



MINOR SUBDIVISION APPLICATION

(a total of three or fewer lots)

City of Rochester, New Hampshire

Date: March 20, 2024 Is a conditional needed? Yes: No: Unclear: x
(If so, we encourage you to submit an application as soon as possible.)

Property information

Tax map #: 240; Lot #(s): 49; Zoning district: AG - Agricultural

Property address/location: 60 Shaw Drive

Name of project (if applicable): Bayonne Construction Co., Inc.

Size of site: 27.60 acres; overlay zoning district(s)? Aviation Overlay District

Property owner

Name (include name of individual): Bayonne Construction Co., Inc.

Mailing address: PO Box 1018, Rochester, NH 03866-1018

Telephone #: (603)-231-3548 Email: jim@jimshannonlaw.com

Applicant/developer (if different from property owner)

Name (include name of individual): _____

Mailing address: _____

Telephone #: _____ Email: _____

Engineer/surveyor

Name (include name of individual): Norway Plains Associates, INC. - Randolph R. Tetreault

Mailing address: PO Box 249, Rochester, NH 03866

Telephone #: (603)-335-3948 Fax #: _____

Email address: rtetreault@norwayplains.com Professional license #: NH LLS 729

Proposed project

Number of proposed lots: 2; Are there any pertinent covenants? No

Number of cubic yards of earth being removed from the site? Not Applicable

City water? yes X no ; How far is City water from the site? 0 Feet

City sewer? yes no X : How far is City sewer from the site? 7,500± feet

Wetlands: Is any fill proposed? No; area to be filled: _____; buffer impact? No.

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: _____

James J. Thomas, Pres.

Date: _____

3/25/24

Signature of applicant/developer: _____

Signature of agent: _____

Randolph R. Lehoult

Date: _____

Date: _____

3/25/2024

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: _____

James J. Thomas, Pres.

Date: _____

3/25/24

Minor Subdivision Checklist

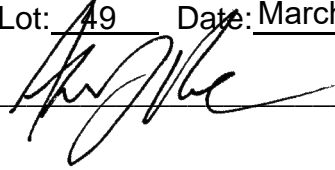
(Minor subdivisions involve a total of 3 lots or fewer)

**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: Bayonne Construction Co., Inc. Map: 240 Lot: 49 Date: March 20, 2024

Applicant/agent: Ashley F. Rowe, NPA Inc Signature: 

(Staff review by: _____ Date: _____)

General items

	Yes	No	N/A	Waiver Requested	Comments
<u>4</u> 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"/>	_____
<u>4</u> copies of narrative	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>3</u> sets of full-size plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>2</u> 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Trails and footpaths	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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

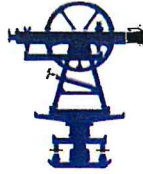
Prospective access points (may be subject to change)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Drainage plan - structures, details, and analysis	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Grading plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Earth being removed from site(in cubic yards)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Erosion and sedimentation plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Proposed covenants, if any	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Road Acceptance Policy and Procedure: Is there a public road proposed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	

Additional Comments:

NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

P.O. Box 249
2 Continental Blvd.
Rochester, NH 03866-0249
603-335-3948
www.norwayplains.com



P.O. Box 268
31 Mooney Street
Alton, NH 03809-0268
603-875-3948

March 20, 2024

Shanna B. Saunders, Director
Office of Planning and Development
The City of Rochester
City Hall Annex
33 Wakefield Street
Rochester, NH 03867-1917

Re: Authorization of Norway Plains Associates, Inc. as Agent for the Applicant

Dear Ms. Saunders:

I, James P. Shannon, as a representative of Bayonne Construction Company, hereby authorize Norway Plains Associates, Inc. and its professionals as a decision-making representative and designate them as signatories for Bayonne Construction Company during the Bayonne Construction Company Subdivision project.

Sincerely,

James P. Shannon, Pres
Bayonne Construction Co., Inc.

Signature: _____

Date: _____

3/23/24

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March 21, 2024

Shanna Saunders, Director
Department of Planning Development
Rochester City Hall Annex
33 Wakefield Street
Rochester, NH 03867-1917

Re: Subdivision Application for Bayonne Construction Co.;
60 Shaw Drive, Rochester, NH - Tax Map 240, Lot 49;

Dear Ms. Saunders:

On behalf of Bayonne Construction Co., Norway Plains Associates Inc, hereby submit a Subdivision Application for their property located at 60 Shaw Drive in Rochester. The parcel is located on the east side of Shaw Drive within the Agricultural (AG) Zoning District, with frontage on the Class VI section of Shaw Drive. The 27.6-acre parcel is shown on the City Accessing maps as 240, Lot 49.

This parcel was previously owned by GNM Solar 17 LLC who received a use variance on September 14, 2022, which was later amended on April 12, 2023, to permit a power generation utility consisting of 60 solar trackers in the Agricultural Zone. On November 7, 2022, they were granted conditional approval for a site plan to construct an agrivoltaics field on the property. This conditional approval was later amended on August 8, 2023, as the result of minor plan changes related to associated state permitting requirements and approvals. These State permits were from NHDES Wetlands Bureau for upgrades to Shaw Drive, and from NHDES Alteration of Terrain for the earth disturbance associated with the construction of the agrivoltaics field. The Rochester City Council then voted to approve the issuance of a building permit to be issued for property on a Class VI Road, with the appropriate acknowledgement, waivers, and releases recorded at The Strafford County Registry of Deeds. Final site plans were certified by the City of Rochester Planning Department, and construction began in September of 2023. On December 14, 2023, the property was purchased by Bayonne Construction Co. As a result of some slight modifications required during the installation of the solar trackers, an amendment to an approved site plan was submitted to the City of Rochester and approved under minor site review on February 28, 2024.

