



Application for Condominium Conversion/Creation

City of Rochester, New Hampshire

Date: 10/02/2023

Property information

Tax map #: 240; Lot #'s: 31; Zoning district: AG (Agricultural)

Property address/location: 945 Salmon Falls Road

Name of project (if applicable): 945 Salmon Falls Road Condominiums

Applicant

Name (include name of individual): Promised Land Survey, LLC (Timothy A. Peloquin, LLS)

Mailing address: PO Box 447, Derry, NH 03038

Telephone #: (603) 432-2112 Email address: tap@promisedlandsurvey.com

Property owner (if different from applicant)

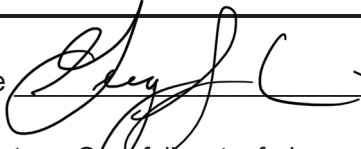
Name (include name of individual): Gregory E. & Krystal R. Sherwin

Mailing address: 20 Pulpit Road, New Boston, NH 03070

Telephone #: _____ Email address: greg@lvin603.com

Number of condominium units 2; conversion? X or new construction? _____

Any comments _____

Signature 

Date: 10/2/23

Please note: One full set of documents must be submitted with this application, including condominium declaration, bylaws, floors plans, and site plan. Condominiums are approved administratively except in cases where the staff determines that review by the City Attorney is appropriate. In such cases, the owner/applicant shall pay the costs of that review. Thank you.

_____ **Office Use Only** _____

Staff Final Determination: _____ Comments: _____

Signature: _____ Date: _____



Promised Land Survey, LLC

PO Box 447
Derry, New Hampshire 03038
Tel: (603) 432-2112
www.promisedlandsurvey.com

September 28, 2023

City of Rochester
Planning Board
33 Wakefield Street
Rochester, NH 03867

RE: Condominium Subdivision
Map 240 Lot 31
945 Salmon Falls Road
Rochester, NH

Dear Planning Board:

The purpose of this application is to request approval of a condominium subdivision of the existing two-family, residential lot, located at 945 Salmon Falls Road. The project proposed no new access points to or from the road or onsite excavation or construction activity. The existing structure is a two-family dwelling.

Thank you for your consideration,

Respectfully,

Timothy A. Peloquin, LLS
Promised Land Survey, LLC

NOTES

- 1) THE PURPOSE OF THIS PLAN IS TO CONVERT A DUPLEX TO A CONDOMINIUM ON MAP 240 LOT 31, LOCATED AT 945 SALMON FALLS ROAD IN ROCHESTER, NEW HAMPSHIRE.
- 2) THIS PLAN IS BASED ON FIELD CONDITIONS AND RECORD EVIDENCE LAST OBSERVED IN SEPTEMBER OF 2023.
- 3) THIS PARCEL OF LAND (MAP 240 LOT 31) DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS INTERPOLATED FROM THE FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR STRAFFORD COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS) # 33017C0216D, HAVING AN EFFECTIVE DATE OF MAY 17, 2005.
- 4) THE BEARING SYSTEM OF THIS PLAN IS REFERENCED TO NH NAD83-2011.
- 5) THE ELEVATIONS OF THIS PLAN ARE REFERENCED TO NAVD88-GEOD 18.
- 6) THE TOPOGRAPHY SHOWN ON THIS PLAN IS A COMBINATION OF AN ON-THE-GROUND TOPOGRAPHICAL FIELD SURVEY IN CONJUNCTION WITH LIDAR OBTAINED FROM NHGRANT.
- 7) THIS PLAN IS INTENDED TO BE AT THE DEPICTED SCALE WHEN PLOTTED ON 22x34 (ANSI D) SIZED PAPER.
- 8) ALL DISTANCES, UNLESS OTHERWISE INDICATED, ARE US SURVEY FEET HORIZONTAL DISTANCES.
- 9) ALL ZONING INFORMATION SHALL BE VERIFIED PRIOR TO ANY BUILDING OR CONSTRUCTION ACTIVITY.
- 10) DRAINAGE EASEMENT IS APPROXIMATE BASED ON PLAN OF REFERENCE #1 AND FIELD LOCATION OF THE BROOK.
- 11) BOTH UNITS ARE SERVICED BY A SHARED, PRIVATE, ONSITE SEPTIC AND WELL.
- 12) THE FIELD WORK FOR THIS PLAN HAD A LINEAR ERROR OF CLOSURE OF 1:605,373.
- 13) FOR MORE INFORMATION ABOUT THIS SUBDIVISION CONTACT PROMISED LAND SURVEY, LLC.

