SUBDIVISION APPLICATION

Planning & Community Development Department · City of Manchester, New Hampshire

Please print legibly. Please note that this form must be completed by the property owner.

Submission Date: 10/05/2020

Type of Application:

- ☐ Subdivision without New Street
- ☐ Subdivision with New Street
- ☒ Lot Line Adjustment
- ☐ Other: _____

Number of Lots Including Parent Parcel(s) to be Created: 286-27, 26 & 25 (2)

Total Area of Site: 32,804-SF

Location/Address of Lots: 71 WALNUT HILL AVE

Tax Map/Lot No(s): 286 LOTS 25, 26 & 27

Zoning District: R-1A

Ward: 1

Has this project gone to the ZBA?

- ☐ Yes Case #_____
- ☒ No

Estimated Building & Site Costs: N/A

Property Owner (For additional property owners, please submit separate forms.)

Name: DAVID W. ROEDEL

Address: 71 WALNUT HILL AVE, MANCHESTER, NH 03104

Phone: 603-860-0156

E-mail address: droedel@roedelcompanies.com

Agent

Name: MATHEW R. ROUTHIER, PLA, ASLA

Title and company, if any: BEDFORD DESIGN CONSULTANTS INC

Address: 592 HARVEY ROAD, MANCHESTER, NH 03103

Phone: 603-622-5533

E-mail address: mattr@bedforddesign.com

Have all required application fees been submitted? *(Refer to Appendix A)* ☒ Yes ☐ No

Have all required application materials been submitted? *(Refer to Appendix B)* ☒ Yes ☐ No

Have written requests been submitted for all waivers sought? ☒ Yes ☐ No

Certification, Permission, and Authorization: *As the owner of the property that is the subject of this application, I hereby certify that the above information is correct and that I have submitted herewith all documentation required by Appendices A and B or requested a waiver in writing for any documentation not submitted. I hereby permit City of Manchester officials and staff to enter onto the property to inspect it as part of this application. I hereby authorize the person or entity listed herein as the Agent to represent my interests before the City in connection with this application.*

Signature of Property Owner, Trustee, or Officer (Not Agent)

David Roedel

Printed Name and Title, if any

DO NOT WRITE BELOW THIS LINE – for Planning and Community Development use only.

Materials submitted:

- ☐ Plans (Full Sized–22" X 34")
- ☐ Reduced Plans
- ☐ Abutters List
- ☐ Application Fees
- ☐ Postage Fee
- ☐ Drainage Calculations
- ☐ Public Improvement Plan
- ☐ Traffic Study
- ☐ PDF Files
- ☐ Deeds
- ☐ Other _____

Fees:

Application Fee: _____

Add. Review Fees: _____

Abutter Notices: _____

Total: _____

Subdivision Project Number:

Receipt Stamp:

CITY OF MANCHESTER INCORPORATED JUNE 1846

Bedford Design Consultants Inc.
ENGINEERS AND SURVEYORS
592 Harvey Road, Manchester, NH 03109
Telephone: (603) 622-5533 Fax: (603) 622-4740
www.bedforddesign.com

October 5, 2020

City of Manchester
Planning & Community Development Department
One City Hall Plaza, West Wing
Manchester, NH 03101

RE: Lot Line Adjustment
71 Walnut Hill Ave
Manchester, NH 03104 (Tax Map 286 Lots 25, 26 & 27)

Waiver Request

Bedford Design Consultants, Inc, is seeking a waiver from General Requirement for Subdivisions, Section 5.6, and Appendix B: Application Checklist for Subdivision Review of the City of Manchester, New Hampshire, Subdivision and Site Plan Review Regulations, requiring wetlands and vernal pools shall be field delineated and certified by a certified wetland scientist

Granting of this waiver would carry out the spirit and intent of the ordinance because the property is in an area that has development all around it and has previously been disturbed. The lots have been used as a yard for the existing single-family home at 71 Walnut Hill Avenue. The intent of this section of the ordinance is to protect wetlands and other sensitive areas that are typically found in undeveloped areas. The lots have been maintained by the current owner as a yard and are existing lots of record.

