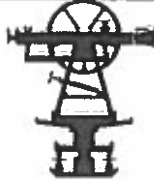


NORWAY PLAINS ASSOCIATES, INC.

SURVEYORS • SEPTIC SYSTEM DESIGNERS • ENGINEERS • TRANSPORTATION PLANNERS

P.O. Box 249
Continental Blvd. (03867)
Rochester, NH 03866-0249
Fax (603) 332-0098
Phone (603) 335-3948 / (800) 479-3948
jrunnals@norwayplains.com



P. O. Box 268
31 Mooney St.
Alton, NH 03809
www.norwayplains.com
Phone & Fax (603) 875-3948
rtetreault@norwayplains.com

March 02, 2015

Mr. James Campbell, Director
Planning, Development & Zoning
31 Wakefield Street
Rochester, NH 03867

RECEIVED

MAR 09 2015

Planning Dept.

Re: Proposed Lot Line Revision
For: Janè Forrest, 165 Charles Street, Tax Map 128, lot 221 &
Nicholas Marcotte and Stephen Marcotte, 663 Columbus Avenue, Tax Map 132, Lot 49

Dear Jim:

On behalf of my client, we hereby submit plans and an Application for a proposed Lot Line Revision located at 165 Charles Street and 663 Columbus Avenue. 165 Charles Street is a medical office with a parking lot in the rear of the parcel. Collins Sports is located at 663 Columbus Avenue. Jane Forrest has agreed to allow Nicholas and Stephen Marcotte to purchase a portion of land and parking lot so that they can increase their employee parking lot.

Both lots will continue to meet all zoning lot requirements. The tax map 128, lot 221 will give tax map 132, lot 49 11,543 square feet of land. The final lot area for 128-221 will be 40,562 sf and 132-49 will be 30,700 sf. Minimum lot size in the Neighborhood Mixed Use Zone is 6,000 sf.

There are no variances or conditional use permits being requested.

Thank you for your consideration.

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

By: Joel D. Runnals
Joel D. Runnals, LLS



RECEIVED
MAR 09 2015
Planning Dept.

LOT LINE REVISION APPLICATION
City of Rochester, New Hampshire

Date: _____ [office use only. Check # _____ amount \$ _____ date _____]

Property information

Tax map 128, Lot 221 & Tax map 132, Lot 49 zoning district: NMU

Property address/location: 165 Charles Street & 663 Columbus Avenue

Name of project (if applicable): _____

Property owner – Parcel A

Name: Jane L. Forrest

Mailing address: 165 Charles Street, Rochester, NH 03867

Telephone #: 603-332-2101 Email: _____

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

Name: Nicholas P. Marcotte and Stephen G. Marcotte

Mailing address: 32 Stillwater Way, Barrington, NH 03825

Telephone #: 603-335-1417 Email: smarcotte@collinssports.net

Surveyor

Name: Joel D. Runnals, Norway Plains Associates, Inc.

Mailing address: PO Box 249, Rochester, NH 03866

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

Email address: jrunnals@norwayplains.com Professional license #: NHLLS 685

Proposed project

What is the purpose of the lot line revision? The Marcottes are purchasing a section of Jane Forrest's parking lot for employee parking for Collins Sports.

Will any encroachments result? No

Comments

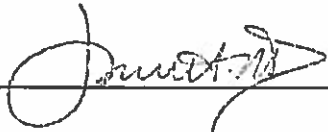
Please feel free to add any comments, additional information, or requests for waivers here:

Submission of application

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

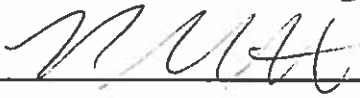
I/we hereby submit this Lot Line Revision application to the City of Rochester Planning Board pursuant to the City of Rochester Subdivision Regulations and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation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

