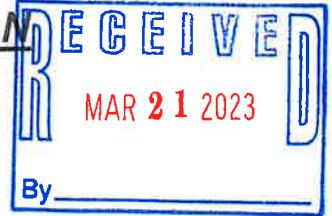




# MAJOR SUBDIVISION APPLICATION

(a total of four or more lots)

City of Rochester, New Hampshire



Date: March 20, 2023 Is a conditional needed? Yes:      No: X Unclear:       
(If so, we encourage you to submit an application as soon as possible.)

## Property information

Tax map #: 256; Lot #(s): 67; Zoning district: Agricultural Zone

Property address/location: 347 Old Dover Road

Name of project (if applicable): A&L Investments Proposed Subdivision

Size of site: 19 acres; Overlay zoning district(s)? Aviation Overlay

## Property owner

Name (include name of individual): A & L Investments, LLP - Lisa Rocheleau

Mailing address: c/o Lisa Rocheleau - 40 Winter Street - Suite 306E - Rochester, NH 03867

Telephone #: (603) 866-6900 Email: lisarocheleau@yahoo.com

## Applicant/developer (if different from property owner)

Name (include name of individual): same as

Mailing address: same as

Telephone #: same as Email: same as

## Engineer/surveyor

Name (include name of individual): Randy Tetreault - Surveyor

Mailing address: PO Box 249 - Rochester, NH 03866-0249

Telephone #: (603) 335-3948 Fax #: n/a

Email address: rtetreault@norwayplains.com Professional license #: LLS729

## Proposed project

Number of proposed lots: 4; estimated length of new roads: n/a

Number of cubic yard of earth being removed from the site? n/a

City water? yes X no     ; How far is city water from the site? at Site

City sewer? yes      no X; How far is city sewer from the site? 2+ miles

If city water, what are the est. total gal. per day? 2,400; Are there pertinent covenants? no

Where will stormwater be discharged? on site

Wetlands: Is any fill proposed? no; area to be filled: \_\_\_\_\_; buffer impact? \_\_\_\_\_

## Comments

Please feel free to add any comments, additional information, or requests for waivers here:

Request for Waiver from Subdivision Regulation 5.2.4

## 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: Lisa Roeder

Date: 3/20/23

Signature of applicant/developer: Lisa Roeder

Date: 3/20/23

Signature of agent: Randolph R. Tetreault

Date: 03/20/2023

## 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: Lisa Roeder

Date: 3/20/23

# 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  
[rtetreault@norwayplains.com](mailto:rtetreault@norwayplains.com)



P.O. Box 268  
31 Mooney Street  
Alton, NH 03809-0268  
603-875-3948  
[www.norwayplains.com](http://www.norwayplains.com)

March 20, 2023

Ryan O'Connor, Chief Planner  
Department of Planning and Development  
City of Rochester  
33 Wakefield Street  
Rochester, NH 03867-1917

**RE: Narrative – 4 Lot Subdivision – A & L Investments, LLP  
Tax map 256 / Lot 67 – 347 Old Dover Road, Rochester, NH**

Dear Mr. O'Connor,

On behalf of A & L Investments, LLP, Norway Plains Associates, Inc. is pleased to submit a formal application with plans for a proposed four lot subdivision of Tax Map 256 Lot 67.

TM 256/67 is 18.95 acres in size and has 705.09' of road frontage on Old Dover Road. The parcel is zoned Agricultural and lies within the Aviation Overlay District. The lots will be serviced by municipal water and on-site septic systems.

The proposal is to subdivide the existing parcel into four lots ranging from 4.36 acres to 5.02 acres in size. These lots are designed to meet all the AG Zone requirements for residential development including but not limited to lot size, road frontage, driveway access and suitable areas for building area and septic system disposal.

Two of the four lots are under five acres in size and will require NHDES Subdivision approval.

Proposed driveway access points are shown on the plans. There will be one common driveway access and two separate single driveway accesses. The proposed driveway access point locations are being submitted to NHDOT for approval.

We have submitted a preliminary application for conceptual review of this proposed subdivision to be discussed at the April 3<sup>rd</sup> Planning Board meeting. I trust any concerns can be dealt with before attending the May meeting.

Thank you for your consideration in this matter.

Sincerely,  
NORWAY PLAINS ASSOCIATES, INC.

