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Planning Dept.

LOT LINE REVISION APPLICATION
City of Rochester, New Hampshire

Date: August 13, 2015 [office use only. Check # _____ amount \$ _____ date _____]

Property information

Tax map #: 230 ; lot #'s): 20-1 & 20-2 ; zoning district: Industrial

Property address/location: 28 Industrial Way

Name of project (if applicable): Eastern Propane Gas, Inc.

Property owner – Parcel A

Name (include name of individual): LP Gas Equipment, Inc.

Mailing address: c/o Eastern Propane Gas Inc.; PO Box 1800, Rochester, NH 03866

trickards@eastern.com

Telephone #: (603) 332-2800 Email: Trickard@Eastern.com

Property owner – Parcel B (clarify whether both parcels are owned by the same person(s))

Name (include name of individual): Same as Parcel A

Mailing address: _____

Telephone #: _____ Email: _____

Surveyor

Name (include name of individual): Norway Plains Associates, Inc.: Joel D. Runnals, LLS

Mailing address: PO Box 249, Rochester, NH 03866-0249

Telephone #: (603) 335-3948 Fax #: (603) 332-0098

Email address: jrunnals@norwayplains.com Professional license #: LLS 865

Proposed project

What is the purpose of the lot line revision? Proposed lot line revision to allow for the construction of a training facility for Eastern Propane Gas, Inc.

Will any encroachments result? No.

(Continued Lot Line Revision application Tax Map: 230 Lot: 20-1 & 20-2 Zone IND)

Comments

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

An existing utility shed will be removed that would fall along the proposed lot line.

This application is being submitted in conjunction with a non-residential site plan application for a
proposed training facility for Eastern Propane Gas, Inc.

Submission of application

This application must be signed by the property owner(s) and/or the agent.

I/we hereby submit this Lot Line Revision application to the City of Rochester Planning Board pursuant to the City of Rochester Subdivision Regulations and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As agent, I attest that I am duly authorized to act in this capacity.

Signature of property owner:
(Parcel A)

Charles V. Deen

Date:

8/17/15

Signature of property owner:
(Parcel B)

Charles V. Deen

Date:

8/17/15

Signature of agent: _____

Date: _____

NORWAY PLAINS ASSOCIATES, INC.

SURVEYORS • SEPTIC SYSTEM DESIGNERS • ENGINEERS • TRANSPORTATION PLANNERS

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August 18, 2015

Seth Creighton, Chief Planner
Department of Planning and Development
Second Floor, City Hall
31 Wakefield Street
Rochester, NH 03867-1917

**Re: Proposed Lot Line Revision – between – Tax Map 230 Lots 20-1 & 20-2
L.P. Gas Equipment, Inc. – Industrial Way - Rochester, New Hampshire**

Dear Mr. Creighton:

On behalf of L.P. Gas Equipment, Inc and Eastern Propane Gas, Inc, we hereby submit plans and application for a proposed lot line adjustment between the above referenced lots both owned by the applicant.

The Lot Line Revision application is being submitted concurrently with the Site Plan application to allow a proposed building to be constructed on the parent lot (230/20-1). Both properties are owned by L.P. Gas Equipment, Inc which is located within the Industrial Zone. The other lot, Map 230, Lot 20-2 is vacant at this time.

The existing property line will be relocated approximately 122 feet westerly of its current location resulting in 1.61 (70,132 sf) acre land area gain for TM 230/20-1.

The existing 50' wide "Access & Utility Easement" currently located along the northerly side of TM 230/20-1 will be extended westerly along the northerly side of the proposed lot line. This area will be designated for future mutual access to and for both lots.

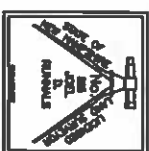
We look forward to discussing this project with staff and the Planning Board. Thank you for your consideration

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

By: 
Joel D. Runnals, LLS

cc: Eastern Propane Gas, Inc.



REVISIONS:

- WRITTEN OR OTHERWISE EXPRESSLY NOTED ON THIS SUBMISSION PLAN, THE SUBMISSION APPROVAL GRANTED IS CONTINGENT ON FURTHER AND DIRECT AGREEMENT BY THE OWNER/SUBMITTER/DEVELOPER OF ALL PROJECTS INVOLVED IN THE SUBMISSION PROCESS. THE OWNER OF THE PROJECTS LISTED ABOVE HAS REPRESENTED THAT THE PROJECTS WERE LATELY BE APPROVED IN EFFECT ON THE DATE OF APPROVAL. UNLESS SO DESIGNATED AS EXPRESSLY WAIVED IN ANY PARTICULAR, BELOW, NON-APPROXIMATE ANY RESULTS WILL BE OBTAINED FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SUBMISSION.

ISSUED DATE & EXPIRING PERIOD ON _____ DATE
SIGNED BY _____ / _____ DATE
NAME POSITION



LOT LINE REVISION PLAN
 28 & 30 INDUSTRIAL WAY
 ROCHESTER, N.H.