Bayonne Construction Co. would now like to Subdivide the portion of the property which does not contain solar trackers from the parent parcel to create a residential lot for a single-family home. The Rochester City Council voted to approve the construction of a single-family home on the property on February 6, 2024. The proposed residential Lot 49-1 would be 6.51 acres, leaving Lot 49 with the remaining 21.08 acres. The proposed Lot 49-1 would have 305.41 feet of frontage along the Class VI portion of Shaw Drive. There are two parallel easements held by Eversource (PSNH) for powerlines that cross the southerly portion of the proposed residential lot. The two easements combined are one hundred and thirty-five feet wide. All the proposed development on the residential lot will be outside

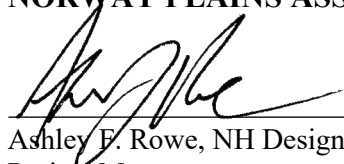
of the powerline easement, except for the portion of the driveway that must cross the easement for access to the new home.

There is an easement proposed on the newly created residential lot that would allow parking and temporary storage of any equipment necessary for maintenance of the solar trackers situated on Lot 49. This easement is roughly fifty feet by one hundred and forty feet and contains 10,385 square feet.

The wetland boundaries on the proposed residential lot were checked and delineated by Damon E. Burt, NH Wetland Scientist #163, on December 8, 2023. Test pits were performed on the proposed residential lot in November of 2023. I hope this serves to give you an understanding of our client's proposal, and I look forward to working with you throughout this process.

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read 'Ashley F. Rowe', is written over a horizontal line.

Ashley F. Rowe, NH Designer of Subsurface Disposal Systems #1857
Project Manager

Cc: Bayonne Construction Co. – James P. Shannon

ABUTTER LIST

Applicant: Bayonne Construction Co.

Phone: 603-231-3548

Project Address: 60 Shaw Drive

LEGAL OWNER OF SUBJECT LOT

Map	Lot	Owner Name	Mailing Address
240	49	Bayonne Construction Co Inc	PO Box 1018, Rochester, NH 03866

ABUTTING LOT OWNERS

[illegible]

Name of Professional or Easement Holder	Mailing Address
Norway Plains Associates, Inc.	PO Box 249; Rochester, NH 03866-0249
Damon Burt, CWS	38 Garland Road, Strafford, NH 03884
Eversource DBA PSNH	780 North Commercial Street, Manchester, NH 03101

Applicant or Agent: Norway Plains Associates, Inc.

Staff Verification: _____

E-Doc # 230014781
Book 5155 Page 399

12/15/2023 01:38:03 PM
Page 1 of 2

Catherine A. Berube
Register of Deeds, Strafford County
LCHIP STA214483 25.00
TRANS TAX ST862452 2,700.00

\$2700.00 WARRANTY DEED

KNOW ALL PERSONS by these presents that **GNM SOLAR 17, LLC**, a New Hampshire limited liability company with a mailing address of P.O. Box 77, Town of Farmington, County of Strafford, State of New Hampshire 03835-0077, *for consideration paid*, hereby grants unto

BAYONNE CONSTRUCTION CO., INC., a New Hampshire corporation with a mailing address of PO Box 1018, City of Rochester, County of Strafford, State of New Hampshire 03866-1018, with *warranty covenants*, the following:

CITY OF ROCHESTER, COUNTY OF STRAFFORD:

A certain tract or parcel of land situate in the City of Rochester, County of Strafford, State of New Hampshire, being more particularly bounded and described as follows:

Northeasterly of the road leading from Salmon Falls Road, so-called, near the dwelling formerly occupied by Samuel M. Wingate, to the Main Road near the dwelling house now or formerly of Hannah Halpin; Northeasterly by land formerly owned by Asa Roberts and Samuel Roberts; Southeasterly by land now or formerly of Jessie H. Horne and Southwesterly by the Portsmouth, Great Falls and Conway Branch of the Boston & Maine Railroad; being thirty (30) acres, more or less.

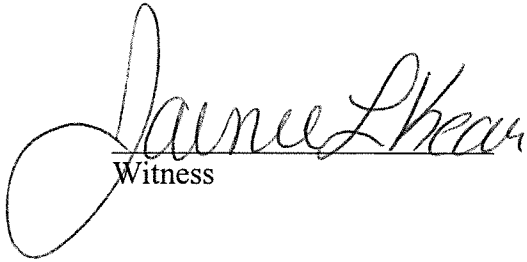
This conveyance is subject to the rights of easement of Twin State Gas and Electric Company and its successors, to erect and maintain power lines thereon; also subject to certain rights conveyed to the Boston & Maine Railroad by Charles F. Roberts.

Meaning and intending to describe and convey the premises conveyed to the grantor by deed of Heath W. Beaudoin and Darcy R. Beaudoin, said deed dated August 25, 2021 and recorded in the Strafford County Registry of Deeds 3946 Page 485.

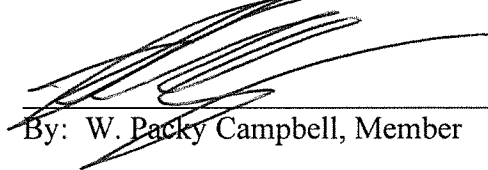
This is NOT homestead property.

Property situs: 60 Shaw Drive, Rochester, NH 03867.