  
Randolph R. Tetreault, LLS – President  
Agent for owner



LEGEND EXISTING

- MONUMENT
- NO MONUMENT FOUND OR SET
- UTILITY POLE
- ⌋ FIREHYDRANT
- ⌋ WATER SHUTOFF
- ⌋ WATER GATE VALVE
- ⌋ WETLAND
- D/W — OVERHEAD WIRES
- X — FENCE
- — — — — SETBACK LINES
- W — WATER LINE
- EP — EDGE OF PAVEMENT
- == == == GRAVEL
- — — — — EDGE OF WETLAND
- N 89°56'30" E 425.61' PROPERTY LINE

ABBREVIATION LEGEND:  
 IPF - IRON PIPE FOUND  
 PNTBS - PROPOSED MONUMENT TO BE SET  
 RBCF - REBAR WITH ID CAP FOUND  
 RBCS - REBAR WITH ID CAP SET  
 W/BW - WITH BARRIER  
 (12") - DENOTES HEIGHT OF THE MONUMENT  
 SCED - STRAFFORD COUNTY REGISTER OF DEEDS  
 MONUMENT IDENTIFICATION ABBREVIATIONS:  
 "NPA" - NORWAY PLAINS ASSOCIATES

NOTE:  
 SUBDIVISION APPROVAL, 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  
 ROCHESTER PLANNING BOARD

CERTIFIED BY POSITION DATE

TAX MAP 256, LOT 68  
 CITY OF ROCHESTER  
 31 WAKEFIELD STREET  
 ROCHESTER, NH 03867  
 BK. 765, PG. 302

TAX MAP 264, LOT 5  
 MICHAEL POULIN  
 288 BLACKWATER ROAD  
 ROCHESTER NH 03867  
 BK. 1469, PG. 152

TAX MAP 256 LOT 67  
 AREA: 825,654 SF  
 18.95 ACRES

TAX MAP 256  
 LOT 67-2  
 5.02 ACRES

TAX MAP 256  
 LOT 67-3  
 5.00 ACRES

TAX MAP 256A, LOT 66  
 CBDA DEVELOPMENT, LLC  
 1662 ELM STREET  
 MANCHESTER NH 03101  
 BK. 4260, PG. 995

WETLANDS WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES INC. ON 12/28/22 UTILIZING THE FOLLOWING STANDARDS:

1. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.2. UNITED STATES DEPARTMENT OF AGRICULTURE (2013).
3. NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE. 2020 VERSION 4. FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND. NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA.
4. U.S. ARMY CORPS OF ENGINEERS NATIONAL WETLAND PLANT LIST, VERSION 3.5. (2020).

ONLY WETLANDS OVER 1/2 ACRE REQUIRE A 50' BUILDING SETBACK.

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.

RANDOLPH R. TETREBAULT, U.S. #729  
 DATE

March 20, 2023

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT A PROPOSED SUBDIVISION OF TAX MAP 256 LOT 67. TOTAL PARCEL AREA = 18.95 ACRES.
2. THE PARCEL IS ZONED AGRICULTURAL AND IS WITHIN THE AVIATION OVERLAY DISTRICT.
3. MINIMUM LOT REQUIREMENTS: LOT SIZE = 30,000 S.F., FRONTAGE = 150'
4. BUILDING SETBACKS: FRONT YARD = 20', SIDE YARD = 10', REAR YARD = 20'. MAXIMUM LOT COVERAGE = 35%. (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.)
5. THE LOTS ARE TO BE SERVED BY THE MUNICIPAL WATER AND ON-SITE SEPTIC SYSTEM.
6. THE LOT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED 9/30/2015 COMMUNITY PANEL 33017C0218E.
7. HORIZONTAL DATUM: NAD83 (NH STATE PLANE). VERTICAL DATUM: NAVD83 (GEOID 18).
8. OLD DOVER ROAD (FORMER ROUTE 16B) WAS LAID OUT AS A 4 ROD (66') RIGHT OF WAY, AND IS A CLASS V HIGHWAY.
9. THE SURVEYED PARCELS LIE WITHIN THE AVIATION OVERLAY DISTRICT. NO BUILDINGS OR OTHER OBSTRUCTIONS ARE ALLOWED 1,000 FEET ABOVE GROUND ON THE SURVEYED PARCELS.
10. FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, ANNEX BUILDING, 33 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 335-1338.
11. ALL UTILITIES SERVING THE PROPOSED LOTS SHALL BE PLACED UNDERGROUND, PER CITY OF ROCHESTER SUBDIVISION REGULATIONS 5.12.
12. 25' WETLAND BUFFER ZONE SHALL REMAIN IN ITS NATURAL STATE AND BE MARKED EVERY 100 FEET WITH WETLAND CONSERVATION TASS, PER CITY OF ROCHESTER PLANNING DEPARTMENT.
13. TRAVERSE CLOSURE = 1/153,482.

