get the names & addresses of all abutters please see the Planning Department Secretary.

on this date: _____ This is page 3 of 3 pages.

Applicant or Agent: _____

Planning Staff Verification: _____ **Date:** _____

LAND SURVEYORS



CIVIL ENGINEERS

- LEGEND**
- EXISTING
 - MONUMENT
 - BOUND
 - NO MONUMENT FOUND OR SET
 - UTILITY POLE
 - WETLAND
 - WELL

- N 89°56'30" E 425.61' PROPERTY LINE
- STONEWALL
- EDGE OF PAVEMENT
- GRAVEL
- EDGE OF WETLAND
- OVERHEAD WIRES
- FENCE
- SETBACK LINE
- EASEMENT
- PROPOSED LOT LINE
- DRAIN LINE

ABBREVIATION LEGEND:
 DMS - DRILL HOLE WITH ID CAP SET
 DHF - DRILL HOLE FOUND
 RBF - REBAR FOUND
 RBCF - REBAR WITH ID CAP FOUND
 RBOS - REBAR WITH ID CAP SET
 (+2") - DENOTES HEIGHT OF THE MONUMENT
 TM - TAX MAP #1 LOT NUMBER
 SCRD - STRAFFORD COUNTY REGISTRY OF DEEDS

MONUMENT IDENTIFICATION INSCRIPTIONS:
 'NPA' - NORWAY PLAINS ASSOCIATES
 'BROWN' - BROWN ENGINEERING, INC.

LINE	BEARING	DISTANCE
L1	N 11°12'31" W	23.17'
L2	N 32°15'31" E	34.58'
L3	N 34°15'09" E	54.89'
L4	N 35°01'44" E	39.78'
L5	N 36°43'12" E	47.31'
L6	N 39°56'07" E	50.49'
L7	N 38°03'49" E	41.64'
L8	N 36°25'56" E	61.37'
L9	N 25°37'47" E	54.84'
L10	N 39°37'46" E	8.15'
L11	S 22°56'59" W	24.64'

TAX MAP 203 LOT 2
 CHARLES J. GERRISH JR. &
 RAMONAN OSBORNE
 374 CROSS ROAD
 ROCHESTER, NH 03867
 BK. 4354 PG. 395

CROSS ROAD
CLASS V ROAD

TAX MAP 203 LOT 24-1
 CURTIS & JESSICA MUSE
 1 GOVERNORS ROAD
 ROCHESTER, NH 03867
 BK. 5070 PG. 312

RESERVED REGISTRY OF DEEDS

NOTES:

- THE PURPOSE OF THIS PLAN IS TO DEPICT A PROPOSED SUBDIVISION OF THE LAND DESCRIBED IN STRAFFORD COUNTY REGISTRY OF DEEDS, BOOK 4434, PAGE 214; AND A LOT LINE REVISION BETWEEN TAX MAP 203, LOT 7 AND LOT 8.
- TOTAL PARCEL AREA: MAP 203, LOT 7 50.41 ACRES
 PROPOSED PARCEL 7: 2.75 ACRES
 PROPOSED PARCEL 7-6: 48.46 ACRES
 MAP 203, LOT 8: CURRENT: 3.31 ACRES
 PROPOSED: 2.51 ACRES
- PARCEL IS ZONED AGRICULTURAL.
- MINIMUM PARCEL REQUIREMENTS: LOT SIZE = 45,000 S.F., FRONTAGE = 150'
- BUILDING SETBACKS: FRONT YARD = 20', SIDE YARD = 10', REAR YARD = 20' (ULTIMATE CERTIFICATION AND VERIFICATION OF THE ZONE DESIGNATION AND APPLICABLE LOCATION OF BUILDING SETBACK REQUIREMENTS ARE THE SOLE RESPONSIBILITY OF THE ZONING OFFICER IN THE SUBJECT MUNICIPALITY.)
- THE PROPOSED LOTS ARE TO BE SERVICED BY ON-SITE WATER AND SEPTIC SYSTEMS.
- THE SURVEYED PARCELS ARE NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED 5/17/2005 COMMUNITY PANEL # 33017C0201D.
- HORIZONTAL DATUM: NH STATE PLANE, NAD83(2011). VERTICAL DATUM: NAVD83 (GEOID18A)
- ABUTTING OWNER INFORMATION TAKEN FROM THE TOWN OF ROCHESTER TAX RECORDS. ABUTTING LOT LINES TAKEN FROM ROCHESTER TAX MAPS AND/OR GIS, AND ARE FOR INFORMATIONAL PURPOSES ONLY.
- FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, ANNEX BUILDING, 33 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 335-1338.
- ALL UTILITIES SERVING THE PROPOSED LOTS SHALL BE PLACED UNDERGROUND, PER CITY OF ROCHESTER SUBDIVISION REGULATIONS 5-12.
- 25' WETLAND BUFFER ZONE SHALL REMAIN IN ITS NATURAL STATE AND BE MARKED EVERY 100 FEET WITH WETLAND CONSERVATION TAGS, PER CITY OF ROCHESTER PLANNING DEPARTMENT. WETLANDS SHOWN HEREON WERE TAKEN FROM PLAN REFERENCE 1.
- CHESTNUT HILL ROAD IS A CLASS V ROAD.
- NO DEVELOPMENT, NOR SUBDIVISION OF THE OPEN SPACE AREA AS SHOWN, NOR ESTABLISHMENT OF FUTURE HOME SITES IN THE OPEN SPACE AREA SHALL BE PERMITTED. THIS LAND, HOWEVER, MAY BE USED FOR PASSIVE RECREATION, GARDENING, OR AGRICULTURAL PURPOSES. SEE PLAN REFERENCE 1 FOR MORE INFORMATION.
- PER NH RSA 289:3, THERE IS TO BE A 25' NO DISTURBANCE BUFFER AROUND THE EXISTING CEMETERY. ACCESS TO THE CEMETERY SHALL BE PER THE EASEMENT SHOWN.
- TRAVERSE CLOSURE: 1/32,900.
- ROAD FRONTAGE
 LOT 7: EXISTING = 199.90' PROPOSED = 179.47'
 LOT 7-6: EXISTING = N/A PROPOSED = 150.51'
 LOT 8: EXISTING = 795.00' PROPOSED = 665.00'
- NO BUILDINGS SHALL BE ERECTED ON LOT 7-6 WITHIN 250' OF CHESTNUT HILL ROAD.

REFERENCE PLANS:

- "SUBDIVISION PLAN OF LAND PREPARED FOR MILTON APPEBY"
 DATED: MARCH 2007 BY BROWN ENGINEERING
 RECORDED: SCRD PLAN 91-49
- "SUBDIVISION OF LAND, CROSS ROAD TAX MAP 203, LOT 10 ROCHESTER NH FOR CHARLES & NANCY GERRISH"
 DATED: MARCH 2009 BY NORWAY PLAINS ASSOCIATES, INC.
 RECORDED: SCRD D977-57

TAX MAP 203, LOT 7
 OWNER OF RECORD:
 JONATHAN D. & JUDITH M. MOTT
 350 CHESTNUT HILL ROAD
 ROCHESTER, N.H.
 BK. 4434, PG. 214

TAX MAP 203, LOT 8
 OWNER OF RECORD:
 CHARLES J. JR. & TRACY L. GERRISH
 360 CHESTNUT HILL ROAD
 ROCHESTER, N.H.
 BK. 2467, PG. 186

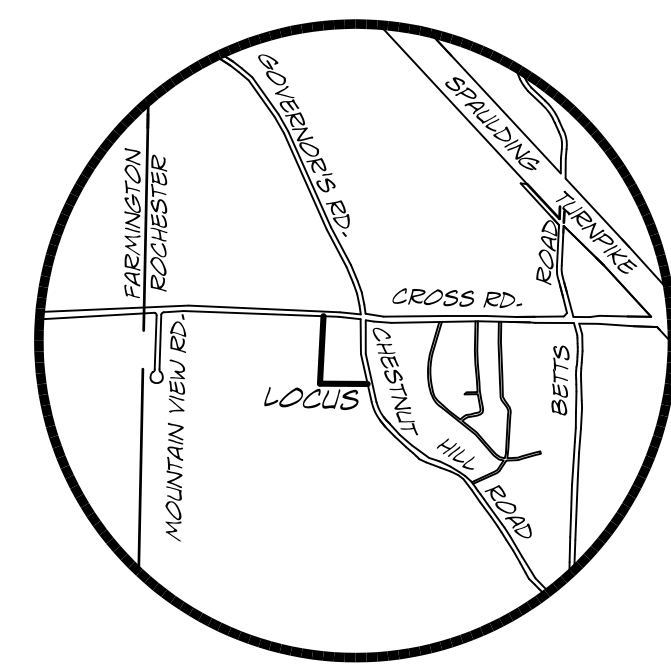
PROPOSED SUBDIVISION PLAN
 350 CHESTNUT HILL ROAD
 ROCHESTER
 STRAFFORD COUNTY
 NEW HAMPSHIRE
 FOR:
JONATHAN D. MOTT

