



# MINOR SUBDIVISION APPLICATION

(a total of three or fewer lots)

## City of Rochester, New Hampshire

Date: August 18, 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 #: 131; Lot #'(s): 16; Zoning district: Residential 2

Property address/location: 9 State Street

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

Size of site: 0.29 acres; overlay zoning district(s)? none

### Property owner

Name (include name of individual): Tedeschi Contracting, LLC, c/o David Tedeschi

Mailing address: 120 Orchard Hill Road, Barrington, NH 03825

Telephone #: 401-640-2145 Email: tedeschihomes@gmail.com

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

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

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

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

### Engineer/surveyor

Name (include name of individual): Stonewall Surveying, Raymond A. Bisson, LLS

Mailing address: PO Box 458, Barrington, NH 03825

Telephone #: 603-664-3900 Fax #: \_\_\_\_\_

Email address: stonewallsurveying@gmail.com Professional license #: 931

### Proposed project

Number of proposed lots: 2; Are there any pertinent covenants? \_\_\_\_\_

Number of cubic yards of earth being removed from the site? Minimal for house & driveway

City water? yes X no \_\_\_\_\_; How far is City water from the site? At Street

City sewer? yes X no \_\_\_\_\_; How far is City sewer from the site? At Street

Wetlands: Is any fill proposed? NO; area to be filled: \_\_\_\_\_; buffer impact? None

## Comments

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

This parcel is made up of two and a half lots off a 1920 subdivision. We are dividing this parcel into two evenly split single family

residential lots. The existing house and two garages will be removed prior to the Planning Board meeting.

## 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: \_\_\_\_\_ *DJF*

Date: August 18, 2023

Signature of applicant/developer: \_\_\_\_\_

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

Signature of agent: \_\_\_\_\_ *Raymond A. Bisson*

Date: August 18, 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: \_\_\_\_\_ *DJF*

Date: August 18, 2023



August 18, 2023

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

**RE: Tedeschi Contracting, LLC**

Location: **9 State Street, Rochester, Strafford County, New Hampshire**  
Tax Map & Lot Number: **Map 131 Lot 16**

Job No: **23050**

Dear Members of the Planning Board,

My Client, Mr. Tedeschi purchased 9 State Street in June 2023. This property had an existing trailer and two garages on the premises. Each garage was serviced by a separate driveway, one paved and one gravel. It was determined the best course of action was to remove the existing structures.

This is a 12,500 square foot lot with 125 feet of frontage on State Street. This lot meets the City requirements for a single-family residence on City water & sewer. The proposed minor subdivision will create two single family lots 6,250 square feet in size where 6,000 square feet is the minimum in this zone.

In 2015, Tax Map 131 Lot 33 at the corner of State Street, Bicycle Avenue and Waverly Street was subdivided into four parcels. One was 6,009 square feet, two were 7,266 square feet and the remaining for the existing residence at 9,459 square feet. In 2023, 9 Lawn Avenue had been subdivided creating two lots 7,500 square feet in size. Other abutting parcels are 7,500, 9,000 and 10,000 square feet in size. This subdivision would be consistent with the neighborhood.

Thank you for your time reviewing this application.

Sincerely,

Raymond A. Bisson, LLS  
Stonewall Surveying

Return to:  
Tedeschi Contracting, LLC  
9 Norman St  
Rochester, NH 03839

**E-Doc # 230007288**  
**Book 5119 Page 953**

**06/23/2023 12:12:11 PM**  
**Page 1 of 2**

**Catherine A. Berube**  
**Register of Deeds, Strafford County**  
**LCHIP        STA209428        25.00**  
**TRANS TAX ST861164        2,400.00**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that Tracey E. Frisbee, of 64 Brock St., Rochester, NH 03867, for consideration paid grant(s) to Tedeschi Contracting, LLC, a New Hampshire Limited Liability Company, of 9 Norman St, Rochester, NH 03839, with WARRANTY COVENANTS:

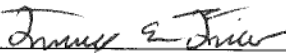
A certain tract or parcel of land, situate in the Village of Gonic, City of Rochester, County of Strafford and State of New Hampshire, at "Rochester Heights", so-called, on the southwesterly side of State Street, so-called, the same being Lots No. 133, 134, and the southeasterly 25 feet of Lot No. 135 upon a certain "Plan of Lots at Rochester Heights", made for A.H. Chapman Land Company by E.N. Sheffield, C.E., dated July 1920, and recorded in the Strafford County Registry of Deeds in Pocket 10, Folder 3, as Plan Nos. 2 and 19.

Said parcel contains a 1979 model Redman, 40' x 24', model number Waldron 44G2KDW manufactured housing unit.

Meaning and intending to describe and convey a portion of the same premises conveyed to Tracey E. Frisbee by virtue of a deed dated December 14, 2020 and recorded in the Strafford County Registry of Deeds in Book 4847, Page 802.

