

(a total of three or fewer lots)

Wetlands: Is any fill proposed? no; area to be filled: N/A; buffer impact? N/A

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.

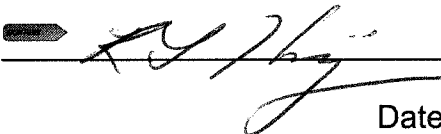
Signature of property owner:  _____
Date: 01-21-24

Signature of applicant/developer:  _____
Date: _____

Signature of agent:  _____
Date: 01-21-24

Authorization to enter subject property

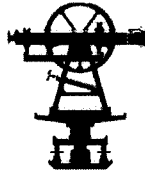
I hereby authorize members of the Rochester Planning Board, Zoning Board of Adjustment, Conservation Commission, Planning Department, and other pertinent City departments, boards and agencies to enter my property for the purpose of evaluating this application including performing any appropriate inspections 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: 01-21-24

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

January 20, 2024

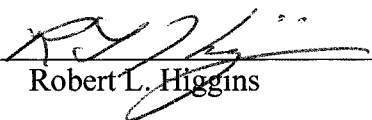
Shanna Saunders, Director
Planning and Development Department
City of Rochester
33 Wakefield Street
Rochester, NH 03867

**Re: Authorization of Norway Plains Associates, Inc. as Agent for the Applicant
Tax Map 250, Lot 32-2
Subdivision Plan
381 Washington Street, Rochester, NH
Prepared for: Robert L. Higgins revocable Living Trust
Dated January 2024, Norway Plains Associates, Inc.**

Dear Mr. O'Connor:

I, Robert L. Higgins, Trustee, hereby authorize Norway Plains Associates, Inc. and its professionals as decision making representatives and designate them as signatories for the Robert L. Higgins Revocable Living Trust during the subdivision proceedings.

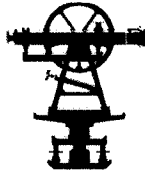
Sincerely,


Robert L. Higgins

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January 20, 2024

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

**Re: Narrative: Subdivision of Land - Robert L. Higgins Revocable Living Trust
Tax Map 250, Lot 32-2, 381 Washington Street, Rochester, NH**

Dear Shanna Saunders,

Robert Higgins is proposing a two-lot subdivision of his property located at 381 Washington Street, Tax Map 250, Lot 32-2.


The current Lot 32-2 is 3.90 acres and has a two-family duplex, driveway, septic system, and well located on the northerly side of the property. The parcel is in the Agricultural Zone which allows a two-family duplex. Our subdivision will create two lots with Lot 32-2 being reduced to 75,815 square feet / 1.74 acres and a new Lot 32-3 having 94,080 square feet / 2.13 acres. All the existing developed areas will remain on Lot 32-2. Both lots will require NHDES subdivision approval since they will have their own individual wells and sewer systems and are under five acres in size.

This section of Washington Street / NH Route 202 is maintained by NHDOT which controls the driveway entrances. This subdivision has a driveway easement for Lot 32-3 across Lot 32-2 to share the same driveway entrance onto Washington Street.

Thank you for your consideration with this application.

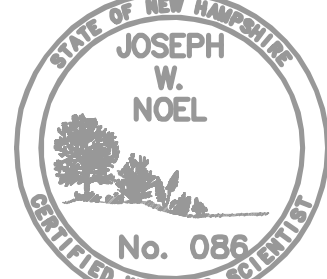
Sincerely,

NORWAY PLAINS ASSOCIATES, INC.