PLAN OF REFERENCE

- 1) "PLAN OF SALMON FALLS SUBDIVISION, ROCHESTER, NEW HAMPSHIRE;" SCALE: 1"=80'; DATE: OCT. 29, 1986; LAST REVISED: 8/28/87; PREPARED FOR: SPECTRUM DEVELOPMENT CORPORATION; PREPARED BY: MCENEANEY & O'NEIL SURVEY ASSOCIATES. SEE SCRD PLAN #31A-55

WETLAND NOTE:

- THE WETLANDS WERE DELINEATED BY WEST ENVIRONMENTAL, INC. ON SEPTEMBER 15, 2023 ACCORDING TO THE FOLLOWING STANDARDS:
- US ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JANUARY 1987).
 - REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION (OCTOBER 2012).
 - FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND VERSION 4
 - NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). U.S. FISH AND WILDLIFE SERVICE. 2013
 - CODE OF ADMINISTRATIVE RULES. WETLANDS BOARD, STATE OF NEW HAMPSHIRE (CURRENT).

STATE

- 1) NHDES SUBDIVISION APPROVAL: PENDING
- 2) NO MATERIAL CONTAINING ANY LIVING OR VIABLE PORTION OF PLANTS ON THE NEW HAMPSHIRE PROHIBITED INVASIVE SPECIES LIST (ARG3800 TABLE 3800.1) SHALL BE TRANSPORTED TO OR FROM CONSTRUCTION SITES WITHOUT NOTIFICATION AND APPROVAL FROM THE NEW HAMPSHIRE DEPARTMENT OF AGRICULTURE PER RSA 430:55

LEGEND

- | | |
|------------------------|-------------------|
| BOUND | SIGN |
| GUYWIRE | TREE - CONIFEROUS |
| IRON PIPE/REBAR | TREE - DECIDUOUS |
| MAILBOX/PAPER BOX | UTILITY POLE |
| | WETLAND |
| CONTOUR MAJOR | |
| CONTOUR MINOR | |
| DRAINAGE LINE | |
| EDGE OF PAVEMENT | |
| OVERHEAD ELECTRIC | |
| RETAINING WALL | |
| SHRUB LINE | |
| TREE LINE | |
| WETLAND EDGE (APPROX.) | |
| BUILDING | |
| CRUSHED STONE | |
| LANDSCAPING | |