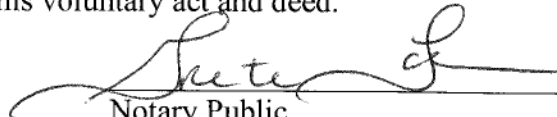
This is not homestead property.

Executed this 23rd day of June 2023.

  
\_\_\_\_\_  
Tracey E. Frisbee

State of New Hampshire  
County of Strafford

Then personally appeared before me on this 23rd day of June, 2023, the said Tracey E. Frisbee and acknowledged the foregoing to be his voluntary act and deed.

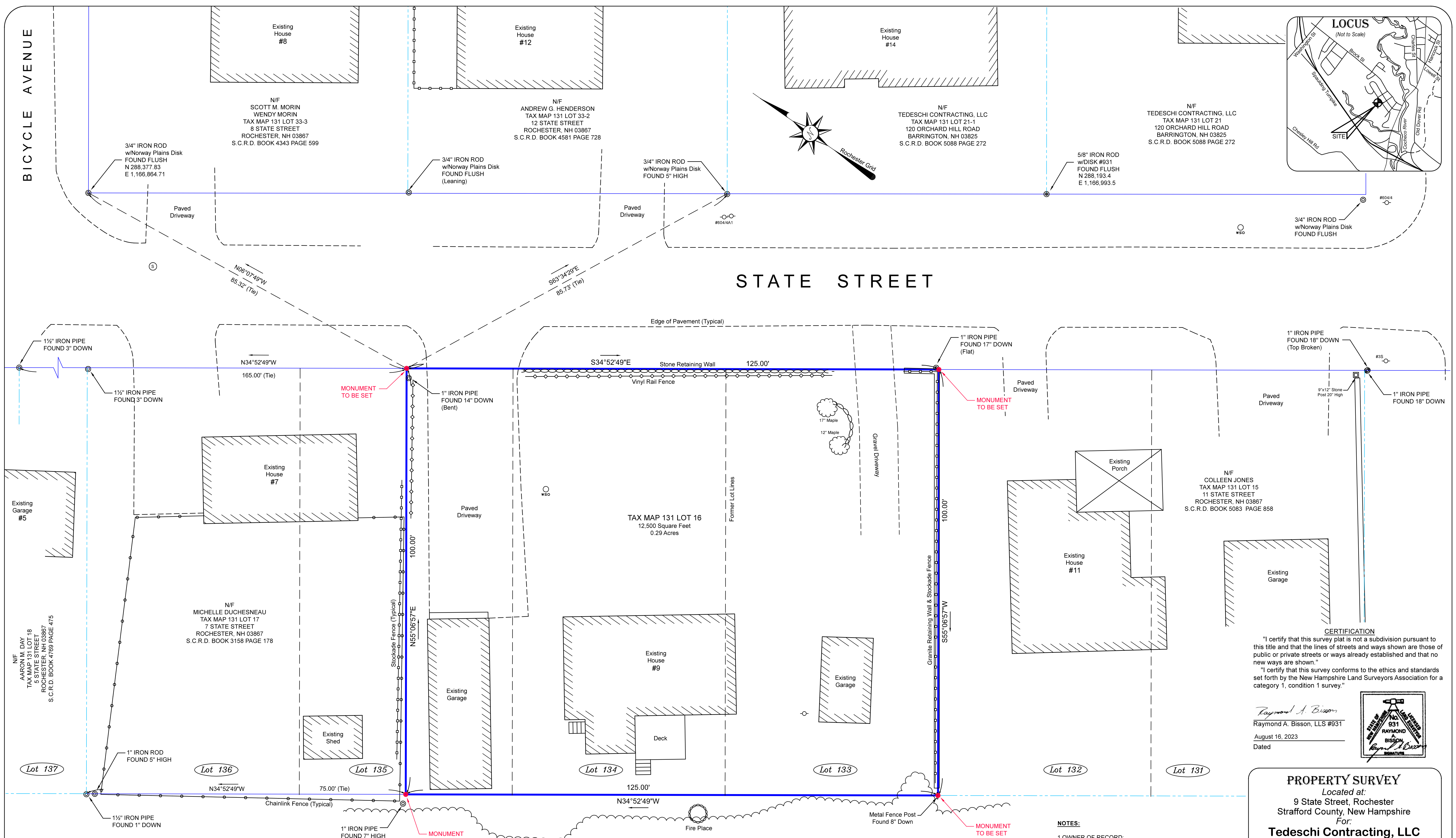
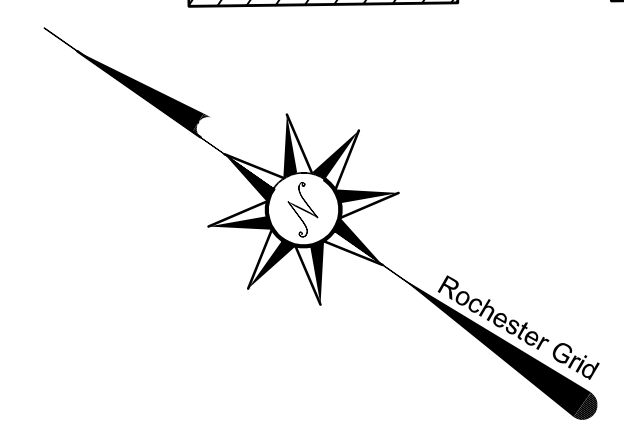
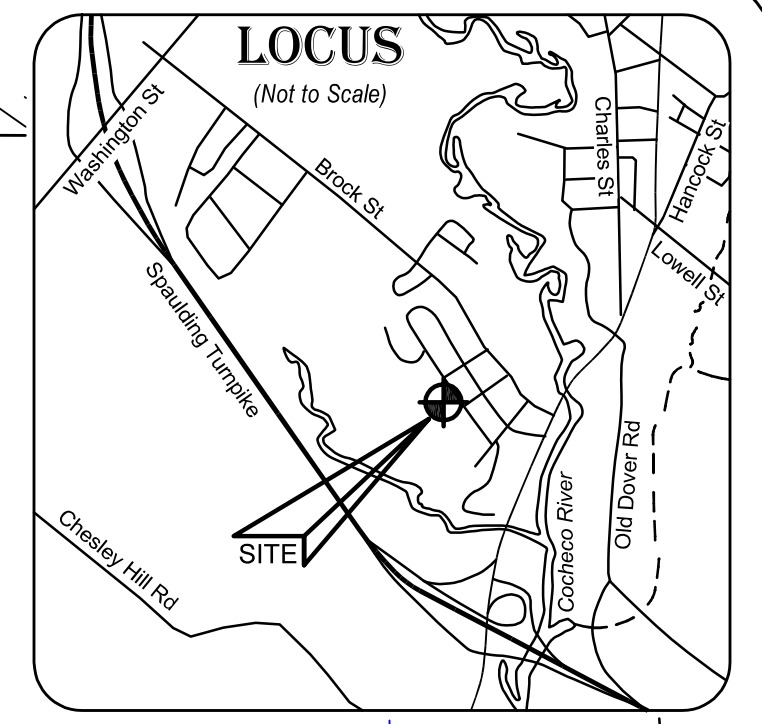
  