In witness whereof, this instrument is executed and delivered on this the 14
day of December, 2023.


Witness

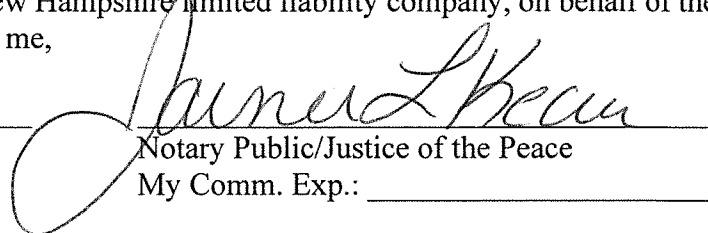
GNM SOLAR 17, LLC

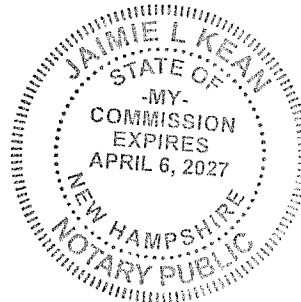

By: W. Packy Campbell, Member

STATE OF NEW HAMPSHIRE
COUNTY OF STRAFFORD, ss

The foregoing instrument was acknowledged before me by W. Packy Campbell,
Member of GNM Solar, 177, a New Hampshire limited liability company, on behalf of the
limited liability company. Before me,

Dated: 12/14/2023


Notary Public/Justice of the Peace
My Comm. Exp.: _____



10495

Know All Men By These Presents

THAT I, Perley H. Roberts of Rochester
County of Strafford,

in The State of New Hampshire

(hereinafter called the grantor) in consideration of one dollar and other valuable considerations paid by the Twin State Gas & Electric Company, a corporation having a principal place of business at Dover, in the County of Strafford, and The State of New Hampshire (hereinafter called the grantee), the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the grantee, its successors and assigns, the right to erect, repair, maintain, rebuild, operate and patrol electric transmission and distribution lines, consisting of suitable and sufficient poles and towers, with suitable foundations, together with wires strung upon and extending between the same, for the transmission of electric current, together with all necessary cross-arms, braces, anchors, wires and guys, over and across a strip of land 100 feet in width being a part of the lands owned by the grantor in the town of Rochester and County of Strafford bounded and described as follows:

One certain tract of land bounded northwesterly by the road leading from the Salmon Falls Road, so called, near the dwelling house formerly occupied by Samuel N. Wingate, to the Main Road near the dwelling house of Hannah Halpin; northeasterly by land formerly owned by Asa Roberts and Samuel Roberts; southeasterly by land now or formerly of Jessie A. Horne; and southwesterly by the Portsmouth Great Falls and Conway Branch of the Boston & Maine Railroad. Being the second tract of land described in deed of Mary Roberts to Perley H. Roberts and Albert A. Roberts, dated July 12, 1923, and being the same premises described in deed below. Being a part of the same premises described in deed of Belle Renee Roberts to Perley H. Roberts, dated October 25, 1923, and recorded in the Strafford County Registry of Deeds, Book 408, Page 182. The exact location of the transmission lines aforesaid is to be selected by the grantee, after its final surveys have been completed, within the above limitations. The center line of the aforementioned right of way enters the above described property at a point on said property's northwesterly boundary at the southerly edge of the Ten Rod Road, so called, said point being 229 feet more or less southwesterly along said road from said property's northeasterly corner; thence running south 32° 21' east 1050 feet more or less to a point on said property's southeasterly boundary 240 feet more or less southwesterly from said property's southeasterly corner. The exact location of the transmission lines aforesaid is to be selected by the grantee, after its final surveys have been completed, within the above limitations.

Permission is given to remove such trees as in the judgment of the grantee may interfere with or endanger said lines or their operation. Permission is also given to trim or remove trees and underbrush, structures or obstructions, for a width of 50 feet on each side of the center line of the herein described transmission line right of way strip, in so far as said widths may fall upon said property.

The grantee agrees to cut the timber upon said right of way strip into 12 foot lengths and the wood into lengths. Said timber and wood shall remain the property of the grantor. Small wood, 8 ft. tops of larger wood, 4 ft.

It is agreed that all agreements, understandings and negotiations, written or verbal heretofore made and entered into by the parties hereto or their representatives with respect to this conveyance are hereby waived and cancelled, and that there are no agreements, promises or understandings with respect to this conveyance not herein mentioned.

To have and to hold to the grantee, its successors and assigns forever.

The grantor covenants and agrees that he has full right, title and authority to convey the foregoing rights and privileges and will defend same to said grantee against the lawful claims or demands of all persons.

And I, Hazel H. Roberts, wife of said Perley H. Roberts, hereby release all my rights of dower in the foregoing premises so far as affected by this conveyance.

WITNESS our hands and seals this 21st day of December 19 39.
In the presence of

Karl E. Flanders
to P.H.R. & H.H.R.)

Perley H. Roberts (SEAL)
Hazel H. Roberts (SEAL)

The State of New Hampshire, Strafford SS

Dec. 21,

19 39.

Perley H. Roberts & Hazel H. Roberts,

personally appeared and acknowledged the foregoing instrument to be their voluntary act and deed, Before me

Karl E. Flanders,

Justice of the Peace
Notary Public--

Received; 11:52 A.M. January 25, 1940. Examined by Anna M. Brown, Register.

