

Application for Conditional Use
Conditional Uses and Buffer Reductions
Section 42.19 - Conservation Overlay District
City of Rochester, NH

Date: AUGUST 4, 2023

Property information

Tax map #: 203; Lot #(s): 7, 8; Zoning district: AGRICULTURAL

Property address/location: 350 CHESTNUT HILL ROAD

Name of project (if applicable): _____

Property owner

Name (include name of individual): JONATHAN D. & JUDITH M. MOTT

Mailing address: 350 CHESTNUT HILL ROAD, ROCHESTER, NH 03867

Telephone #: (603) 765-8094 Fax N/A

Applicant/developer (if different from property owner)

Name (include name of individual): _____

Mailing address: _____

Telephone #: _____ Fax #: _____

Engineer/designer

Name (include name of individual): SCOTT LAWLER, ON BEHALF OF NORWAY PLAINS ASSOCIATES, INC.

Mailing address: 2 CONTINENTAL BOULEVARD, ROCHESTER, NH

Telephone #: (603) 335-3948 Fax #: N/A

Email address: GGRISWOLD@NORWAYPLAINS.COM Professional license #: P.E. # 10026

Proposed Project

Please describe the proposed project: THIS PERMIT IS FOR THE DRIVEWAY, AS DESIGNED TO ACCESS THE
BUILDABLE AREA OF A PROPOSED SINGLE LOT SUBDIVISION, WHICH WILL IMPACT THE 50' BUFFER FOR WETLANDS.

Please describe the existing conditions: THE EXISTING CONDITIONS OF THE LOT ARE ROLLING
WOODS AND FARMLAND.

Please fill in **one of the next two sections – for either Conditional Uses or Buffer Reductions**

Conditional Uses

For Conditional Uses only, justify the proposal in terms of each of the criteria below (in accordance with subsection 42.19 (i) (1) (A)). All four criteria must be satisfied.

(i) The proposed construction is essential to the productive use of land not in the COD.

THE DRIVEWAY AS DESIGNED IS THE ONLY ACCESS TO THE BUILDABLE AREA THAT DOES NOT DIRECTLY IMPACT
WETLANDS.

(ii) Design and construction methods will be such as to minimize impact upon the wetlands and will include restoration of the site consistent with the permitted use.

YES, THIS DESIGN MINIMIZES IMPACT BY ONLY IMPACTING THE 50' BUFFER AREA AND WILL INCLUDE ALL NECESSARY
EROSION & SEDIMENTATION CONTROLS.

(iii) There is no feasible alternative route on land controlled by the applicant that does not cross the CO District nor has less detrimental impact on the wetlands. Nothing in this Section shall limit the applicant from exploring alternatives with abutting property owners.

ALL OTHER ROUTES WOULD DIRECTLY IMPACT WETLANDS - THIS DESIGN HAS THE LEAST IMPACT TO ACCESS THE
BUILDING SITE.

(iv) Economic advantage is not the sole reason for the proposed location of work.

THERE ARE NO OTHER FEASIBLE ACCESS ROUTES TO THE BUILDABLE AREA THAT WOULD RESULT IN A LESS
EXPENSIVE PROJECT.

(Buffer Reductions on next page)

Buffer Reductions

For Buffer Reductions only, justify the proposal in terms of each of the criteria below (in accordance with subsection 42.19 (i) (2) (B)). All four criteria must be satisfied.

(i) The structure for which the exception is sought cannot feasibly, after consideration of all reasonable alternatives, be constructed on a portion or portions of the lot, which lie outside the CO district, *or* the application of the CO district eliminates greater than 50% of the buildable area located on the parcel *or* in the judgment of the Planning Board, the proposed site layout would result in a significantly higher quality design.

N/A

(ii) The proposed structure and use must be consistent with the purpose and intent of Section 42.19 and provisions must be made to ensure that drainage from the structure will not adversely impact any wetlands.

N/A

(iii) There shall be no impervious areas for parking within the reduced buffer for which the Conditional Use Approval is sought.

N/A

(iv) The maximum building coverage is limited to 50% of the outer half of the buffer zone, as shown in the diagram below.

N/A

(v) Best management practices must be demonstrated to the satisfaction of the Planning Board.

N/A

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 Conditional Use application to the City of Rochester Conservation Commission and Planning Board pursuant to the City of Rochester Zoning Ordinance 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: 8/8/23

Signature of applicant/developer:

Date: _____

Signature of agent:

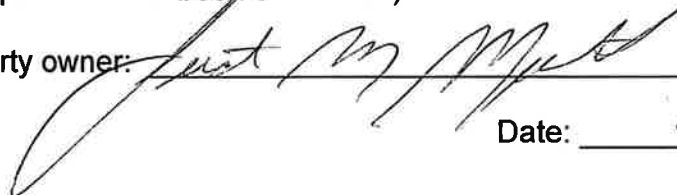


Date: 8/8/23

Authorization to enter subject property

I hereby authorize members of the Rochester Conservation Commission and Planning Board, and other pertinent City departments, boards and agencies to enter my property for the purpose of evaluating this application including performing any appropriate inspections. 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. (It is not necessary to sign this provision if a Planning Board application has been submitted.)