\_\_\_\_\_  
Notary Public  
Gretelisa Freeman  
Notary-Name Printed

My commission expires: 5/19/2026  
(seal)



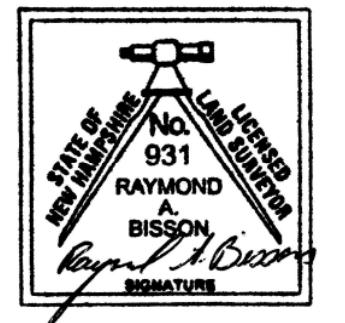
BICYCLE AVENUE

STATE STREET



CERTIFICATION  
"I certify that this survey plat is not a subdivision pursuant to this title and that the lines of streets and ways shown are those of public or private streets or ways already established and that no new ways are shown."  
"I certify that this survey conforms to the ethics and standards set forth by the New Hampshire Land Surveyors Association for a category 1, condition 1 survey."

Raymond A. Bisson  
Raymond A. Bisson, LLS #931  
August 16, 2023  
Dated



**PROPERTY SURVEY**  
Located at:  
9 State Street, Rochester  
Strafford County, New Hampshire  
For:  
**Tedeschi Contracting, LLC**  
120 Orchard Hill Road, Barrington, NH 03825

**Stonewall SURVEYING**  
Licensed in New Hampshire & Maine  
PO Box 458, Barrington, NH 03825  
t: (603) 664-3900 www.StonewallSurveying.com

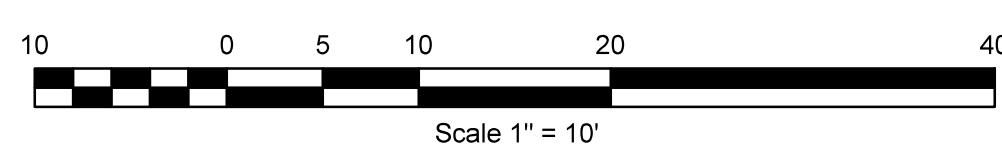
- NOTES:**
- OWNER OF RECORD: TEDESCHI CONTRACTING, LLC S.C.R.D. BOOK 5119 PAGE 953 DATED JUNE 23, 2023
  - TOTAL PARCEL AREA: 12,500 Square Feet OR 0.29 Acres
  - BASIS OF BEARING AND COORDINATES AREA BASED UPON THE ROCHESTER GRID SYSTEM PER PLAN REFERENCE #3.