Signature of property owner:
(Parcel A) Jane L. Forrest



Date: 3/9/15

Signature of property owner:
(Parcel B) Nicholas P. Marcotte



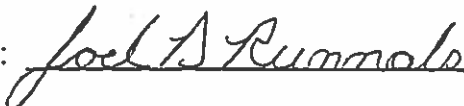
Date: 3/9/15

Signature of property owner:
(Parcel B) Stephen G. Marcotte



Date: 3/9/15

Signature of agent:
Joel D. Runnals



Date: 03-09-15

Lot Line Revision Checklist

**To be filled out by applicant/agent (with notes to be inserted by staff)*

See regulations for other specific requirements
City of Rochester Planning & Development Department

Project Name: Forrest & Marcotte LLR Map 128, lot 221 & map 132, lot 49 Date: 03-02-15

Applicant/agent: Joel D. Runnals Signature: _____

(Staff review by: _____ Date: _____)

General items

	Yes	No	N/A	Waiver Requested	Comments
Completed application	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Total application fee	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Letter of intent	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Three sets of full-size plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
11 X 17 reductions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Completed abutters list	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Copy of existing covenants, easements, deed restrictions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>22</u> clipped sets of application, letter of intent, 11x17 reductions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

Plan Information

Basic information including:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Name of project					_____
• Date					_____
• North arrow					_____
• Scale					_____
• Legend					_____
• Revision block					_____
• Vicinity sketch - not less than 1" = 1,000					_____
Name and address of developer/applicant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Name, stamp, and NH license # of land surveyor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____



COLUMBUS AVENUE - NH ROUTE 125



FILE NO. 101
PLAN NO. C-8730
DOC NO. 1681/PLR-1
PL. NO. 5708-1 CAR

NORWAY PLAINS ASSOCIATES, INC

JUL 16 1965



INFORMATION, THE RESULTS OF A RECENT SURVEY ON THE GROUND AND FROM RECENT EXPERIENCES AND IN CONNECTION TO THE NEED OF AN IMPROVED AND BETTER THE PLAN FLOORING SYSTEMS 1:14:00

[illegible]

1997-1998 **RESEARCH** **REPORT**

[illegible]

1	2	3	4	5	6	7	8	9	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
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

1. Methodology and Data

NICHOLAS P. MARCOTTE
STEPHEN G. MARCOTTE
& JANE L. FORREST

LOT LINE REVISION PLAN
165 CHARLES STREET
663 COLUMBUS AVENUE
& WILSON STREET
ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE

742 MAP 100 LOT 401
 RIVER RD INDEPENDENCE
 LAURENCE, MISSOURI
 1000 CRAWFORD ST
 INDEPENDENCE, MO 64201
 PHONE 1184, FLOOR 100

742 MAP 100 LOT 401
 RIVER RD INDEPENDENCE
 MICHAEL P. BLANDY
 6700 W. BLANDY
 20 STILLMEAD WA
 BLENHEIM, NJ 08814

[illegible][illegible]

2. FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF HOUSTON PLANNING DEPARTMENT, 31 WASHINGTON STREET, HOUSTON, TX 77002. (713) 250-1158.

3. **PLD** directly and indirectly on February 14, 2015 during which some documents were destroyed and the destroyed documents were not replaced. Plaintiff seeks an order compelling PLD to produce the destroyed documents to the Court and to the American people and to the FBI and the Justice Department.
4. Plaintiff's first and second lawsuits seek a "properly placed" ad against the President, including the President's attorney, who, Plaintiff alleges, "bribe" the President.
5. Plaintiff seeks a "properly placed" ad against the President, including the President's attorney, who, Plaintiff alleges, "bribe" the President.