REFERENCE PLANS:

1. "LOT LINE REVISION PLAN BETWEEN TAX MAP 256, LOTS 61 & 66 FOR LITTLE QUARRY LLC & R COMMONS LLC, OLD DOVER ROAD (ROUTE 16B), ROCHESTER, NEW HAMPSHIRE" DATED: JAN. 23, 2005 BY: DOULET SURVEY INC. RECORDED: SCED PLAN 79-38.
2. "SUBDIVISION PLAN LITTLE QUARRY AT THE VILLAGE AT CLARK BROOK TAX MAP 256, LOTS 61 & 66, OLD DOVER ROAD (ROUTE 16B), ROCHESTER, NEW HAMPSHIRE" DATED: DEC. 8, 2004 BY: DOULET SURVEY INC. RECORDED: SCED PLAN 84-63.
3. "BOUNDARY PLAN OF LAND "OLD ROCHESTER LANDFILL" TAX MAP 256 LOT 68 OLD DOVER ROAD (ROUTE 16B), SPALDING TURNPIKE AND OLD BLACKWATER ROAD, ROCHESTER, NH, OWNER OF RECORD: CITY OF ROCHESTER, 31 WAKEFIELD STREET, ROCHESTER, NH 03867" DATED: APRIL 6, 2006 BY: ERIC C. MITCHELL & ASSOC. INC. RECORDED: ON FILE WITH NPA.
4. "WORKING DRAWING, PRELIMINARY SUBDIVISION OF LAND OLD DOVER ROAD, ROCHESTER, STRAFFORD COUNTY, NEW HAMPSHIRE FOR KEVIN GRONIN" DATED: JUNE 2013 BY: NORWAY PLAINS ASSOCIATES, INC. RECORDED: ON FILE WITH NPA PROJECT 13182.
5. "CONDOMINIUM OVERVIEW PLAN "THE VILLAGE AT CLARK BROOK" TAX MAP 256A LOT 66, 66-10 THRU 66-24, & 66-24 THRU 66-57" PREPARED FOR CBDA DEVELOPMENT, LLC & VILLAGE AT CLARK BROOK, LLC. DATED: DECEMBER 14, 2018 BY: BEDFORD DESIGN CONSULTANTS INC. RECORDED: SCED PLAN # 11972.
6. "PLAN OF LAND, 347 OLD DOVER ROAD, ROCHESTER, NH PREPARED FOR NEXT WAVE HOME ESTATES LLC" DATED: DECEMBER 2022 BY NORWAY PLAINS ASSOCIATES, INC. RECORDED: SCED PLAN 112825.

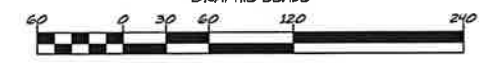
RECEIVED  
 MAR 21 2023  
 By

TAX MAP 256, LOT 67  
 OWNER OF RECORD:  
 A & L INVESTMENTS, LLP  
 40 WINTER STREET, SUITE 306E  
 ROCHESTER, NH 03867  
 BOOK 5088, PAGE 903

PROPOSED SUBDIVISION PLAN  
 347 OLD DOVER ROAD  
 ROCHESTER  
 STRAFFORD COUNTY  
 NEW HAMPSHIRE  
 FOR:  
 A & L INVESTMENTS, LLP

1" = 60' MARCH 2023

GRAPHIC SCALE



REVISIONS:

FILE NO. 193  
 PLAN NO. C-3350  
 DWG. NO. 23017 S-1

PRELIMINARY PRINT FOR APPLICATION SUBMITTAL  
 3-20-2023

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

NORWAY PLAINS ASSOCIATES, INC.

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



## LEGEND

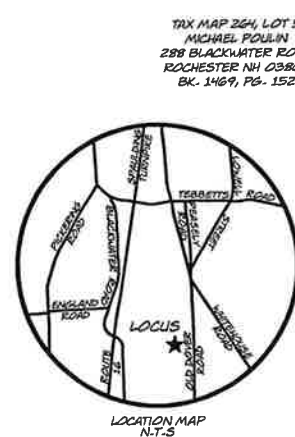
- EXISTING
- MONUMENT
  - NO MONUMENT FOUND OR SET
  - UTILITY POLE
  - TEST PIT
  - FIREHYDRANT
  - WATER SHUTOFF
  - WATER GATE VALVE
  - WETLAND
  - PROPOSED WELL LOCATION

- PROPOSED
- OVERHEAD WIRES
  - FENCE
  - SETBACK LINES
  - WATER LINE
  - EDGE OF PAVEMENT
  - GRAVEL
  - EDGE OF WETLAND

## ABBREVIATION LEGEND:

- IPF - IRON PIPE FOUND  
PMTB - PROPOSED MONUMENT TO BE SET  
RBCF - REBAR WITH ID CAP FOUND  
RBCS - REBAR WITH ID CAP SET  
W/BW - WITH BARS/WIRES  
(+2') - DENOTES HEIGHT OF THE MONUMENT  
SCRD - STRAFFORD COUNTY REGISTRY OF DEEDS  
MONUMENT IDENTIFICATION DESCRIPTIONS:  
"NPA" - NORWAY PLAINS ASSOCIATES

NOTE: SUBDIVISION APPROVAL, 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.