- PLAN REFERENCES:**
- "SUBDIVISION OF LAND LOCATED AT 9 LAWN AVENUE, ROCHESTER, STRAFFORD COUNTY, NEW HAMPSHIRE FOR TEDESCHI CONTRACTING, LLC" PREPARED BY STONEWALL SURVEYING DATED FEBRUARY 16, 2023 AND RECORDED AT THE S.C.R.D. AS PLAN 12897.
  - "ROCHESTER HEIGHTS, ROCHESTER, N.H. FOR A.H. CHAPMAN LAND CO." PREPARED BY E.H. SHEFFIELD DATED JULY 1920 AND RECORDED AT THE S.C.R.D. AS POCKET 10 FOLDER 3 PLAN 19.

- PLAN REFERENCES:**
- "PROPOSED SUBDIVISION PLAN, 9 WAVERLY STREET, BICYCLE AVENUE & STATE STREET, ROCHESTER, STRAFFORD COUNTY, NEW HAMPSHIRE PREPARED FOR FREDERICK ZOELLER" PREPARED BY NORWAY PLAINS ASSOCIATES DATED JANUARY 2015 AND RECORDED AT THE S.C.R.D. AS PLAN 109-35.
  - "PROPOSED SUBDIVISION, LAND OF THOMAS & JODI REMINGTON, 15 OLD GONIC ROAD, ROCHESTER, NH, TAX MAP 131 LOT 11" PREPARED BY BERRY SURVEYING & ENGINEERING DATED JULY 5, 2005 AND RECORDED AT THE S.C.R.D. AS PLAN 81-36.

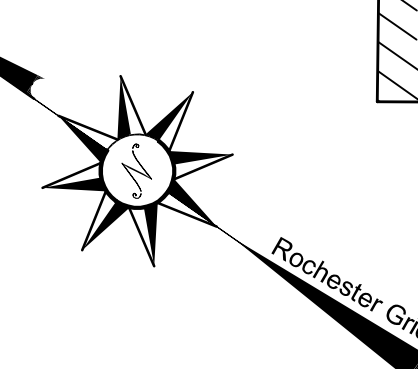
N/F  
WILLIAM B. LACOUTURE  
TAX MAP 131 LOT 10  
PO BOX 123  
FRYBURG, ME 04037  
S.C.R.D. BOOK 4940 PAGE 24

REV	DATE	STATUS



TAX MAP & LOT NO: 131 / 16	DRAWING NO: 23050 Boundary
SCALE: 1" = 10'	SHEET: 1 of 3
PROJECT NO: 23050	DATE: 8 / 16 / 2023

BICYCLE AVENUE

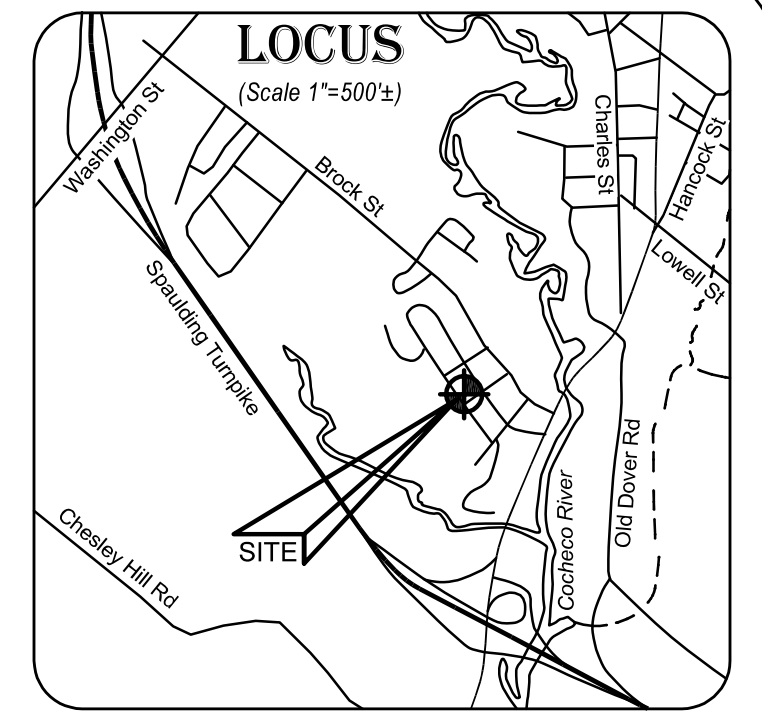


N/F SCOTT M. MORIN  
WENDY MORIN  
TAX MAP 131 LOT 33-3  
8 STATE STREET  
ROCHESTER, NH 03867  
S.C.R.D. BOOK 4343 PAGE 599

N/F ANDREW G. HENDERSON  
TAX MAP 131 LOT 33-2  
12 STATE STREET  
ROCHESTER, NH 03867  
S.C.R.D. BOOK 4581 PAGE 728  
Residential - 7,266 Square Feet