Signature of property owner:



Date: 8/8/23

Conservation Commission Recommendation: *[office use only]*

Case #

- ❑ Approval
- ❑ Approval with conditions
- ❑ Denial

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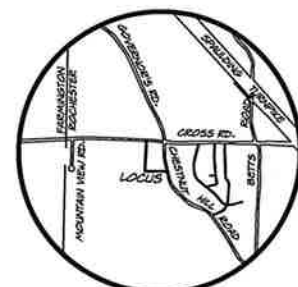
date

date

- LEGEND**
- EXISTING
 - MONUMENT
 - BOUND
 - NO MONUMENT FOUND OR SET
 - UTILITY POLE
 - WETLAND
 - WELL
 - PROPERTY LINE
 - STONEWALL
 - BOUNDARY STONEWALL
 - EDGE OF PAVEMENT
 - GRAVEL
 - EDGE OF WETLAND
 - OVERHEAD WIRES
 - FENCE
 - WETLAND BUFFER
 - EASEMENT
 - PROPOSED LOT LINE
 - EARTHWORK BERM

ABBREVIATION LEGEND:
 DMS - DEGREE MINUTE SECOND
 DWP - DEGREE WITHIN DEGREE
 RBSF - REBAR FOUND
 RBSF - REBAR WITH ID CAP FOUND
 RBSF - REBAR WITH ID CAP SET
 (4.2") - DENOTES HEIGHT OF THE MONUMENT
 TM - TAX MAP & LOT NUMBER
 SCED - STRAFFORD COUNTY REGISTER OF DEEDS

MONUMENT IDENTIFICATION DESCRIPTIONS:
 "NPA" - NORWAY PLAINS ASSOCIATES
 "BROWN" - BROWN ENGINEERS, INC.