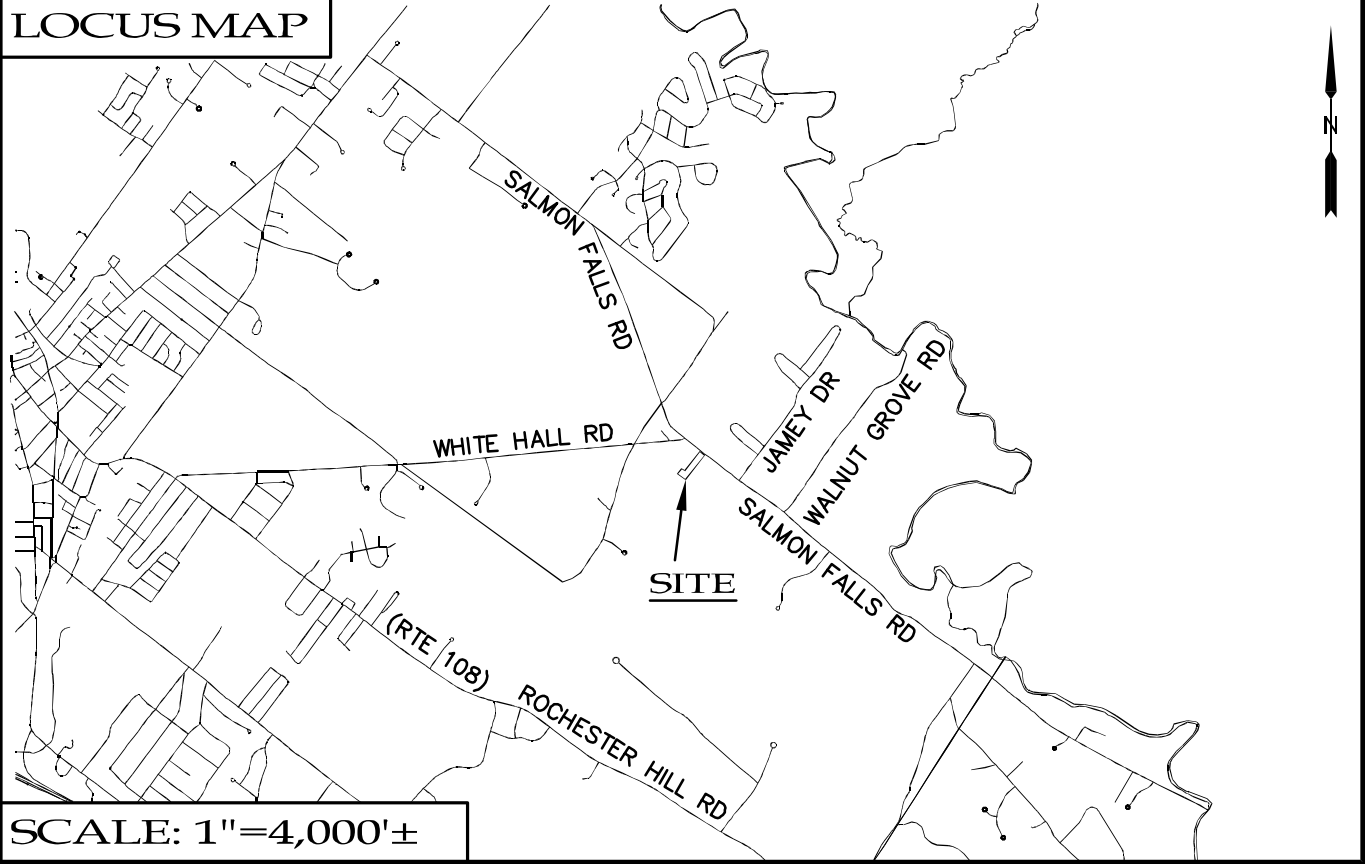
ZONING

AG (AGRICULTURAL) (TWO-FAMILY) MINIMUM:
AREA: 67,500 Sq. ft.
FRONTAGE: 150'
WIDTH: 150' AT FRONT 20' SETBACK
SETBACKS:
FRONT - 20'
SIDE - 10'
REAR - 20'
WETLANDS > 0.5 Ac. - 50'
WETLANDS < 0.5 Ac. - EXEMPT (EXCEPT VERNAL POOLS)

SOILS LEGEND (NRCS - WSS)

PdB - PAXTON FINE SANDY LOAM, 3% - 8% SLOPES
PdB - PAXTON FINE SANDY LOAM, 0% - 8% SLOPES
RgA - RIDGEBURY FINE SANDY LOAM, 0% - 3% SLOPES
WgB - WOODBRIDGE FINE SANDY LOAM, 3% - 8% SLOPES

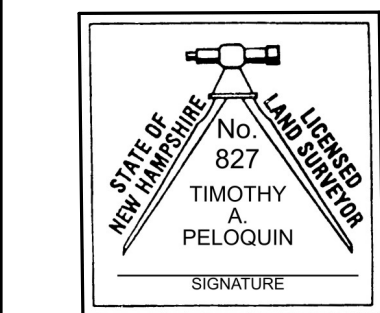
LOCUS MAP



LAND SURVEYOR'S CERTIFICATION

I, TIMOTHY A. PELOQUIN, LLS, HEREBY CERTIFY THAT THIS SITE PLAN COMPLIES WITH N.H. RSA 356-B: 201 AND THAT ALL UNITS, OR PORTIONS THEREOF DEPICTED HEREON, HAVE BEEN SUBSTANTIALLY COMPLETED (EXCEPT THAT WHICH IS LABELED NOT YET COMPLETE) AND THAT THIS PLAN SHOWS THE APPROXIMATE DIMENSIONS AND LOCATIONS OF EASEMENTS TO WHICH THIS SITE IS SUBJECT, ENCROACHMENTS, IF ANY, BY OR ON ANY PORTION OF THIS SITE, AND THAT ALL COMMON AREAS AND LIMITED COMMON AREAS ARE DESIGNATED HEREON; AND THAT SUCH LIMITED COMMON AREA IS ASSIGNED, UNLESS SUCH IDENTIFYING NUMBERS ARE MADE UNNECESSARY BY VIRTUE OF LOCATION, VIS A VIS THE APPURTENANT UNIT OR UNITS ITSELF/THEMSELVES.

I FURTHER CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN. (RSA 676.18,III)



I FURTHER CERTIFY THAT I HAVE FILED A COPY OF THIS PLAT WITH THE TOWN OF ROCHESTER, NH IN ACCORDANCE WITH RSA 676.18 IV.