N/F TEDESCHI CONTRACTING, LLC  
TAX MAP 131 LOT 21-1  
120 ORCHARD HILL ROAD  
BARRINGTON, NH 03825  
S.C.R.D. BOOK 5086 PAGE 272  
Residential - 7,500 Square Feet

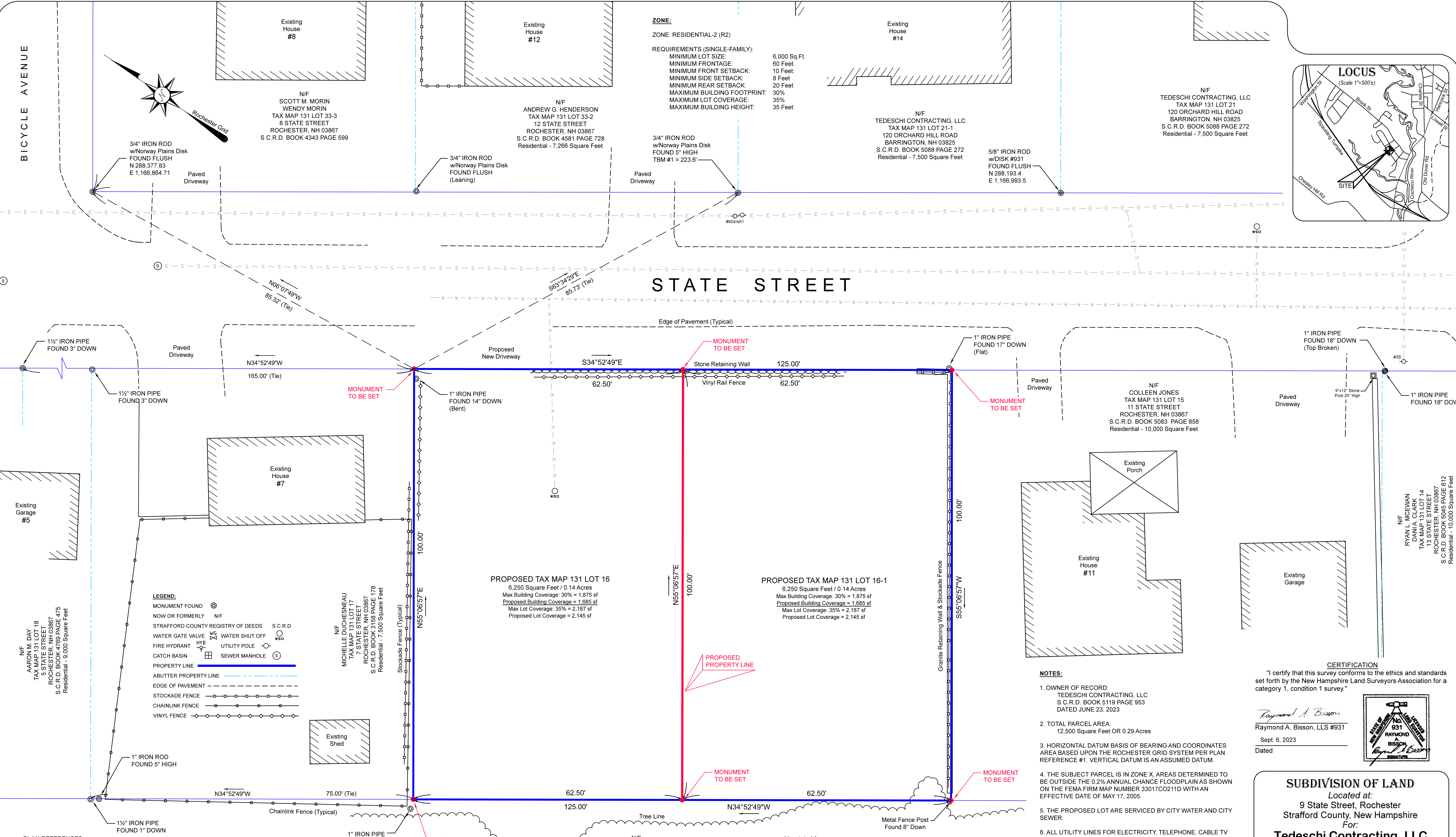
N/F TEDESCHI CONTRACTING, LLC  
TAX MAP 131 LOT 21  
120 ORCHARD HILL ROAD  
BARRINGTON, NH 03825  
S.C.R.D. BOOK 5086 PAGE 272  
Residential - 7,500 Square Feet



**ZONE:**  
ZONE: RESIDENTIAL-2 (R2)

**REQUIREMENTS (SINGLE-FAMILY):**  
MINIMUM LOT SIZE: 6,000 Sq.Ft.  
MINIMUM FRONTAGE: 60 Feet  
MINIMUM FRONT SETBACK: 10 Feet  
MINIMUM SIDE SETBACK: 8 Feet  
MINIMUM REAR SETBACK: 20 Feet  
MAXIMUM BUILDING FOOTPRINT: 30%  
MAXIMUM LOT COVERAGE: 35%  
MAXIMUM BUILDING HEIGHT: 35 Feet