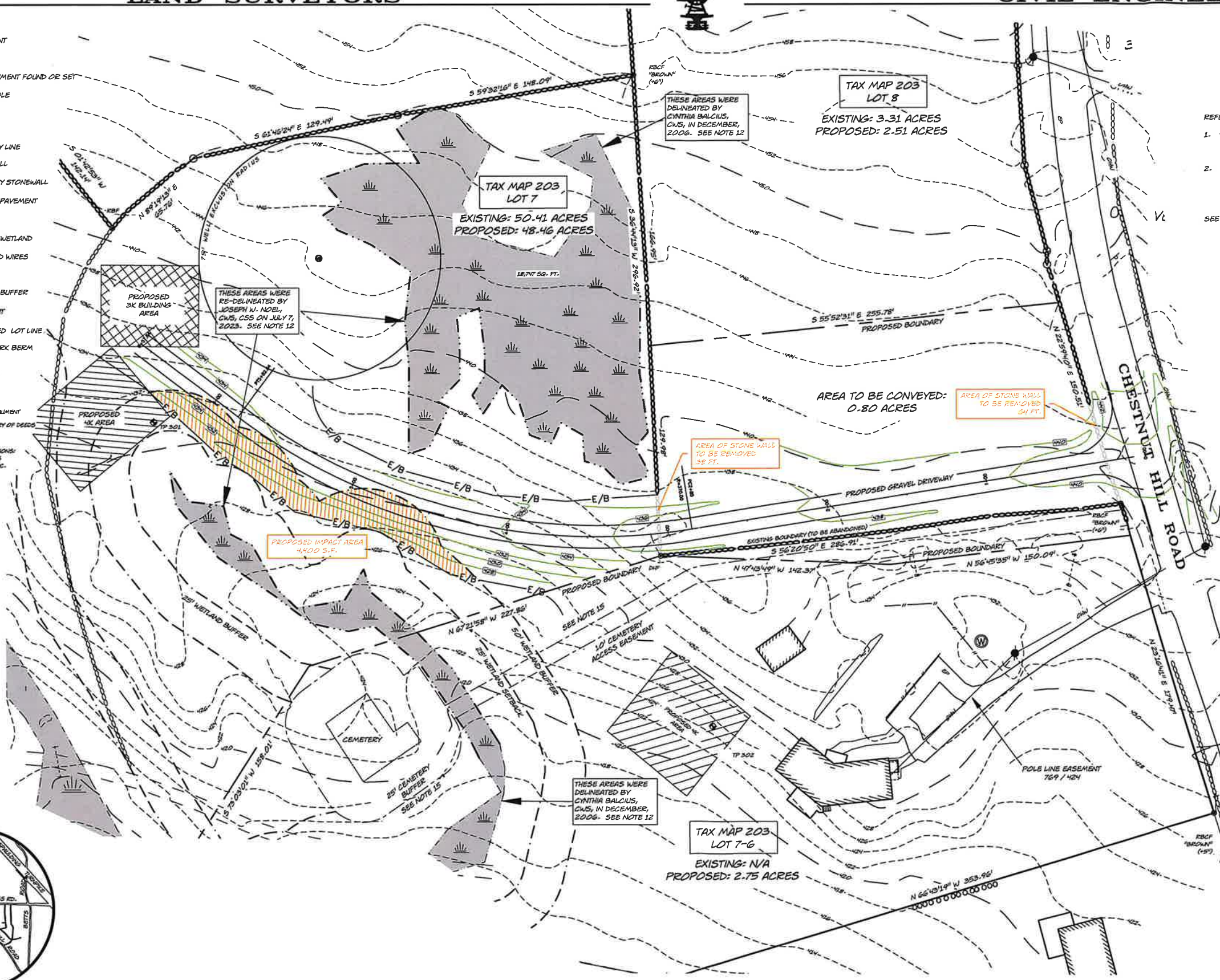
LOCUS
NOT TO SCALE

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

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

NORWAY PLAINS ASSOCIATES, INC.

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



REFERENCE PLANS:

1. "SUBDIVISION PLAN OF LAND PREPARED FOR MILTON APPEBY"
 DATED: MARCH 2007 BY BROWN ENGINEERING
 RECORDED: SCRD PLAN 91-49
2. "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 DWT-57

SEE SHEET 2 FOR NOTES & DETAILS

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

1" = 30' AUGUST 2023

GRAPHIC SCALE



REVISIONS:

PRELIMINARY PRINT FOR APPLICATION SUBMITTAL
 6-9-2023



- LEGEND**
- EXISTING
- MONUMENT
 - BOUND
 - NO MONUMENT FOUND OR SET
 - UTILITY POLE
 - WETLAND
 - WELL
 - PROPERTY LINE
 - STONEWALL
 - BOUNDARY STONEWALL
 - EDGE OF PAVEMENT
 - GRAVEL
 - EDGE OF WETLAND
 - OVERHEAD WIRES
 - FENCE
 - WETLAND BUFFER
 - EASEMENT
 - PROPOSED LOT LINE
 - DRAIN LINE

ABBREVIATION LEGEND:

DMS - DRILL HOLE WITH ID CAP SET
DWF - 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
SCD - STRAFFORD COUNTY DEEDS

MONUMENT IDENTIFICATION INSCRIPTIONS:

"NPA" - NORWAY PLAINS ASSOCIATES
"BROWN" - BROWN ENGINEERS, INC.

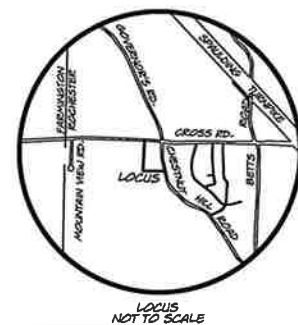
NOTES:

- THE PURPOSE OF THIS PLAN IS TO DEPICT A PROPOSED DRIVEWAY FOR A 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: 48.46 ACRES
PROPOSED PARCEL 7-6: 2.75 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 # 330170201D.
- 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.

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 FLAGGING WAS SURVEY LOCATED BY NORWAY 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 BARBERRY (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.
- ROAD FRONTAGE: 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 ERECTED ON LOT 7-6 WITHIN 250' OF CHESTNUT HILL ROAD.
- NO ENCROACHMENTS WILL RESULT FROM THIS LOT LINE ADJUSTMENT.

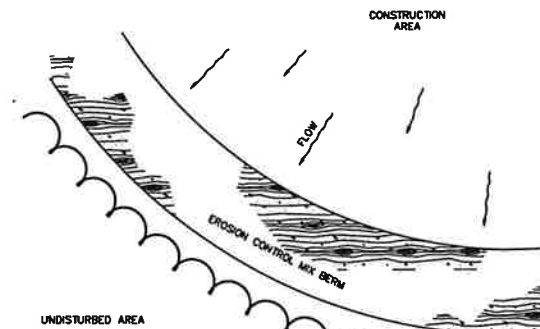
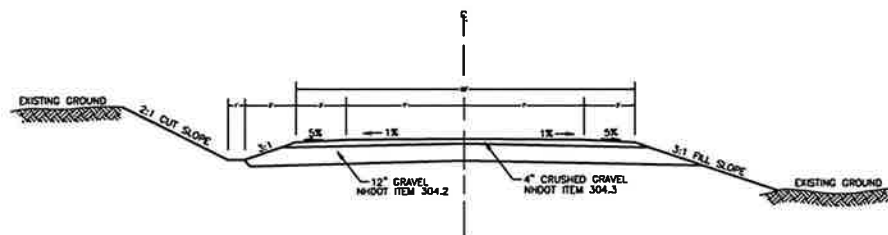
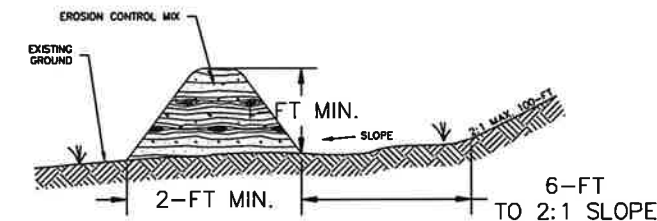


