



# City of Rochester, New Hampshire

## Zoning Board of Adjustment

### Special Exception Application

TO: BOARD OF ADJUSTMENT  
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. 2-22-24

DATE FILED 6/9/22

09  
ZONING BOARD CLERK

Applicant: Sean Desrosiers

E-mail: sdez4@yahoo.com

Phone: 603-303-2995

Applicant Address: 326 Chestnut Hill Road, Rochester, NH 03867

Property Owner: Sean Desrosiers

Property Owner Address: 326 Chestnut Hill Road, Rochester, NH 03867

Variance Address: 326 Chestnut Hill Road, Rochester, NH 03867

Map Lot and Block No: 206 lot 7

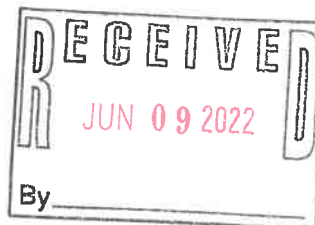
Description of Property (give length of lot lines): 163 acres zone A

Proposed use or existing use affected: Accessory Dwelling

The undersigned hereby requests a special exception as provided in section 275.22 of the Zoning Ordinance to permit a detached accessory dwelling designation to the existing home so I can build a new home on the property.

The undersigned alleges that the following circumstances exist which prevent the proper enjoyment of his land under the strict terms of the Zoning Ordinance and thus constitute grounds for a Special Exception.

Signed: Sean Desrosiers Date: 6/7/2022





# City of Rochester, New Hampshire

## Zoning Board of Adjustment

### 275.22 Special Exception Sheet

(a) General Provisions

- (1) Certain uses, structures, or conditions are designed as Special Exceptions (E) in this ordinance. Upon application, the Board of Adjustment may, subject to the appropriate conditions and safeguards, grant a permit for these special exceptions and no others.
- (2) Special Exceptions, for which conformance to additional standards is required, may be permitted in their respective districts, subject to the satisfaction of the requirements and standards set forth in this section 275.22, in addition to all other requirements of this ordinance. All such uses are hereby declared to possess such special characteristics that each shall be considered as an individual case.
- (3) The Board of Adjustment may require that a site plan for development for a proposed special exception be submitted showing the location of all buildings, parking areas, traffic access, open spaces, landscaping, and any other pertinent information that may be necessary to determine if the proposed special exception is in harmony with the intent of this ordinance.

(b) Considerations Governing Granting Special Exceptions: In acting upon an application for a special exception, the Board of Adjustment shall take into consideration whether:

(1) The specific site is an appropriate location for the proposed use or structure. ☒ Yes ☐ No  
Reasoning: It is an existing home built in 1975.

(2) The proposal is detrimental, injurious, obnoxious, or offensive to the neighborhood. Yes ☐ No ☒  
Reasoning: Same as #1 plus the property will be substantially improved once the new home is constructed and the existing home is removed.

(3) There will be undue nuisance or serious hazard to pedestrian or vehicular traffic, including the location and design of access ways and off street parking. Yes ☐ No ☒  
Reasoning: There will be no change to the pedestrian or vehicular traffic. The existing driveway will be utilized.

(4) Adequate and appropriate facilities and utilities will be provided to ensure the proper operation of the proposed use or structure. ☒ Yes ☐ No  
Reasoning: Facilities and utilities are currently in place.

(5) The proposed use or structure is consistent with the spirit of the ordinance and the intent of the Master Plan. ☒ Yes ☐ No  
Reasoning: The existing home is under 800 sq ft of living space with 1 bath and 2 bedrooms. It conforms to the ADU regulations. It is a ranch style home and the new home to be built is a ranch style as well.

**Please check section 275.22 of the Zoning Ordinance for any additional specific conditions that apply to your Special Exception request.**

Zoning Board of Adjustment

Rochester, NH

Re: Special Exception Application

6/7/2022

Dear Board Members,

I am seeking an exception to the accessory dwelling unit to allow for my current home to be considered a detached ADU so that my family can remain in our home while we build a new house behind the current home. Our plan is to remove the current home once the new house is built.

The current home is a single-family ranch that is less than 800 square feet of living space with 2 bedrooms and 1 bath. It is on private sewer and water. It falls within the regulations of the detached ADU. Please see attached Special Exception Application, CAI Property Card, and proposed site plans for details.