If you have any questions regarding this agreement or the enclosed materials, please do not hesitate to contact me.

Sincerely,

Bedford Design Consultants, Inc.

Matthew R. Routhier, PLA, ASLA
Project Manager

APPENDIX B

APPLICATION CHECKLIST FOR SUBDIVISION REVIEW

The following checklist is a guide for applicants to ensure that they provide required or often-submitted information. Fulfillment of the checklist does not supersede the requirement of reviewing the subdivision and site plan review regulations and providing all information and materials required therein. Please check the box next to all items submitted and submit this form with your application.

I. FORMAL APPLICATION SUBMISSION

A lot line adjustment does not require the submission of Item (C) below.

(A) *Basic Submission Materials*:

☒ Application form signed by the applicant and owner of record of the property.

☒ Abutters list including the names and mailing addresses of all abutting owners of record. It is the responsibility of the applicant to provide the City with a complete list of abutters and all other parties that must be notified of an application, pursuant to RSA 676:4, I(d).

☒ A check or cash to include all fees required by Appendix A

☒ A copy of the existing deed or deeds for the property, and copies of all proposed deeds, covenants, or other legal documents to which the City of Manchester may be a party

☐ N/A If the applicant proposes to include an unaccepted or discontinued street into a subdivision plan, the applicant shall demonstrate title to such street by evidence of a warranty deed, court decree, current title insurance policy, or chain of title for a period conforming to the latest revision of the New Hampshire Bar Association Title Examination Standards. The evidence of title shall include the area of the unaccepted or discontinued street.

☒ Written requests for any waivers of the Subdivision and Site Plan Regulations, with written justification

☐ N/A A list of all state and federal permits required and their status, including, but not limited to, Alteration of Terrain, Subsurface Subdivision, Wetland and / or US Army Corps of Engineers, Shoreland, Public Water System, Privately Owned Sewerage, and Sewer Connection Permit.

☒ Written notification of any variance or other determination by the Zoning Board of Adjustment that is necessary for the proposal to conform with the Zoning Ordinance.

☒ A traffic-impact letter, traffic-impact study, or written statement as to why neither is required, pursuant to Subsection 9.1

Written statement: EXISTING LOTS OF RECORD, N/A

(B) *Subdivision Plan.*

☒ This shall be an accurate plan of the proposed subdivision layout prepared and stamped by a licensed land surveyor and bearing the statement, "I hereby certify that this plan is based on an actual field survey and has a maximum error of closure of 1 in 10,000 on all property lines within and bordering the subject property." The plan shall satisfy all requirements for recording and shall have a scale adequate to show all pertinent details. It shall be drawn with black ink at 22" x 34" in size and submitted along with six paper prints. In addition, four reduced copies at 11" x 17" and one at 8½" x 11" of the entire plan set shall be submitted.

The plan shall include, where applicable:

☒ A Title Block that includes title, date, scale, sheet numbers, applicant's contact information, and the map and lot number of subject parcel or parcels, located at either the lower-right corner of the plan or along the right edge

☒ A rectangular box of at least 4.5 inches wide by 2 inches tall located above the title block that shall be reserved for an approval stamp and signature

☒ A north arrow, which shall point up whenever possible

☒ Plan references, located at the top-left corner of the plan

☒ Existing addresses for all lots shown, if the lots have addresses

☒ Map and lot numbers for all existing and proposed lots shown on the plan

☒ Building envelope for each new building lot, including labels for any buffers.

☒ The square footage of all lots and usable open spaces.

☒ Existing features, including all buildings, structures, property lines, easements, monuments, wetlands, parking, and rights-of-way.

☒ Existing and proposed watercourses, ponds, wetlands, channel encroachment lines, and 100 year flood lines.

☒ Existing and proposed driveways.

☒ Dimensions and bearings of all lines within and bordering the subject property.

☒ All monuments to be set.

☒ Adjoining property lines for an appropriate distance from the perimeter of the subdivision, adjoining easements, and name and address of abutting property owners of record.

☒ Zoning districts of all parcels depicted.

☒ A note referencing any plans or deeds that are relevant to, or were referred to in the creation of, the plan.

