



**\*PRELIMINARY\***  
**Subdivision Application**  
**City of Rochester, New Hampshire**

Check one of the following: ☒ Design Review ☐ Conceptual (design review is strongly encouraged)

**Property information**

Tax map #: \_\_\_\_\_; Lot #(s): \_\_\_\_\_; Zoning district: \_\_\_\_\_

Property address/location: \_\_\_\_\_; # acres: \_\_\_\_\_

Name of project (if applicable): \_\_\_\_\_

**Proposed project**

Describe proposed project: \_\_\_\_\_

Approximate # of lots proposed: \_\_\_\_\_; approx. # acres of upland: \_\_\_\_\_

City water? yes \_\_\_\_ no \_\_\_\_; how far is City water from the site? \_\_\_\_\_

City sewer? yes \_\_\_\_ no \_\_\_\_; how far is City sewer from the site? \_\_\_\_\_

**Property owner**

Name (include name of individual): \_\_\_\_\_

Mailing address: \_\_\_\_\_

Telephone #: \_\_\_\_\_ Email: \_\_\_\_\_

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

Name (include name of individual): \_\_\_\_\_

Mailing address: \_\_\_\_\_

Telephone #: \_\_\_\_\_ Email: \_\_\_\_\_

**Engineer/surveyor**

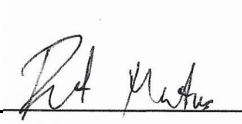
Name (include name of individual): \_\_\_\_\_

Mailing address: \_\_\_\_\_

Telephone #: \_\_\_\_\_ Fax #: \_\_\_\_\_

Email address: \_\_\_\_\_ Professional license #: \_\_\_\_\_

Signature \_\_\_\_\_

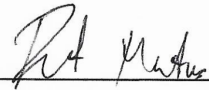


Date \_\_\_\_\_

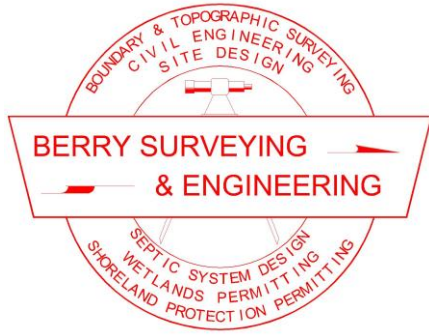
### **Authorization to enter subject property**

*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: \_\_\_\_\_



## **BERRY SURVEYING & ENGINEERING**

335 Second Crown Point Road

Barrington, NH 03825

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[crberry@metrocast.net](mailto:crberry@metrocast.net)

City of Rochester Office of Planning & Development

Attention: Ryan O'Connor, Senior Planner

33 Wakefield Street

Rochester, NH 03867,

June 20, 2023

Re: RBV Realty LLC  
324 Blackwater Road  
9 Lot Major Conservation Subdivision  
Design Review Application

Mr. O'Connor,

On behalf of our client, RBV Realty LLC & Managing Member Rebecca Mathews, Berry Surveying & Engineering (BS&E) is submitting for TRG, a design review to discuss a proposed 9 Lot Major Conservation Subdivision at 324 Blackwater Road.

### **Background and General Narrative:**

RBV owns the parcel at 324 Blackwater Road in Rochester, NH (Tax Map 264, Lot 11). Berry Surveying & Engineering has conducted a complete on-site survey of the parcel which includes a topographic analysis as well as a wetlands analysis and delineation. Wetlands were found in the central area of the parcel and along Clark Brook, which creates the rear boundary of the parcel. The remainder of the site consists of gentle slopes which contain good soils groups A and B. C soil groups are found adjacent to the wetlands areas. There are some 25% slopes found onsite, mostly located within the wetland buffer areas. Deidra Benjamin CWS, delineated the wetlands on site and John P. Hayes CWS, CSS has conducted a site-specific soils map (SSSM) for the project.

### **The Proposal:**

The proposal is to construct a short cul-de-sac less than 620.95 linear feet to the neck and develop 9 single family lots along the new infrastructure. The proposed units are clustered around the end of the roadway, which allows the units to be furthest from abutting land owners as well as environmentally sensitive areas. The plan provides the yield plan calculations using the adjusted tract acreage approach. This calculation finds that the permitted density of the project is 11.43 units, however the project design proposes 9 in an effort to de-congest the site. This allows for many of the other ideals and objectives of the Conservation Subdivision to be maintained.

The entrance roadway is proposed to be offset from the abutting boundary line to the north, along 316 Blackwater Road, owned by Mr. O'leary. By providing a wider right of way, the center of the road can be shifted south slightly to allow for the required grading and provide a buffer along the boundary line. The buffer is currently proposed to be constructed of white spruce trees planted at 6' tall, staggered and 20' on-center. Details will be provided in final design. Given the more rural setting of the project, a vegetative buffer is more appropriate than fencing and the applicant is interested in the shielding the roadway from the abutter to the extent possible. Existing boundary trees will be evaluated in final design and will be noted.

The clustering of the proposed units is designed to provide a minimum of a 25' buffer to the abutting boundary line to the north, along the Arbor Way development. Based on this design the closest abutting housing unit is 75' to the corner of the first proposed lot in the proposed subdivision. Based on the designed shape of the clustered group, the open space increases in depth along the boundary line, which incrementally increases the distance between the remaining abutting housing unit and the proposed development lots.