Joel D. Runnals, LLS

jrunnals@norwayplains.com

THE WETLAND BOUNDARY AS DEPICTED ON THIS PLAN WAS DELINEATED/FLAGGED BY JOSEPH W. NOEL, NH CERTIFIED SOIL SCIENTIST #017 AND NH CERTIFIED WETLAND SCIENTIST #086, ON NOVEMBER 29, 2021. THE FLAGS WERE SURVEY LOCATED BY NORWAY PLAINS ASSOCIATES, INC. USING TERRESTRIAL SURVEY METHODS. 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 02, JANUARY 2012). HYDRIC SOIL DETERMINATIONS WERE CONDUCTED IN ACCORDANCE WITH THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE DOCUMENT FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2 (2018) ALONG WITH THE MANUAL FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND (VERSION 4, APRIL 2019). PLANT SPECIES INDICATOR STATUS WAS BASED ON THE U.S. ARMY CORPS OF ENGINEERS 2016, NATIONAL WETLAND PLANT LIST, (VERSION 3.3, 2016).



JOSEPH W. NOEL, CSS 086

2024

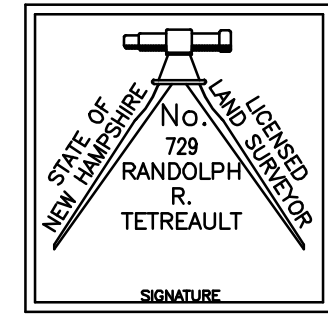
DATE

TAX MAP 250, LOT 35
1000 SECRETARIAT WAY, LLC
818 PROVINCE ROAD
STRAFFORD, NH
BOOK 4162, PAGE 870

TAX MAP 250, LOT 16
JANET & MICHAEL BERUBE
358 WASHINGTON STREET
ROCHESTER, NH

TAX MAP 250, LOT 17
BONALU & WILLIAM LAMAIRE
347 WASHINGTON STREET
ROCHESTER, NH

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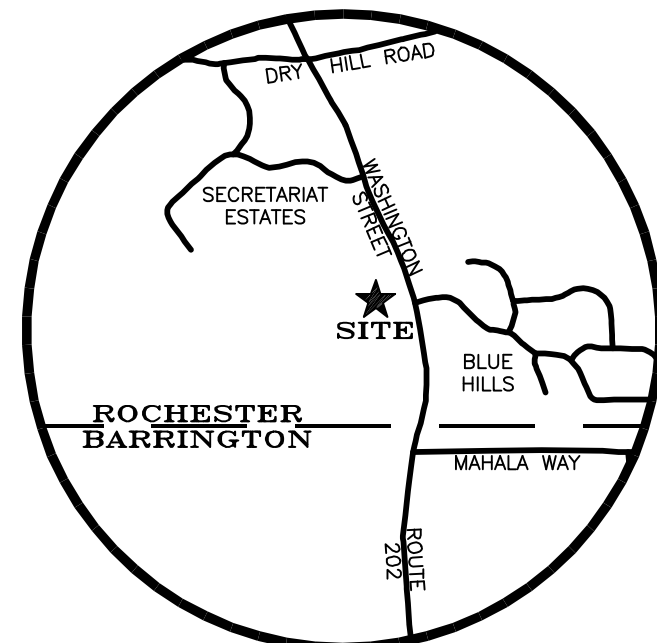


RANDOLPH R. TETREAULT, L.L.S. 729

DATE

GENERAL PLAN NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 250, LOT 32-2 INTO TWO LOTS.
2. DIMENSIONAL STANDARDS.
ZONE AGRICULTURAL DISTRICT.
LOT SIZE= 45,000 SF, FRONTAGE= 150', FY= 20', SY= 10', RY= 20, WETLANDS= 50
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NEW AREA= 75,815 SF / 1.74 ACRES
TAX MAP 250, LOT 32-3: AREA= 94,080 SF / 2.16 ACRES
4. ORIENTATION: HORIZONTAL DATUM = NHSPC2800 (ROCHESTER GIS)
VERTICAL DATUM = NAVD86.
5. WETLAND DELINEATION BY JOSEPH W. NOEL, CWS ON NOVEMBER 29, 2021.
6. PARCELS ARE NOT LOCATED WITHIN (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 33017C0195D EFFECTIVE ON 05-17-2005.
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10. FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 335-1338.