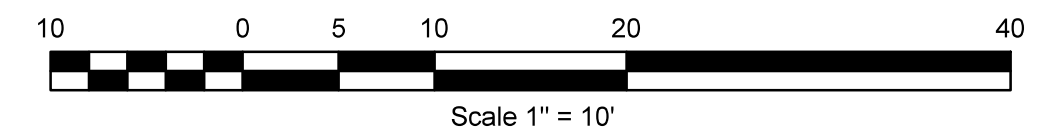
# STATE STREET



- LEGEND:**
- MONUMENT FOUND
  - NOW OR FORMERLY N/F
  - STAFFORD COUNTY REGISTRY OF DEEDS S.C.R.D.
  - WATER GATE VALVE
  - FIRE HYDRANT
  - CATCH BASIN
  - PROPERTY LINE
  - ABUTTER PROPERTY LINE
  - EDGE OF PAVEMENT
  - STOCKADE FENCE
  - CHAINLINK FENCE
  - VINYL FENCE
  - WATER SHUT OFF
  - UTILITY POLE
  - SEWER MANHOLE

- PLAN REFERENCES:**
- "PROPERTY SURVEY LOCATED AT 9 STATE STREET, ROCHESTER, STAFFORD COUNTY, NEW HAMPSHIRE FOR TEDESCHI CONTRACTING, LLC" PREPARED BY STONEWALL SURVEYING DATED AUGUST 16, 2023.
  - "SUBDIVISION OF LAND LOCATED AT 9 LAWN AVENUE, ROCHESTER, STAFFORD COUNTY, NEW HAMPSHIRE FOR TEDESCHI CONTRACTING, LLC" PREPARED BY STONEWALL SURVEYING DATED FEBRUARY 16, 2023 AND RECORDED AT THE S.C.R.D. AS PLAN 12897.
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  - "SUBDIVISION PLAN, TAX MAP 131 LOT 57, STATE STREET & EMERSON COURT, ROCHESTER, NH FOR RUNNING WITH HAMMERS, LLC" PREPARED BY NORWAY PLAINS ASSOCIATES DATED SEPTEMBER 2007 AND RECORDED AT THE S.C.R.D. AS PLAN 92-14.



**SHEET INDEX:**  
SH 1 PROPERTY SURVEY\*  
SH 2 SUBDIVISION PLAN  
SH 3 CONCEPT PLAN\*  
\* Not to be Recorded

**OWNERS OF RECORD**  
TEDESCHI CONTRACTING, LLC  
c/o David Tedeschi  
5 Sonta Court  
Rochester, NH 03867  
S.C.R.D. Book 5088 Page 272

Sept. 6, 2023

David Tedeschi  
Signature

**PLANNING BOARD APPROVAL BLOCK**  
ROCHESTER, N.H.

*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.*

Signature \_\_\_\_\_ Position \_\_\_\_\_

REV	DATE	STATUS

- NOTES:**
- OWNER OF RECORD:  
TEDESCHI CONTRACTING, LLC  
S.C.R.D. BOOK 5119 PAGE 953  
DATED JUNE 23, 2023
  - TOTAL PARCEL AREA:  
12,500 Square Feet OR 0.29 Acres
  - HORIZONTAL DATUM BASIS OF BEARING AND COORDINATES AREA BASED UPON THE ROCHESTER GRID SYSTEM PER PLAN REFERENCE #1. VERTICAL DATUM IS AN ASSUMED DATUM.
  - THE SUBJECT PARCEL IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE FEMA FIRM MAP NUMBER 33017C0211D WITH AN EFFECTIVE DATE OF MAY 17, 2005.
  - THE PROPOSED LOT ARE SERVICED BY CITY WATER AND CITY SEWER.
  - ALL UTILITY LINES FOR ELECTRICITY, TELEPHONE, CABLE TV SERVICE SHALL BE PLACED UNDERGROUND AND INSTALLED ACCORDING TO SPECIFICATIONS SET BY THE APPROPRIATE UTILITY COMPANY AS PER ROCHESTER SUBDIVISION REGULATIONS, SECTION 5.12.
  - THIS PLAN CONFORMS TO ALL APPLICABLE LOCAL ZONING ORDINANCES AND RULES.
  - FOR MORE INFORMATION ABOUT THIS SUBDIVISION, PLEASE CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT AT 31 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 335-1338.

**CERTIFICATION**

"I certify that this survey conforms to the ethics and standards set forth by the New Hampshire Land Surveyors Association for a category 1, condition 1 survey."

