



**Modification to Approved Project**  
**City of Rochester, New Hampshire**

Case # 203-7&8-A-23 Property Address 350 CHESTNUT HILL ROAD

Type of project: Site Plan       ; Subdivision X; Line Adjustment X; Other       

Original Project Description: LOT LINE ADJUSTMENT AND SINGLE LOT SUBDIVISION

Date of original Planning Board approval OCTOBER 2, 2023

Description of modification: ADJUSTMENT OF LOT FRONTAGES TO PRESERVE EXISTING  
STONEWALLS AS BOUNDARY.

**\*\*Please attach a plan showing the amendment location and/or details.**

Applicant Name: JONATHAN D. & JUDITH M. MOTT

Mailing Address 350 CHESTNUT HILL ROAD, ROCHESTER, NH 03867


Phone Number: 603-765-8094 Email Address: JDMOTT1958@GMAIL.COM

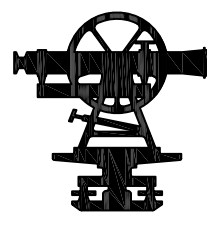
**Please note:** *Modifications are reviewed by City Staff but no public hearing is held and no notices are required. (In contrast, projects, which are considered to have a potential impact upon abutters, are considered Amendments for which notice and a public hearing is required.) There is a \$125.00 fee for a modification.*

Name of applicant or agent filling out this form GLENN D. GRISWOLD OF NORWAY PLAINS ASSOCIATES, INC.

Please check box: Applicant ☐ Agent ☒

Signature of person completing form:  Date: 3/12/2024

Signature of property owner (if different):  Date: 3/12/2024



- 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

LINE	BEARING	DISTANCE
L1	N 11°12'31" W	23.17'
L2	N 32°15'31" E	34.68'
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	18.15'

TAX MAP 203 LOT 20  
CHARLES J. GERRISH JR. &  
RAMONAN OSBORNE  
374 CROSS ROAD  
ROCHESTER, NH 03867  
BK. 4354 PG. 395

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

CROSS ROAD  
CLASS V ROAD

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 8  
CHARLES J. JR. & TRACY L. GERRISH  
360 CHESTNUT HILL ROAD  
ROCHESTER, NH 03867  
BK. 2467 PG. 186

TAX MAP 203 LOT 5  
DAVID ROGER DESHARNAIS  
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. 5074 PG. 663

TAX MAP 203 LOT 10-2  
BRIANNA CAMPBELL &  
DANIEL W. LASZLO  
372 CROSS ROAD  
ROCHESTER, NH 03867  
BK. 4906 PG. 588

TAX MAP 203  
LOT 7  
EXISTING: 50.41 ACRES  
PROPOSED: 48.81 ACRES

TAX MAP 203  
LOT 8  
EXISTING: 3.31 ACRES  
PROPOSED: 2.06 ACRES

EXISTING: 3.31 ACRES  
PROPOSED: 2.06 ACRES

AREA TO BE  
CONVEYED:  
54,649 SF  
SEE NOTE 18

ROCHESTER GIS  
COORDINATES:  
N: 314,157.83  
E: 1,162,508.58

CHESTNUT HILL ROAD  
CLASS V ROAD

- 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 51.21 ACRES  
PROPOSED PARCEL 7: 48.81 ACRES  
PROPOSED PARCEL 7-6: 2.85 ACRES  
MAP 203, LOT 8: CURRENT: 3.31 ACRES  
PROPOSED: 2.06 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: 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.

ON JULY 7, 2023, AN UPDATED WETLAND DELINEATION WAS CONDUCTED ON A LIMITED AREA OF THE PROPERTY BY JOSEPH W. NOEL, NH CERTIFIED SOIL SCIENTIST #017 AND NH CERTIFIED WETLAND SCIENTIST #086. THE LIMITS OF THE UPDATED DELINEATION ARE DESIGNATED ON THE PLAN. SEQUENTIALLY NUMBERED PINK AND BLACK STRIPED FLAGGING WAS PLACED ALONG THE WETLAND/UPLAND BOUNDARY. THE FLAGS WERE SURVEY LOCATED BY ANDERWAY PLAINS ASSOCIATES, INC. THE DELINEATION WAS CONDUCTED IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS DOCUMENT CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, (1987) ALONG WITH THE REQUIRED REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2, JANUARY 2012).