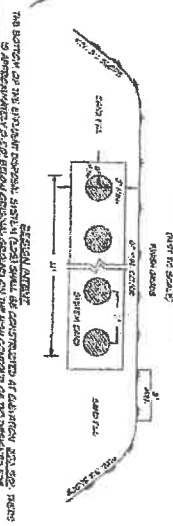
Sincerely,

Sean Desrosiers

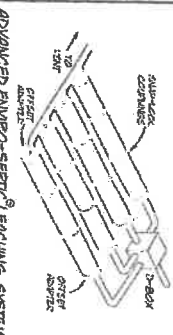
326 Chestnut Hill Road

Rochester, NH 03867

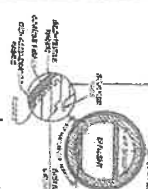
## ADVANCED ENVIRO-SEPTIC CROSS SECTION



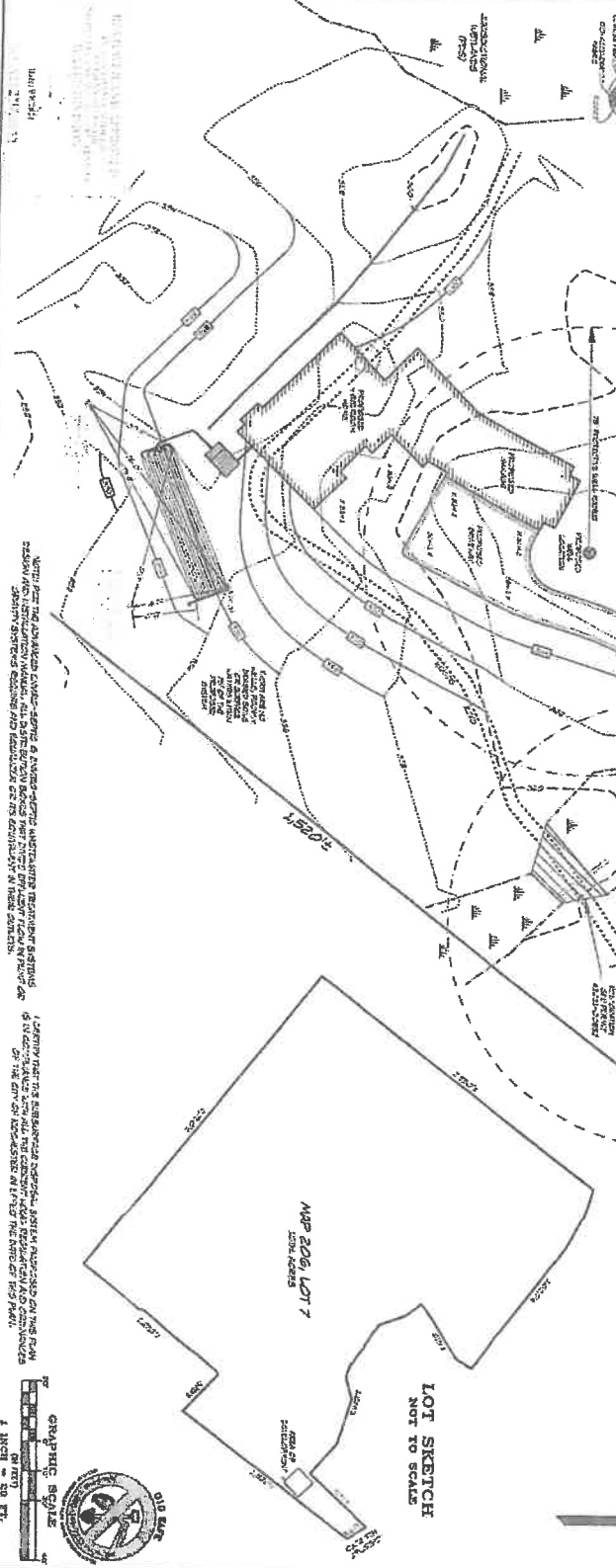
# ADVANCED ENVIRO-SEPTIC LEACHING SYSTEM

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10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840. 841. 842. 843. 844. 845. 846.



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Page 24  
4-27-78  
4-6

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NORWAY PLAINS ASSOCIATES, INC.

