



# 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. 2-24-17

DATE FILED 3/20/24

091  
ZONING BOARD CLERK

Applicant:

Zachariah Thone

E-mail: zach.thone@gmail.com

Phone: 603-833-3139

Applicant Address: 632 Salmon Falls Road, Rochester, NH 03868

Property Owner (if different): Same

Property Owner Address: \_\_\_\_\_

Variance Address: 632 Salmon Falls Road

Map Lot and Block No: Tax Map 224, Lot 12

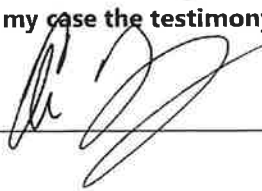
Description of Property: 3.51Ac Parcel in the AG Zone with Sewer and Water

Proposed use or existing use affected: Existing Single Family Use, Proposed Subdivision to Create 1 Additional Lot with 50' of Frontage

The undersigned hereby requests a variance to the terms of the Rochester Zoning Ordinance, Ch. 275, Section Table 19-A

and asks that said terms be waived to permit the creation of a lot with 50' of frontage, using a "back lot" or "flag lot" configuration.

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:  for the Applicant as the representative

Date: 3-20-24



# City of Rochester, New Hampshire

## Zoning Board of Adjustment

### Variance Criteria

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

See Narrative

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

See Narrative

3) Granting the variance would do substantial justice because:

See Narrative

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

See Narrative

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:

See Narrative

And:

ii. The proposed use is a reasonable one because:

See Narrative

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.

See Narrative



## **BERRY SURVEYING & ENGINEERING**

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

[www.BerrySurveying.Com](http://www.BerrySurveying.Com)

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

March 20, 2024

City of Rochester Zoning Board  
Attention: Shanna Saunders, Director of Planning & Development  
33 Wakefield Street  
Rochester, NH 03867,

Re: Zacharia Thone  
632 Salmon Falls Road  
Tax Map 224, 12  
Variance Request

Ms. Saunders

On behalf of our client, Zacharia (Zach) Thone, Berry Surveying & Engineering (BS&E) is submitting a Variance to the Zoning Board of Adjustment to Chapter 275, Table 19-A, Dimensional Standards, Agricultural Zone (AG), frontage, to permit a new subdivision lot with 50' of frontage where 150' is required within the zone.

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

Zach owns and existing single-family home at 632 Salmon Falls Road which is located in the AG Zone. There is municipal water and sewer located within the street. The existing parcel is 3.51 Acres of land and has a small wetland that is located towards the central portion. The parcel contains 272.85' of road frontage along Salmon Falls Road. The site is gently sloping from the street to the rear of the lot, contains two accessory structures and is relatively unwooded.

The applicant requested that BS&E conduct a boundary survey and complete existing conditions survey of the parcel in an effort to review development potentials of the site. The minimum lot size for the zone is 20,000 square feet with the minimum frontage requirement of 150' of frontage. If the applicant were to develop a small proposed roadway the site would yield a number of units and would create a 50' stem, in a similar format, to provide frontage to a higher density on the property.

In review of Chapter 275, "Flag Lots", "Porkchop Lots" and other similar sections, back lots are permitted throughout the City and are permitted within the AG Zone. These are encouraged to reduce the "reaching" affects of small cul-de-sac roads to allow further development of moderately sized parcels of land. The purpose is to reduce the potential for costly municipal infrastructure. The proposal is in keeping with this methodology prescribed by the zoning document, however is proposed in a way that isn't as restrictive as the "Porkchop" subdivision

and isn't contained within a major subdivision as prescribed in the "Flag Lot" ordinance. Relief to the frontage requirement is a reasonable approach to achieving the same end goal.

**Variance Criteria for** Chapter 275, Attachment 6, Table 19-A to permit the creation of a new subdivision lot with 50' of Frontage where 150' is required.

- 1) *Granting the variance would not be contrary to the public interest because:*  
**The public interest here is providing reasonable development potential without the need for costly municipal infrastructure to maintain as is permitted in multiple sections of the ordinance. This can be found in the provided definition of Porkchop Subdivision within the zoning ordinance. The 50' frontage, which would support the proposed driveway to one single house lot, is substantially the same or a reduced impact to the property, land and abutting land owners as a proposed roadway and therefore the context in which this property falls will not be changed in a marked way if approved by the board.**
- 2) *If the variance were granted, the spirit of the ordinance would be observed because:*  
**If the variance were granted, the spirit is observed by allowing a reasonable and well-planned subdivision. Though the area requirements of zone are small, the context of the subdivision is still within the AG Zone and the two proposed parcels created from the subdivision are well suited for the contextual area. The proposal does not create a density that is a burden on the land or the surrounding infrastructure, and though the frontage requirement is not met all other aspects of the space and bulk standards can be met. The proposal is generally in line with a permitted Porkchop Subdivision and therefore the spirit is observed.**
- 3) *Granting the variance would do substantial justice because:*  
**Substantial justice in this case is achieved by allowing a second building lot to be constructed on a proposed 2.12-acre parcel of land without the need for costly infrastructure. The gain to the applicant far outweighs any benefit the public receives from having 150' of frontage for a potential back lot that is otherwise permitted in the zone.**
- 4) *If the variance were granted, the values of the surrounding properties would not be diminished because:*  
**If the variance were granted there is no diminution of property values whereas the proposed use is residential, which is a permitted use in the zone. The proposal has less impact on the land and the project surroundings than other development potentials.**



5) *Unnecessary Hardship:*

- a. *Owning the 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:*

Clearly, if reduced frontages are permitted within the ordinance to allow similar development styles, the frontage requirement, in general, is only a construct for basic space and bulk standards to moderate density within specific zones. The lot width created by the required 150' of frontage isn't required in this case due to the design of the subdivision, and therefore does not create a visual overcrowding of the street, which is discouraged. For this reason, there is no substantial relationship that exists between the specific application on this specific parcel of land.

A review of the project site in the context of other properties we find that the parcel is special. Each abutting parcel is either exponentially larger than the subject parcel, which would permit larger major subdivisions, or are too small to be further subdivided or developed. The subject parcel's size is precisely the reason the Porkchop and Flag Lot ordinances exist and permit 50' necks of frontage and therefore is no relationship between the need for 150' of frontage and the specifics of this project site.

The denial of the variance would be an unnecessary hardship to the applicant based on the special conditions of the land. The ordinance allows for special lots to be subdivided using a 50' frontage, however, due to other constraints within the ordinance those provisions either can't be met or are not practical. Denial would require the applicant to pursue larger densities which is specifically being avoided through this request.

- ii. *The proposed use is a reasonable one because:*

The proposed use is reasonable whereas it is the least impacting alternative that is permitted in the zoning ordinance. One 2.12-acre lot within the AG zone that has a reduced frontage and longer



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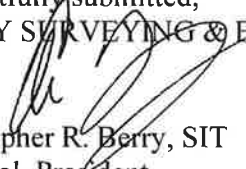
**driveway is very common and is specifically encouraged within the zoning and master plan.**

- 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 for it.*

**The property is special in its total shape and size in the context of all abutting parcels. Each abutting parcel is either sized in a way that future development could be undertaken through a major subdivision or sized in a way that no further development could take place. This parcel is sized and has adequate frontage for a small back lot subdivision to be created through a reduced frontage, which is encourage by the ordinance. The property cannot be reasonably enjoyed in this way without the variance and is therefore a hardship to the applicant.**

We hope the board finds this project is worthy of a variance and approves the request. Thank you all for your time and attention this matter.

Respectfully submitted,  
BERRY SURVEYING & ENGINEERING

  
Christopher R. Berry, SIT  
Principal, President



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Tax Map View demonstrating the context of the subject parcel with others in the area.



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Photo of the project site where the proposed 50' frontage is proposed to be located



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# ZONING

## 275 Attachment 6

### City of Rochester

**Table 19-A Dimensional Standards - Residential Districts**  
[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]

	Lots			Setbacks			Other				Standards, Notes and References		
	Minimum Lot Area (square feet)	Minimum Frontage (feet)	Minimum Lot Area/ Dwelling Unit (square feet)	Minimum Front (feet)	Maximum Front (feet)	Minimum Side (feet)	Minimum Rear (feet)	Maximum Building Footprint	Maximum Lot Coverage	Maximum Number of Stories	Minimum Building Height (feet)	Maximum Building Height (feet)	A "—" means there is no dimensional standard for this item
Residential Districts													
Residential-1 (R1)													
Single-family	10,000	100	—	10	—	10	20	30%	35%	—	—	35	See Article 19, Dimensional Standards
All other uses	10,000	100	—	10	—	10	20	30%	35%	—	—	35	
Residential-2 (R2)													
Single-family	6,000	60	—	10	—	8	20	30%	35%	—	—	35	See Article 19, Dimensional Standards
Two-family	9,000	80	—	10	—	8	20	30%	45%	—	—	35	See Article 19, Dimensional Standards
Three- and four-family	12,000 and 15,000	80	—	15	—	10	25	30%	60%	—	—	35	See Article 19, Dimensional Standards
Five- or more family	30,000	100	5,000 or 7,500	15	—	10	25	30%	60%	—	—	35	See Article 19, Dimensional Standards
All other uses	9,000	80	—	10	—	8	20	30%	35%	—	—	35	
Neighborhood Mixed Use (NMIU)													
All uses	6,000	60	—	—	25	5'	20	—	90%	3	20	20	See Article 19, Dimensional Standards
Agricultural (AG)													
Single-family, conventional subdivision, municipal water and sewer	20,000	150	—	20	—	10	20	30%	35%	—	—	35	See Article 19, Dimensional Standards
Single-family, conventional subdivision, municipal water or sewer	30,000	150	—	20	—	10	20	30%	35%	—	—	35	See Article 19, Dimensional Standards
Single-family, conventional subdivision, neither municipal water nor sewer	45,000	150	—	20	—	10	20	30%	35%	—	—	35	See Article 19, Dimensional Standards
Two-family	150% of single	150	—	20	—	10	20	30%	40%	—	—	—	See Article 19, Dimensional Standards
Single-family dwelling - conservation subdivision	6,000	60	—	20	—	10	20	—	35%	—	—	35	See Article 33, Conservation Subdivisions
All other uses	45,000	150	5,000 or 7,500	20	—	10	20	—	40%	—	—	35	

#### NOTES:

Note 1: For lots that adjoin a residential district, the side setback on the side adjoining the residential district shall be the larger of the required side setback in the subject commercial zone or the adjoining residential zone.  
Note 2: For lots without both water and sewer, 10,000 square feet of lot area is required per additional dwelling unit beyond one.

**LOT, FLAG**

A lot with less than the required frontage on a public road but with sufficient buildable area at the rear. The access area is construed as the "flagpole" with the rear area as the "flag."



# 632 Salmon Falls Road

City of Rochester, NH

1 inch = 200 Feet



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

March 25, 2024



Data shown on this map 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 map.



[illegible]

**Disclaimer:** This information is believed to be correct but is subject to change and is not warranted.

8084

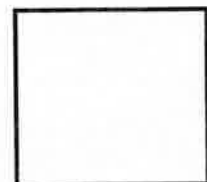
Vision ID

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd	Description	Element	Cd	Description							
Style	04	CAPE	Solar	0								
Grade	C	AVERAGE	Central Vac	0								
Stories	1.5		Nbhd Modifier									
Units	1		MH Make									
Frame	01	WOOD	MH Serial #		TAN;							
Foundation	03	BRICK/STONE	Color,Mdl #;D									
Exterior Wall 1	02	CLAPBOARD										
Roof Structure	01	GABLE										
Roof Cover	01	ASPH SHINGLE										
View	N	NONE										
Interior Wall 1	06	AVERAGE										
Interior Floor 1	08	AVERAGE										
Basement Flo	12	CONCRETE										
Bsmt Garage	0											
Finished Bsmt												
FBLA												
Rec Room												
Electric	02	GOOD										
Insulation	02	TYPICAL										
Interior/Exterio	SAME	SAME										
% Heated	100.00											
Heat Fuel	01	OIL										
Heat Type	01	FORCED W/A										
AC Percent	0.00											
Bedrooms	3											
Full Bath(s)	2											
3/4 Bath(s)	0											
Half Bath(s)	0											
Extra Fixture(s)	0											
Kitchen(s)	1											
Extra Kitchen(	0											
Total Rooms	5											
Fireplace(s)	0											
W.S.Floors	0											
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)				OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)								
Code	Description	L/B	Dim 1	Dim 2	Grade	Condition	Yr Blt	% Gd	Unit Price	Grade Adj.	Appr. Value	
04	GARAGE FR	L	1	28	36	C	GD	1980	77	25.75	1.00	20,000
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undepreciated Value						
BMT	BASEMENT	0	1,620	405	20.49	33,196						
CRL	CRAWL SPACE UNDER DWELL	0	496	0	0.00	0						
FFL	1ST FLOOR	2,156	2,156	2,156	81.97	176,717						
HST	HALF STORY	270	540	270	40.98	22,131						
OPF	OPEN PORCH	0	175	0	43.31	7,579						
SFL	2ND FLOOR	1,120	1,120	1,120	81.97	91,801						
WDK	WOOD DECK	0	372	0	22.55	8,389						
Ttl Gross Liv/ Lease Area		3,546	6,479	3,951								



WETLAND NOTES:

- WETLANDS WERE DELINEATED BY DEIDRA L. BENJAMIN, SPRING 2023
- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, NORTH-CENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS
- FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0, UNITED STATES DEPARTMENT OF AGRICULTURE (2016)
- NATIONAL WETLAND PLANT LIST (CURRENT VERSION)



DEIDRA L. BENJAMIN CWS #295

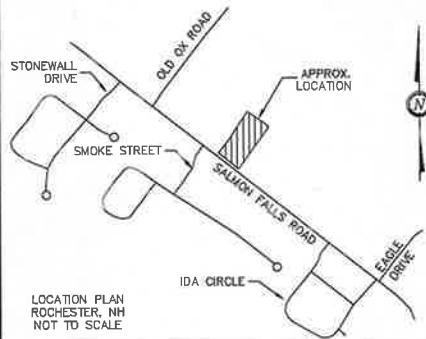
LEGEND:

- 3/4" REBAR W/ ID CAP ~TBS~
- IRON PIPE ~FND~
- STEEL STAKE ~FND~
- UTILITY POLE
- GUY WIRE
- PROPOSED BOUNDARY LINE
- PROPOSED BUILDING SETBACK LINE
- PERIMETER BOUNDARY LINE
- APPROXIMATE ADJUTING LOT LINE
- POORLY DRAINED WETLAND LINE
- STONE WALL
- STONE WALL REMAINS
- BARBED WIRE
- BW FOUND
- TYP
- S.C.R.D.
- STRAFFORD COUNTY REGISTRY OF DEEDS

PLAN REFERENCES:

- "SUBDIVISION OF LAND SALMON FALLS ROAD ROCHESTER, N.H. FOR MURFED R. & SHIRLEY L. CRETEAU & RALPH W. & PAULINE C. TORR."  
BY: NORWAY PLAINS ASSOCIATES, INC.  
DATED: SEPTEMBER, 1995  
S.C.R.D.: PLAN # 50-86
- "PROPOSED BOUNDARY LINE REVISION LAND OF JOHN CARPENTER AND ZACHARY & JOANNE PALLAS SUMMER STREET EAST ROCHESTER, N.H."  
BY: BERRY SURVEYING & ENGINEERING  
DATED: OCTOBER 17, 1995  
S.C.R.D.: PLAN # 47-34
- "SUBDIVISION OF LAND SALMON FALLS ROAD ROCHESTER, N.H. FOR SOUTHEAST BANK FOR SAVINGS"  
BY: NORWAY PLAINS ASSOCIATES, INC.  
DATED: AUGUST, 1993  
S.C.R.D.: PLAN # 43-54
- "PLAN OF LAND IN ROCHESTER, N.H. FOR K&M BUILDERS, INC."  
BY: G & UNDERWOOD ENGINEERS, INC.  
DATED: OCTOBER 26, 1987  
S.C.R.D.: PLAN # 33-89
- "SUBDIVISION PLAN JEFFERY TAYLOR"  
BY: FREDERICK E. DREW ASSOCIATES  
DATED: JULY, 1979 REVISED MAY, 1982  
S.C.R.D.: PLAN # 22A-174
- "LIMITED SUBDIVISION PEASE FARM ROCHESTER, N.H."  
BY: FREDERICK E. DREW ASSOCIATES  
DATED: AUGUST, 1977  
S.C.R.D.: PLAN # 17A-190
- "LIMITED SUBDIVISION ARTHUR CUTTER PROPERTY ROCHESTER, N.H."  
BY: FREDERICK E. DREW ASSOCIATES  
DATED: JULY, 1974  
S.C.R.D.: PLAN # 53, POCKET # 4, FOLDER # 5
- "LOT LINE REVISION, SALMON FALLS ROAD, TAX MAP 22, LOTS 9 & 10, ROCHESTER, NH PREPARED FOR JEFFREY & CATHERINE T. TAYLOR & ROBERT J. & SHARON A. OXX"  
BY: NORWAY PLAINS ASSOCIATES, INC.  
DATED: JULY, 2012  
ON FILE AT CITY OF ROCHESTER

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.



NOTES:

- OWNER: THONE, ZACHARIAH  
632 SALMON FALLS ROAD  
ROCHESTER, NH 03868-5909
- TAX MAP 224, LOT 12
- LOT AREA: 153,251 Sq. Ft., 3.51 Ac.
- S.C.R.D. BOOK 4178, PAGE 491
- ZONING: AGRICULTURAL, W/ SEWER AND WATER  
SETBACKS:  
FRONT ~ 20.0'  
SIDE ~ 10.0'  
REAR ~ 20.0'  
WETLANDS SETBACK (GREATER THE 1/2 AC) ~ 50.0'  
WETLAND BUFFER (GREATER THE 1/2 AC) ~ 25.0'  
MIN. LOT SIZE  
20,000 Sq. Ft.  
MIN. LOT FRONTAGE  
150'  
MAX. BUILDING HEIGHT  
35'
- OVERLAY DISTRICTS: CONSERVATION OVERLAY DISTRICT
- I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# ~330150, MAP# ~ 33017C02040 & 33017C02080, DATED: MAY 17, 2005.
- VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.
- THE INTENT OF THIS PLAN IS TO SUBDIVIDE ROCHESTER TAX MAP 224, LOT 12 INTO 2 INDIVIDUAL LOTS. THIS IS A 2 SHEET PLAN SET. SHEET 1 IS A SUBDIVISION SHEET, SHEET 2 IS A TOPOGRAPHIC SUBDIVISION SHEET. SHEET 1 WILL BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. SHEET 2 WILL BE ON FILE AT THIS OFFICE AND THE CITY OF ROCHESTER. FOR MORE INFORMATION ON THIS SUBDIVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 335-1338.
- THE CURRENT USE OF THE PROPERTY IS SINGLE FAMILY RESIDENTIAL. THE PROPOSED USE WILL BE SINGLE FAMILY RESIDENTIAL.
- LOTS 12 & 12-1 WILL BE SERVICED BY MUNICIPAL WATER AND SEWER.
- REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITE SURFACE ARE AND SHALL BE MAINTAINED THROUGH THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTIONS AT NO EXPENSE TO THE CITY.
- EACH INDIVIDUAL LOT WILL HAVE APPROPRIATE EROSION CONTROL DURING CONSTRUCTION PURSUANT TO CITY OF ROCHESTER STORMWATER REGULATIONS.
- ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND WITH THE EXCEPTION OF ONE DROP POLE.
- NHDES SUBDIVISION APPROVAL IS NOT REQUIRED FOR EITHER LOT.
- EACH LOT CONTAINS AT LEAST 3,000 Sq. Ft. OF BUILDABLE LAND AREA.
- THIS SUBDIVISION WILL REQUIRE A VARIANCE FROM THE ZBA FOR THE LOT FRONTAGE ON LOT 12-1. THIS IS NOT A PORKCHOP SUBDIVISION.

N/F MOULTON VEAL, JACQUELINE & VEAL LARRY  
622 SALMON FALLS ROAD  
ROCHESTER, NH 03868  
TAX MAP 224, LOT 11  
S.C.R.D. BOOK 5050, PAGE 1019  
0.70 Ac. ±, RESIDENTIAL USE

N/F GOWELL, PETER & NANCY  
10 SMOKE STREET  
ROCHESTER, NH 03868  
TAX MAP 224, LOT 324-1  
S.C.R.D. BOOK 4983, PAGE 793  
0.93 Ac. ±, RESIDENTIAL

N/F MATUSON, MICHAEL & RUPIN, REBECCA  
631 SALMON FALLS ROAD  
ROCHESTER, NH 03868-5908  
TAX MAP 224, LOT 324  
S.C.R.D. BOOK 5047, PAGE 139  
1.21 Ac. ±, RESIDENTIAL USE

N/F GIBSON, CHARLES J. & PAMELA A.  
635 SALMON FALLS ROAD  
ROCHESTER, NH 03868-5908  
TAX MAP 224, LOT 321-1  
S.C.R.D. BOOK 4485, PAGE 605  
2.20 Ac. ±, RESIDENTIAL USE

N/F ARTHUR, MICHAEL K  
639 SALMON FALLS ROAD  
ROCHESTER, NH 03868-5908  
TAX MAP 224, LOT 320  
S.C.R.D. BOOK 4480, PAGE 46  
1.0 Ac. ±, RESIDENTIAL USE

N/F TORR, RALPH W. TRUST OF 2000  
TORR, RALPH W. TRUSTEE  
283 CHESTNUT HILL ROAD  
ROCHESTER, NH 03867-5107  
TAX MAP 224, LOT 19  
S.C.R.D. BOOK 4784, PAGE 903  
78.28 Ac. ±, VACANT

N/F HUSSEY, MARISSA & SEAN  
605 SALMON FALLS ROAD  
ROCHESTER, NH 03868  
TAX MAP 224, LOT 9  
S.C.R.D. BOOK 4912, PAGE 18  
36.30 Ac. ±, RESIDENTIAL USE

3/4" REBAR W/ ID  
CAP ~TBS~  
NH GRID COORDINATES  
N: 298963.05  
E: 1178457.54

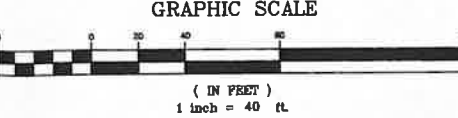
3/4" REBAR W/ ID  
CAP ~TBS~  
NH GRID COORDINATES  
N: 298723.24  
E: 1178325.91

TAX MAP 224, LOT 12-1  
TOTAL LOT AREA:  
92,388 Sq. Ft.  
2.12 Ac.

TAX MAP 224, LOT 12  
TOTAL LOT AREA:  
60,863 Sq. Ft.  
1.39 Ac.

EDGE OF POORLY  
DRAINED JURISDICTIONAL  
WETLANDS (TYP.)  
BY: DEIDRA BENJAMIN, CWS #295  
UNDER 1/2 ACRE, NO BUFFERS REQ.

EXISTING SHED  
TO BE  
REMOVED



FINAL APPROVAL  
BY  
ROCHESTER PLANNING BOARD  
CERTIFIED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_  
I CERTIFY THAT THIS PLAT EXCEEDS THE  
MINIMUM REQUIREMENT FOR ACCURACY AND  
COMPLETENESS OF THE STATE OF N.H. AND  
OF THE CITY OF ROCHESTER, N.H. - 1:10,000-  
KENNETH A. BERRY L.L.S. 805 DATE 3-20-24

REVISION	DATE	DESCRIPTION
SUBDIVISION PLAN LAND OF ZACHARIAH THONE 632 SALMON FALLS ROAD ROCHESTER, NH 03868 TAX MAP 224, LOT 12		
BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT RD. BARRINGTON, N.H. (603)332-2863		
SCALE : 1 IN. EQUALS 40 FT.		
DATE : DECEMBER 29, 2023		
FILE NO. : DB 2022 - 061		

WETLAND NOTES:

- WETLANDS WERE DELINEATED BY DEIDRA L. BENJAMIN, SPRING 2023. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
- FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0, UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
- NATIONAL WETLAND PLANT LIST (CURRENT VERSION).

DEIDRA L. BENJAMIN CWS #295

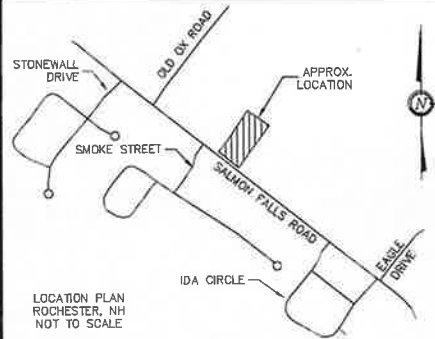
LEGEND:

- 3/4" REBAR W/ 10 CAP ~TBS~
- IRON PIPE ~FND~
- STEEL STAKE ~FND~
- UTILITY POLE
- GUY WIRE
- BENCHMARK
- PROPOSED BOUNDARY LINE
- PROPOSED BUILDING SETBACK LINE
- PERIMETER BOUNDARY LINE
- APPROXIMATE ABUTTING LOT LINE
- POORLY DRAINED WETLAND LINE
- STONE WALL
- STONE WALL REMAINS
- EXISTING OVERHEAD UTILITIES
- EXISTING WATER LINE
- NRCS SOIL LINE AND LABEL
- TREE LINE
- PROPOSED UNDERGROUND UTILITIES
- PROPOSED WATER LINE
- BARBED WIRE
- FOUND
- FND TYP
- S.C.R.D.
- STRAFFORD COUNTY REGISTRY OF DEEDS

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.

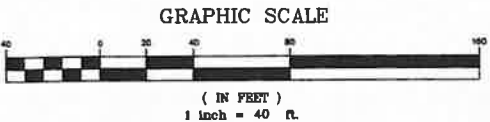
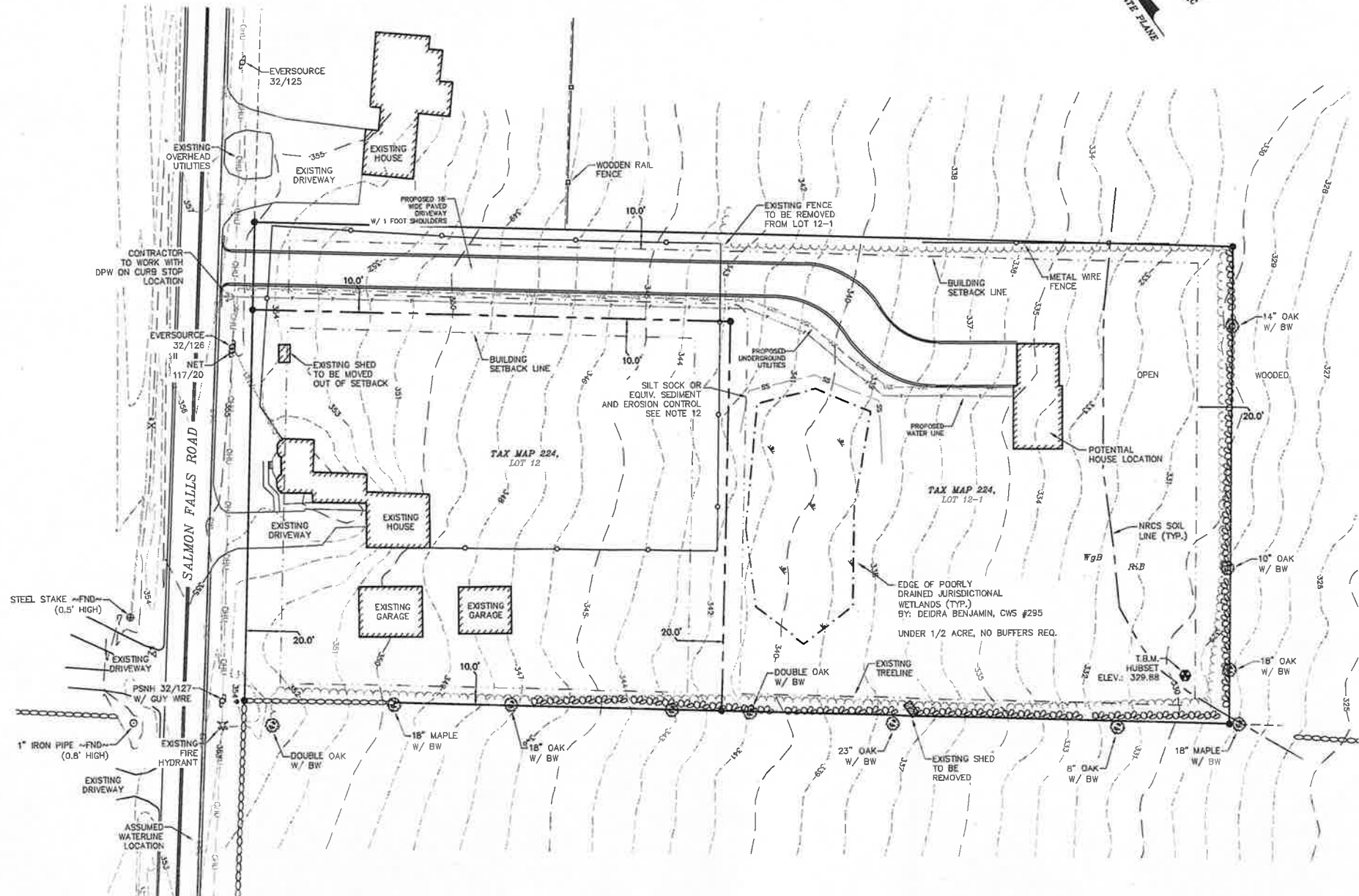
SOIL DATA:

Wgb ~ WOODBRIDGE FINE SANDY LOAM, 3 TO 8% SLOPES  
R/LB ~ RIDGEBURY FINE SANDY LOAM, 3 TO 8% SLOPES, VERY STONY  
SEE NRCS/WEB/ISOIL

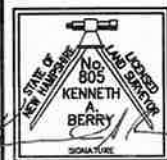


NOTES:

- OWNER: THONE, ZACHARIAH  
632 SALMON FALLS ROAD  
ROCHESTER, NH 03868-5909
- TAX MAP 224, LOT 12
- LOT AREA: 153,251 Sq. Ft., 3.51 Ac.
- S.C.R.D. BOOK 417B, PAGE 491
- ZONING: AGRICULTURAL, W/ SEWER AND WATER SETBACKS:  
FRONT ~ 20.0'  
SIDE ~ 10.0'  
REAR ~ 20.0'  
WETLANDS SETBACK (GREATER THE 1/2 AC) ~ 50.0'  
WETLAND BUFFER (GREATER THE 1/2 AC) ~ 25.0'  
MIN. LOT SIZE  
20,000 Sq. Ft.  
MIN. LOT FRONTAGE  
150'  
MAX. BUILDING HEIGHT  
35'
- OVERLAY DISTRICTS: CONSERVATION OVERLAY DISTRICT
- I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF: FEMA COMMUNITY# - 330150, MAP# - 33017C0204D & 33017C0208D, DATED: MAY 17, 2005.
- VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.
- THE INTENT OF THIS PLAN IS TO SUBDIVIDE ROCHESTER TAX MAP 224, LOT 12 INTO 2 INDIVIDUAL LOTS. THIS IS A 2 SHEET PLAN SET. SHEET 1 IS A SUBDIVISION SHEET, SHEET 2 IS A TOPOGRAPHIC SUBDIVISION SHEET. SHEET 1 WILL BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. SHEET 2 WILL BE ON FILE AT THIS OFFICE AND THE CITY OF ROCHESTER. FOR MORE INFORMATION ON THIS SUBDIVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKENFELD STREET, ROCHESTER, NH 03867, (603) 335-1338.
- THE CURRENT USE OF THE PROPERTY IS SINGLE FAMILY RESIDENTIAL. THE PROPOSED USE WILL BE SINGLE FAMILY RESIDENTIAL.
- LOTS 12 & 12-1 WILL BE SERVICED BY MUNICIPAL WATER AND SEWER.
- REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITE'S SURFACE ARE AND SHALL BE MAINTAINED THROUGH THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTIONS AT NO EXPENSE TO THE CITY.
- EACH INDIVIDUAL LOT WILL HAVE APPROPRIATE EROSION CONTROL DURING CONSTRUCTION PURSUANT TO CITY OF ROCHESTER STORMWATER REGULATIONS.
- ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND WITH THE EXCEPTION OF ONE DROP POLE.
- NHDES SUBDIVISION APPROVAL IS NOT REQUIRED FOR EITHER LOT.
- EACH LOT CONTAINS AT LEAST 3,000 Sq. Ft. OF BUILDABLE LAND AREA.
- THIS SUBDIVISION WILL REQUIRE A VARIANCE FROM THE ZBA FOR THE LOT FRONTAGE ON LOT 12-1. THIS IS NOT A PERKCHOP SUBDIVISION.



FINAL APPROVAL  
BY  
ROCHESTER PLANNING BOARD  
CERTIFIED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_



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## **BERRY SURVEYING & ENGINEERING**

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

[www.BerrySurveying.Com](http://www.BerrySurveying.Com)

**March 20, 2024**

### **Abutters List**

#### **Owner of Record**

##### **Tax Map 224, Lot 12**

Zachariah Thone  
632 Salmon Falls Rd  
Rochester, NH 03868  
*Book 4178, Page 491*

#### **Abutters**

##### **Tax Map 224, Lot 13**

Ralph W Torr Rev Tst  
Ralph W Torr Tstee  
283 Chestnut Hill Rd  
Rochester, NH 03867  
*Book 4784, Page 903*

##### **Tax Map 224, Lot 9**

Marissa & Sean Hussey  
606 Salmon Falls Rd  
Rochester, NH 03868  
*Book 4912, Page 018*

##### **Tax Map 224, Lot 11**

Jacqueline Veal Mouton  
Larry Veal  
622 Salmon Falls Rd  
Rochester, NH 03868  
*Book 5050, Page 1019*

##### **Tax Map 224, Lot 324-1**

Nancy Gowell Liv Tst  
Nancy Lynne Gowell  
10 Smoke St  
Rochester, NH 03868  
*Book 5140, Page 321*

22-061 Thone, Zachariah  
632 Salmon Falls Rd, Rochester

Page 2 of 2

**Tax Map 224, Lot 324**

Michael Matuson  
Rebecca Rifkin  
631 Salmon Falls Rd  
Rochester, NH 03868  
*Book 5047, Page 139*

**Tax Map 224, Lot 321-1**

Charles J & Pamela A Gibson  
635 Salmon Falls Rd  
Rochester, NH 03868  
*Book 4485, Page 605*

**Professionals**

Deidra Benjamin, CWS  
100 Leavitt Rd  
Pittsfield, NH 03263

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



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