PROFESSIONAL JUDGMENT WAS NECESSARY IN SOME AREAS DUE TO THE STONY NATURE OF THE GLACIAL TILL SOILS, A DENSE GROWTH OF INVASIVE JAPANESE BARBERY (BERBERIS THUNBERGII) IN THE SHRUB LAYER, AND THE SLOPING MARGINAL NATURE OF THE WETLAND SYSTEM ALONG ITS BOUNDARIES. DIFFERENCES BETWEEN AN EARLIER DELINEATION AND THE UPDATED DELINEATION CAN BE ATTRIBUTED TO THESE FACTORS.

- 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.
- TRaverse CLOSURE: 1/32,900.
- LOT 7: EXISTING = 199.90' PROPOSED = 150.51'  
LOT 7-6: EXISTING = N/A PROPOSED = 179.47'  
LOT 8: EXISTING = 795.00' PROPOSED = 665.00'
- NO BUILDINGS SHALL BE ERRECTED ON LOT 7 WITHIN 250' OF CHESTNUT HILL ROAD.
- NO ENCROACHMENTS WILL RESULT FROM THIS LOT LINE ADJUSTMENT.

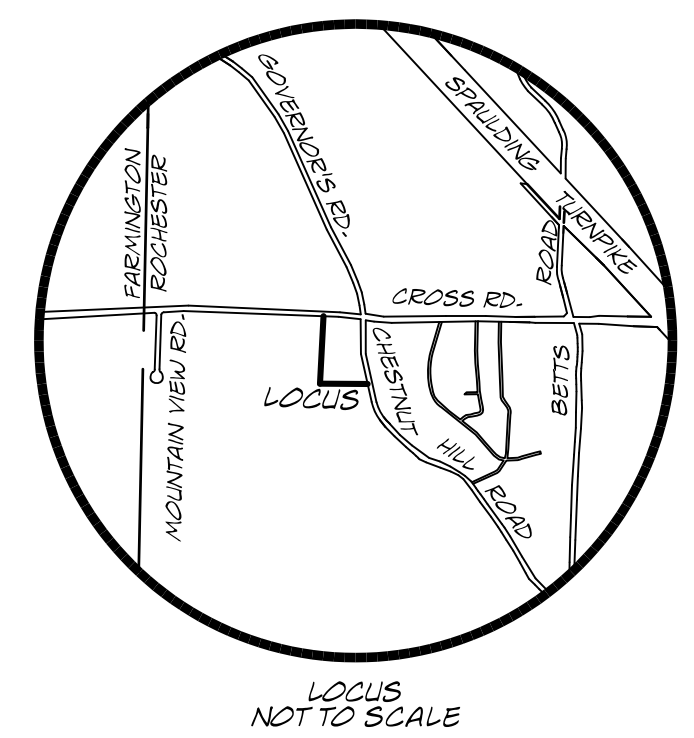
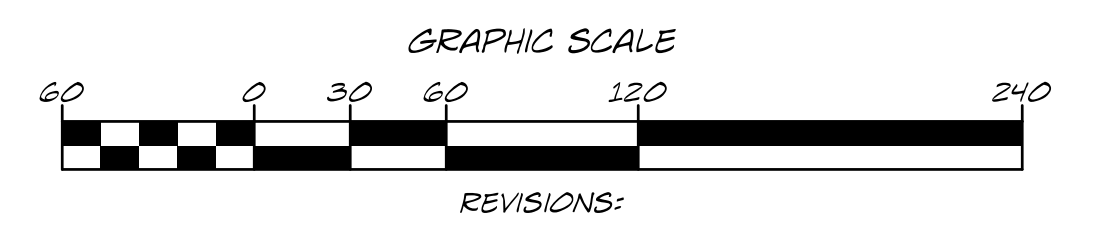
- REFERENCE PLANS:
- "SUBDIVISION PLAN OF LAND PREPARED FOR MILTON APPELEY"  
DATED: MARCH 2007 BY BROWN ENGINEERING  
RECORDED: SCRD PLAN 91-49
  - "SUBDIVISION OF LAND, CROSS ROAD TAX MAP 203, LOT 10 ROCHESTER NH FOR CHARLES & NANCY GERRISH"  
DATED: MARCH 2009 BY ANDERWAY PLAINS ASSOCIATES, INC. 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



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.

FILE NO. 154  
PLAN NO. C-3384  
DWG. NO. 23042 S-3

RANDOLPH R. TETREAU, ULS #729

DATE

FINAL APPROVAL BY  
ROCHESTER PLANNING BOARD

CERTIFIED BY POSITION DATE

PRELIMINARY PRINT FOR APPLICATION SUBMITTAL  
3-13-2023