1" = 60' JUNE 2023

GRAPHIC SCALE

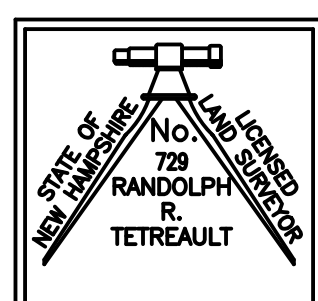


REVISIONS:



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.

I FURTHER CERTIFY THAT I HAVE FILED A COPY OF THIS PLAN WITH THE PLANNING BOARD OF THE CITY OF ROCHESTER, NH IN ACCORDANCE WITH RSA 676:18.



RANDOLPH R. TETREAULT, ULS #729

DATE

FINAL APPROVAL BY
 ROCHESTER PLANNING BOARD

CERTIFIED BY

POSITION

DATE

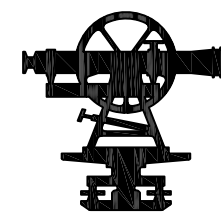
PRELIMINARY PRINT FOR APPLICATION SUBMITTAL
 6-19-2023

FILE NO. 154
 PLAN NO. C-3384
 DWG. NO. 23042 S-1

31 MOONEY STREET, ALTON, NH 603-875-3948

NORWAY PLAINS ASSOCIATES, INC.

2 CONTINENTAL BLVD., ROCHESTER, NH 603-335-3948



- LEGEND
- MONUMENT
 - BOUND
 - NO MONUMENT FOUND OR SET
 - UTILITY POLE
 - W WETLAND
 - W WELL
 - ⊕ BENCHMARK

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 11°12'31" W	23.17'
L2	N 32°15'31" E	34.58'
L3	N 34°15'09" E	54.89'
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L6	N 39°56'07" E	50.49'
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TAX MAP 203 LOT 20
CHARLES J. GERRISH JR. &
RAMONA L. OSBORNE
374 CROSS ROAD
ROCHESTER, NH 03867
BK. 4354 PG. 395

CROSS ROAD
CLASS V ROAD

TAX MAP 203 LOT 24-1
CURTIS & JESSICA MUSE
1 GOVERNORS ROAD
ROCHESTER, NH 03867
BK. 5070 PG. 312

TAX MAP 203 LOT 9
MARK K. & PATRICIA TAYLOR
P.O. BOX 764
ROCHESTER, NH 03866-0764
BK. 1118 PG. 28

TAX MAP 203 LOT 5
DAVID ROGER DESHAERNAIS
365 CHESTNUT HILL ROAD
ROCHESTER, NH 03867
BK. 5022 PG. 567

TAX MAP 203 LOT 6
363 CHESTNUT HILL ROAD CONDO
ASSOCIATION
BK. 2402 PG. 611

TAX MAP 203 LOT 6-1
VENO FAMILY REVOCABLE TRUST
DAVID A. & GINA M. VENO
TRUSTEES
361 CHESTNUT HILL ROAD
ROCHESTER, NH 03867
BK. 5079 PG. 663

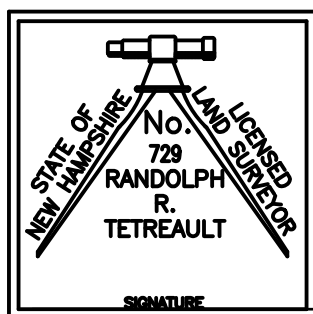
TAX MAP 203 LOT 10-2
BRIANNA CAMPBELL &
DANIEL W. LASZLO
372 CROSS ROAD
ROCHESTER, NH 03867
BK. 4906 PG. 888