☒ Municipal boundaries, if applicable

☐ WAIVER The stamp of a certified wetlands scientist licensed to practice in New Hampshire for any plan depicting wetlands.

☒ The central angle, radius and length of curve on all curves.

☒ The dimensions and width of all proposed rights-of-way and easements.

☒ Street bound locations.

☒ Existing and proposed street names.

☒ Existing storm drains, sanitary sewers, water wells, catch basins, manholes, bridges, headwalls, utility poles and lines, gas lines and all other structures pertaining to streets, drainage, sewers and utilities.

☒ An index map if the proposed subdivision is divided into sections or is of such size that more than two (2) sheets are required.

☒ A location map, if necessary, at a scale adequate to show the location of the subdivision and relation to primary roads, located at the top-right corner of the plan.

☒ Notes located on the right side of the plan

☒ A note stating the purpose of the plan.

☒ A note stating which pages of the plan will be recorded and which will be on file with the City.

☒ A note stating, "All conditions subsequent to approval shall be completed within two years of the date of final approval."

☒ Either a space for writing the conditions of approval on the plan or a note stating that all conditions of approval are recorded on a notice of decision filed at the Hillsborough County Registry of Deeds, pursuant to RSA 676:3. If the notice of decision is to be

recorded, the notice will contain a blank space for the associated plan number. That plan number shall be printed on the notice of decision prior to recording.

For final approval of a plan, the applicant shall submit one mylar copy of all sheets to be recorded, a complete mylar plan set to be kept on file with the Planning and Community Development Department, and four paper copies of the plan set.

(C) *Public Improvements Plan.* NOT REQUIRED

☐ This plan shall include plan and profile drawings of all proposed streets, storm drains, sanitary sewers, catch basins, manholes, watercourses, headwalls, sidewalks, curbs, gutters, bridges, culverts and other structures pertaining to streets, drainage, sewers and other utilities.

☐ The size and scale of the plan shall correspond to the final plan.

☐ In the case of streets, sample road cross-sections shall be shown. Road profiles shall show the existing and proposed center line elevations and proposed grades.

☐ The depth, invert, slope and size of all pipes, ditches and streams shall be shown.

☐ Detail drawings of any bridges, box culverts, deep manholes and other special structures shall be submitted.

☐ Six (6) paper prints of plans shall be submitted and bear the seal of the licensed engineer who prepared the plans.

☐ Stamp of a surveyor licensed to practice in the State of New Hampshire

(D) *Other Materials as Required.*

☐ Topography. Existing contours at two foot intervals may be required. In addition, in the event that any major re-grading or soil or rock removal is proposed, a grading plan shall be submitted. This plan shall show existing and proposed contours with an interval of two (2) feet; the estimated amount of material to be added or removed; and the proposed layout of streets, lots and drainage. It shall bear the seal of the licensed engineer who prepared the plan. Six (6) paper prints shall be submitted.

☐ Sewage Disposal. When a subdivision is to be served by sanitary sewer, certification from the Highway Division and, as applicable, the NH Department of Environmental Services (DES) shall be submitted. When other forms of treatment are proposed, certification from the Health Department and DES shall be submitted.

☐ Water Supply. When a subdivision is to be served by public water, the applicant shall show the location of water lines and all appurtenant structures on plan profile. A statement of approval from the Manchester Water Works shall be submitted.

☒ Dedication and Deeds. Street areas shall be dedicated using the language provided in Appendix D, which shall be conveyed to the City Planning office prior to the time of signing of the plat. Easements for sanitary sewer and storm drains are required where the utilities are located outside the right-of-way of streets. Easements will be conveyed with warranty covenants prior to the time of signing of the plat.

☒ Other Evidence. Other evidence may be required, if necessary for Board determination, establishing that the land to be subdivided is of such character that it can be used for building purpose without danger to health or public safety.

II. DIGITAL FILE FORMAT

☒ All plans submitted shall include a .pdf file for each plan. These are in addition to and do not replace any current submission requirements. Accompanying documentation or updated information supplied after submission must also be accompanied by a CD-ROM containing the amended or new information in PDF format. This digital format will be kept in the Planning Department digital files and may be used to send plans to Planning Board Members, abutters, peer review engineers, and all other interested parties.