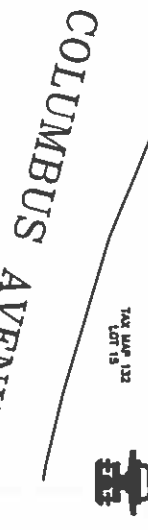
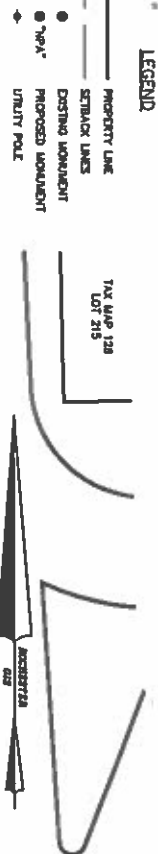
FOOT - 16 INCHES - 0 FEET / MINUTE - 25 FEET
MIN - 5 FEET (INCLUDES SHIRT SIZE)
MAX - 25 FEET

2. **BECK LIFT** AND **SPAC** **SPACED-OUT** **AND** **LIFT** **FEEL**, **INDIVIDUAL** **FEELINGS** **FOR** **THEM** **OWNED**, **WOMAN** **LIFT** **FOR** **THEM** **OWNED** **AND** **SPAC** - **AS** **FOR** **THEM** **OWNED** - **IN** **THE**

AREA TO BE EXCLUDED TO THE MAP 12. LES # 11,243
LAT MAP 12. LES #
PLD AREA 18,157 W / 0.44 ACRES
NYS AREA 24,700 W / 0.708 ACRES

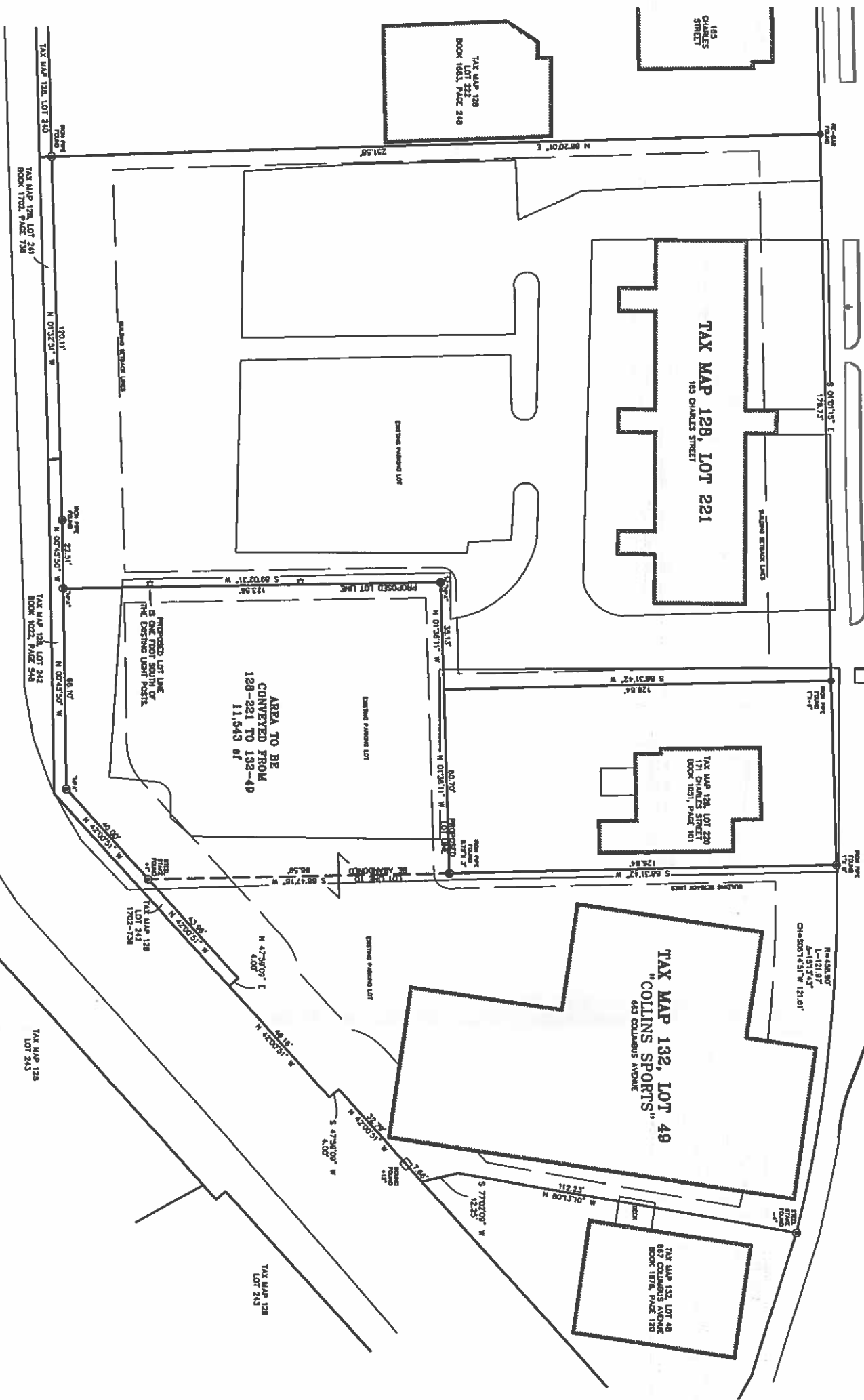
2. **UNIT ANALYSIS:**
 Unit used: 1000 LBS (20)
 P&G ANAL: 32.105 W / 1.104 ACWG
 P&G ANAL: 48.543 / 0.831 ACWG