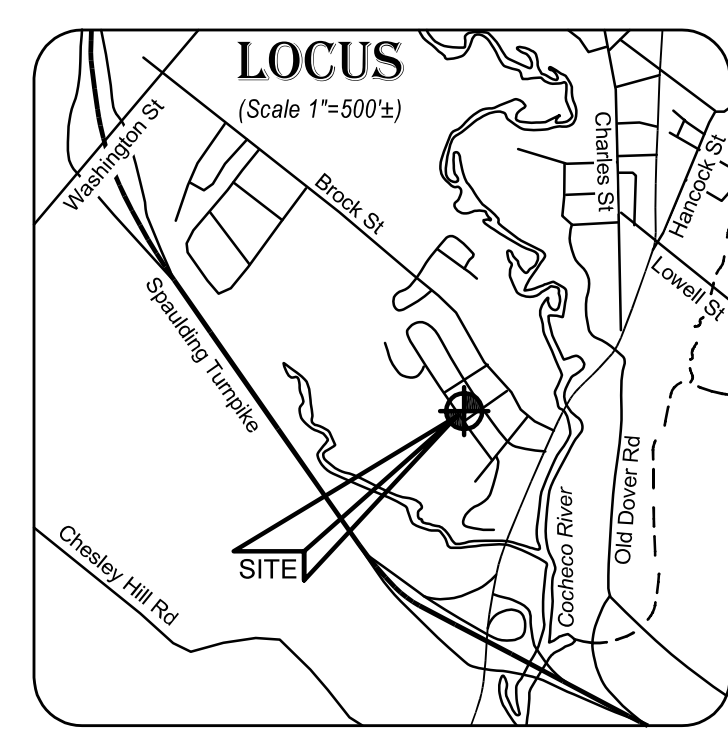
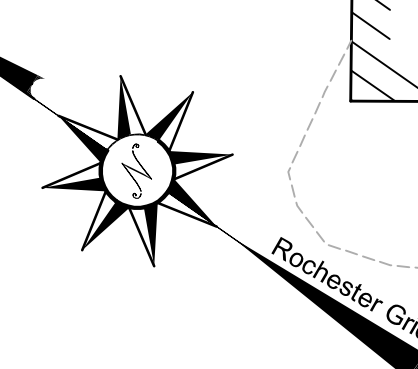
Raymond A. Bisson  
Raymond A. Bisson, LLS #931  
Sept. 6, 2023  
Dated

**SUBDIVISION OF LAND**  
Located at:  
9 State Street, Rochester  
Strafford County, New Hampshire  
For:  
**Tedeschi Contracting, LLC**  
120 Orchard Hill Road, Barrington, NH 03825

Licensed in New Hampshire & Maine  
PO Box 458, Barrington, NH 03825  
t: (603) 664-3900 www.StonewallSurveying.com

TAX MAP & LOT NO: 131 / 16	DRAWING NO: 23050 Boundary
SCALE: 1" = 10'	SHEET: 2 of 3
PROJECT NO: 23050	DATE: 8 / 18 / 2023

BICYCLE AVENUE



N/F  
SCOTT M. MORIN  
WENDY MORIN  
TAX MAP 131 LOT 33-3  
8 STATE STREET  
ROCHESTER, NH 03867  
S.C.R.D. BOOK 4343 PAGE 599

N/F  
ANDREW G. HENDERSON  
TAX MAP 131 LOT 33-2  
12 STATE STREET  
ROCHESTER, NH 03867  
S.C.R.D. BOOK 4581 PAGE 728  
Residential - 7,286 Square Feet

N/F  
TEDESCHI CONTRACTING, LLC  
TAX MAP 131 LOT 21-1  
120 ORCHARD HILL ROAD  
BARRINGTON, NH 03825  
S.C.R.D. BOOK 5088 PAGE 272  
Residential - 7,500 Square Feet

N/F  
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TAX MAP 131 LOT 21  
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S.C.R.D. BOOK 5088 PAGE 272  
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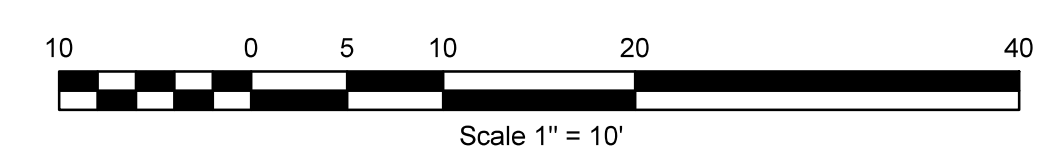
# STATE STREET

- LEGEND:**
- MONUMENT FOUND
  - NOW OR FORMERLY N/F
  - STRAFFORD COUNTY REGISTRY OF DEEDS S.C.R.D.
  - WATER GATE VALVE
  - FIRE HYDRANT
  - CATCH BASIN
  - PROPERTY LINE
  - SETBACK LINE
  - ABUTTER PROPERTY LINE
  - EDGE OF PAVEMENT
  - STOCKADE FENCE
  - CHAINLINK FENCE
  - VINYL FENCE
  - SEWER LINE
  - WATER LINE
  - ELECTRIC LINE