(U. S. Rev.)
{ \$1.00 }
{ K. E. F. }
{ 12/21/39 }

KNOW ALL MEN BY THESE PRESENTS

That I, ANTON PERKONS

of Barrington County of Strafford

in The State of New Hampshire

(hereinafter called the Grantor) in consideration of one dollar and other valuable considerations paid by the Public Service Company of New Hampshire, a corporation having a principal place of business at Manchester, in the County of Hillsborough, and The State of New Hampshire (hereinafter called the Grantee), the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the Grantee and its successors and assigns forever, the RIGHT and EASEMENT to erect, repair, maintain, rebuild, operate, patrol and remove electric transmission and distribution lines, consisting of suitable and sufficient poles and towers, with suitable foundations, together with wires strung upon and extending between the same, for the transmission of electric current, together with all necessary cross-arms,

braces, anchors, wires, guys and other equipment over and across a strip of land 35 feet

in width in the town/city of Rochester county of Strafford State of New Hampshire, bounded and described as follows:

Said foot strip shall extend feet and feet of a line or extension of a line, described as follows:

A right of way strip of land 35 feet in width lying northeasterly of and adjacent to the 100 foot right of way strip of land deeded to Twin State Gas and Electric Company by Perley H. Roberts by deed dated December 21, 1939 and recorded in Strafford County Registry of Deeds, Book 495, Page 39.

Said 35 foot right of way strip of land extends from land of Allen on the southeast a distance of 1050 feet more or less to land now or formerly of Moisan on the northwest.

Being a part of the same premises described in deed of Wilfred Frenette to Anton Perkons dated November 12, 1952 and recorded in the Strafford County Registry of Deeds, Book 612 Page 18

658
326

658
327

This conveyance shall include (1) the right to clear and keep clear the strip of all trees and underbrush by such means as the Grantee may select, and to remove all structures or obstructions which are now or may hereafter be found within the limits of the above described strip and (2) the right to remove from the premises of the Grantor above referred to such trees as in the judgment of the Grantee may interfere with or endanger said lines or their maintenance or operation.

All wood and timber on said strip which is cut by the Grantee shall remain the property of the Grantor but the Grantee shall have the right to cut, fit and leave such wood and timber in such manner as it may determine.

And the parties hereto, by delivering and accepting this conveyance, agree that all agreements, understandings and negotiations, written or verbal, heretofore made or entered into by the parties hereto or their representatives with respect to this conveyance are hereby waived and cancelled, and that there are no agreements, promises, representations or understandings with respect to this conveyance not herein mentioned.

To have and to hold to the Grantee and its successors and assigns forever.

The Grantor covenants and agrees that *he* has full right, title and authority to convey the foregoing rights and easements and will defend same to said Grantee against the lawful claims or demands of all persons.

And

I, Mildred Perkins wife of Anton Perkins

for the consideration aforesaid, do hereby release to the said Grantee *my* right of *Anton* in the before-mentioned premises.

WITNESS *our* hand and seal this *12th* day of *March* 19*56*.

In the presence of

David Deane Jr.
David Deane Jr.

Anton Perkins
Mildred Perkins

WITNESS *our* hand and seal this *12th* day of *March* 19*56*.

The cancellation of the deed above mentioned is hereby acknowledged.

The State of New Hampshire
Stratford SS.
March 12 19*56*.

Anton Perkins
Mildred Perkins
personally appeared and acknowledged the foregoing instrument to be *their* voluntary act and deed.
Before me.

Notary Public

Justice of the Peace

personally appeared and acknowledged the foregoing instrument to be *their* voluntary act and deed.
Before me.