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**DRIVEWAY DETAIL
CROSS-SECTION**

1" = 5'

**EROSION CONTROL MIX BERM
CROSS-SECTION****EROSION CONTROL MIX BERM
CROSS-SECTION****MAINTENANCE REQUIREMENTS:**

- EROSION CONTROL MIX BERMS SHOULD BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
- EROSION CONTROL MIX BERMS SHOULD BE REPAIRED IMMEDIATELY IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THEM.
- IF THERE ARE SIGNS OF BREACHING OF THE BARRIER, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THEM, THE EROSION CONTROL MIX BERMS SHOULD BE REPLACED WITH OTHER MEASURES TO INTERCEPT AND TRAP SEDIMENT (SUCH AS A DIVERSION BERM DIRECTING RUNOFF TO A SEDIMENT TRAP OR BASIN).
- SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT.
- SEDIMENT DEPOSITS MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE THIRD (1/3) OF THE HEIGHT OF THE BARRIER.
- EROSION CONTROL MIX BERMS SHOULD BE RESHAPED OR REAPPLIED AS NEEDED.
- ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIER IS NO LONGER REQUIRED SHOULD BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEED.

CONSTRUCTION SPECIFICATIONS:

- EROSION CONTROL MIX CAN BE MANUFACTURED ON OR OFF OF THE PROJECT SITE.
- EROSION CONTROL MIX MUST CONSIST PRIMARILY OF ORGANIC MATERIAL, SEPARATED AT THE POINT OF GENERATION, AND MAY INCLUDE SHREDDED BARK, STUMP GRINDINGS, COMPOSTED BARK, OR ACCEPTABLE MANUFACTURED PRODUCTS.
- WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS OR REPROCESSED WOOD PRODUCTS WILL NOT BE ACCEPTABLE AS THE ORGANIC COMPONENT OF THE MIX.
- COMPOSITION OF THE EROSION CONTROL MIX SHOULD BE AS FOLLOWS:
 - EROSION CONTROL MIX SHALL BE A WELL GRADED MIXTURE OF PARTICLE SIZES FREE OF REFUSE, PHYSICAL CONTAMINANTS, MATERIAL TOXIC TO PLANT GROWTH AND MAY NOT CONTAIN ROCKS LESS THAN 4-INCHES IN DIAMETER.
 - ORGANIC MATTER = 25-65% DRY WEIGHT BASIS
 - PARTICLES PASSING BY WEIGHT:

SCREEN	PASSING BY WEIGHT
3-INCH	100%
1-INCH	90-100%
3/4-INCH	70-100%
1/4-INCH	30-75%
 - THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED.
 - THE MIX SHOULD CONTAIN NO SILTS, CLAYS OR FINE SANDS.
 - SOLUBLE SALTS CONTENT < 4.0 mmhos/cm
 - pH OF THE MIX SHOULD BE BETWEEN 5.0 AND 8.0
- THE BARRIER MUST BE PLACED ALONG A RELATIVELY LEVEL CONTOUR.
- IT MAY BE NECESSARY TO CUT TALL GRASSES AND WOODY VEGETATION TO AVOID CREATING VOIDS AND BRIDGES IN THE BARRIER THAT WOULD ENABLE FINES TO WASH UNDER THE BARRIER THROUGH THE GRASS BLADES OR PLANT STEMS.
- THE BARRIER MUST BE A MINIMUM OF 12-INCHES TALL AS MEASURED ON THE UPHILL SIDE OF THE BARRIER.
- THE BARRIER MUST BE A MINIMUM OF 2-FT WIDE.

**EROSION CONTROL MIX
BERM DETAIL
NOT TO SCALE**

TAX MAP 203, LOT 7
OWNER OF RECORD:
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PROPOSED DRIVEWAY PLAN
350 CHESTNUT HILL ROAD
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FOR:
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SHEET 2 OF 2