1. THE PURPOSE OF THIS PLAN IS TO BE A LAY OFF REASON BETWEEN THE EMPLOYEE AND THE EMPLOYEE.



CHARLES STREET

COLUMBUS AVENUE - NH ROUTE 125



WILSON STREET

I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY DIRECTION, IS THE RESULT OF A SURVEY MADE ON THE GROUND AS PER RECORD DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLAN CLOSE ERROR EXCEEDS 1:10,000.

REVISIONS:

- GENERAL PLAN NOTES:
1. THE PURPOSE OF THIS PLAN IS TO DO A LOT LINE REVISION BETWEEN TAX MAP 128, LOT 221 AND TAX MAP 132, LOT 49.
 2. LOT AREAS:
TAX MAP 128, LOT 221
OLD AREA= 52,105 SF / 1.188 ACRE
NEW AREA= 40,562 / 0.931 ACRE
AREA TO BE CONVEYED TO TAX MAP 132, LOT 48= 11,543 SF
TAX MAP 132, LOT 49
OLD AREA= 19,157 SF / 0.44 ACRE
NEW AREA= 30,700 SF / 0.705 ACRE
 3. THESE LOTS ARE ZONED NEIGHBORHOOD MIXED USE (NMDU).
DIMENSIONAL REGULATIONS PER ZONING ORDINANCE:
MINIMUM LOT SIZE (WITH BOTH WATER AND SEWER) = 6,000 SF
MINIMUM LOT FRONTAGE = 60 FEET
MINIMUM YARD SETBACKS:
FRONT = MINIMUM - 0 FEET / MAXIMUM - 25 FEET
SIDE = 5 FEET (INCLUDES STREET SIDE)
REAR = 20 FEET
 4. ORIENTATION: HORIZONTAL DATUM - CITY OF ROCHESTER, GS.
 5. FIELD SURVEY WAS PERFORMED ON FEBRUARY 10, 2015 DURING HEAVY SNOW COVERED CONDITIONS AND THE PARCELS WERE NOT VISUALLY. PARKING AREAS ARE DRAWN BY TRACING AERIAL MAPS AND THE LOCATIONS SHOWN ON THIS PLAN MAY NOT BE ACCURATE.
 6. PARCELS ARE NOT LOCATED WITHIN ZONE A (100% FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 33017022110.
 7. SOIL TYPE: W4A - WINDSOR LOAMY SAND, 0 TO 3 PERCENT SLOPES PER SOIL SURVEY OF STRAFFORD COUNTY, NEW HAMPSHIRE.
 8. FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD STREET, ROCHESTER, NH 03667, (603) 335-1338.