Notary Public

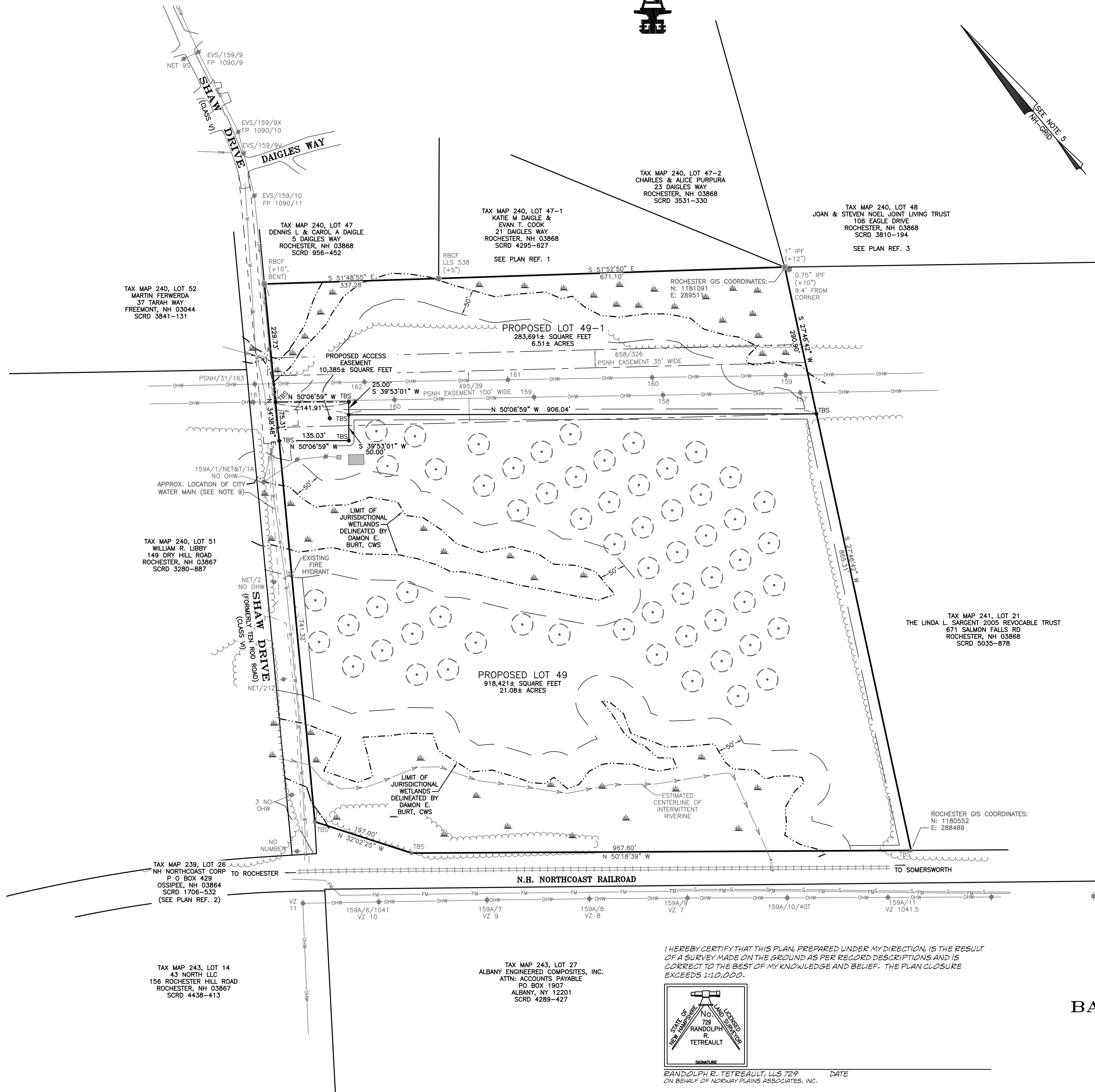
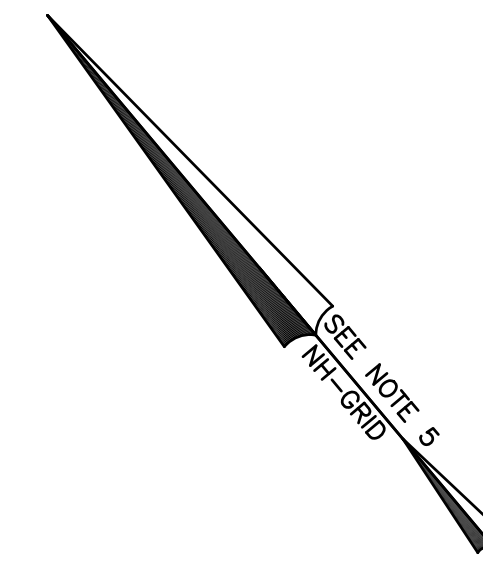
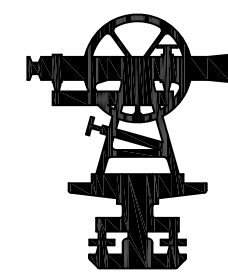
Justice of the Peace

RECEIVED 8:30 A. M. Mar. 23, 1956

EXAMINED BY *Anna Morin Duke* Register

LEGEND

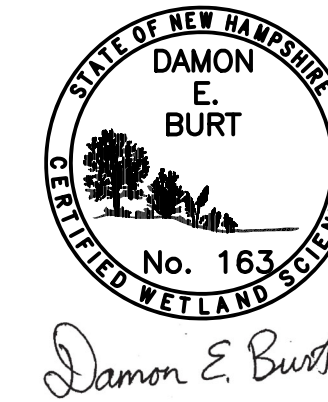
- PROPERTY LINE
- - - JURISDICTIONAL WETLANDS
— 50' WETLANDS BUFFER
— OHW
— EXISTING OVERHEAD WIRES
● EXISTING UTILITY POLE
● EXISTING MONUMENT
- - - EXISTING GRAVEL
- - - PROPOSED EASEMENT
- - - EXISTING EASEMENT
- - - EXISTING DRAIN LINE
○ SOLAR TRACKER



- GENERAL SITE PLAN NOTES
1. THE PURPOSE OF THIS PLAN IS TO DEPICT A PROPOSED SUBDIVISION OF THE SUBJECT PARCEL.
 2. TOTAL PARCEL AREA: MAP 240, LOT 49 27.60 ACRES
 3. PARCEL IS ZONED AGRICULTURAL (AG).
 4. THE PROPOSED LOTS ARE TO BE SERVICED BY THE MUNICIPAL WATER SYSTEM, AND ON LOT SEWAGE TREATMENT SYSTEMS.
 5. BEARINGS SHOWN ON THIS PLAN REFER TO GRID NORTH, NH STATE PLANE, BASED ON GPS OBSERVATION TAKEN JANUARY 2022.
 6. VERTICAL DATUM NAVD88
 7. THE SURVEYED LOT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED 5/17/2005, COMMUNITY PANEL 33017C0216D.
 8. DIMENSIONAL REGULATIONS PER ZONING ORDINANCE:
AGRICULTURAL ZONE (A):
MINIMUM LOT AREA = 3 ACRES PER SECTION 275-26.6 OF THE ZONING ORDINANCE
MINIMUM LOT FRONTAGE = 300 FEET PER SECTION 275-26.6 OF THE ZONING ORDINANCE
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FRONT = 20 FT.
SIDE = 10 FT.
REAR = 20 FT.
 9. VARIANCE GRANTED BY ROCHESTER ZONING BOARD OF ADJUSTMENTS TO PERMIT A POWER GENERATION UTILITY IN THE AGRICULTURAL ZONE ON SEPTEMBER 14, 2022.
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 11. FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD ST., ROCHESTER, NH 03867. (603) 335-1338.