FILE NO. 193  
PLAN NO. C-3350  
DWG. NO. 23017 S-1

PRELIMINARY PRINT FOR APPLICATION SUBMITTAL  
3-20-2023

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

NORWAY PLAINS ASSOCIATES, INC.

TOPOGRAPHIC SUBDIVISION PLAN  
347 OLD DOVER ROAD  
ROCHESTER  
STRAFFORD COUNTY  
NEW HAMPSHIRE  
FOR:  
A & L INVESTMENTS, LLP

1" = 60' MARCH 2023

GRAPHIC SCALE



REVISIONS:

## NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT A PROPOSED SUBDIVISION OF TAX MAP 256 LOT 67. TOTAL PARCEL AREA = 18.95 ACRES.
2. THE PARCEL IS ZONED AGRICULTURAL AND IS WITHIN THE AVIATION OVERLAY DISTRICT.
3. MINIMUM LOT REQUIREMENTS: LOT SIZE = 30,000 S.F., FRONTAGE = 150'
4. 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.)
5. THE LOTS ARE TO BE SERVICED BY THE MUNICIPAL WATER AND ON-SITE SEPTIC SYSTEM.
6. THE LOT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED 9/30/2015 COMMUNITY PANEL 33017C0218E.
7. HORIZONTAL DATUM: NAD83 (NH STATE PLANE) VERTICAL DATUM: NAVD83 (GEOID 18).
8. OLD DOVER ROAD (FORMER ROUTE 16B) WAS LAID OUT AS A 4 ROD (66') RIGHT OF WAY, AND IS A CLASS V HIGHWAY.
9. THE SURVEYED PARCELS LIE WITHIN THE AVIATION OVERLAY DISTRICT. NO BUILDINGS OR OTHER OBSTRUCTIONS ARE ALLOWED 1,000 FEET ABOVE GROUND ON THE SURVEYED PARCELS.
10. FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, ANNEX BUILDING, 33 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 335-1338.
11. ALL UTILITIES SERVING THE PROPOSED LOTS SHALL BE PLACED UNDERGROUND, PER CITY OF ROCHESTER SUBDIVISION REGULATIONS 5-12.
12. 25' WETLAND BUFFER ZONE SHALL REMAIN IN ITS NATURAL STATE AND BE MARKED EVERY 100 FEET WITH WETLAND CONSERVATION TASS, PER CITY OF ROCHESTER PLANNING DEPARTMENT.

## REFERENCE PLANS:

1. "LOT LINE REVISION PLAN BETWEEN TAX MAP 256, LOTS 61 & 66 FOR LITTLE QUARRY LLC & R. COMMONS LLC, OLD DOVER ROAD (ROUTE 16B), ROCHESTER, NEW HAMPSHIRE" DATED: JAN. 23, 2005 BY: DOUGLET SURVEY INC. RECORDED: SCRD PLAN 79-38.
2. "SUBDIVISION PLAN LITTLE QUARRY AT THE VILLAGE AT CLARK BROOK TAX MAP 256, LOTS 61 & 66, OLD DOVER ROAD (ROUTE 16B), ROCHESTER, NEW HAMPSHIRE" DATED: DEC. 8, 2004 BY: DOUGLET SURVEY INC. RECORDED: SCRD PLAN 84-63.
3. "BOUNDARY PLAN OF LAND 'OLD ROCHESTER LANDFILL' TAX MAP 256 LOT 68 OLD DOVER ROAD (ROUTE 16B), SPALDING TURNPIKE AND OLD BLACKWATER ROAD, ROCHESTER, NH, OWNER OF RECORD: CITY OF ROCHESTER, 31 WAKEFIELD STREET, ROCHESTER, NH 03867" DATED: APRIL 6, 2006 BY: ERIC C. MITCHELL & ASSOC. INC. RECORDED: ON FILE WITH NPA.
4. "WORKING DRAWING, PRELIMINARY SUBDIVISION OF LAND OLD DOVER ROAD, ROCHESTER, STRAFFORD COUNTY, NEW HAMPSHIRE FOR KEVIN GROUND" DATED: JUNE 2013 BY: NORWAY PLAINS ASSOCIATES, INC. RECORDED: ON FILE WITH NPA PROJECT 13182.
5. "CONDOMINIUM OVERVIEW PLAN 'THE VILLAGE AT CLARK BROOK' TAX MAP 256A LOT 66, 66-10 THRU 66-24, & 66-54 THRU 66-57" PREPARED FOR CBDA DEVELOPMENT, LLC & VILLAGE AT CLARK BROOK, LLC. DATED: DECEMBER 14, 2018 BY: BEDFORD DESIGN CONSULTANTS INC. RECORDED: SCRD PLAN 111772.
6. "PLAN OF LAND, 347 OLD DOVER ROAD, ROCHESTER, NH PREPARED FOR NEXT WAVE HOME ESTATES LLC" DATED DECEMBER 2022 BY: NORWAY PLAINS ASSOCIATES, INC. RECORDED: SCRD PLAN 112825.