TIMOTHY A. PELOQUIN, LLS

DATE

LAND OWNERS OF RECORD

GREGORY E. SHERWIN
KRYSTAL R. SHERWIN
STRAFFORD COUNTY REGISTRY OF DEEDS BOOK 5013 / PAGE 0609

GREGORY E. SHERWIN

DATE

KRYSTAL R. SHERWIN

DATE

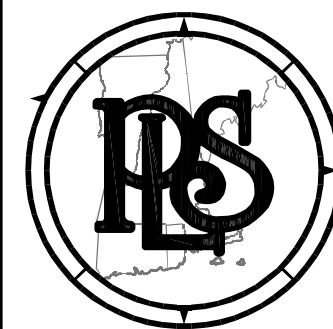
945 SALMON FALLS ROAD CONDOMINIUMS
CONDOMINIUM SITE PLAN
GREGORY & KRYSTAL SHERWIN
945 SALMON FALLS ROAD
ROCHESTER, NEW HAMPSHIRE
SEPTEMBER 28, 2023

LAND OWNERS: GREGORY & KRYSTAL SHERWIN
20 PULPIT ROAD
NEW BOSTON, NH 03070

SCALE: 1"=40'

SHEET 1 OF 2

PREPARED BY:



Promised Land Survey, LLC

PO Box 447
Derry, New Hampshire 03038
Tel: (603) 432-2112
www.PromisedLandSurvey.com
Land Surveying • Mapping • Planning • Permitting • Layout