REFERENCE PLANS:

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DATED: OCTOBER 2003 BY POHOPEK SURVEY & SEPTIC DESIGN
RECORDED: SCRD 85-8
2. "RIGHT OF WAY AND TRACK MAP, BOSTON AND MAINE RAILROAD, STA. 507+90 TO 560+70"
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REVISED: JUNE 2023 BY NORWAY PLAINS ASSOCIATES, INC.



WETLAND INFORMATION:

- A) WETLANDS WERE DELINEATED BY FRAGGLE ROCK ENVIRONMENTAL ON DECEMBER 8, 2023 ACCORDING TO THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, U.S. ARMY CORPS OF ENGINEERS, JANUARY 1987 AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTAL AND NORTHEAST REGIONS, U.S. ARMY CORPS OF ENGINEERS, JANUARY 2012.
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- C) WETLANDS WERE CLASSIFIED BY FRAGGLE ROCK ENVIRONMENTAL UTILIZING THE CRITERIA OF THE U.S. FISH & WILDLIFE SERVICES MANUAL FWS/OBS-79/13 CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES (COWARDIN ET AL. 1979).
- D) DOMINANCE OF WETLAND VEGETATION WAS ASSESSED BY FRAGGLE ROCK ENVIRONMENTAL, UTILIZING THE NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). U.S. FISH AND WILDLIFE SERVICE (MAY 1988).

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.

FINAL APPROVAL BY THE
ROCHESTER PLANNING BOARD ON _____ DATE

SIGNED BY _____ / _____ / _____
NAME POSITION DATE

TAX MAP 240, LOT 49
OWNER OF RECORD:
BAYONNE CONSTRUCTION CO., INC.
PO BOX 1018
ROCHESTER N.H. 03866-1018
SCRD BOOK 5155, PAGE 399

SUBDIVISION PLAN
TAX MAP 240, LOT 49
SHAW DRIVE
ROCHESTER NH
PREPARED FOR:

BAYONNE CONSTRUCTION CO., INC.

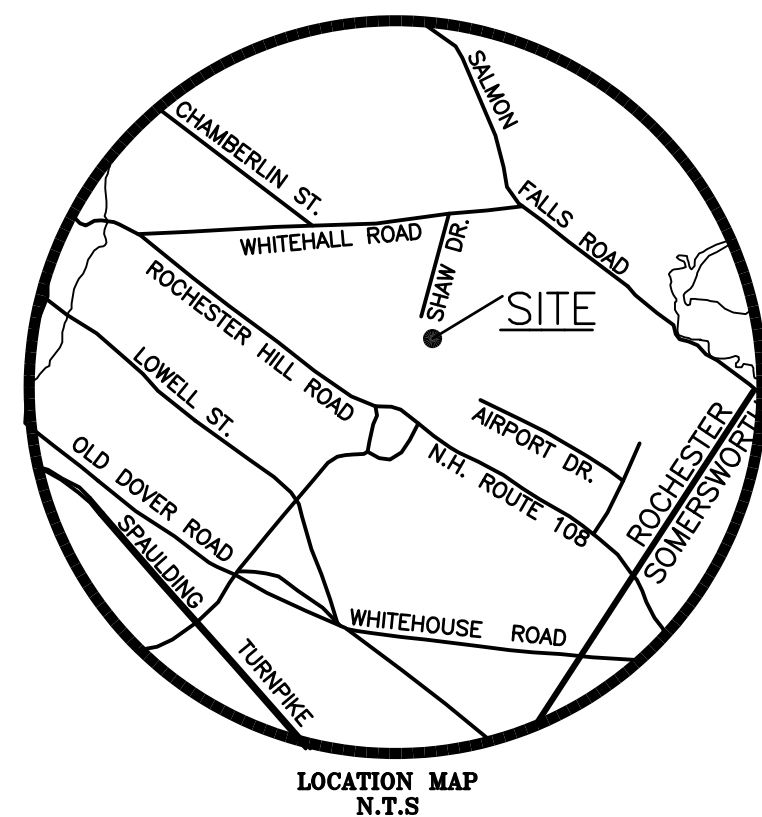
MARCH 2024
GRAPHIC SCALE



(IN FEET)
1 INCH = 100 FT.

SHEET 1 OF 2

FILE NO. 104
PLAN NO. C-3235 S-1
DWG. NO. 23353 S-1

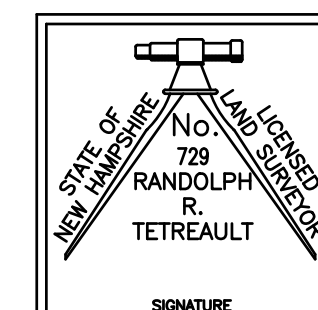


TAX MAP 239, LOT 26
NH NORTHCOAST CORP
P O BOX 429
OSSISPEE, NH 03864
SCRD 1706-532
(SEE PLAN REF. 2)