N/F  
MICHELLE DUCHESNEAU  
13 STATE STREET  
ROCHESTER, NH 03867  
S.C.R.D. BOOK 3159 PAGE 178  
Residential - 7,500 Square Feet

- NOTES:**
- OWNER OF RECORD:  
TEDESCHI CONTRACTING, LLC  
S.C.R.D. BOOK 5119 PAGE 953  
DATED JUNE 23, 2023
  - TOTAL PARCEL AREA:  
12,500 Square Feet OR 0.29 Acres
  - HORIZONTAL DATUM BASIS OF BEARING AND COORDINATES AREA BASED UPON THE ROCHESTER GRID SYSTEM PER PLAN REFERENCE #1. VERTICAL DATUM IS AN ASSUMED DATUM.
  - PROPOSED STRUCTURES SHOWN ARE APPROXIMATE TO SHOW PROPOSED USE. EXACT BUILDING FOOTPRINT WILL BE DETERMINED AT TIME OF CONSTRUCTION.
  - THE PROPOSED LOT ARE SERVICED BY CITY WATER AND CITY SEWER.

- NOTES:**
- ALL UTILITY LINES FOR ELECTRICITY, TELEPHONE, CABLE TV SERVICE SHALL BE PLACED UNDERGROUND AND INSTALLED ACCORDING TO SPECIFICATIONS SET BY THE APPROPRIATE UTILITY COMPANY AS PER ROCHESTER SUBDIVISION REGULATIONS, SECTION 5.12.
  - PROPOSED RESIDENTIAL STRUCTURES SHALL USE BEST PRACTICES FOR THE PURPOSE OF MAINTAINING THE HISTORIC DRAINAGE PATTERN AND STORMWATER RUNOFF CHARACTERISTICS DISCHARGING FROM THE PROPERTIES. THIS MAY BE ACCOMPLISHED WITH THE USE OF STORM GUTTERS, LOT GRADING, AND/OR OTHER PRIVATE INFRASTRUCTURE. OBTAINING PROFESSIONAL ASSISTANCE FROM A QUALIFIED CONSULTANT IS RECOMMENDED.



REV	DATE	STATUS
A	9/6/2023	REVISIONS PER STAFF REVIEW

**PROPOSED TAX MAP 131 LOT 16**  
6,250 Square Feet / 0.14 Acres  
Max Building Coverage: 30% = 1,875 sf  
Proposed Building Coverage = 1,685 sf  
Max Lot Coverage: 35% = 2,187 sf  
Proposed Lot Coverage = 2,145 sf

**PROPOSED TAX MAP 131 LOT 16-1**  
6,250 Square Feet / 0.14 Acres  
Max Building Coverage: 30% = 1,875 sf  
Proposed Building Coverage = 1,685 sf  
Max Lot Coverage: 35% = 2,187 sf  
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**ZONE:**

ZONE: RESIDENTIAL-2 (R2)

- REQUIREMENTS (SINGLE-FAMILY):**
- MINIMUM LOT SIZE: 6,000 Sq.Ft.
  - MINIMUM FRONTAGE: 60 Feet
  - MINIMUM FRONT SETBACK: 10 Feet
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  - MINIMUM REAR SETBACK: 20 Feet
  - MAXIMUM BUILDING FOOTPRINT: 30%
  - MAXIMUM LOT COVERAGE: 35%
  - MAXIMUM BUILDING HEIGHT: 35 Feet

**SOILS (Per Web Soil Survey):**  
WdA Windsor Loamy Sand  
0 to 3 percent slopes  
HcB Hollis-Charlton Fine Sandy Loam  
3 to 8 percent slopes

**OWNERS OF RECORD**  
TEDESCHI CONTRACTING, LLC  
c/o David Tedeschi  
5 Sonta Court  
Rochester, NH 03867  
S.C.R.D. Book 5088 Page 272

Sept. 6 2023

David Tedeschi  
Signature

Date

**PLANNING BOARD APPROVAL BLOCK**  
ROCHESTER, N.H.

*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.*

Signature \_\_\_\_\_ Position \_\_\_\_\_



## CONCEPT LAYOUT & SUPPLEMENTAL PLAN

Located at:  
9 State Street, Rochester  
Strafford County, New Hampshire  
For:  
**Tedeschi Contracting, LLC**  
120 Orchard Hill Road, Barrington, NH 03825



Licensed in New Hampshire & Maine  
PO Box 458, Barrington, NH 03825  
t: (603) 664-3900 www.StonewallSurveying.com

TAX MAP & LOT NO: 131 / 16	DRAWING NO: 23050 Boundary
SCALE: 1" = 10'	SHEET: 2 of 3
PROJECT NO: 23050	DATE: 8 / 16 / 2023