TAX MAP 256, LOT 67  
OWNER OF RECORD:  
A & L INVESTMENTS, LLP  
40 WINTER STREET, SUITE 306E  
ROCHESTER, NH 03867  
BOOK 5088, PAGE 903

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.

March 20, 2023

RANDOLPH E. TETREAU, LLS #729

DATE

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


# **Major Subdivision Checklist**

(Major subdivisions a total of 4 or more lots)

*\*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: A&L Investment Proposed Subdivision Map: 256 Lot: 67 Date: March 20, 2023

Applicant/agent: Randy Tetreault, LLS Signature: 

(Staff review by: \_\_\_\_\_ Date: \_\_\_\_\_)

## **General items**

	Yes	No	N/A	Waiver Requested	Comments
<u>4</u> sets completed application	<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"/>	<u>Common Driveway Easement</u>

## **Plan Information**

Basic information including:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Title sheet	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
• 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 - no less than 1" = 1,000'	<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"/>	_____
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 licensed land surveyor for platting	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

### **General items Continued**

	Yes	No	N/A	Waiver Requested	Comments
Name, stamp, and NH license # of licensed engineer for streets, utilities and drainage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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"/>	
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"/>	
• square footage of lots	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Available per tax records
• approximate building footprints	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• use	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Available per tax records

### **Zoning**

Zoning designations of subject tract and in vicinity of tract	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Zoning requirements for district:					
• frontage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• lot dimensions/density	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• all setbacks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• lot coverage	<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"/>	Aviation Overlay District

### **Existing Topographic Features**

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"/>	See Attachment
Percolation test locations and results	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See Attachment

**Existing Topographic Features Continued**

	Yes	No	N/A	Waiver Requested	Comments
Water features (ponds, streams)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Wetlands including name of certified wetlands scientist & license # 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"/>	
Overview of types of trees and vegetation	<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"/>	
Stone walls and archaeological features	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Locations of trails and paths	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other natural/cultural resources (productive farmland, habitats, scenic views, historic structures, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing buildings/structures	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	None on site
Existing driveways and access points	<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"/> |  |
| • existing and proposed pins      | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |

Existing and proposed location of:

- |              |                                     |                                     |                          |                          |   |
|--------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|---|
| • monuments  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |   |
| • benchmarks | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Benchmarks to be set for Septic Designs |

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"/>	
Include error of closure statement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



## Streets

	Yes	No	N/A	Waiver Requested	Comments
Street plan (including utilities)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Streets proposed
Street profiles including vertical data and street stations and utilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Street cross sections including (if appropriate):	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
• width of pavement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• travel and parking lanes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• striping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• curbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• lawn strips	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• sidewalks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• street trees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• drainage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• structure of base and pavement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• all utilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Curb, intersection, and cul de sac radii	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Limits of construction/ground disturbance	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Traffic control devices (stop signs, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Street light locations and details	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Spacing, species, specifications for street trees	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Landscaped island in cul de sacs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Proposed street names	<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. Include plans, profiles, sizes, materials, and all appropriate details.