TAX MAP 243, LOT 14
43 NORTH LLC
156 ROCHESTER HILL ROAD
ROCHESTER, NH 03867
SCRD 4438-413

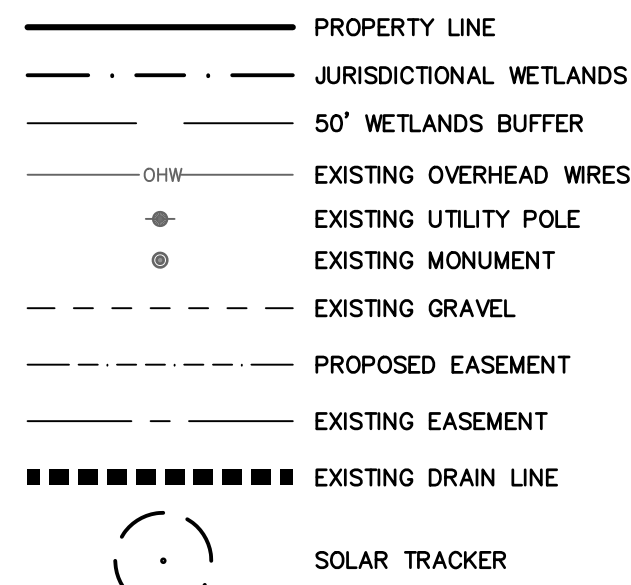
TAX MAP 243, LOT 27
ALBANY ENGINEERED COMPOSITES, INC.
ATTN: ACCOUNTS PAYABLE
PO BOX 1907
ALBANY, NY 12201
SCRD 4289-427

I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY DIRECTION, IS THE RESULT OF A SURVEY MADE ON THE GROUND AS PER RECORD DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLAN CLOSURE EXCEEDS 1:10,000.



RANDOLPH R. TETRAULT, LLS 729
ON BEHALF OF NORWAY PLAINS ASSOCIATES, INC.

LEGEND

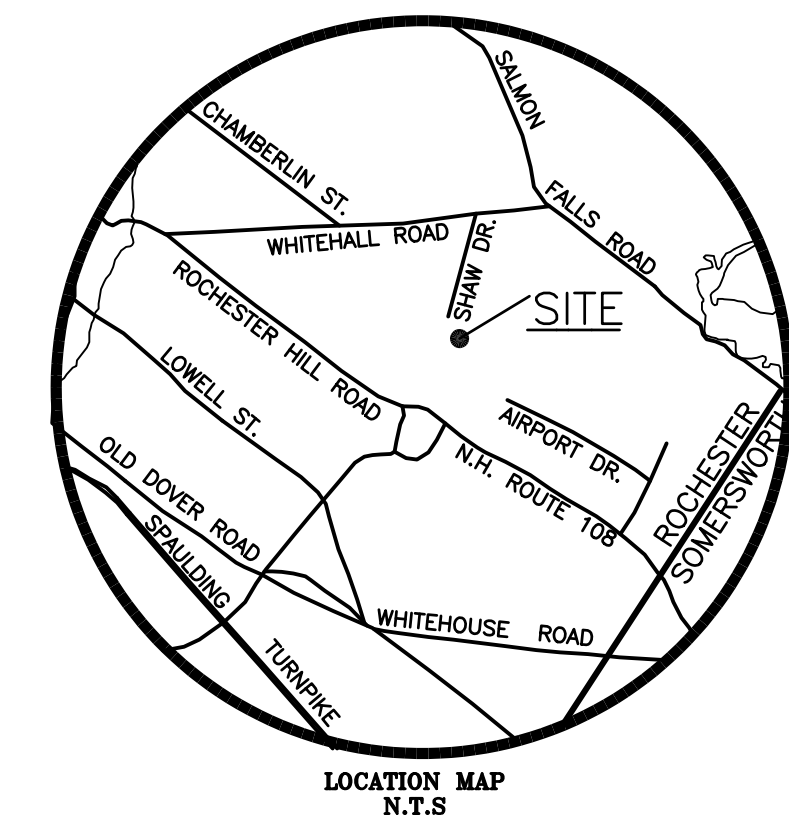
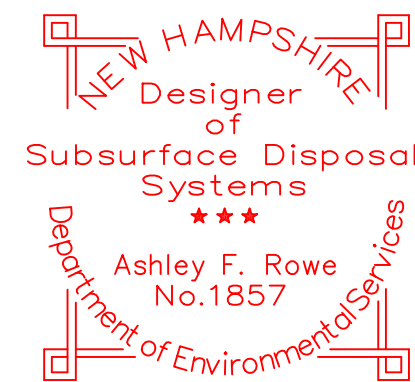


SOILS LEGEND

GeB-GLOUCESTER VERY STONY FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
SuB-SUTTON FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES, VERY STONY
Wg-WHITMAN FINE SANDY LOAM, 0 TO 3 PERCENT SLOPES, VERY STONY