FILE NO. 154 PLAN NO. SSD 1828 DWG. # 70197 STD-2  
2 Continental Blvd., Rochester, N.H. 003-335-3948

# CAI Property Card

Town of Rochester, NH



| GENERAL PROPERTY INFORMATION  |  | BUILDING EXTERIOR   |  |
|---|--|---|--|
| <b>LOCATION:</b> 326 CHESTNUT HILL RD<br><b>ACRES:</b> 163<br><b>PARCEL ID:</b> 0206-0007-0000<br><b>LAND USE CODE:</b> 016<br><b>CONDO COMPLEX:</b><br><b>OWNER:</b> STEELE SUSAN J &<br><b>CO - OWNER:</b> ARNONE SANDRA &<br><b>MAILING ADDRESS:</b> 1610 PEOPLES AVE<br>TROY, NY 12180-3605<br><b>ZONING:</b> A<br><b>PATRIOT ACCOUNT #:</b> 6839 |  | <b>BUILDING STYLE:</b> RANCH<br><b>UNITS:</b> 1<br><b>YEAR BUILT:</b> 1975<br><b>FRAME:</b> WOOD<br><b>EXTERIOR WALL COVER:</b> ALUM/VINYL<br><b>ROOF STYLE:</b> GABLE<br><b>ROOF COVER:</b> ASPH SHINGLE   |  |
|   |  | BUILDING INTERIOR   |  |
|   |  | <b>INTERIOR WALL:</b> AVERAGE<br><b>FLOOR COVER:</b> AVERAGE<br><b>HEAT TYPE:</b> FORCED H/W<br><b>FUEL TYPE:</b> OIL<br><b>PERCENT A/C:</b> 0<br><b># OF ROOMS:</b> 4<br><b># OF BEDROOMS:</b> 2<br><b># OF FULL BATHS:</b> 1<br><b># OF HALF BATHS:</b> 0<br><b># OF ADDITIONAL FIXTURES:</b> 0<br><b># OF KITCHENS:</b> 1<br><b># OF FIREPLACES:</b> 1<br><b># OF METAL FIREPLACES:</b> 0<br><b># OF BASEMENT GARAGES:</b> 0 |  |
| SALE INFORMATION  |  |   |  |
| <b>SALE DATE:</b> 1/14/2011<br><b>BOOK &amp; PAGE:</b> 3899-169<br><b>SALE PRICE:</b><br><b>SALE DESCRIPTION:</b> Fam/Rel/Affi<br><b>SELLER:</b> WINKLEY HARVEL E REVOCABLE ,   |  |   |  |
| PRINCIPAL BUILDING AREAS  |  |   |  |
| <b>GROSS BUILDING AREA:</b> 1,704<br><b>FINISHED BUILDING AREA:</b> 816<br><b>BASEMENT AREA:</b> 744<br><b># OF PRINCIPAL BUILDINGS:</b> 1  |  |   |  |
| ASSESSED VALUES   |  |   |  |
| <b>LAND:</b> 53,128<br><b>YARD:</b> 4,100<br><b>BUILDING:</b> 96,000<br><b>TOTAL:</b> \$153,228   |  |   |  |
| SKETCH  |  | PHOTO   |  |
|   |  |   |  |

CAI Technologies

www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

7/30/2019

Property Information - Rochester, NH

SDO  
01/25/20

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§ 275-22.1 **General provisions.**

**A.**

Granting authority. Wherever a special exception is authorized under this chapter, the authority to administer or grant special exception approval is vested in the Zoning Board of Adjustment.

**B.**

Purpose. Certain uses, structures, or conditions possess special characteristics such that if developed in certain locations or in certain ways may have significant adverse impacts. In order to safeguard the public interest and the interest of neighboring property owners, these uses, structures, and conditions are designated as uses allowed by special exception.

**C.**

Types of special exceptions.

**(1)**

There are two types of special exceptions included in this chapter:

**(a)**

Uses. Special exceptions for actual "uses" as defined in this chapter and as listed in the Uses Tables (e.g., contractor's storage yard).

**(b)**

Departures from standards. Special exceptions to allow for certain departures from standards otherwise applicable, articulated throughout this chapter (e.g., allowing for reduced setbacks for garages).

**(2)**

The process is the same for both types of special exceptions. The term "special exception" is used throughout this chapter for both situations.

**D.**

Criteria and conditions. The base criteria in § **275-22.2** apply to all special exceptions. In addition, certain particular uses have specific criteria and/or conditions which must also be met in order for those uses to be approved as listed below in § **275-22.3**, Conditions for particular uses. For those uses which are not specifically discussed below, it is necessary only that the base criteria be satisfied.

**E.**

Burden of persuasion. The applicant shall bear the burden of persuasion, through the introduction of sufficient evidence as may be required by this chapter or by the Zoning Board of Adjustment in its reasonable discretion, that the proposal will comply with this chapter.

**F.**

Pertinent information. In reviewing an application for a special exception, the ZBA shall consider the following information, as applicable to the case:

(1)

Compliance with the applicable requirements contained in this chapter;

(2)

The results of any special investigative or scientific studies prepared in association with the proposed development;

(3)

Special reports or analysis of the project or its impacts, prepared by the City or consultants;

(4)

The findings, goals and objectives of the City's Master Plan;

(5)

The relationship of the development to the timing, location and cost of public improvements scheduled in the Capital Improvements Program;

(6)

Testimony and evidence introduced at the public hearing on the application; and

(7)

Any other appropriate information or documentation.

G.

Terms of approval. The ZBA may also impose, in addition to any applicable conditions specified in this chapter, such additional conditions as it finds reasonably appropriate to safeguard the neighborhood or otherwise serve the purposes of this chapter, including, but not limited to, the following:

(1)

Increasing front, side, and rear setbacks in excess of the minimum requirements of this chapter;

(2)

Screening of the premises from the street or adjacent property in excess of any minimum requirements of this chapter;

(3)

Landscaping in excess of any minimum requirements of this chapter or the Site Plan Regulations;

(4)

Modification of the exterior features of buildings or other structures;

(5)

Limitations on the size of buildings and other structures more stringent than the requirements of this chapter;

**(6)**

Footprint or lot coverage less than the allowed maximum of this chapter;

**(7)**

Limitations on the number of occupants and methods and times of operation;

**(8)**

Regulation of design of access drives, sidewalks, crosswalks, and other traffic features;

**(9)**

Off-street parking and loading spaces in excess of, or less than, the minimum requirements of this chapter or the Site Plan Regulations; and

**(10)**

Other performance standards as appropriate.

**H.**

Existing uses and structures. Any use that was lawfully established prior to the adoption of this chapter and which now may require a special exception is now permitted and may continue in the same manner and to the same extent as conducted prior to the adoption of this chapter. However, special exception approval shall be secured from the ZBA before the use or structure or building in which the use is conducted may be intensified, enlarged, expanded, moved, or significantly altered.

**I.**

Expiration. A special exception shall become null and void after three years from the date of approval unless a building permit is issued, a plat is recorded, or other appropriate action is taken pursuant to the special exception within that time frame.

**J.**

Procedures. See Article **4**, Zoning Board of Adjustment and Building Code Board of Appeals.  
§ 275-22.2**Base criteria.**

The Zoning Board of Adjustment shall approve a special exception if, and only if, it reasonably determines that all of the following criteria are met (in addition to those criteria/conditions articulated for specific uses in § **275-22.3** below, or in addition to those articulated elsewhere in this chapter for departures from standards):

**A.**

Location. The specific site is an appropriate location for the proposed use or structure;

**B.**



Neighborhood. The proposed use would not be detrimental, injurious, obnoxious, or offensive to the neighborhood;

**C.**


Traffic. The proposed use would not create an undue hazard or nuisance to vehicular or pedestrian traffic;

**D.**

Public facilities. Adequate and appropriate facilities and utilities would be provided to ensure the proper operation of the proposed use or structure; and

**E.**

Master Plan. The proposed use or structure is consistent with the spirit of this chapter and the intent of the Master Plan.

| CURRENT OWNER  |             |              | UTILITIES    |           | TOPO       |              | ZONING                 |              | CURRENT ASSESSMENT |                |                 |   | VISION                         |          |               |                 |                        |   |        |    |                  |  |         |
|--|-------------|--------------|--------------|-----------|------------|--------------|------------------------|--------------|--------------------|----------------|-----------------|---|--------------------------------|----------|---------------|-----------------|------------------------|---|--------|----|------------------|--|---------|
| DESROSIERS SEAN D<br><br>326 CHESTNUT HILL RD<br><br>ROCHESTER NH 03867-5143 |             |              | 0            | SEPTIC    | 0          | LEVEL        | A                      | AGRICULTURAL | LUC Co             | Prior Assessed | Current Assesse |  |                                |          |               |                 |                        |   |        |    |                  |  |         |
|  |             |              | 0            | NONE      |            | NEIGHBORHOOD |                        | NHBD NAME    | 101                | 91,800         | 91,800          |   |                                |          |               |                 |                        |   |        |    |                  |  |         |
|  |             |              | 0            | WELL      |            | 1010         | RURAL NORTH            | 101          | 68,128             | 60,000         |                 |   |                                |          |               |                 |                        |   |        |    |                  |  |         |
|  |             |              | UTL/ST/TRAFF |           | EXEMPTIONS |              | 101                    | 5,500        | 3,400              |                |                 |   |                                |          |               |                 |                        |   |        |    |                  |  |         |
|  |             |              |              |           |            |              | 653                    | 0            | 7,408              |                |                 |   |                                |          |               |                 |                        |   |        |    |                  |  |         |
|  |             |              | 0            | PAVED     |            | Code         | Description            |              | 693                | 0              | 720             |   |                                |          |               |                 |                        |   |        |    |                  |  |         |
|  |             |              | 0            | MEDIUM    |            |              |                        |              |                    |                |                 |   |                                |          |               |                 |                        |   |        |    |                  |  |         |
|  |             |              |              |           |            |              |                        |              | LEGAL DESCRIPTION  |                |                 |   |                                |          |               |                 |                        |   |        |    |                  |  |         |
| SALES INFORMATION-GRANTEE  |             |              |              |           |            |              |                        |              | BOOK/PAGE          | SALE DATE      | SALE PRICE      | SALE CODE   | PREVIOUS ASSESSMENTS (HISTORY) |          |               |                 |                        |   |        |    |                  |  |         |
| DESROSIERS SEAN D  |             |              |              |           |            |              |                        |              | 4752 638           | 04-09-2020     | 425,000         | 90  | Total 165,428 163,328          |          |               |                 |                        |   |        |    |                  |  |         |
| STEELE SUSAN J   |             |              |              |           |            |              |                        |              | 3899 169           | 01-14-2011     | 0               | 38  | 2019                           | BLDG     | 91,800        | 2020            | BLDG                   | 91,800  |        |    |                  |  |         |
| WINKLEY HARVEL E REVOCABLE   |             |              |              |           |            |              |                        |              | 1710 256           | 07-23-1993     | 4,000           | 44  | 2020                           | LAND     | 68,128        |                 | LAND                   | 68,128  |        |    |                  |  |         |
| WINKLEY HARVEL E & BARBARA M   |             |              |              |           |            |              |                        |              | 1396 572           | 06-03-1988     | 0               | 99  |                                | OB       | 5,500         |                 | OB                     | 5,500   |        |    |                  |  |         |
| WINKLEY ERNEST & MILDRED   |             |              |              |           |            |              |                        |              | 0 0                | 01-01-1900     | 0               | 99  |                                | LAND     | 0             |                 | LAND                   | 0   |        |    |                  |  |         |
|  |             |              |              |           |            |              |                        |              |                    |                |                 |   |                                | Total    | 165,428       |                 | Total                  | 165,428   |        |    |                  |  |         |
| BUILDING NOTES   |             |              |              |           |            |              |                        |              |                    |                |                 |   |                                |          |               |                 |                        |   |        |    |                  |  |         |
| APPRAISED VALUE SUMMARY  |             |              |              |           |            |              |                        |              |                    |                |                 |   |                                |          |               |                 |                        |   |        |    |                  |  |         |
| Appraised Building Value (Card)  |             |              |              |           |            |              |                        |              |                    |                |                 |   |                                |          |               |                 | 91,800                 |   |        |    |                  |  |         |
| Appraised Extra Feature Value (Bldg)   |             |              |              |           |            |              |                        |              |                    |                |                 |   |                                |          |               |                 | 0                      |   |        |    |                  |  |         |
| Appraised Outbuilding Value (Bldg)   |             |              |              |           |            |              |                        |              |                    |                |                 |   |                                |          |               |                 | 3,400                  |   |        |    |                  |  |         |
| Appraised Land Value (Bldg)  |             |              |              |           |            |              |                        |              |                    |                |                 |   |                                |          |               |                 | 369,900                |   |        |    |                  |  |         |
| Total Appraised Parcel Value   |             |              |              |           |            |              |                        |              |                    |                |                 |   |                                |          |               |                 | 465,100                |   |        |    |                  |  |         |
| Valuation Method   |             |              |              |           |            |              |                        |              |                    |                |                 |   |                                |          |               |                 | C                      |   |        |    |                  |  |         |
| BUILDING PERMIT RECORD   |             |              |              |           |            |              |                        |              |                    |                |                 |   |                                |          |               |                 |                        |   |        |    |                  |  |         |
| Issue Date   | Permit Id   | Description  | Price        | Insp Date | % C        | Stat         | Notes                  |              |                    |                |                 |   |                                |          |               |                 |                        |   |        |    |                  |  |         |
| 05-11-2017   | 17-389-01-T | TIMBER INTNT |              |           |            | C            | REPORT RECD 5/16/2016; |              |                    |                |                 |   |                                |          |               |                 |                        |   |        |    |                  |  |         |
| 05-11-2017   | 17-389-01-T | TIMBER INTNT |              |           |            | C            |                        |              |                    |                |                 |   |                                |          |               |                 |                        |   |        |    |                  |  |         |
| 05-26-2016   | 16-389-11T  | TIMBER INTNT |              |           |            | C            |                        |              |                    |                |                 |   |                                |          |               |                 |                        |   |        |    |                  |  |         |
| 05-26-2016   | 16-389-11T  | TIMBER INTNT |              |           |            | C            |                        |              |                    |                |                 |   |                                |          |               |                 |                        |   |        |    |                  |  |         |
| 05-26-2016   | 16-389-11   | TIMBER INTNT |              |           |            | C            |                        |              |                    |                |                 |   |                                |          |               |                 |                        |   |        |    |                  |  |         |
| 05-22-2015   | 15-389-08-T | TIMBER INTNT |              |           |            | C            |                        |              |                    |                |                 |   |                                |          |               |                 |                        |   |        |    |                  |  |         |
| LAND LINE VALUATION SECTION  |             |              |              |           |            |              |                        |              |                    |                |                 |   |                                |          |               |                 |                        |   |        |    |                  |  |         |
| B  | LUC         | Description  | LandU        | Land Type | Loc Adj    | UnitPric     | Size Adj               | Cond         | Nbnd               | Nb Adj         | Inf11           | Inf12   | Inf2 Adj                       | Inf3 Adj | Adj UnitPrice | Appraised Value | Assessed Value         | Notes   |        |    |                  |  |         |
| 1  | 1010        | SINGLE FA    | 1.000        | PRIMARY   | P          | 60,000       | 1.00000                | 1.00         | 1010               | 1.000          |                 |   |                                |          | 60,000        | 60,000          | 60,000                 | CHG SIDING T<br>FIXED SKETC<br>OWNER GAVE<br>CUB 304.03 CO<br>PER PHONE C |        |    |                  |  |         |
| 1  | 6530        | CU HRWD R    | 122.00       | EXCESS A  | E-AVFO     | 2,500        | 0.76534                | 1.00         | 1010               | 1.000          |                 |   |                                |          | 1,913.25      | 233,400         | 7,408                  |   |        |    |                  |  |         |
| 1  | 6930        | CU UNP RE    | 40.000       | EXCESS A  | E          | 2,500        | 0.76534                | 1.00         | 1010               | 1.000          |                 |   |                                |          | 1,913.25      | 76,500          | 720                    |   |        |    |                  |  |         |
| Total Card Land Units 163.00 AC  |             |              |              |           |            |              |                        |              |                    |                |                 |   |                                |          |               |                 | Parcel Total Land Area |   | 163.00 | AC | Total Land Value |  | 369,900 |

| CONSTRUCTION DETAIL  |             |              |                  | CONSTRUCTION DETAIL (CONTINUED) |             |                     |           |        |      |            |            |             |
|--|-------------|--------------|------------------|---------------------------------|-------------|---------------------|-----------|--------|------|------------|------------|-------------|
| Element  | Cd          | Description  | Element          | Cd                              | Description |                     |           |        |      |            |            |             |
| Model  | 01          | Residential  | Half Bath Rati   |                                 |             |                     |           |        |      |            |            |             |
| Style  | 01          | RANCH        | Extra Fixture(s) | 0                               |             |                     |           |        |      |            |            |             |
| Grade  | C-          | AVG. (+)     | Extra Fix Ratin  |                                 |             |                     |           |        |      |            |            |             |
| Stories  | 1           |              |                  |                                 |             |                     |           |        |      |            |            |             |
| Units  | 1           |              |                  |                                 |             |                     |           |        |      |            |            |             |
| Residential Unit   | 1           |              |                  |                                 |             |                     |           |        |      |            |            |             |
| Comm Units   | 0           |              |                  |                                 |             |                     |           |        |      |            |            |             |
| Exterior Wall 1  | 04          | VINYL        |                  |                                 |             |                     |           |        |      |            |            |             |
| Exterior Wall 2  |             |              |                  |                                 |             |                     |           |        |      |            |            |             |
| 2nd Ext Wall %   | 0           |              |                  |                                 |             |                     |           |        |      |            |            |             |
| Roof Structure   | 01          | GABLE        |                  |                                 |             |                     |           |        |      |            |            |             |
| Roof Cover   | 01          | ASPH SHINGLE |                  |                                 |             |                     |           |        |      |            |            |             |
| Interior Wall 1  | 06          | AVERAGE      |                  |                                 |             |                     |           |        |      |            |            |             |
| Interior Wall 2  |             |              |                  |                                 |             |                     |           |        |      |            |            |             |
| 2nd Int Wall %   | 0           |              |                  |                                 |             |                     |           |        |      |            |            |             |
| Interior Floor 1   | 08          | AVERAGE      |                  |                                 |             |                     |           |        |      |            |            |             |
| Interior Floor 2   |             |              |                  |                                 |             |                     |           |        |      |            |            |             |
| Basement Floor   | 12          | CONCRETE     |                  |                                 |             |                     |           |        |      |            |            |             |
| % Heated   | 100.00      |              |                  |                                 |             |                     |           |        |      |            |            |             |
| Heat Fuel  | 01          | OIL          |                  |                                 |             |                     |           |        |      |            |            |             |
| Heat Type  | 03          | FORCED HW    |                  |                                 |             |                     |           |        |      |            |            |             |
| 2nd Heat Type  |             |              |                  |                                 |             |                     |           |        |      |            |            |             |
| 2nd % Heated   | 0.00        |              |                  |                                 |             |                     |           |        |      |            |            |             |
| # Heat Systems   | 1.00        |              |                  |                                 |             |                     |           |        |      |            |            |             |
| AC Percent   | 0.00        |              |                  |                                 |             |                     |           |        |      |            |            |             |
| Bedrooms   | 2           |              |                  |                                 |             |                     |           |        |      |            |            |             |
| Full Bath(s)   | 1           |              |                  |                                 |             |                     |           |        |      |            |            |             |
| Bath Rating  | A           |              |                  |                                 |             |                     |           |        |      |            |            |             |
| 3/4 Bath(s)  | 0           |              |                  |                                 |             |                     |           |        |      |            |            |             |
| 3/4 Bath Rating  |             |              |                  |                                 |             |                     |           |        |      |            |            |             |
| Half Bath(s)   | 0           |              |                  |                                 |             |                     |           |        |      |            |            |             |
| Half Bath Ratin  | 0           |              |                  |                                 |             |                     |           |        |      |            |            |             |
| Extra Fixture(s)   | 0           |              |                  |                                 |             |                     |           |        |      |            |            |             |
| OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B) |             |              |                  |                                 |             |                     |           |        |      |            |            |             |
| Code   | Description | L/B          | Qty              | Dim 1                           | Dim 2       | Grade               | Condition | Yr Blt | % Gd | Unit Price | Grade Adj. | Appr. Value |
| 04   | GARAGE FR   | L            | 1                | 12                              | 23          | D                   | FR        | 1975   | 55   | 25.75      | 0.87       | 3,400       |
| BUILDING SUB-AREA SUMMARY SECTION                                  |             |              |                  |                                 |             |                     |           |        |      |            |            |             |
| Code   | Description | Living Area  | Floor Area       | Eff Area                        | Unit Cost   | Undepreciated Value |           |        |      |            |            |             |
| BMT  | BASEMENT    |              |                  |                                 |             |                     |           |        |      |            |            |             |
| EFF  | ENCL PORCH  | 0            | 744              | 186                             | 32.41       | 24,113              |           |        |      |            |            |             |
| FFL  | 1ST FLOOR   | 816          | 144              | 0                               | 68.56       | 9,873               |           |        |      |            |            |             |
|  |             |              | 816              | 816                             | 129.64      | 105,788             |           |        |      |            |            |             |
| Ttl Gross Liv / Lease Area   |             | 816          | 1,704            | 1,002                           |             | 139,774             |           |        |      |            |            |             |

3

12

FFL

(492 sf)

12

33

10

33

12

FFL

(492 sf)

3

8

12

FFL

BMT

(744 sf)

21

34

1

12

12

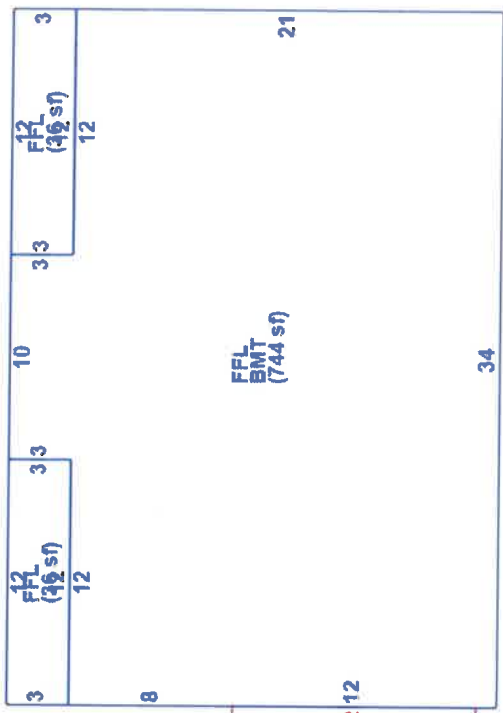
12

12

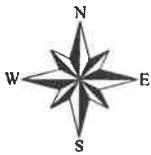
12

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12







# 326 Chestnut Hill Road

Rochester, NH

1 inch = 380 Feet



[www.cai-tech.com](http://www.cai-tech.com)

June 9, 2022



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**List of Abutters**  
Sean D. Desrosiers  
326 Chestnut Hill Road  
Tax Map 206, Lot 7  
Rochester, New Hampshire

**SRE # 20-038**

***Tax Map 203, Lot 7***

Jonathan D. & Judith M. Mott  
350 Chestnut Hill Road  
Rochester, NH 03839

***Tax Map 206, Lot 1-4***

Franklin G. & Ann M. Torr  
Torr Family Trust %  
1 Old Littleworth Road  
Dover, NH 03820

***Tax Map 206, Lot 6***

Shayla R. & Jamie R. Demers  
324 Chestnut Hill Road  
Rochester, NH 03867

***Tax Map 206, Lot 8***

Walter P. & Loretta E. Campbell  
24 Channings Lane  
Rochester, NH 03867

***Tax Map 206, Lot 8-2***

Robin L. Reinhardt  
32 Channings Lane  
Rochester, NH 03867

***Tax Map 206, Lot 8-3***

Christopher Gilpatrick  
42 Channings Lane  
Rochester, NH 03867

***Tax Map 206, Lot 8-4***

Susan Pollard  
376 Cross Road  
Rochester, NH 03867

***Tax Map 206, Lot 8-5***

Erik G. Miles & Lindsey D. Sprague  
58 Channings Lane  
Rochester, NH 03867

***Tax Map 206, Lot 8-6***

Werner A. & Barbara L. Reinhardt  
Reinhardt Family Revocable Trust %  
62 Channings Lane  
Rochester, NH 03867

***Tax Map 206, Lot 8-7***

Jodi & Jeffery Singletary  
61 Channings Lane  
Rochester, NH 03867

***Tax Map 206, Lot 8-8***

Aaron R. Loring  
51 Channings Lane  
Rochester, NH 03867

***Tax Map 206, Lot 8-11***

Peter V. Rizzo  
30 Crowhill Road  
Rochester, NH 03867

***Applicant***

Sean D. Desrosiers  
326 Chestnut Hill Road  
Rochester, NH 03867

***Environmental Consultant***

Cynthia M. Balcius, CWS, CSS, CPESC  
Stoney Ridge Environmental, LLC  
233 Prospect Mountain Road  
Alton, NH 03809  
Phone: (603) 776-5825