A balance was made between the wetland setback around the internal wetland system and the wetland system adjacent to Clark Brook. Separation to the internal system remains to allow for the construction of a stormwater Rain Garden, which is intended to provide for treatment and ground water recharge. The design is careful not to provide for private lots to extend into the wetland setback boundary in an effort to dissuade private land owners from manipulating the buffer. It was noted however, in a preliminary meeting with the Planning Staff, that providing larger lots over the minimum required area is preferred in this case to ensure there is adequate tillage area around each home. This is specifically important at the rear of each home site. The smallest proposed lot is 7,200 Sq.Ft., in size and each lot provides 30-35' from the shown deck to the rear lot line. The project design is careful to provide direct access to the open space from each lot.

Based on the NFPA water availability requirements, the applicant is proposing residential sprinklers in the homes within the subdivision. There is no public water supply in the area of the project, and a cistern for this project type and layout is not practical.

Based on the initial TRG meeting concerning the former project design, the applicant has hired Abigail Thompson Fopiano, P.G. to review the existing well on the site for use as a common well for the proposed community. Based on her initial review and findings it was determined that one well servicing the project is a better alternative to multiple wells throughout the site. The project now proposes three less single-family users on the site and thus reduces the overall water consumption demand. Use of the existing well is being evaluated with a secondary location chosen in close proximity if needed. Based on the load, the well is not considered a community well. If filtering is needed in the system having one well on-site may simplify this process and allow for ease of maintenance with the HOA in the future.



Based on the proposed lot sizes, and to simplify construction, the applicant is proposing a common sewer collection system which is routed to a common effluent disposal field. Each home will be equipped with a septic tank which will connect to the community EDA.

Based on the preliminary drainage analysis, the project will require a gravel wetland to be placed in the front southern corner of the property. This will provide treatment, attenuation and volume control prior to discharge into the local 50' buffer. The design is careful to place the gravel wetland north of the abutting boundary line in an effort to provide some separation and potential for landscaping post construction. The current design schematic allows for a 20' wooded buffer to remain. The flow from this gravel wetland enters the central wetland and then flows along the eastern boundary line in a constructed swale partially on the subject parcel and partially on the abutting parcel prior to discharge into Clark Brook. The design is cognizant of the need to reduce flows and volumes to this shared swale so as not to affect the abutting land owner or downstream infrastructure.

In addition to the required open space, free of infrastructure encumbrances, the project proposes a larger open field area to be used by the community. The applicant proposes to grade and gently slope this area to be used for field space. A robust landscaping package along the roadway will be provided with buffer enhancements reviewed in key areas.

As intimated above, the project will require an HOA be formed to maintain the Stormwater treatment areas, sewer and water systems, recreation space and manage the open space areas. Wetland buffers will be monitored by the HOA for performance with the City of Rochester Zoning requirements.

Respectfully submitted,  
BERRY SURVEYING & ENGINEERING

Christopher R. Berry, SIT  
Principal, President



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**June 20, 2023**

### **Abutters List**

#### **Owner of Record**

##### **Tax Map 264, Lot 11**

RBV Realty LLC  
40 Province Rd  
Strafford, NH 03884  
*Book 4904, Page 469*

#### **Abutters**

##### **Tax Map 256A, Lot 66**

CBDA Development LLC  
1662 Elm St  
Manchester, NH 03101  
*Book 4260, Page 495*

##### **Tax Map 264, Lot 13**

Jeffrey S & Sharon L Copp  
344 Blackwater Rd  
Rochester, NH 03867  
*Book 4260, Page 495*

##### **Tax Map 264, Lot 12**

Dawn Chestnut  
332 Blackwater Rd  
Rochester, NH 03867  
*Book 4229, Page 375*

##### **Tax Map 264, Lot 10**

Justin O'Leary  
316 Blackwater Rd  
Rochester, NH 03867  
*Book 4734, Page 665*

**Tax Map 264, Lot 7**

Shirley Avenue Cooperative  
10 Arbor Way  
Rochester, NH 03867  
*Book 1405, Page 254*

**Tax Map 264, Lot 37**

Kevin & Stephanie Burke  
313 Blackwater Rd  
Rochester, NH 03867  
*Book 993, Page 622*

**Tax Map 264, Lot 37-1**

Brandon M & Amy L Burke  
321 Blackwater Rd  
Rochester, NH 03867  
*Book 4525, Page 233*

**Tax Map 264, lot 36**

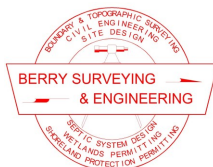
George B & Elizabeth M Jenness  
333 Blackwater Rd  
Rochester, NH 03867  
*Book 2364, Page 469*

**Professionals**

John P Hayes, III, CSS  
7 Limestone Way  
N. Hampton, NH 03862

Deidra Benjamin, CWS  
100 Leavitt Rd  
Pittsfield, NH 03263

Kenneth A. Berry PE LLS  
Christopher R. Berry, Project Manager  
Berry Surveying & Engineering  
335 Second Crown Point Road  
Barrington, NH 03825



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