III. ACKNOWLEDGEMENT

The undersigned acknowledges that he or she has provided all information and materials required herein or provided a written waiver request with a narrative justification for each item not submitted.

Matthew R. Routhier
Signature

MATHEW R. ROUTHIER
Name, printed

LANDSCAPE ARCHITECT / PROJECT MANAGER
Title

10/05/2020
Date

Bedford Design Consultants Inc.
ENGINEERS AND SURVEYORS
592 Harvey Road Manchester, NH 03103
Telephone: (603) 622-5533 • www.bedforddesign.com

71 Walnut Hill Avenue
Manchester, NH 03104
Abutters List
BDC Job # 1585-01

Tax Map	Lot	Name/Address
OWNER		
286	25 26 27	David W. Roedel 71 Walnut Hill Avenue Manchester, NH 03104
ABUTTERS		
279	1 2	David W. Roedel 71 Walnut Hill Avenue Manchester, NH 03104
286	15	Mark Lore Living Trust 90 Walnut Hill Avenue Manchester, NH 03104
286	16	James A Ferguson 106 Walnut Hill Avenue Manchester, NH 03104
286	24	Lamothe Family Rev. Trust 123 Walnut Hill Avenue Manchester, NH 03104
287	8	Martha Ltee Cushing 50 Walnut Hill Avenue Manchester, NH 03104-2107
287	9	Andrea L. Weilbrenner 49 Walnut Hill Avenue Manchester, NH 03104
287	13	Akiva Eisenberg 58 Whitford Street Manchester, NH 03104

287	13	Akiva Eisenberg 58 Whitford Street Manchester, NH 03104
ENGINEER		Bedford Design Consultants, Inc. C/O Robert J. Baskerville, P.E. 592 Harvey Road Manchester, NH 03103
SURVEYOR		Bedford Design Consultants, Inc. C/O Craig A. Francisco, LLS 592 Harvey Road Manchester, NH 03103

C/H
L-CHIP
HIA319750

Return to:
David Roedel
1165 River Rd.
Manchester, NH 03104

STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION
REAL ESTATE TRANSFER TAX
****6 Thousand 2 Hundred 25 Dollars
DATE 08/11/2015 HI068292 AMOUNT $ ****6225.00
VOID IF ALTERED

FIDUCIARY DEED

Eugene M. Van Loan, III, of 95 Market Street, Manchester, County of Hillsborough and State of New Hampshire 03101, **Executor of the Will of Lucille E. Davison,** by the power conferred by the Hillsborough County 9th Circuit Court Probate Division on July 26, 2010, and every other power, for Four Hundred Fifteen Thousand and 00/100 Dollars ($415,000.00) paid, grants to **David W. Roedel and Mary Lynn Roedel,** husband and wife, of 1165 River Road, Manchester, County of Hillsborough, State of New Hampshire 03104, as joint tenants with rights of survivorship, **WITH FIDUCIARY COVENANTS**, the following:

TRACT ONE:

A certain tract of land situated in said Manchester, County of Hillsborough and State of New Hampshire, bounded and described as follows:

Beginning on the southerly side of Walnut Hill Avenue one hundred (100) feet easterly from Beech Street on the easterly line of lot #4 on the plan of Walnut Hill made for J.R. Weston, dated June 4, 1898, recorded in the registry of deeds for said county as #43, also in volume 648, page 43 of said registry; thence easterly by Walnut Hill Avenue one hundred (100) feet to lot #6 on that plan; thence southerly by lot #6 one hundred eight and seventy one-hundredths (108.70) feet; thence substantially parallel with Walnut Hill Avenue one hundred (100) feet to lot #4; thence northerly by lot #4 one hundred eight and sixty one-hundredths (108.60) feet to the place of beginning, being lot #5 on said plan, containing ten thousand eight hundred sixty-five (10,865) square feet, and being part of the premises described in the deed of Julia A. Weston to Grace W. Johnson, dated June 26, 1929 and recorded in said registry, volume 888, page 361.

Meaning and intending to describe and convey the same premises conveyed to Lucille E. Davison by Deed of Charles E. Johnson, dated May 4, 1945, recorded in the Hillsborough County Registry of Deeds on June 15, 1945 at Book 1081, Page 204.

TRACT TWO:

A certain tract of land situated in said Manchester, County of Hillsborough and State of New Hampshire, bounded and described as follows:

Beginning at the intersection of the southerly line of Walnut Hill Avenue with the easterly line of Beech Street, as shown on plan of Walnut Hill made for J. R. Weston, dated June 4, 1898 recorded in said county registry of deeds as #43, also in volume 648 page 43 of said registry; thence easterly by Walnut Hill Avenue, one hundred (100) feet to lot five (5) on said plan; thence southerly by lot five (5) one hundred and eight and six tenths (108 6/10) feet to land of Annie B. Knox; thence westerly by the Knox land, one hundred and three and twenty-five one hundredths (103.25) feet to Beech Street; thence northerly by Beech Street, one hundred and eight and sixty-two one hundredths (108.62) feet to the point of beginning; being lot 4 on said plan; containing eleven thousand thirty-four (11,034) square feet and being part of the premises described in the deed of Julia E. Weston to Grace W. Johnson dated June 26, 1929 and recorded in said registry, volume 888 page 361.

Meaning and intending to describe and convey the same premises conveyed to Lucille E. Davison by Deed of Grace W. Johnson, dated October 4, 1941, recorded in the Hillsborough County Registry of Deeds on November 13, 1941 in Book 1027, Page 11.

TRACT THREE:

A certain lot of land situated in said Manchester, County of Hillsborough and State of New Hampshire, bounded and described as follows:

Beginning at a point on the southerly line of Walnut Hill Avenue two hundred (200) feet east of the easterly line of Beech Street at lot #5, as shown on the plan of land of J. R. Weston of Manchester, N.H., recorded in the Hillsborough County Registry of Deeds as plan #43; thence easterly by Walnut Hill Avenue one hundred (100) feet to lot #7 as shown on said plan; thence southerly by lot #7 on hundred eight and eight tenths (108.8) feet; thence westerly on a line substantially parallel with Walnut Hill Avenue to lot #5; thence northerly by lot #5 one hundred eight and seven tenths (108.7) feet to the point of beginning; being lot #6 on said plan.

Meaning and intending to describe and convey the same premises conveyed to Lucille E. Davison by Deed of Margaret P. Haley, dated April 5, 1947, and recorded in the Hillsborough County Registry of Deeds in Book 1144, page 110.

The above described tracts are conveyed subject to the following:

1. Any and all matters as shown or noted on plan recorded in said Registry as Plan No. 43, Plan No. 300 & Plan No. 1098.

2. Subject to Water Main Assessment from Manchester Water Works dated March 15, 1971 and recorded in said Registry at Book 2119, Page 124.

3. Subject to a Decree of Title with the City of Manchester, Docket No. 2003-0005, dated April 15, 2003 and recorded in said Registry at Book 6916, Page 2713.

Lucille E. Davison died testate on June 1, 2010; see 9th Circuit Court Probate Division (Nashua) Docket #316-2010-ET-01146. See also Death Certificate recorded in Book 8266, Page 2585.

The property hereby conveyed is not the homestead of the heirs nor their spouses.

EXECUTED this 10 day of August 2015.

ESTATE OF LUCILLE E. DAVISON

By: Eugene M. Van Loan III

Eugene M. Van Loan, III, Executor

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

On this the 10th day of August, 2015, before me, the undersigned officer, personally appeared Eugene M. Van Loan, III, as Executor of the Estate of Lucille E. Davison, who acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained.

Justice of the Peace/~~Notary Public~~
My Commission Expires: 2/12/19

NICOLE M. MORSE
STATE OF NEW HAMPSHIRE
MY COMMISSION EXPIRES FEBRUARY 12, 2019
JUSTICE OF THE PEACE

C:\Users\deb\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.Outlook\AYWK1ZRD\Clean Fiduciary Deed - (Walnut Hill Ave lots) 8.6.15.doc