LOCUS
N.T.S

TAX MAP 250, LOT 32-2
OWNER OF RECORD:
ROBERT L. HIGGINS, TRUSTEE
ROBERT L. HIGGINS
REVOCABLE LIVING TRUST
PO BOX 849
ROCHESTER, NH 03866-849
S.C.R.D. BOOK 3678, PAGE 306

SUBDIVISION PLAN
381 WASHINGTON STREET
NH ROUTE 202
ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE
PREPARED FOR:
ROBERT L. HIGGINS
REVOCABLE LIVING TRUST

SCALE: 1"= 30' JANUARY 2024
GRAPHIC SCALE



1 INCH = 30 FEET
REVISIONS:

FILE NO. 144
PLAN NO. C-2011-S1
DWG NO. 17076-LDD\S-1
F.C. "TJR"

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PREPARED FOR ROBERT L. HIGGINS REVOCABLE LIVING TRUST"
DATED FEBRUARY 2018 BY NORWAY PLAINS ASSOCIATES, INC.
S.C.R.D. PLAN 117-66

PROGRESS PRINT for APPLICATION SUBMITTAL 02-27-24

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

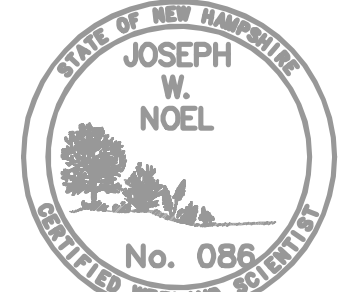
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2 Continental Blvd., Rochester, N.H. 603-335-3948

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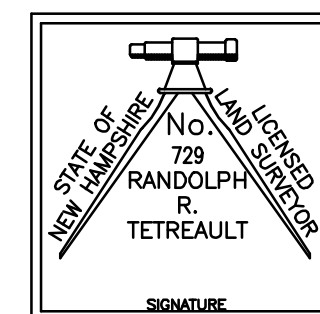
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TAX MAP 250, LOT 35
1000 SECRETARIAT WAY, LLC
818 PROVINCE ROAD
STRAFFORD, NH
BOOK 4162, PAGE 870

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JANET & MICHAEL BERUBE
358 WASHINGTON STREET
ROCHESTER, NH

TAX MAP 250, LOT 17
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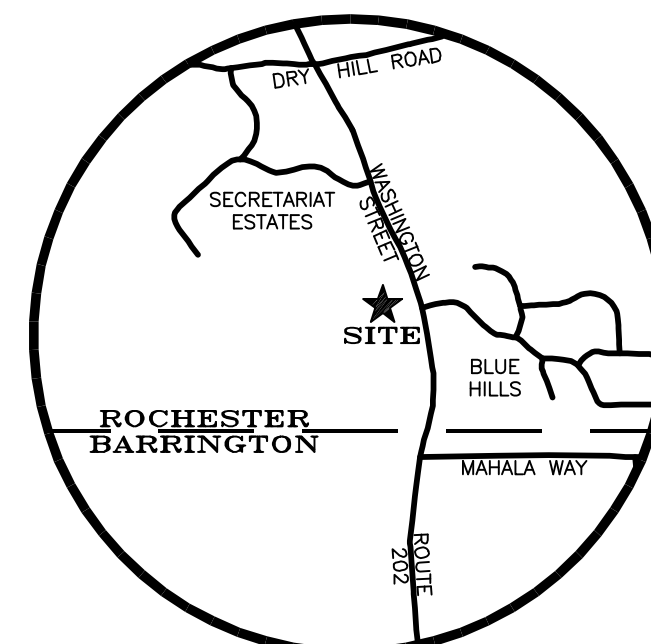