REVISIONS

NO.	DATE	DESCRIPTION	BY

DESCRIPTION	SHEET NO.
CONDOMINIUM SITE PLAN	1
CONDOMINIUM FLOOR PLAN	2

FINAL APPROVAL BY THE
ROCHESTER PLANNING BOARD ON

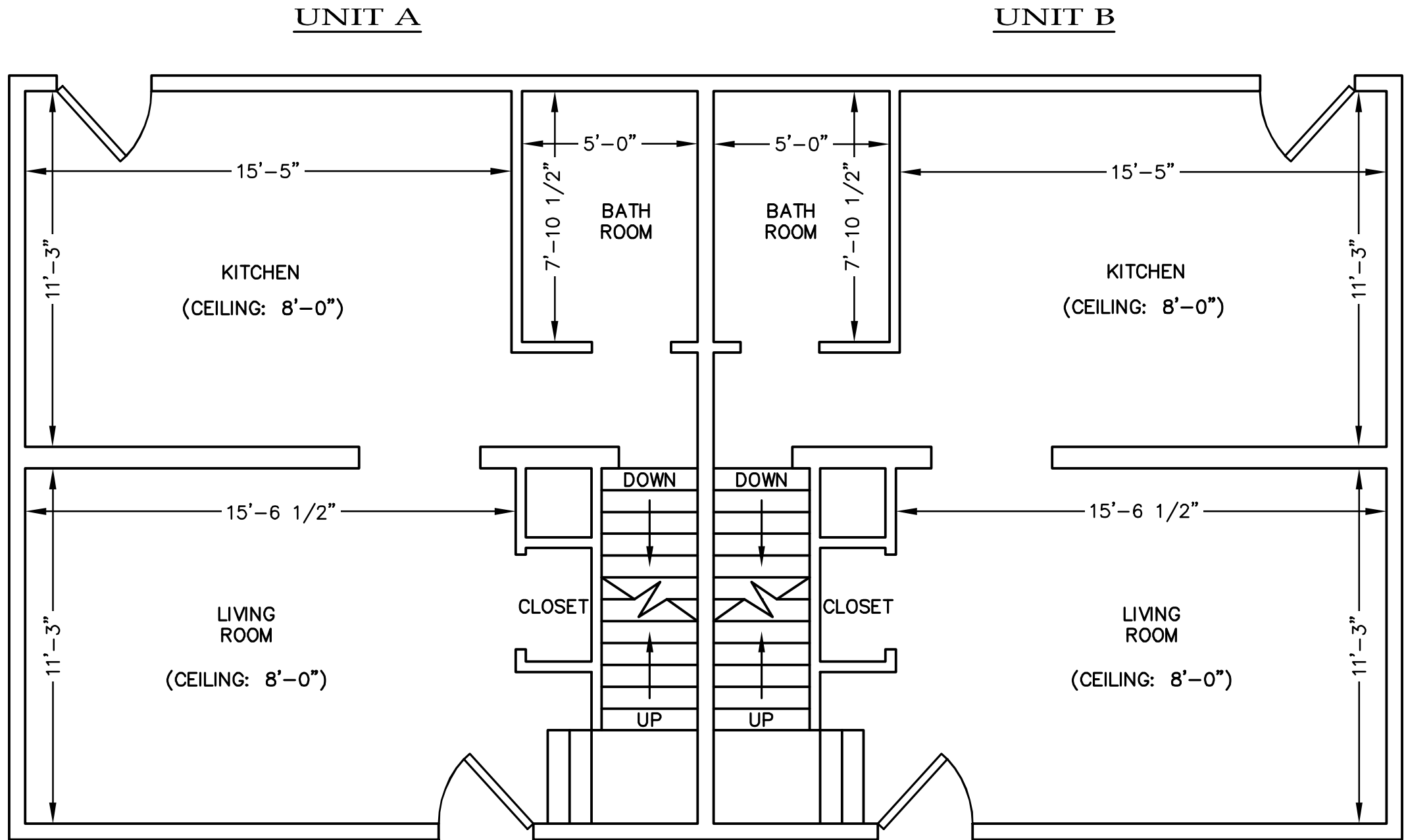
SIGNED BY: _____ DATE: _____

NAME: _____ POSITION: _____

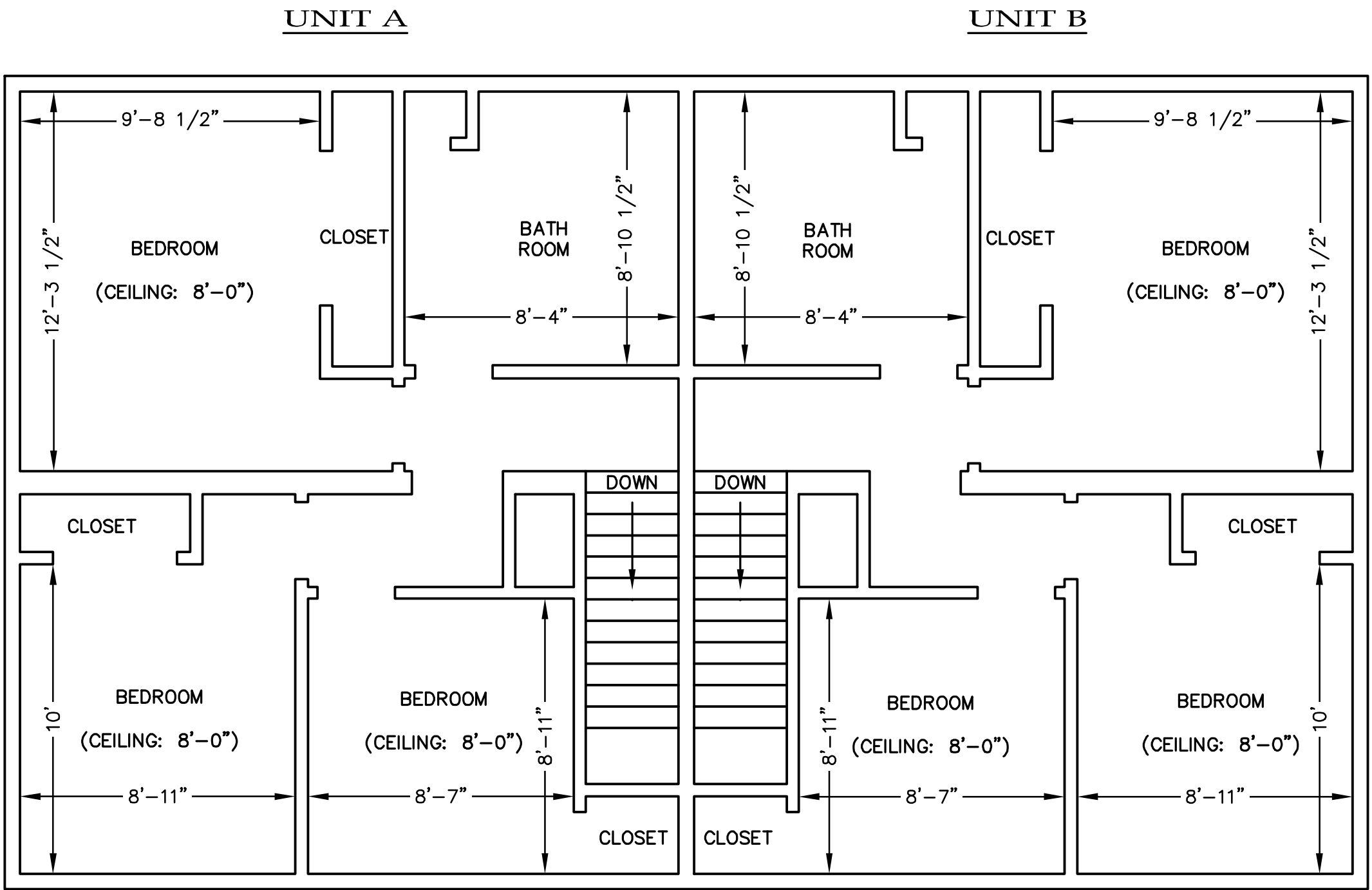
NOTE:
SHEETS 1 AND 2 OF 2 SHALL BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS UPON APPROVAL BY THE ROCHESTER PLANNING BOARD. BOTH SHEETS, WHICH CONSTITUTE THE APPLICATION APPROVED BY THE ROCHESTER PLANNING BOARD, SHALL BE ON FILE AT THE ROCHESTER PLANNING DEPARTMENT.