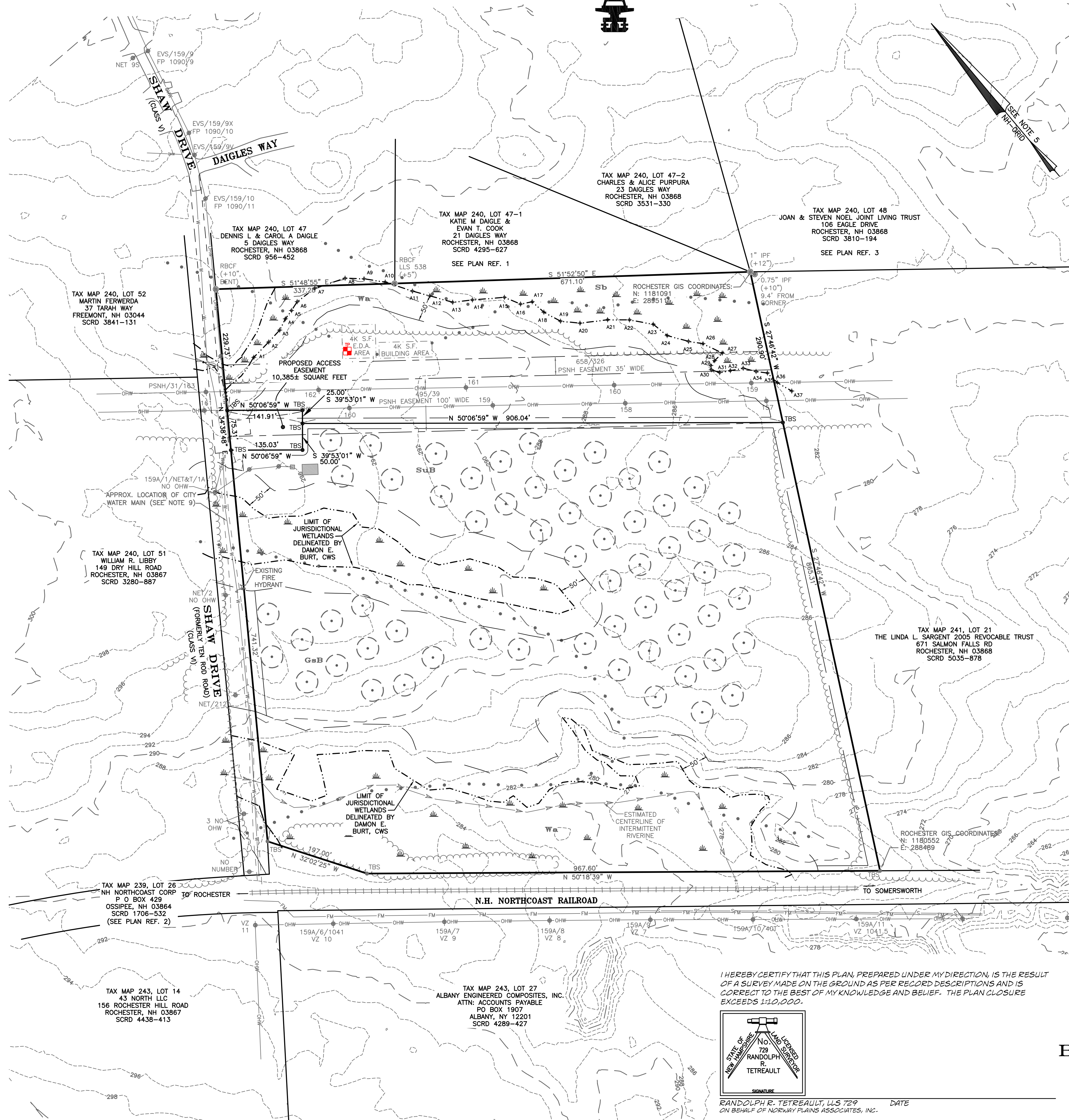
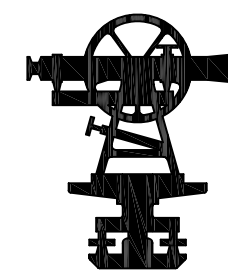
TEST PIT DATA

0" - 2" 10YR3/2 LOAM TOPSOIL, COMMON ROOTS.
2" - 30" 10YR4/6 SANDY LOAM, GRANULAR, FRIABLE, FIRM IN PLACE.
30" - 82" 10YR4/3 LOAMY FINE SAND, GRANULAR, FRIABLE, FIRM IN PLACE.
82" REDDIXMORPHIC CONCENTRATIONS PRESENT BELOW 30"
NO REFUSAL, WATER OBSERVED AT 35", ESTIMATED SEASONAL HIGH WATER TABLE AT 30". (PERC 12 MPI AT 24")



FILE NO. 104
PLAN NO. C-3235 S-1
DWG. NO. 23353 S-1

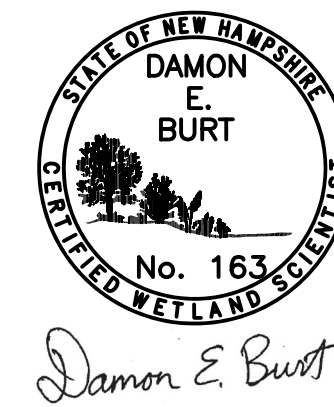
31 Mooney Street, Alton, N.H. 603-875-3948



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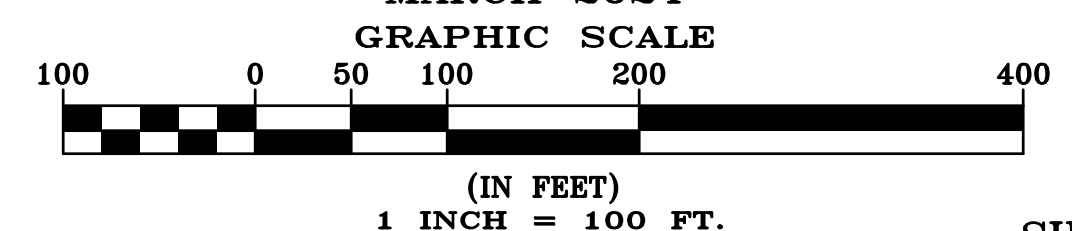


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SCR BOOK 5155, PAGE 399

TOPOGRAPHIC SUBDIVISION PLAN
TAX MAP 240, LOT 49
SHAW DRIVE
ROCHESTER NH
PREPARED FOR:
BAYONNE CONSTRUCTION CO., INC.
MARCH 2024



SHEET 2 OF 2