ROCHESTER GIS
COORDINATES:
N: 314,192.16
E: 1,162,508.08

ROCHESTER GIS
COORDINATES:
N: 314,157.83
E: 1,161,458.58

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DATE

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ROCHESTER PLANNING BOARD

CERTIFIED BY POSITION DATE

PRELIMINARY PRINT FOR APPLICATION SUBMITTAL
6-19-2023

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PROPOSED PARCEL 7: 2.75 ACRES
PROPOSED PARCEL 7-6: 48.46 ACRES
MAP 203, LOT 8: CURRENT: 3.31 ACRES
PROPOSED: 2.51 ACRES
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- THE PROPOSED LOTS ARE TO BE SERVICED BY ON-SITE WATER AND SEPTIC SYSTEMS.
- THE SURVEYED PARCELS ARE NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED 5/17/2005 COMMUNITY PANEL # 33017C0201D.
- HORIZONTAL DATUM: NH STATE PLANE, NAD83(2011). VERTICAL DATUM: NAVD88 (GEOID18A)
- ABUTTING OWNER INFORMATION TAKEN FROM THE TOWN OF ROCHESTER TAX RECORDS. ABUTTING LOT LINES TAKEN FROM ROCHESTER TAX MAPS AND/OR GIS, AND ARE FOR INFORMATIONAL PURPOSES ONLY.
- FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, ANNEX BUILDING, 33 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 335-1338.
- ALL UTILITIES SERVING THE PROPOSED LOTS SHALL BE PLACED UNDERGROUND, PER CITY OF ROCHESTER SUBDIVISION REGULATIONS 5-12.
- 25' WETLAND BUFFER ZONE SHALL REMAIN IN ITS NATURAL STATE AND BE MARKED EVERY 100 FEET WITH WETLAND CONSERVATION TAGS, PER CITY OF ROCHESTER PLANNING DEPARTMENT. WETLANDS SHOWN HEREON WERE TAKEN FROM PLAN REFERENCE 1.
- CHESTNUT HILL ROAD IS A CLASS V ROAD.
- NO DEVELOPMENT, NOR SUBDIVISION OF THE OPEN SPACE AREA AS SHOWN, NOR ESTABLISHMENT OF FUTURE HOME SITES IN THE OPEN SPACE AREA SHALL BE PERMITTED. THIS LAND, HOWEVER, MAY BE USED FOR PASSIVE RECREATION, GARDENING, OR AGRICULTURAL PURPOSES. SEE PLAN REFERENCE 1 FOR MORE INFORMATION.
- PER NH RSA 289:3, THERE IS TO BE A 25' NO DISTURBANCE BUFFER AROUND THE EXISTING CEMETERY. ACCESS TO THE CEMETERY SHALL BE PER THE EASEMENT SHOWN.
- TRAVERSE CLOSURE: 1/32,900.
- ROAD FRONTAGE LOT 7: EXISTING = 199.90' PROPOSED = 179.47'
LOT 7-6: EXISTING = N/A PROPOSED = 150.51'
LOT 8: EXISTING = 795.00' PROPOSED = 665.00'
- NO BUILDINGS SHALL BE ERECTED ON LOT 7-6 WITHIN 250' OF CHESTNUT HILL ROAD.

REFERENCE PLANS:

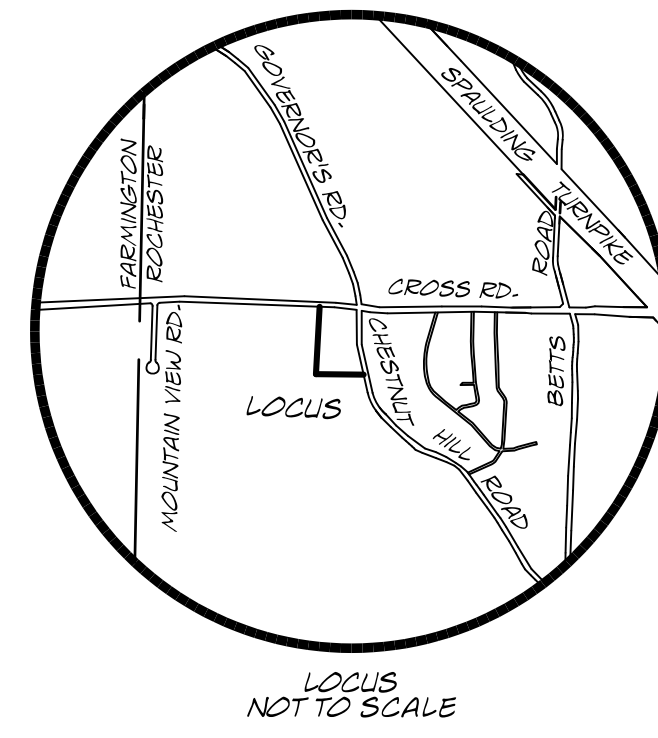
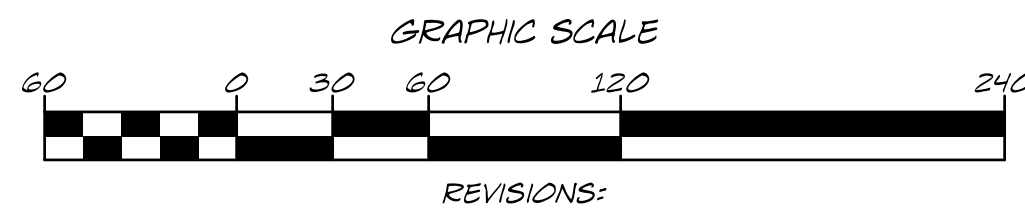
- "SUBDIVISION PLAN OF LAND PREPARED FOR MILTON APPEBY"
DATED: MARCH 2007 BY BROWN ENGINEERING
RECORDED: SCRD PLAN 91-49
- "SUBDIVISION OF LAND, CROSS ROAD TAX MAP 203, LOT 10 ROCHESTER NH FOR CHARLES & NANCY GERRISH"
DATED: MARCH 2009 BY NORWAY PLAINS ASSOCIATES, INC.
RECORDED: SCRD D97-57

TAX MAP 203, LOT 7
OWNER OF RECORD:
JONATHAN D. & JUDITH M. MOTT
350 CHESTNUT HILL ROAD
ROCHESTER, N.H.
BOOK 4434, PG. 214

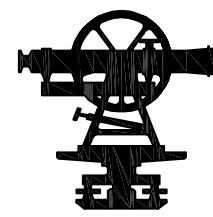
TAX MAP 203, LOT 8
OWNER OF RECORD:
CHARLES J. JR. & TRACY L. GERRISH
360 CHESTNUT HILL ROAD
ROCHESTER, N.H.
BOOK 2467, PG. 186

PROPOSED TOPOGRAPHIC
SUBDIVISION PLAN
350 CHESTNUT HILL ROAD
ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE

FOR:
JD MOTT
1" = 60' JUNE 2023



FILE NO. 154
PLAN NO. C-3384
DWG. NO. 23042 S-1



- LEGEND
- EXISTING
 - MONUMENT
 - BOUND
 - NO MONUMENT FOUND OR SET
 - UTILITY POLE
 - WETLAND
 - WELL

- PROPERTY LINE
- STONEWALL
- EDGE OF PAVEMENT
- GRAVEL
- EDGE OF WETLAND
- OVERHEAD WIRES
- FENCE
- SETBACK LINE
- EASEMENT
- PROPOSED LOT LINE
- DRAIN LINE

ABBREVIATION LEGEND:
DHS - DRILL HOLE WITH ID CAP SET
DHF - DRILL HOLE FOUND
RBF - REBAR FOUND
RBCF - REBAR WITH ID CAP FOUND
RBCS - REBAR WITH ID CAP SET
(+2") - DENOTES HEIGHT OF THE MONUMENT
TM - TAX MAP & LOT NUMBER
SCRD - STRAFFORD COUNTY REGISTER OF DEEDS