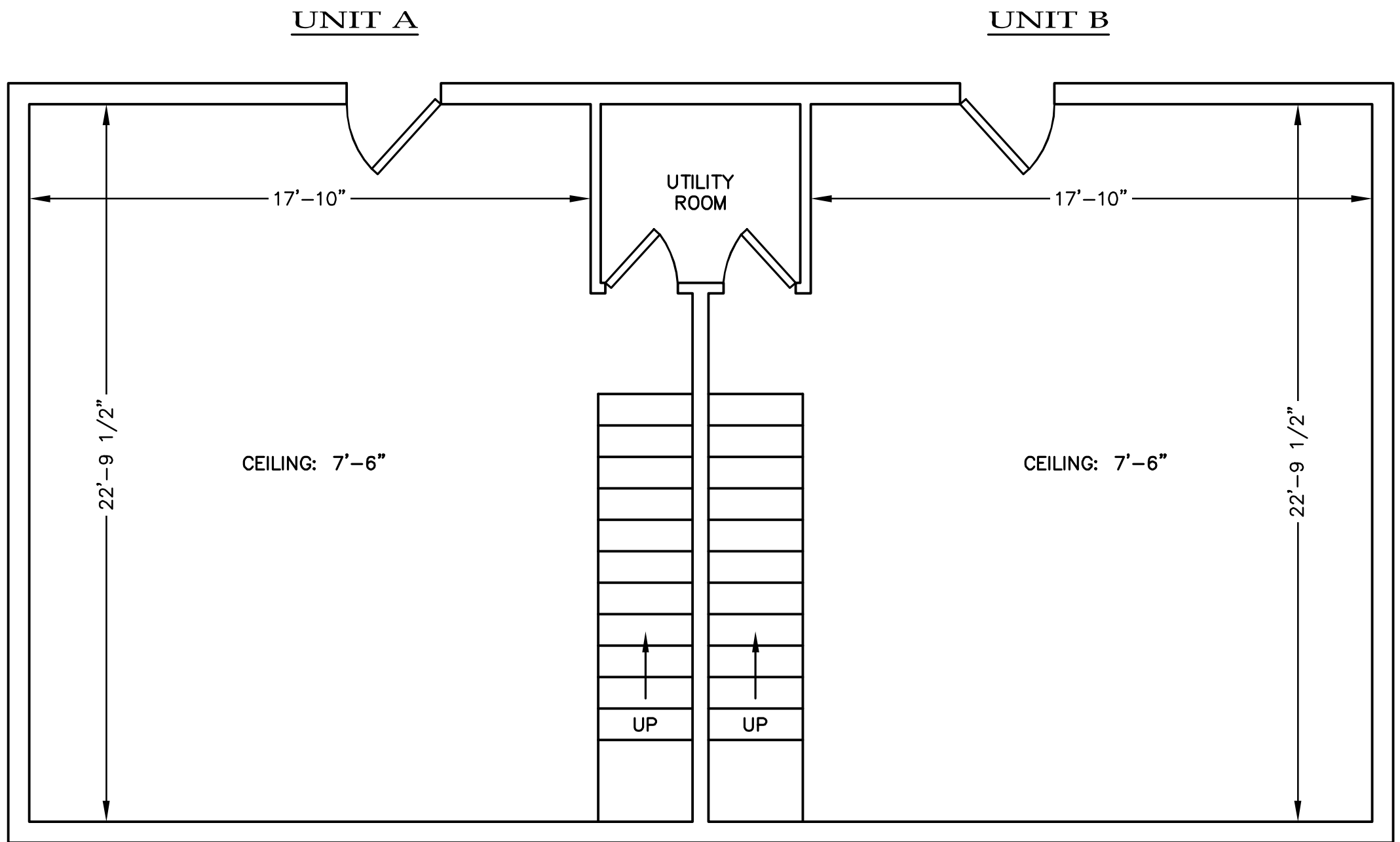
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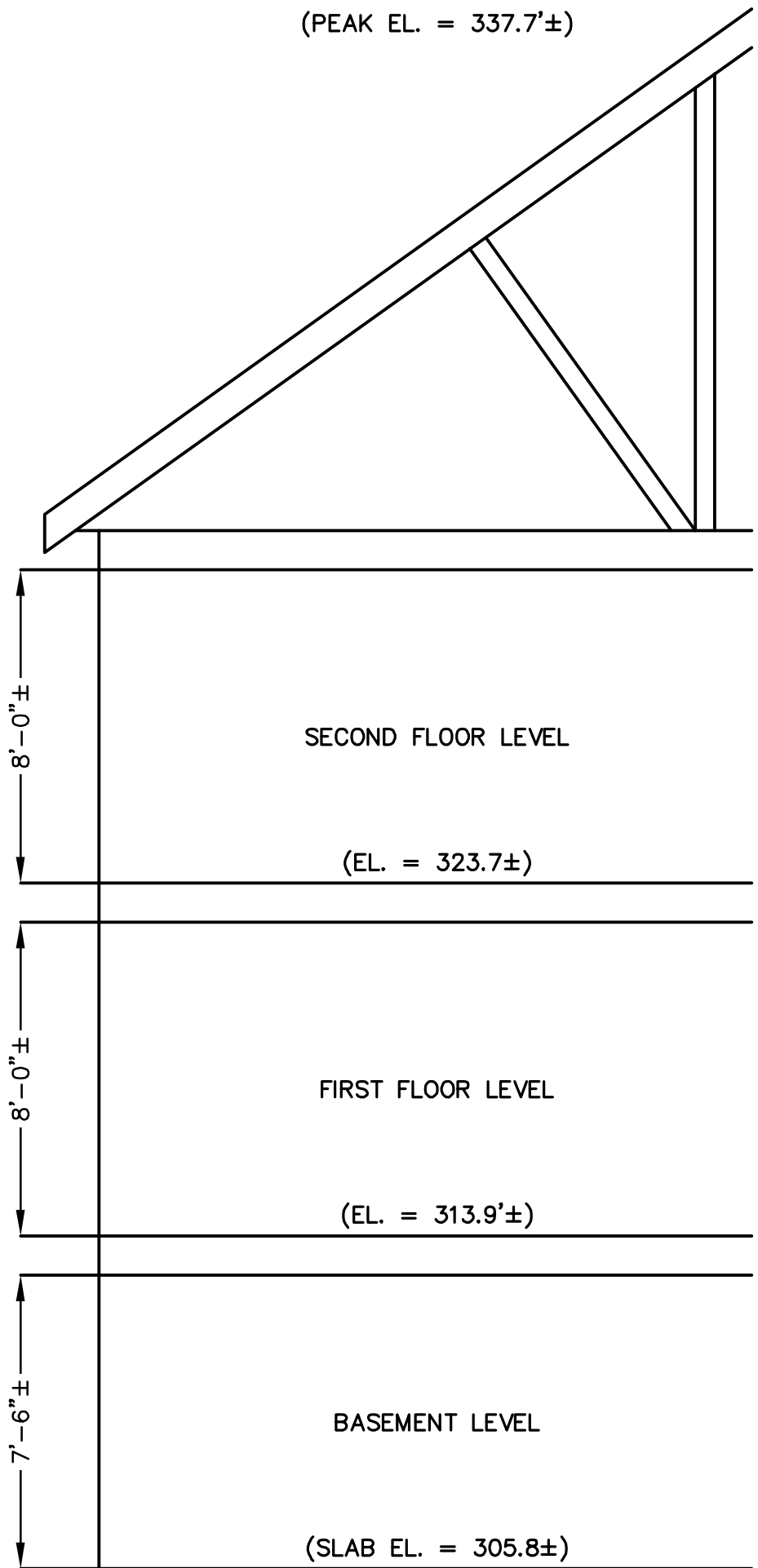
FIRST FLOOR