- PLAN REFERENCES:
1. LAND SUBDIVISION FOR ROBERT D. MARSH, ROCHESTER, NH
DATED MAY 1980 BY J.F. SPENCER, CG
SOLID POCKET 1, TOLER 3, PLAN 28
 2. LAND SUBDIVISION FOR JAMES L. MARSH, JR.
DATED APRIL 1975 BY FREDERICK E. DEWE ASSOCIATES
SOLID POCKET 11, TOLER 1, PLAN 28
 3. SITE PLAN, 163 CHARLES STREET, ROCHESTER, NH
DATED APRIL 1987 BY NORWAY PLANNING ASSOCIATES, INC.
NOT RECORDED

MAR 09 2015

RECEIVED
Planning Dept

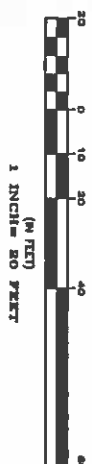
MAP LOT	OWNER'S NAME	ADDRESS
128	ADAMCO Bldg, Inc.	557 N. Shaw Street, Concord, NH 03301
216	W.H. F. Robertson Corp.	1177 Main Street, Rochester, NH 03607
129	W.H. F. Robertson Corp.	1177 Main Street, Rochester, NH 03607
220	W.H. F. Robertson Corp.	1177 Main Street, Rochester, NH 03607
132	Jane Forrest	163 Charles Street, Rochester, NH 03607
222	Jane Forrest	163 Charles Street, Rochester, NH 03607
138	Donald L. Lippard & Thomas Oiler	163 Charles Street, Rochester, NH 03607
240	David & Teri Lippard	163 Charles Street, Rochester, NH 03607
138	David & Teri Lippard	163 Charles Street, Rochester, NH 03607
242	David & Teri Lippard	163 Charles Street, Rochester, NH 03607
138	David & Teri Lippard	163 Charles Street, Rochester, NH 03607
244	David & Teri Lippard	163 Charles Street, Rochester, NH 03607
132	David & Teri Lippard	163 Charles Street, Rochester, NH 03607
246	David & Teri Lippard	163 Charles Street, Rochester, NH 03607
132	David & Teri Lippard	163 Charles Street, Rochester, NH 03607
248	David & Teri Lippard	163 Charles Street, Rochester, NH 03607
132	David & Teri Lippard	163 Charles Street, Rochester, NH 03607
49	David & Teri Lippard	163 Charles Street, Rochester, NH 03607

TAX MAP 128, LOT 221:
OWNER OF RECORD:
JANE L. FOREST
163 CHARLES STREET
ROCHESTER, NH 03607
BOOK 1159, PAGE 185

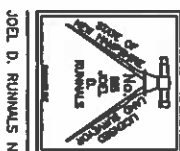
TAX MAP 132, LOT 48:
OWNER OF RECORD:
NICHOLAS P. MARCOTTE &
STEPHEN G. MARCOTTE
186 COLUMBUS AVENUE
ROCHESTER, NH 03605
BOOK 5678, PAGE 363

LOT LINE REVISION PLAN
186 COLUMBUS AVENUE
& WILSON STREET
ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE

PREPARED FOR:
NICHOLAS P. MARCOTTE,
STEPHEN G. MARCOTTE
& JANE L. FOREST
SCALE: 1"= 20' MARCH 2015



SIGNED BY: _____ DATE: _____
JAMES D. RUMMEL, N.H. 865 DATE: _____



FILE NO. 161
PLAN NO. C-2730
DWG NO. 15011JLR-1
F.B. NO. SDR-"CAR"

31 Mooney Street, Alton, N.H. 603-876-3948

NORWAY PLAINS ASSOCIATES, INC.

2 Continental Blvd., Rochester, N.H. 603-335-3948