MONUMENT IDENTIFICATION INSCRIPTIONS:
'NPA' - NORWAY PLAINS ASSOCIATES
'BROWN' - BROWN ENGINEERING, INC.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 11°12'31" W	23.17'
L2	N 32°15'31" E	34.58'
L3	N 34°15'09" E	54.89'
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TAX MAP 203 LOT 20
CHARLES J. GERRISH JR. &
RAMONAN O. OSBORNE
374 CROSS ROAD
ROCHESTER, NH 03867
BK. 4354 PG. 395

CROSS ROAD
CLASS V ROAD

TAX MAP 203 LOT 24-1
CURTIS & JESSICA MUSE
1 GOVERNORS ROAD
ROCHESTER, NH 03867
BK. 5070 PG. 312

NOTES:

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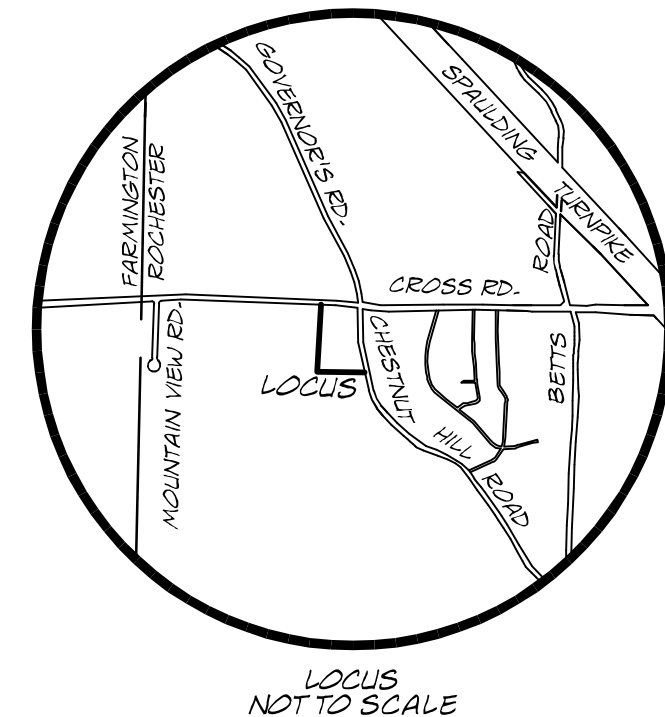
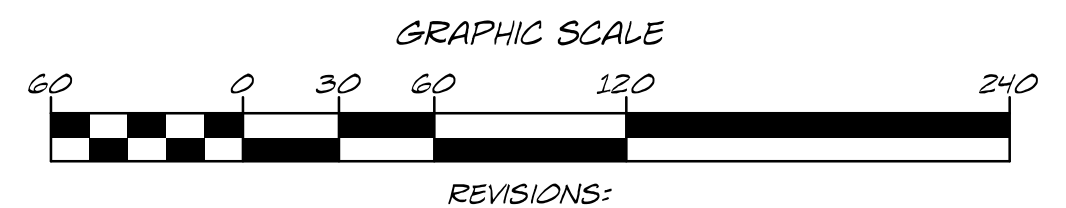
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DATED: MARCH 2009 BY NORWAY PLAINS ASSOCIATES, INC.
RECORDED: SCRD DE97-57

TAX MAP 203, LOT 7
OWNER OF RECORD:
JONATHAN D. & JUDITH M. MOTT
350 CHESTNUT HILL ROAD
ROCHESTER, N.H.
BK. 4434, PG. 214

TAX MAP 203, LOT 8
OWNER OF RECORD:
CHARLES J. JR. & TRACY L. GERRISH
360 CHESTNUT HILL ROAD
ROCHESTER, N.H.
BK. 2467, PG. 186

PROPOSED SUBDIVISION PLAN
350 CHESTNUT HILL ROAD
ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE
FOR:
JONATHAN D. MOTT

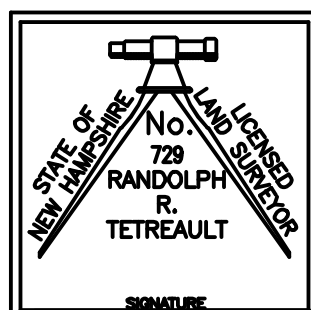
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FILE NO. 154
PLAN NO. C-3384
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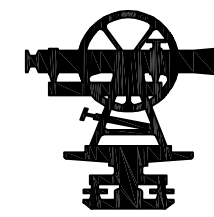
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DATE

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ROCHESTER PLANNING BOARD

CERTIFIED BY POSITION DATE

PRELIMINARY PRINT FOR APPLICATION SUBMITTAL
6-19-2023



- LEGEND
- EXISTING
 - MONUMENT
 - BOUND
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- STONEWALL
- EDGE OF PAVEMENT
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CROSS ROAD
 CLASS V ROAD

TAX MAP 203 LOT 24-1
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RESERVED REGISTRY OF DEEDS

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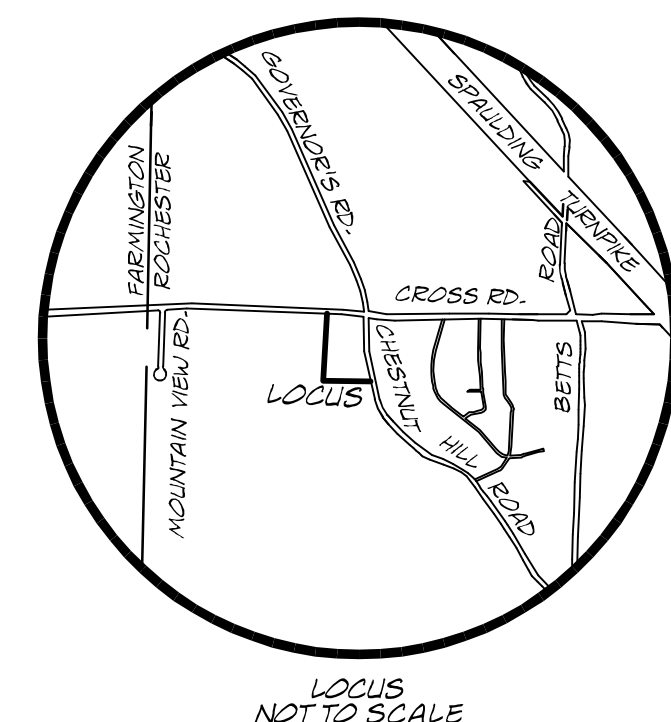
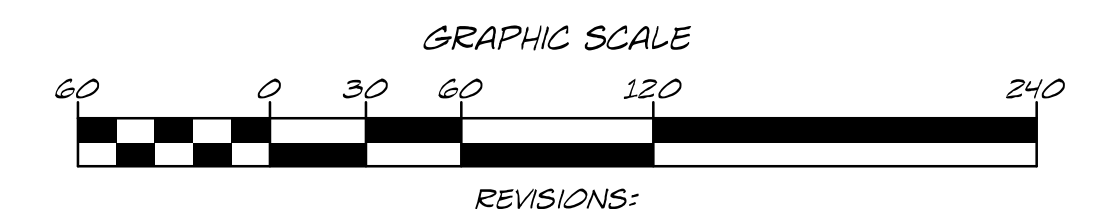
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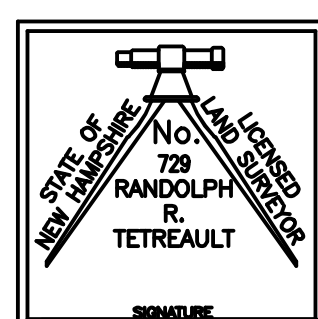
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 FOR:
 JONATHAN D. MOTT

1" = 60' JUNE 2023



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.

I FURTHER CERTIFY THAT I HAVE FILED A COPY OF THIS PLAN WITH THE PLANNING BOARD OF THE CITY OF ROCHESTER, NH IN ACCORDANCE WITH RSA 676:13.



RANDOLPH R. TETREAU, ULS #729

DATE

FINAL APPROVAL BY
 ROCHESTER PLANNING BOARD

CERTIFIED BY POSITION DATE

PRELIMINARY PRINT FOR APPLICATION SUBMITTAL
 6-19-2023

FILE NO. 154
 PLAN NO. C-3384
 DWG. NO. 23042 S-1