SECOND FLOOR

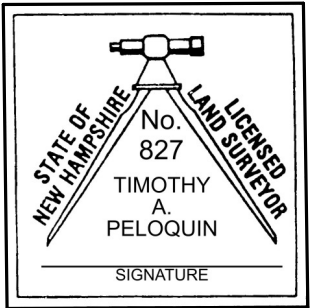


BASEMENT



ELEVATION PROFILE

LAND SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THIS FLOOR PLAN IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF RSA 356-B:20, II; ALL UNITS OR PORTIONS THEREOF DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED AS OF AUGUST 14, 2023.



TIMOTHY A. PELOQUIN, LLS

DATE

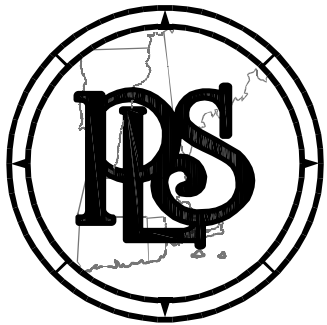
945 SALMON FALLS ROAD CONDOMINIUMS
CONDOMINIUM FLOOR PLAN
MAP 240 LOT 31
GREGORY & KRYSTAL SHERWIN
945 SALMON FALLS ROAD
ROCHESTER, NEW HAMPSHIRE
SEPTEMBER 28, 2023

LAND OWNERS: GREGORY & KRYSTAL SHERWIN
20 PULPIT ROAD
NEW BOSTON, NH 03070

SCALE: 1/4"=1'

SHEET 2 OF 2

PREPARED BY:



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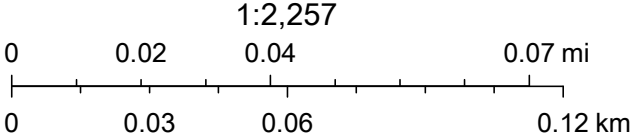
REVISIONS			
NO.	DATE	DESCRIPTION	BY

My Map



7/18/2023, 9:19:09 AM

- Fire Hydrants
- Tax Parcels
- GPS Monuments
- Buildings



Esri, HERE, Garmin, INCREMENT P, NGA, USGS, Esri Community Maps Contributors, Rochester GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA

Return to:

Gregory E. Sherwin and Krystal R. Sherwin
20 Pulpit Road
New Boston, NH 03070

E-Doc # 220003630
Book 5013 Page 609

03/04/2022 03:43:58 PM
Page 1 of 2

Catherine A. Berube
Register of Deeds, Strafford County
LCHIP STA194359 25.00
TRANS TAX ST857494 5,550.00

TT: \$5,550.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Kim E. Letendre, Single, of 11162 W. Pierce Street, Avondale, AZ 85323, for consideration paid grant(s) to Gregory E. Sherwin and Krystal R. Sherwin, Husband and Wife, of 20 Pulpit Road, New Boston, NH 03070 as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

A certain tract or parcel of land, with the buildings thereon, situated in the City of Rochester, County of Strafford and State of New Hampshire, being shown as Lot No. 8 on a plan of land entitled "Plan of Salmon Falls Subdivision, Rochester, New Hampshire, Scale 1" = 80', October 29, 1986," prepared for Spectrum Development Corporation by McEneaney and O'Neil Survey Associates, recorded in the Strafford County Registry of Deeds as Plan No. 31A-55, to which plan reference may be made for a more particular description.

Subject to any and all matters as shown on Plan No. 31A-55.

Meaning and intending to describe and convey the same premises conveyed to Kim E. Letendre by virtue of a deed dated July 25, 2006 and recorded with the Strafford County Registry of Deeds at Book 3408, Page 732.

The property is not the residence of the Grantor and is not subject to homestead rights.

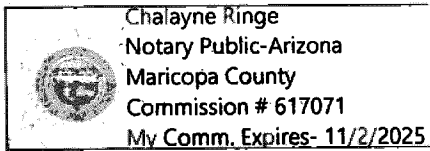
Executed this 28th day of February, 2022.

Kim E. Letendre
Kim E. Letendre

State of Arizona
County of Maricopa

February, 28, 2022

Then personally appeared before me on this 28 day of February, 2022, the said Kim E. Letendre and acknowledged the foregoing to be her voluntary act and deed.



Chalayne Ringe
Notary Public/Justice of the Peace
Commission expiration: 11/2/2022