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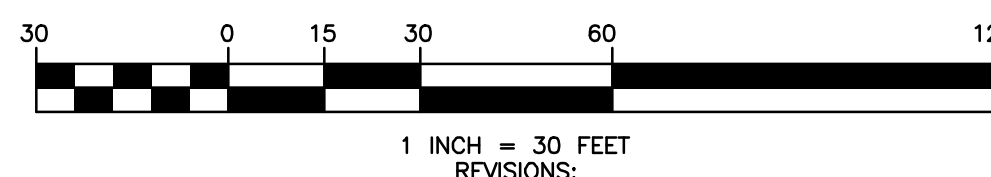
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ROCHESTER, NH 03866-849
S.C.R.D. BOOK 3678, PAGE 306

TOPOGRAPHIC SUBDIVISION PLAN
381 WASHINGTON STREET
NH ROUTE 202
ROCHESTER
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PREPARED FOR:
ROBERT L. HIGGINS
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GRAPHIC SCALE1 INCH = 30 FEET
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FILE NO. 144
PLAN NO. C-2011-S1
DWG NO. 17076-LDD\S-1
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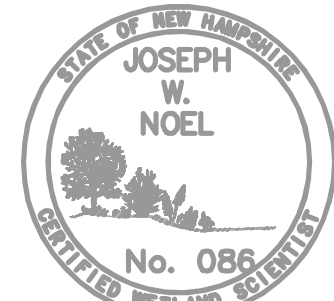
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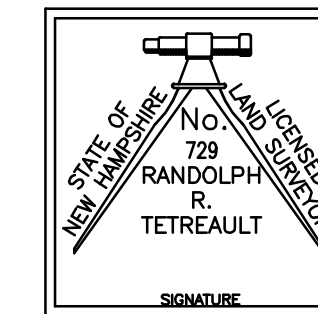
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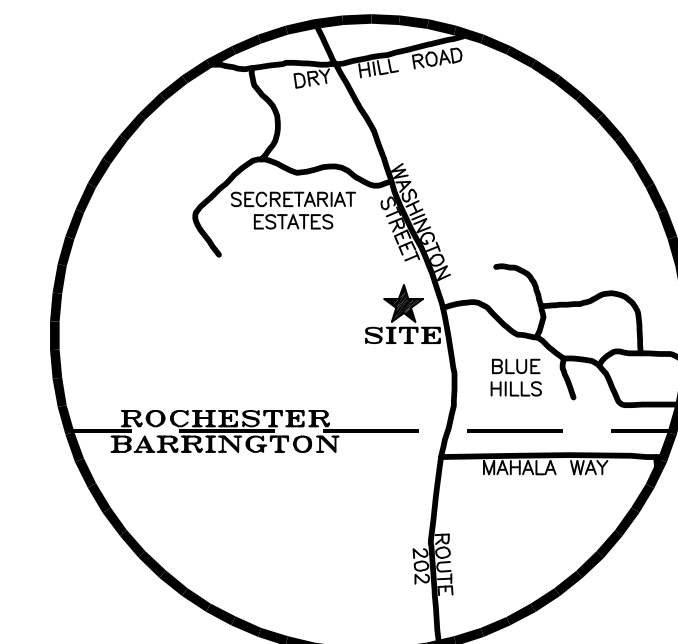
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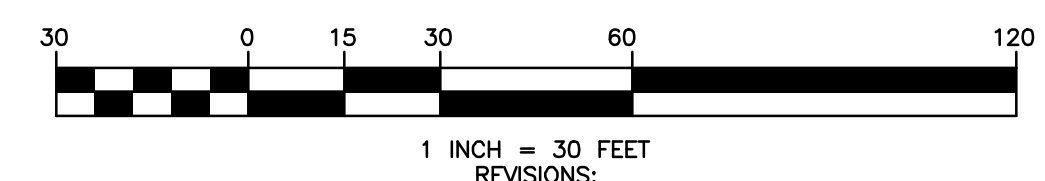
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TAX MAP 250, LOT 18
BRUCE & CAROL
WRIGHT FAMILY TRUST
PO BOX 214
ROCHESTER, NH

LOCUS
N.T.S.

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REVISIONS:FINAL APPROVAL BY THE
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SIGNED BY _____ / _____ / _____
NAME POSITION DATE

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