



City of Rochester, New Hampshire

Zoning Board of Adjustment

Variance Application

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. 2-24-19

DATE FILED _____

C91
ZONING BOARD CLERK

Applicant: Douglas Coulstring c/o Bruton & Berube, PLLC

E-mail: josh@brutonlaw.com Phone: 603-777-0579

Applicant Address: 601 Central Avenue, Dover, NH 03801

Property Owner (if different): GN & LL Coulstring Family Trust

Property Owner Address: 16 Sweet Court Road, Rochester, NH

Variance Address: 16 Sweet Court Road, Rochester, NH

Map Lot and Block No: 50/1

Description of Property: Residential

Proposed use or existing use affected: Residential

The undersigned hereby requests a variance to the terms of the Rochester Zoning Ordinance, Ch. 275, Section _____

and asks that said terms be waived to permit Ch.275.21.4.M(10).

Permitting 1-lot in an approved 3-lot, pork-chop subdivision, to include a 2-family dwelling.

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 variance. **I understand that while presenting my case the testimony should be confined to the 5 criteria and how they pertain to my case.**

Signed: Josh Lanzetta, Esq.

Date: March 19, 2024



City of Rochester, New Hampshire

Zoning Board of Adjustment

Variance Criteria

1) Granting the variance would not be contrary to the public interest because:

Please see attached.

2) If the variance were granted, the spirit of the ordinance would be observed because:

Please see attached.

3) Granting the variance would do substantial justice because:

Please see attached.

4.) If the variance were granted, the values of the surrounding properties would not be diminished because:

Please see attached.

5.) Unnecessary Hardship:

a. Owing to special **conditions of the property that distinguish it from other properties in the area**, denial of the variance would result in an unnecessary hardship because:

i. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property because:

Please see attached.

And:

ii. The proposed use is a reasonable one because:

Please see attached.

b. Explain how, if the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to the special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in the strict conformance with the ordinance, and a variance is therefore necessary to enable reasonable use of it.

Please see attached.

BRUTON & BERUBE, PLLC

FRANCIS X. BRUTON, III
CATHERINE A. BERUBE
JOSHUA P. LANZETTA

ATTORNEYS AT LAW

601 Central Avenue
Dover, NH 03820
Office - 603.749.4529

Of Counsel
JAMES H. SCHULTE

Cell - 603.777.0579
josh@brutonlaw.com

March 20, 2024

Attn: Zoning Board of Adjustment
City of Rochester, New Hampshire
31 Wakefield Street
Rochester, NH 03867

Re: Variance to Permit a 2-Family Dwelling in an Approved Pork-chop Subdivision
Applicant: Doug Coulstring c/o Bruton & Berube, PLLC
Owner: Coulstring GN & LL Family Trust c/o Bruton & Berube, PLLC
MBLU: 204/34
Address: 16 Sweet Court Road, Rochester, NH 03867
Zone: Agricultural (AG)

Dear Zoning Board Members:

The purpose of this letter is to submit a Variance Application (the “Application”) to construct of a 2-family dwelling¹ in a subdivision approved under the City of Rochester’s “Porkchop Subdivision” ordinance,² and located at Map 204, Lot 34 (the “Property”) on behalf of Douglas Coulstring (the “Applicant”).

Pursuant to N.H. R.S.A. 674:33(I)(b)(1) – (5)³ and the Zoning Ordinance of the City of Rochester, New Hampshire⁴, the Applicant seeks a variance under Chapt. 275 § 21.4.M(10) of the Ordinance to construct a 2-family home in the Agricultural (“AG”) zone (the “Project”), and respectfully requests that the Zoning Board of Adjustment review the Application during its meeting on April 10, 2024, or during its next available meeting, and grant the Application.⁵

¹ The Ordinance (as defined in footnote 4 herein) defines 2-family dwelling as “[a] building which: A. Contains exactly two residential units; B. Is not attached to any other dwelling or dwelling unit; and C. Occupies its own individual lot on which there is no other dwelling or principal use.” *Ordinance* § 275-2.2 [sic]. The Ordinance does not provide pagination; no citation in this letter includes page numbers.

² The Ordinance defines Porkchop Subdivision as “[a] special subdivision that allows a limited number of flag lots in order to help preserve scenic roads and discourage development of new culs-de-sac on back lots [sic].” *Id.*

³ RSA 674:33(I)(b)(1) – (5).

⁴ *Zoning, City of Rochester, New Hampshire* § 275 (2024) (the “Ordinance”).

⁵ *Ordinance* § 275.21.4.M(10).

I. ENCLOSED DOCUMENTS

Please find 1-copy of the following documents enclosed:

- a) Application dated March 19, 2024;
- b) Abutters List dated March 20, 2024; and
- c) Site Plan prepared by Northam Survey LLC dated March 20, 2024 (the “Plans”)

II. NARRATIVE & ANALYSIS

In 2022, the Applicant and his extended family purchased a 3-lot subdivision fronting Betts Road in the City’s AG zone (the “Subdivision”). The Applicant purchased the undeveloped lots with the intent to create a multi-generational family property allowing 3-generations of his family to live in immediate proximity, and to simultaneously allow him to care for his young children, and aging parents, including his disabled mother.

This plan included constructing 1-single family residence for each of his siblings on 2-small lots fronting Betts Road,⁶ and constructing one 2-family dwelling on the single—and substantially larger—rear lot, to house his young family and parents.⁷

Following his purchase, the Applicant contacted the City’s building department to confirm the parameters of the proposed 2-unit design, and he was advised by Building Inspector Graves that a duplex was permitted if the units were contained in an attached structure. The Applicant then had the 2-unit home design finalized, and submitted multiple items during the construction permit process illustrating phased construction of Unit 1 and Unit 2, including separate—and approved—septic system and conduit designs, before the building department ultimately denied the building permit for Unit 2 in September of 2023.

Following the denial, the Applicant diligently finished constructing Unit 1 as an ADA compliant dwelling, and his parents moved into the home. The Applicant now seeks a variance to construct a 2-family dwelling by adding Unit 2 as an attached dwelling unit in a subdivision approved under the City’s Porkchop Subdivision ordinance to complete his family’s multi-generational property and allow his young family to live in immediate proximity to his parents.

III. LEGAL ANALYSIS

The project substantially complies with the Ordinance, the Application, and the 5-variance criteria as set forth in NH RSA 674:33.

The variance criteria are enumerated and *italicized* below with the Applicant’s responses following in plain text.

⁶ Map 204, Lots 34-1 and 34-2.

⁷ Map 304, Lot 34. Approximately 13.15 acres.

A. The variance is not contrary to the public interest.

The Applicant respectfully asserts the variance (i.e., allowing the Applicant to construct a 2-family dwelling on a 13.15-acre lot created under the Porkchop Subdivision ordinance) represents a reasonable use of the Property, and the public interest is served, by permitting orderly development in Rochester's AG Zone. This Project does not 1) alter the essential character of the surrounding neighborhood, 2) impact abutters, and/or 3) affect the public.⁸

B. The spirit of the ordinance is observed.

The spirit of the ordinance is observed because the project encourages the most appropriate use of land in the AG Zone, and on real property already improved with a residential use. Allowing the Applicant to add a second-attached-unit to the existing home on the Property, when the home is designed to accommodate the second unit is reasonable when juxtaposed with the existing lot size, density, and open space in the immediate neighborhood. Additionally, the single structure and shared driveway comprising the proposed 2-family dwelling does not compromise preservation property as intended by the Porkchop Subdivision ordinance.⁹

C. Substantial justice is done.

Substantial justice is done by granting this variance because it allows the Applicant's property to be reasonably utilized considering abutting property uses (including high density cul-de-sac subdivisions and mobile home parks), lot sizes, and its locus in the AG Zone. This proposal does not burden the public in any way, and substantially benefits the Applicant by allowing them to reasonably use their property with no detrimental effect to surrounding property.

D. The values of surrounding properties are not diminished.

The Applicant respectfully asserts that all surrounding properties have an associated value premised on the existence of structures and features like those on the Property. Here, the Project will not affect any abutting neighbor and is consistent with nearby uses.

E. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.

a) Owing to special conditions of the property that distinguish it from other properties in the area:

⁸ See section E below.

⁹ "The purpose of a porkchop subdivision (see definition in Article 2) is to help preserve the scenic character of neighborhoods by encouraging owners of parcels along existing roads and streets to concentrate subdivision to one side of the parcel and retain the remainder as open space and allowing some minimal level of development on parcels with significant acreage in the rear in order to avoid inducing property owners to develop culs-de-sac [sic] at a higher level of development." Ordinance § 275-21.4.M.

- i. *No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of the provision to the property because:*

Rochester enacted its Porkchop Subdivision¹⁰ ordinance to simultaneously allow flag lots¹¹ while preserving scenic roads and discourage cul-de-sac development.¹² Here, the approved 3-lot Porkchop Subdivision fully complies with the City's Porkchop Subdivision ordinance, except the applicant now seeks to construct a 2-family dwelling (i.e., 1-structure containing 2-separate living units) to house his young family and elderly parents in the same location."¹³ The Applicant's intent to live with his entire family, and encourage their positive interaction, is an effort to provide a safe, comfortable, and caring living environment, while consolidating income, and providing future residential care. This pattern of intergenerational living has been promulgated—for millennia—by agrarian societies worldwide, and the public is not served by prohibiting the Applicant from housing his children and parents in proximity, and on Property located in the City's agricultural zone.

There is no is no fair and substantial relationship between the general public purpose of the Ordinance's provision limiting the Property—a 13.15-acre lot—from containing 1-structure with a shared driveway that is designed to accommodate 2-units (i.e., to accommodate 1-family) from its stated purpose of preventing cul-de-sac development. Here, the location of the proposed 2-unit structure 1) consolidates development to 1-area on the Property, 2) preserves the scenic character of the Property and surrounding neighborhood, and 3) retains the entire rear of the Property as wooded open space that will not be developed in the future.¹⁴ Also, the Property abuts multiple, high

¹⁰ See footnote 2 defining Porkchop Subdivision.

¹¹ The Ordinance defines Flag Lot as "[a] lot with less than the required frontage on a public road but with sufficient buildable area at the rear. The access area [(i.e. driveway or private road)] is construed as the "flagpole" with the rear area as the "flag" (i.e. the developable lot area lacking road frontage)." Ordinance § 275-2.2.

¹² See footnote 9; Ordinance § 275-21.4.M.

¹³ The Porkchop Subdivision ordinance allows Porkchop Subdivisions if applicants demonstrate compliance with 14 criteria. It is undisputed the Property, as legally subdivided and approved, met all 14 criteria. Here, the Applicant exclusively seeks relief from section 275.21.4.M(10) requiring that each lot in a Porkchop Subdivision be relegated to a "single-family use only." Ordinance § 275.21.4.M(10). Arguing in the alternative, the Ordinance fails to define "single-family use," or "family," while specifically defining "single family dwelling [as] a[n] detached dwelling which: A. Contains exactly one residential unit []; B. Is not attached to any other dwelling unit; and C. Occupies its own individual lot on which there is no other dwelling or principal use. Ordinance § 275-2.2. Here, the definition of single-family dwelling specifically omits all mention of the use of such property. Given the City's specific and intentional omission of use, and applying the doctrine of *ejusdem generis*, a **single-family use** is not limited to the members of a nuclear family (i.e., father, mother, and children), and is expanded to include extended family such as grandparents or other consanguineous relatives. Resultantly, no variance is required because the Property; proposed to include a 1-structure, 2-unit home; is being used for a "single-family use," and fully complies with the Ordinance—including the Porkchop Subdivision ordinance—in its entirety. See generally Ordinance § 275-21.4.M.

¹⁴ Ordinance § 275-21.4.M.

density cul-de-sac developments, and mobile home parks,¹⁵ and there is no reason to prevent an attached 2-unit, 2-family dwelling, from being constructed in the proposed location on the Property.

ii. *The proposed use is a reasonable one.*

In this specific instance, it is reasonable to approve a variance allowing construction of a 2-family dwelling unit on a lot created under the City's Porkchop Subdivision ordinance, and surrounded by high-density cul-de-sac development, because the single-structure does not impact preserved acreage on the rear of the 13.15-acre lot or create a high-density cul-de-sac development that includes multiple lots and structures thereon.¹⁶

iii. *If the criteria [above] are not established, explain how, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it:*

The Property is unique because it abuts 1) a 12-lot cul-de-sac to the north, 2) a 68-lot cul-de-sac to south, and 3) railroad tracks with multiple mobile home parks to the east. This area of Rochester features high density cul-de-sac, u-shaped, and mobile home developments, all within the AG zone, and it is inequitable to prevent the applicant from constructing 2-units in 1-structure when such construction does not impact preservation of the Property in anyway.

IV. RELIEF REQUESTED

Pursuant to NH RSA 674:33, the Applicant respectfully requests the ZBA:

1. Approve the Application; and
2. Grant all relief necessary to affect this request.

Please do not hesitate to contact me with questions or concerns at josh@brutonlaw.com or 603-749-4529.

Sincerely,

/s/ Josh Lanzetta

Joshua Patrick Lanzetta, Esq.

¹⁵ See section E.a.iii.

¹⁶ *Id.*

275-21.4 **Conditions for particular uses.**

For each individual use listed below, all of the specific conditions attached to that use must be met along with the base criteria articulated in § **275-21.3** above.

M. Porkchop subdivision. The purpose of a porkchop subdivision (see definition in Article **2**) is to help preserve the scenic character of neighborhoods by encouraging owners of parcels along existing roads and streets to concentrate subdivision to one side of the parcel and retain the remainder as open space and allowing some minimal level of development on parcels with significant acreage in the rear in order to avoid inducing property owners to develop culs-de-sac at a higher level of development. Porkchop subdivisions are allowed subject to the following requirements:

(1) Quality of project. A finding by the Planning Board that the proposed development is superior to development that would likely occur otherwise.

(2) Parcel size. The development parcel shall have a minimum size of six gross acres and minimum frontage of 150 feet on an existing public way.

(3) Three lots. There shall be a maximum of three lots created from any one lot.

(4) Minimum lot size. The minimum lot size for each new lot shall be 40,000 square feet or the minimum lot size for the district, whichever is greater.

(5) Average lot size. The average lot size for new lots in the porkchop subdivision shall be at least 120,000 square feet or 1.5 times the minimum lot size for the district, whichever is greater.

(6) Frontage. The minimum frontage for each new porkchop lot shall be 50 feet.

(7) Common access. All lots shall be entered from a common access point.

(8) Separate driveway. Each porkchop subdivision shall have a common driveway independent from any other subdivision.

(9) No further subdivision. There shall be no further subdivision of any of the porkchop lots other than lot line adjustments.

(10) Single-family. The porkchop lots shall be used for single-family use only.

(11) Width. The all-season passable width of any shared driveway shall be 20 feet when serving two or more lots.

(12) Easement width. The width of the common driveway access easement shall be 30 feet. Additional width may be required to accommodate slope and drainage easements.

(13) Turnaround. An acceptable turnaround for the fire trucks may be required.

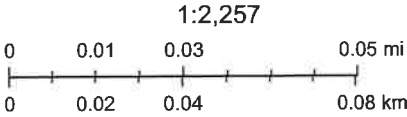
(14) Recording. A document satisfactory to the City Attorney shall be recorded establishing the conditions of use of any common driveway, providing for indemnification for the City for emergency services, and including suitable language to ensure that the private way will not become a City road or street.

16 Sweet Court



3/28/2024, 9:52:50 AM

 Tax Parcels



Esri Community Maps Contributors, Rochester GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

CURRENT OWNER			UTILITIES		TOPO		ZONING		CURRENT ASSESSMENT			VISION									
COULSTRING GN & LL FAM TRUST) COULSTRING GILBERT N & P O BOX 1025 ROCHESTER NH 03866-1025			0 WELL	0	LEVEL	A	AGRICULTURAL		LUC Co	Prior Assessed	Current Assesse		291,000	ROCHESTER, NH							
			0 SEPTIC		NEIGHBORHOOD	NHBD NAME															
			0 PROPANE		1010	RURAL NORTH															
			UTIL/ST / TRAF		EXEMPTIONS																
			0 PAVED		Year	Code	Description														
			0 MEDIUM																		
			LEGAL DESCRIPTION																		
			DRIVEWAY EASEMENT FOR 234-34, 34-1 & 34-2 BK-4777, PG-910;																		
SALES INFORMATION- GRANTEE			BOOK/PAGE	SALE DATE	SALE PRICE	SALE CODE		PREVIOUS ASSESSMENTS (HISTORY)													
COULSTRING GN & LL FAM TRUST) COULSTRING GILBERT N & LAURAL S & L SWEET PROPERTIES LLC LESPERANCE DONALD LAMBERT ARTHUR G & VICTORIA E ES			5011 158	02-24-2022	2,667	38	Year	Descri	Prior Assesse	Year	Descri	Prior Assesse	Year	Descri	Prior Assesse						
			4807 87	09-15-2020	115,000	21	2020	BLDG	532	2021	BLDG	532	2022	BLDG	555						
			4610 236	10-19-2018	95,000	90		LAND			LAND			LAND							
			4474 876	05-08-2017	75,000	81		LAND			LAND			LAND							
			2606 106	10-17-2002	0	38															
			Total			Total			Total			Total									
			532			532			555			351,331									
			BUILDING NOTES			APPRAISED VALUE SUMMARY															
PROBATE 1996-0389						Appraised Building Value (Card)															
2/15/23 - DF P/U HSE						Appraised Extra Feature Value (Bldg)															
						Appraised Outbuilding Value (Bldg)															
						Appraised Land Value (Bldg)															
						Total Appraised Parcel Value															
						Valuation Method															
						Total Appraised Parcel Value															
						379,600															
						C															
			BUILDING PERMIT RECORD			VISIT / CHANGE HISTORY															
Issue Date	Permit Id	Description	Price	Insp Date	% C	Stat	Notes			Date	Id	Purpose/Result	Notes								
08-29-2023	M-23-470	MANUAL	300		0	O	GAS LINE			07-06-2023	TH	INTER ONLY	CORRECTED								
11-07-2022	M-22-615	HEATING SY	11,000	02-15-2023	100	CE				02-15-2023	DF	EXT ONLY	DFVM								
10-18-2022	P-22-209	PLUMBING	17,000	02-15-2023	100	CE	rough in residence per plan and return to set fixtures.			01-03-2023	LA	OWN ADD CHG	PER USPS RE								
10-04-2022	E-22-517	ELECTRIC	15,000	02-15-2023	100	CE	Add underground service, rough and finish wiring to cod			03-04-2022	DF	DEED CHANGE									
09-08-2022	E-22-465	ELECTRIC	5,000	02-15-2023	100	CE	underground service			09-21-2020	DF	DEED CHANGE									
09-08-2022	E-22-465	STG TANK	500	02-15-2023	100	CE	underground 320 gallon liquid propane tank			04-27-2020	TH	MAPPING CHG	SUBDIVISION								
08-24-2022	M-22-433	RES BLDG	160,000	02-15-2023	90	O	2 bed 1.75 bath 1800sq UNIT A			04-27-2020	TH	MAPPING CHG	THE SUBDIVISI								
08-11-2022	MJB-22-101	RES BLDG				C															
03-13-2019	18-389-18	TIMBER INT																			
			LAND LINE VALUATION SECTION																		
B	LUC	Description	LandU	Land Type	Loc Adj	UnitPric	Size Adj	Cond	Nbhd	Nb Adj	Inf1	Inf1 Adj	Inf2	Inf2 Adj	Inf3	Inf3 Adj	Adj UnitPrice	Appraised Value	Assessed Value	Notes	
1	1010	SINGLE FA	1,000	PRIMARY	P	1,000	60,000.0	1.00	1010	1,000							60,000	60,000	60,000		
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ABUTTER'S LIST

March 20, 2024

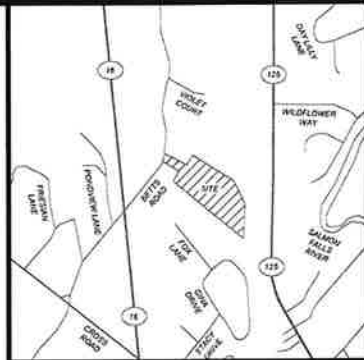
Re: Variance to Permit 2-family dwelling on 1-lot in a Pork-chop Subdivision
Applicant: Doug Coulstring c/o Bruton & Berube, PLLC
Owner: Coulstring GN & LL Family Trust c/o Bruton & Berube, PLLC
MBLU: 204/34
Address: 16 Sweet Court Road, Rochester, NH 03867
Zone: Agricultural (AG)

Owner1	Address
BACON SHANE E & CLARK BACON JULIE A	27 FOX LN, ROCHESTER, NH 03867-5137
MCKENNA CHELEE	19 GINA DR, ROCHESTER, NH 03867-5184
CLOUGH JON M & CHRISTINE I	76 BETTS RD, ROCHESTER, NH 03867-5184
RENEWED HOMES LLC	144 CHARLES ST, ROCHESTER, NH 03867-5184
TOWNSEND RICHARD JR	119 HALL RD, BARRINGTON, NH 03825-3209
COTA SUZANNE & GLENN L	11 SWEET CT, ROCHESTER, NH 03867-5184
GTY MA/NH LEASING INC & NOURIA ENERGY CORP	326 CLARK ST WORCESTER, MA 01606
HUBBARD ROBERT JOHN & SHEILA YORK NANCY E	83 BETTS RD, ROCHESTER, NH 03867-5184 P O BOX 175, ROCHESTER, NH 03867-5184
BROCHU GARY L & BEATRICE A	244 MILTON RD, ROCHESTER, NH 03867-5184
PEREZ NATIVIDAD & LESAGE TRISH	13 GINA DR, ROCHESTER, NH 03867-5184
OPEN SPACE COMMON OWNERSHIP DYMENT REALTY LLC	N/A 404 RT 125, BRENTWOOD, NH 03833
LAFERRIERE GERARD J & LOUISE J	9 FOX LN, ROCHESTER, NH 03867-5184
COULSTRING GN & LL FAM TRUST	P O BOX 1025, ROCHESTER, NH 03867-5184
DEARBORN SANDRA A	17 FOX LN, ROCHESTER, NH 03867-5184
TELLEFSON JOHN M	75 BETTS RD, ROCHESTER, NH 03867-5184
NH NORTHCOAST CORP	PO BOX 429 OSSIPEE, NH 03864
COULSTRING GN & LL FAM TRUST	PO BOX 1025 ROCHESTER, NH 03866-1025
BRUTON & BERUBE, PLLC	601 CENTRAL AVE., DOVER, NH 03820



PLAN REFERENCES:

- "PLAN OF LAND IN ROCHESTER, N.H. FOR GLEN ATKINSON" PREPARED BY NORTH COUNTRY SURVEYORS, DATED OCTOBER 7, 1980, RECORDED AT S.C.R.D. AS PLAN P-22A-19.
- "SUBDIVISION PLAN FOR S & L SWEET PROPERTIES, LLC" PREPARED BY BERRY SURVEYING & ENGINEERING, DATED MARCH 1, 2019, RECORDED AT S.C.R.D. AS PLAN P-12142 AND 12143.
- "LAND ACQUISITION PLAN, BETTS ROAD ROCHESTER N.H. FOR VICTORIA LAMBER ETAL, AND THE CITY OF ROCHESTER" PREPARED BY NORWAY PLAINS ASSOCIATES, INC, DATED MARCH 2001, RECORDED AT S.C.R.D. AS PLAN P-86-8.



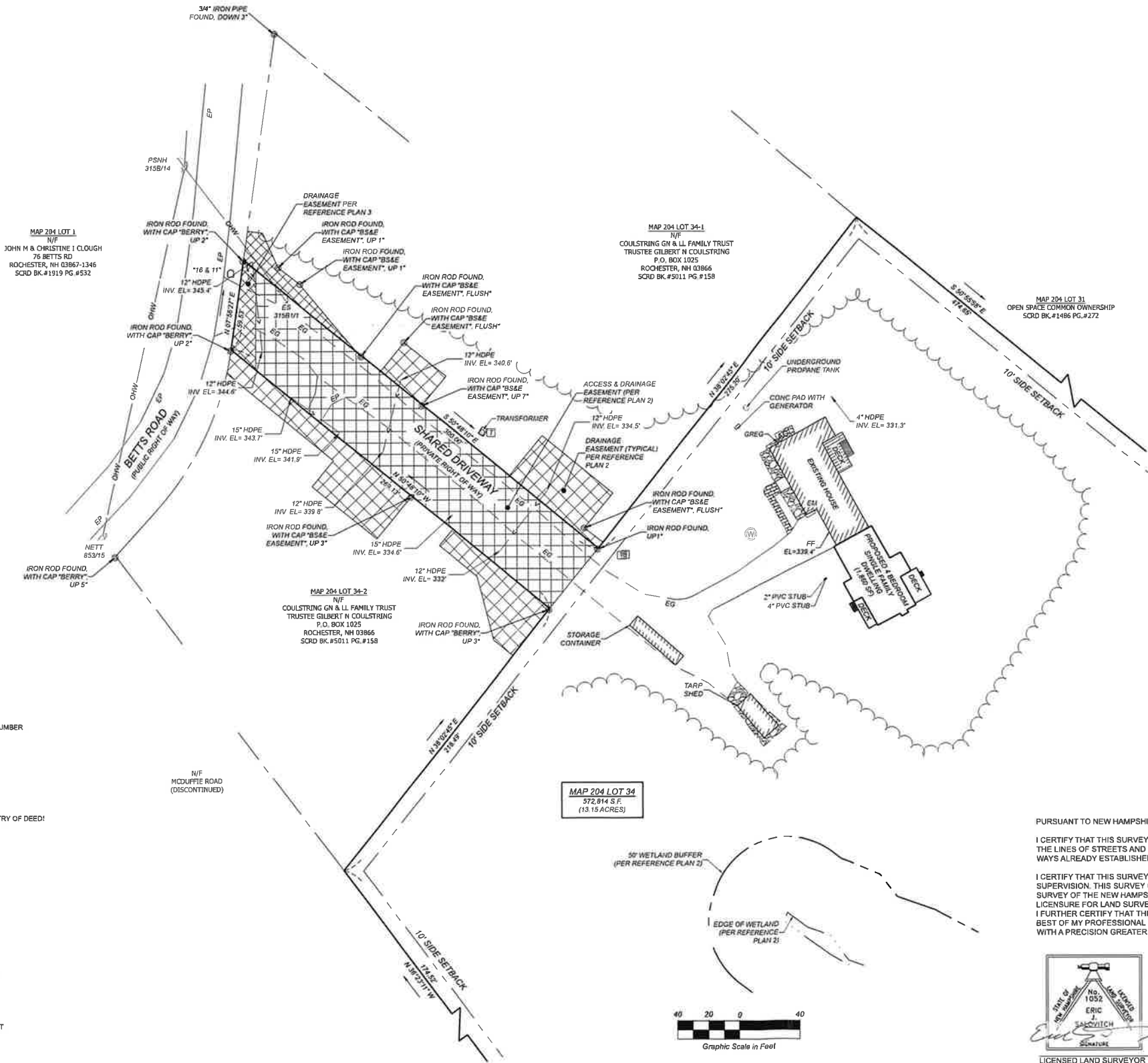
LOCUS

NOTES:

- SUBJECT PARCEL: TAX MAP 204 LOT 34
16 SWEET COURT
ROCHESTER, NH 03866-1025
NS PROJECT #1091
- OWNER OF RECORD: COULSTRING GN & LL FAMILY TRUST
GILBERT N COULSTRING, TRUSTEE
P.O. BOX 1025
ROCHESTER, NH 03866-1025
S.C.R.D. BOOK 5011, PAGE 158
- PARCEL AREA: 572,814 S.F. OR 13.15 AC
- THE PURPOSE OF THIS PLAN IS TO SHOW EXISTING CONDITIONS OF THE SUBJECT PARCEL.
- DIMENSIONAL REQUIREMENTS:

	ZONE: A - NO SEWER, NO WATER
MIN LOT AREA:	45,000 S.F.
MIN LOT FRONTAGE:	150'
MIN FRONT SETBACK:	20'
MIN SIDE SETBACK:	10'
MIN REAR SETBACK:	20'
MAX BUILDING HEIGHT:	35'
MAXIMUM BUILDING FOOTPRINT:	30%
MAXIMUM LOT COVERAGE:	35%
- ZONING INFORMATION SHOWN HEREON IS PER THE TOWN OF ROCHESTER ZONING ORDINANCE DATED APRIL 22, 2014 LAST REVISED OCTOBER 3, 2023. ADDITIONAL REGULATIONS APPLY. THE LAND OWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE TOWN, STATE, AND FEDERAL REGULATIONS.
- FLOOD HAZARD ZONE: "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FIRM MAP #33017C0201D, DATED 5/17/2005.
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.
- FIELD SURVEY COMPLETED BY NORTHAM SURVEY IN FEBRUARY 2024 USING A TRIMBLE S5 TOTAL STATION WITH A TRIMBLE TSC5 DATA COLLECTOR, A TRIMBLE R121 GPS RECEIVER AND A SOKKIA B31 AUTO LEVEL.
- HORIZONTAL DATUM IS NAD83(2011) NEW HAMPSHIRE STATE PLANE COORDINATES PER STATIC GPS OBSERVATIONS.
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN HEREON ARE BASED ON REFERENCE PLANS. NORTHAM SURVEY DID NOT COMPLETE A TITLE SEARCH IN PART OF THIS PROJECT. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
- THE LOCATION OF UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. NORTHAM SURVEY LLC MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE.
- BOUNDARY SHOWN HEREON IS PER REFERENCE PLAN 2. OWNERSHIP RIGHTS ALONG NOW OR FORMERLY MCDUFFIE ROAD (DISCONTINUED) HAVE NOT BEEN RESEARCHED OR CONFIRMED IN PART OF THIS PROJECT (SEE NOTE 10).

LEGEND	
MAP 204 LOT 34	
BK, PG.	ASSESSOR'S MAP AND LOT NUMBER
EG	BOOK / PAGE
EL	EDGE OF GRAVEL
EM	ELEVATION
EP	ELECTRIC METER
FF	EDGE OF PAVEMENT
GREG	GAS REGULATOR
INV.	INVERT
N/F	NOW OR FORMERLY
SCRD	STRAFFORD COUNTY REGISTRY OF DEEDS
S.F.	SQUARE FEET
O	IRON PIPE/ROD FOUND
□	BOUND FOUND
AC	AIR CONDITIONING UNIT
EB	ELECTRIC BOX
T	TELEPHONE BOX
GW	GUY WIRE
UP	UTILITY POLE
MB	MAILBOX
GV	GAS VALVE
W	WELL
S	SIGN
OW	OVERHEAD WIRE
UT	UNDERGROUND TELEPHONE
BL	BOUNDARY LINE
SL	SETBACK LINE
TL	TREE LINE
DL	DRAIN LINE
AE	ACCESS & UTILITY EASEMENT
BR	BRICK
WD	WOODEN DECK
CS	CRUSHED STONE



PURSUANT TO NEW HAMPSHIRE RSA 676:19 III

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 AND PLAN WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS.

I FURTHER CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE. RANDOM TRAVERSE SURVEY BY TOTAL STATION WITH A PRECISION GREATER THAN 1:15,000.



MARCH 20, 2024
DATE



SITE PLAN
FOR
COULSTRING GN & LL FAMILY TRUST
OF
TAX MAP 204 LOT 34
16 SWEET COURT ROAD
ROCHESTER, NH
COUNTY OF STRAFFORD

SCALE: 1"=40' (22x34) 1"=80' (11x17)

JOB NO.	1091	DATE:	2024-03-19
DRAWN BY:	PJN	DRAWING:	1091 SURVEY.DWG
CHECKED BY:	EJS	SHEET:	1 OF 1
NO.	DATE	DESCRIPTION	BY