Water lines/well (with appropriate radius)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed Well locations shown
Sewer lines/septic and leaching areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed 4k areas shown

**Utilities Continued**

	Yes	No	N/A	Waiver Requested	Comments
Pump stations	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Stormwater management system: pipes, culverts, catch basins, detention/ retention basins, swales, rip rap, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Fire hydrant locations and details	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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**

Phasing plan, if appropriate	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Traffic study, if appropriate	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Drainage study with calculations, storm water impact analysis, and mitigation plan	<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"/>	
Mitigation plan for environmental impacts during construction	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Proposed open space areas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Proposed recreation facilities on site	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
School bus pickup/drop off plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Proposed covenants, easements, and deed restrictions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed shared driveway easement
Fiscal impact study (if requested)	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
If yes, Have you read and understand the Road acceptance procedure?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

**Additional Comments:**

---

---

---

---



## **Application for Waiver from Regulation**

### **City of Rochester, New Hampshire**

Project name A&L Investments Proposed Subdivision

Case # \_\_\_\_\_

Subdivision: X Lot line revision: \_\_\_\_\_ Site Plan: \_\_\_\_\_ Minor Site Plan: \_\_\_\_\_

Section and subsection of the Site Plan Regulations from which the waiver is requested (including identifying number, title, and description of provision):

\_\_\_\_\_  
\_\_\_\_\_

**OR** - Article, section, and subsection of the Site Plan Regulations from which the waiver is requested (including identifying number, title, and description of provision):

City of Rochester Subdivision Regulations 5.2, Lots, subsection 4

Reason/justification(s) for waiver request \_\_\_\_\_

Proposed Lots are approximately 5.5 to 1 ratio, any other division would be significantly less efficient.

Name of applicant or agent filling out this form Glenn Griswold, PLS

Applicant? \_\_\_\_\_ Agent? X Today's date March 15, 2023

----- Office use below -----

Waiver approved: \_\_\_\_\_ Waiver denied: \_\_\_\_\_

Comments: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## **Exhibit A**

### **Proposed Shared Driveway Easement**

An easement for shared driveway access on a certain parcel of land situated on the southwest side of Old Dover Road, City of Rochester, County of Strafford, State of New Hampshire, more particularly described as follows:

COMMENCING at a capped rebar set at the east corner of land described in a deed to the City of Rochester and recorded in the Strafford County Registry of Deeds, Book 765, Page 302 and on the westerly side of Old Dover Road, as shown on a plan entitled "Plan of Land, 347 Old Dover Road, Rochester, NH prepared for Next Wave Home Estates, LLC", prepared by Norway Plains Associates, Inc. dated December 2022 and recorded in SCRD Plan 12825;

THENCE S52°17'09"E along the westerly side of Old Dover Road 124.02 feet;

THENCE S52°16'54"W along the westerly side of Old Dover Road 38.50 feet to the POINT OF BEGINNING;

THENCE S38°20'17"W 200.00 feet;

THENCE S51°39'43"E 25.00 feet;

THENCE N38°20'17"E 200 feet to a point on the westerly side of Old Dover Road;

THENCE N52°16'54"W 25.00 feet to the POINT OF BEGINNING.

Encompassing 5,000 sq. ft., more or less.

MEANING AND INTENDING to describe an easement for shared driveway access for Tax Map 256, Lot 67 and 67-1, as shown on a plan entitled "Proposed Subdivision Plan, 347 Old Dover Road, Rochester NH prepared for A&L Investments," prepared by Norway Plains Associates, Inc. dated March 2023 and to be recorded. Bearings reference Grid North, NH State Plane, NAD83, as shown on said plan.





## NICHOLS ENVIRONMENTAL, LLC.

102 CHESTER ROAD  
FREMONT, NH 03044  
nicholsenviro@gmail.com  
Office: 603-244-5325  
Cell: 603-234-3228

Job Number 22-117  
Logged on 12/14/2022 By Joseph Nichols Designer # 1451  
Tax Map 256, Lot 67  
347 Old Dover Road  
Rochester, NH

### **TP #1A**

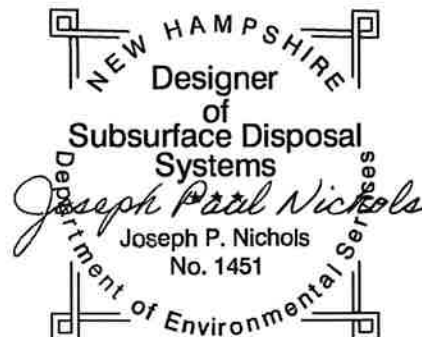
0"-5" 10YR 3/2 Very Dark Grayish Brown, Fine Sandy Loam, Granular, Friable.  
5"-12" 10YR 4/4 Dark Yellowish Brown, Fine Sandy Loam, Granular, Friable.  
12"-18" 10YR 5/4 Yellowish Brown, Fine Loamy Sand, Massive, Friable.  
18"-28" 10YR 5/3 Brown, Fine Loamy Sand, Massive, Friable.  
28"-40" 2.5Y 5/2 Grayish Brown, Fine Loamy Sand, Blocky, Friable W/ Redox.

ESHWT 28 Inches  
Observed Water - None  
Restrictive - None  
Refusal @ 40 Inches  
Roots to 28 Inches  
Perc Rate 6 min./inch

### **TP #1B**

0"-4" 10YR 3/2 Very Dark Grayish Brown, Fine Sandy Loam, Granular, Friable.  
4"-12" 10YR 4/4 Dark Yellowish Brown, Fine Sandy Loam, Granular, Friable.  
12"-18" 10YR 5/4 Yellowish Brown, Fine Loamy Sand, Massive, Friable.  
18"-24" 10YR 5/3 Brown, Fine Loamy Sand, Massive, Friable.  
24"-28" 2.5Y 5/3 Light Olive Brown, Fine Loamy Sand, Blocky, Friable W/ Redox.  
28"-36" 2.5Y 5/2 Grayish Brown, Fine Loamy Sand, Blocky, Friable W/ Redox.

ESHWT 24 Inches  
Observed Water - None  
Restrictive - None  
Refusal @ 36 Inches  
Roots to 24 Inches  
Perc Rate 6 min./inch





## NICHOLS ENVIRONMENTAL, LLC.

102 CHESTER ROAD  
FREMONT, NH 03044  
nicholsenviro@gmail.com  
Office: 603-244-5325  
Cell: 603-234-3228

### **TP #2A**

0"-6" 10YR 3/2 Very Dark Grayish Brown, Fine Sandy Loam, Granular, Friable.  
6"-11" 10YR 4/4 Dark Yellowish Brown, Fine Sandy Loam, Granular, Friable.  
11"-17" 10YR 5/4 Yellowish Brown, Fine Loamy Sand, Massive, Friable.  
17"-24" 2.5Y 5/3 Light Olive Brown, Fine Loamy Sand, Massive, Friable.

ESHWT 17 Inches

Observed Water @ 22 Inches

Restrictive - None

Refusal @ 24 Inches

Roots to 17 Inches

Perc Rate 6 min./inch

### **TP #2B**

0"-4" 10YR 3/2 Very Dark Grayish Brown, Fine Sandy Loam, Granular, Friable.  
4"-10" 10YR 4/4 Dark Yellowish Brown, Fine Sandy Loam, Granular, Friable.  
10"-23" 10YR 5/4 Yellowish Brown, Fine Loamy Sand, Massive, Friable.  
23"-34" 2.5Y 5/3 Light Olive Brown, Fine Loamy Sand, Massive, Friable.

ESHWT 23 Inches

Observed Water @ 30 Inches

Restrictive - None

Refusal @ 34 Inches

Roots to 23 Inches

Perc Rate 6 min./inch





## NICHOLS ENVIRONMENTAL, LLC.

102 CHESTER ROAD  
FREMONT, NH 03044  
nicholsenviro@gmail.com  
Office: 603-244-5325  
Cell: 603-234-3228

### **TP #2C**

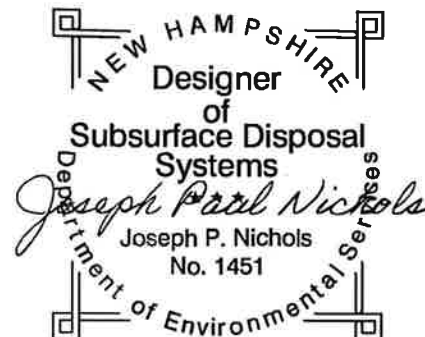
0"-5" 10YR 3/2 Very Dark Grayish Brown, Fine Sandy Loam, Granular, Friable.  
5"-11" 10YR 4/4 Dark Yellowish Brown, Fine Sandy Loam, Granular, Friable.  
11"-17" 10YR 5/4 Yellowish Brown, Fine Loamy Sand, Massive, Friable.  
17"-28" 10YR 5/3 Brown, Fine Loamy Sand, Massive, Friable.  
28"-32" 2.5Y 5/3 Light Olive Brown, Fine Loamy Sand, Blocky, Friable W/ Redox.  
32"-50" 2.5Y 5/2 Grayish Brown, Fine Loamy Sand, Blocky, Friable W/ Redox.

ESHWT 28 Inches  
Observed Water @ 40 Inches  
Restrictive - None  
Refusal @ 50 Inches  
Roots to 28 Inches  
Perc Rate 6 min./inch

### **TP #3**

0"-4" 10YR 3/2 Very Dark Grayish Brown, Fine Sandy Loam, Granular, Friable.  
4"-16" 10YR 4/4 Dark Yellowish Brown, Fine Sandy Loam, Granular, Friable.  
16"-26" 10YR 5/4 Yellowish Brown, Fine Loamy Sand, Massive, Friable.  
26"-60" 2.5Y 5/2 Grayish Brown, Fine Loamy Sand, Blocky, Friable W/ Redox.

ESHWT 26 Inches  
Observed Water - None  
Restrictive - None  
Refusal - None  
Roots to 26 Inches  
Perc Rate 6 min./inch





## NICHOLS ENVIRONMENTAL, LLC.

102 CHESTER ROAD  
FREMONT, NH 03044  
nicholsenviro@gmail.com  
Office: 603-244-5325  
Cell: 603-234-3228

### **TP #4**

0"-3" 10YR 3/2 Very Dark Grayish Brown, Fine Sandy Loam, Granular, Friable.  
3"-10" 10YR 4/4 Dark Yellowish Brown, Fine Sandy Loam, Granular, Friable.  
10"-18" 10YR 5/4 Yellowish Brown, Fine Loamy Sand, Massive, Friable.  
18"-23" 2.5Y 5/3 Light Olive Brown, Fine Loamy Sand, Platy, Friable W/ Redox.  
23"-50" 2.5Y 5/2 Grayish Brown, Fine Loamy Sand, Massive, Firm W/ Redox.

ESHW 18 Inches  
Observed Water - None  
Restrictive @ 23 Inches  
Refusal - None  
Roots to 18 Inches  
Perc Rate 6 min./inch

### Ledge Probes

LP # 1 - 26"  
LP # 2 - 21"  
LP # 3 - 38"  
LP # 4 - 43"





# **ABUTTER LIST**

**City of Rochester, NH**  
**Please Print or Type**

**Applicant:** A & L Investments, LLP

**Phone:** (603) 332-1500

**Project Address:** 347 Old Dover Road, Rochester, NH 03867

List the names and addresses of all parties below. For abutting lot owners, list each owner whose lot adjoins or is directly across the street or a body of water from the subject property. This form may not be completed more than five (5) days prior to the application deadline.

## **LEGAL OWNER OF SUBJECT LOT**

Map	Lot	Owner Name	Mailing Address
256	67	A & L Investments, LLP	40 Winter St, Suite 306E, Rochester, NH 03867

## **ABUTTING LOT OWNERS**

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
256	34-2	Shane G. & Kimberly S May	41 Whitehouse Road, Rochester, NH 03867
256	45	Robert H. Cole & Susan E. Hamann	308 Old Dover Road, Rochester, NH 03867
256	46	Robert D. Beeman	314 Old Dover Road, Rochester, NH 03867
256	46-1	Nicole L. Cloutier	320 Old Dover Road, Rochester, NH 03867
256	46-2	Alan T. & Cynthia L. Byrne	60 Exeter Road, Hampton Falls, NH 03844
256	46-3	Jonathan Erlichman & Kaitlin Camillari	332 Old Dover Road, Rochester, NH 03867
256	47	Jason J. & Kristie E. Downer	388 Old Dover Road, Rochester, NH 03867
256	68	City of Rochester	31 Wakefield Street, Rochester, NH 03867
256A	66	CBDA Development, LLC	1662 Elm Street, Manchester, NH 03101
256A	66-3	CBDA Development, LLC	1662 Elm Street, Manchester, NH 03101
256A	66-4	CBDA Development, LLC	1662 Elm Street, Manchester, NH 03101
256A	66-5	CBDA Development, LLC	1662 Elm Street, Manchester, NH 03101
256A	66-6	CBDA Development, LLC	1662 Elm Street, Manchester, NH 03101
264	5	Michael Poulin	288 Blackwater Road, Rochester, NH 03867

**PROFESSIONALS AND EASEMENT HOLDERS.** Engineers, Surveyors, Soil Scientists, and Architects whose seal appears or will appear on the plans (other than any agent submitting this application); holders of conservation, preservation, or agricultural easements; and upstream dam owners/NHDES.

## **Name of Professional or Easement Holder**

## **Mailing Address**

Randy Tetreault, LLS; Norway Plains Associates, Inc.	PO Box 249; Rochester, NH 03866-0249
Brendan Quigley, CWS; Gove Environmental Services, Inc.	8 Continental Drive, Bldg. 2, Unit H, Exeter, NH 03833

I, the undersigned, acknowledge that it is the responsibility of the applicant or his/her agent to fill out this form and mail certified notices to abutters and other parties in a complete, accurate, and timely manner, in accordance with applicable law. I understand that any error or omission could affect the validity of any approval. The names and address listed on this form were obtained from the City of Rochester Assessing Office computer AxisGIS system on this date: March 17, 2023, This is page 1 of 1 pages.

Applicant or Agent: Glenn Griswold, PLS

Staff Verification: