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**LOT LINE REVISION APPLICATION**  
**City of Rochester, New Hampshire**

Planning Dept.

Date: 3/1/16 [office use only. Check # \_\_\_\_\_ amount \$ \_\_\_\_\_ date \_\_\_\_\_ ]

**Property information**

Tax map #: 216; lot #(s): 002 & 003; zoning district: GRD

Property address/location: 22 Farmington Rd.

Name of project (if applicable): Coyote Creek Major Site Plan Review

**Property owner – Parcel A**

Name (include name of individual): David S. Thayer

Mailing address: 596 Governors Rd. Milton, NH 03851

Telephone #: 332-3270 Email: dsthayer@worldpath.net

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

Name (include name of individual): Richard P. Thayer Rev. Tst. Richard P. & Diane J. Thayer

Mailing address: 407 Merrymeeting Rd., New Durham, NH 03855-2100

Telephone #: \_\_\_\_\_ Email: \_\_\_\_\_

**Surveyor**

Name (include name of individual): Kenneth A. Berry, PE, LLS  
Berry Surveying & Engineering

Mailing address: 335 Second Crown Point Rd. Barrington, NH 03823

Telephone #: 332-2863 Fax #: 335-4623

Email address: K.Berry@BerrySurveying.com Professional license #: LLS 805

**Proposed project**

What is the purpose of the lot line revision? This lot line revision will allow the  
proposed building to be completely on Parcel B (216-003).

Will any encroachments result? No - See comments

(Continued Lot Line Revision application Tax Map: 216 Lot: 002 & 003 Zone GRD)

## Comments

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

An easement plan has been submitted to the Planning Department documenting cross  
easements for access, parking and paving in support of the proposed major site plan  
review and future operation of the site.

## 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)




Date: 3/7/2016

Signature of property owner:  
(Parcel B)

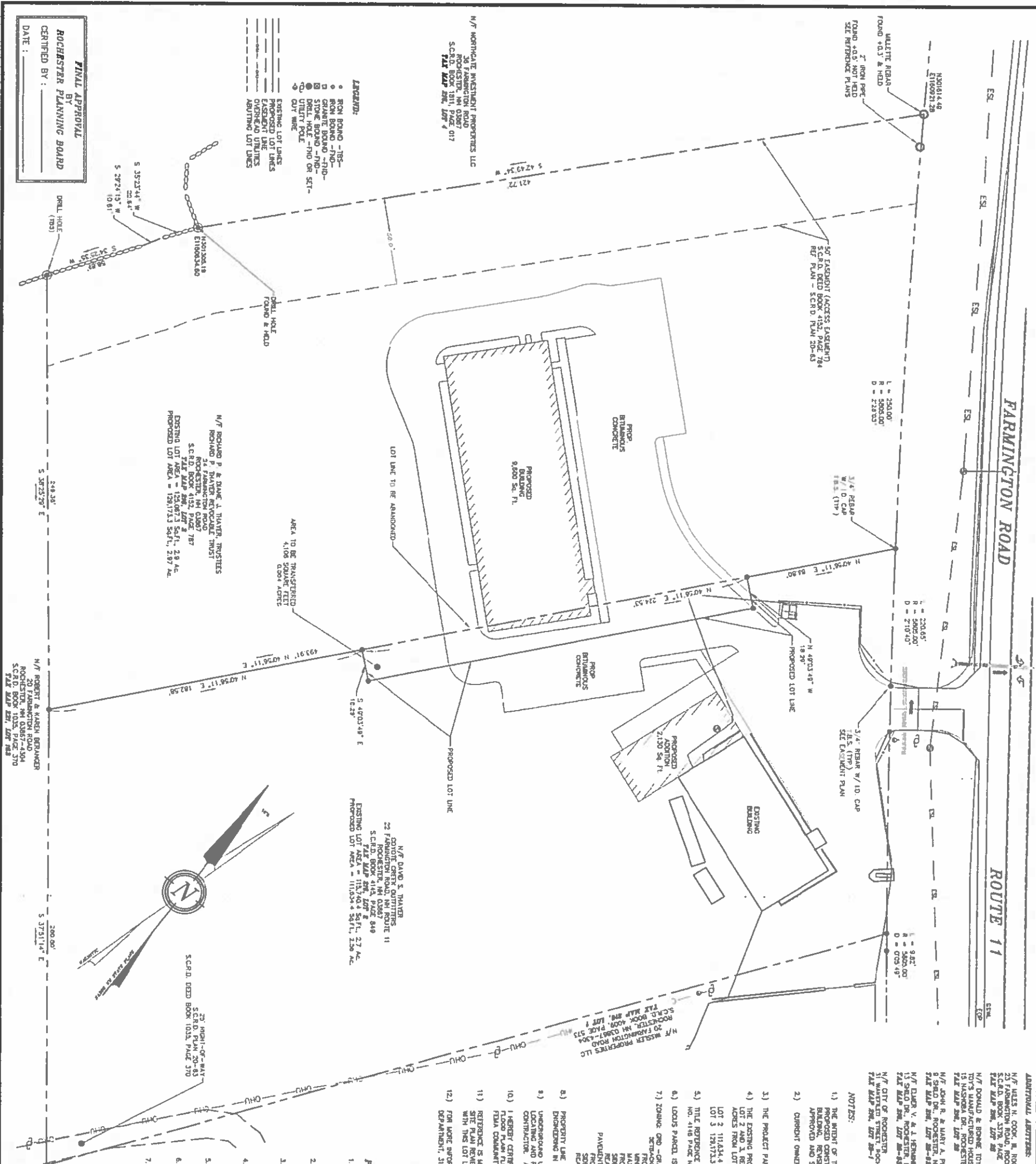


Date: 3/7/16

Signature of agent:



Date: 3-8-16



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

M/F RICHARD P. & DIANE J. THAYER, TRUSTEES  
RICHARD P. THAYER REVOCABLE TRUST  
216 FARMINGTON ROAD  
ROCHESTER, NH 03607  
S.C.R.D. BOOK 4152, PAGE 767  
TAX MAP 286, LOT 3  
EXISTING LOT AREA = 123,087.3 Sq.Ft., 2.9 AC.  
PROPOSED LOT AREA = 129,173.3 Sq.Ft., 2.97 AC.

N/F DAVID S. THAYER  
COYOTE CTR OUTRITTERS  
22 FARMINGTON ROAD, MI ROUTE 11  
ROCHESTER, NH 03867  
S.C.R.D. BOOK 4143, PAGE 848  
PLAT MAP 378, LOT 8  
ING LOT AREA = 113,740 ± Sq Ft., 2.7 Ac  
CED LOT AREA = 111,034 ± Sq Ft., 2.56 Ac

1.) THE INTENT OF THIS PLAN IS TO DEMONSTRATE THE EXISTING BOUNDARIES OF TAX MAP 216, LOTS 2 & 3, THE PROPOSED CONSTRUCTION OF AN ADDITION TO THE EXISTING BUILDING, THE PROPOSED CONSTRUCTION OF A NEW APPROVED AND SUBSEQUENTLY RECORDED OPEN APPROVAL, OF THE RELATED PROBABLE MAJOR SITE PLAN REVIEW.

2.) CURRENT OWNER: DAVID S. THAYER & ROHMAN P. THAYER REVOCABLE TRUST  
22 FARMINGTON ROAD (ROUTE 11)  
ROCHESTER, NH 03067

3.) THE PROJECT PARCELS ARE MAP 216, LOTS 2 & 3 OF THE CITY OF ROCHESTER TAX ASSESSOR'S MAPS.

4.) THE EXISTING PROJECT PARCELS CONTAIN 115,142.4 Sq. Ft. (2.7 AC.) AND 125,087.3 Sq. Ft. (2.9 AC.) OF LAND, LOT 2 AND 3, RESPECTIVELY. THIS LOT LINE REVISION WOULD ALLOW THE TRANSFER OF 4,100 SQUARE FEET, .094 ACRES FROM LOT 2 TO LOT 3, RESULTING AREAS:

LOT 3 111,631.4 SQUARE FEET, 2.56 ACRES, PROPOSED  
LOT 3 129,173.3 SQUARE FEET, 2.97 ACRES, PROPOSED

5.) TITLE REFERENCE FOR THE PROJECT PARCELS ARE: THE SHERBORN COUNTY REGISTRY OF DEEDS, (S.C.R.D.) BOOK NO. 4110 PAGE 186, 584, AND BOOK NO. 4152 PAGE 797, RESPECTIVELY.

6.) LOTS PARCEL IS SUBJECT TO EASEMENTS AS NOTED.

7.) ZONING: ORD - GRANTIE MODEL DEVELOPMENT  
SETBACK: 30 FEET, MINIMUM  
FRONTYAGE: 50 FEET, MINIMUM  
MAX. LOT AREA: NO REGULATION  
MAX. LOT COVERAGE: NO REGULATION  
MINIMUM SETBACK: NO REGULATION  
SIDE SETBACK: NO REGULATION  
REAR SETBACK: NO REGULATION  
PARKING SETBACKS:  
FRONT PARKING: 10 FEET  
SIDE PARKING: 10 FEET  
REAR PARKING: 10 FEET  
VARIANCE REQUESTED

8.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING IN JULY 2015 WITH AN ERROR OF CLOSURE GREATER THAN 1 IN 10,000.

9.) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVE AND BELOW GROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY UTILITY CONFLICTS SHOULD BE REPORTED IMMEDIATELY TO THE DESIGN ENGINEER.

10.) EASEMENT CERTAIN: ANY TO THE BEST OF MY KNOWLEDGE & BELIEF THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD NEIGHBORHOOD COMMUNITY - 30010A, MAP 6-30010A(1) DATED MAY 17, 2005  
FLOOD COMMUNITY - 30010A, MAP 6 - 30010A(1) DATED MAY 17, 2005

11.) REFERENCE IS MADE TO A PLAN SET ON FILE WITH THE CITY OF ROCHESTER PLANNING DEPARTMENT FOR MAJOR SITE PLAN REVIEW AND ACCESS, PARKING AND PAVING EASEMENT PLAN TO BE RECORDED SEPARATELY,LY WITH THIS LOT LINE REVISION.

12.) FOR MORE INFORMATION ABOUT THIS LOT LINE REVISION PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 11 WATERBURY STREET, ROCHESTER, NH 03067, (603) 333-1336.

**ADDITIONAL LISTINGS:**

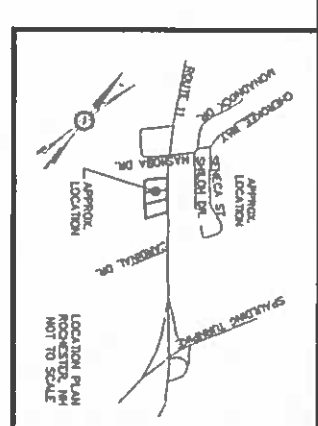
N/P, HILTON N. COOK, MC ROOSTER MOTORS/SPORTS, 1505 S. 10TH AVE., MC ROOSTER, NH 03067  
STAFF: ALP 290, LUT 281  
STAFF: ALP 290, LUT 281

N/P, DONALD & DEANE TON  
TON'S MANUFACTURED HOUSING, INC.,  
15 NUNDAVA RD., MC ROOSTER, NH 03067  
STAFF: ALP 290, LUT 281

N/P, JOHN R. & MARY A. FLEMING  
B SHAD DR., MC ROOSTER, NH 03067-5166  
STAFF: ALP 290, LUT 281

N/P, ELDER, V. & J. HENRIQUE BURNS  
15 SHAD DR., MC ROOSTER, NH 03067-5166  
STAFF: ALP 290, LUT 281

N/P, CITY OF MC ROOSTER  
MC ROOSTER MC ROOSTER, NH 03067  
STAFF: ALP 290, LUT 281

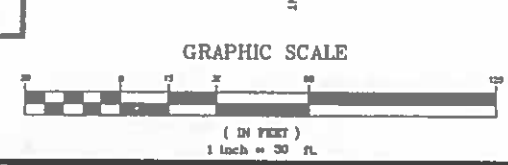


I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF ROCHESTER, N.H. - 1:10,000-

*Kenneth A. Berry* 3-8-16

KENNETH A. BERRY L.L.S. 805 DATE

- 1) "LIVING CONDITIONS PLAIN LAND OF 21 FARMINGTON ROAD LTD. 21 FARMINGTON ROAD, ROCKESTER, N.H."  
BY: BERRY SURVEYING & ENGINEERING, DATED: MARCH 30, 2015  
SCALE: 100' = 1" AND 1/8"
- 2) "SAVARY OF THE LAND OF NORTHGATE APARTMENT COMPLEX, N.H.  
BY: HOLDEN ENGINEERING & SURVEYING INC., DATED: JANUARY 5, 1982  
SCALE: PLAN # 234-23
- 3) "PROPOSED SUBDIVISION LAND OF BENDHAM REALTY, INC.  
ROUTE 11 ROCKESTER, N.H."  
BY: BERRY CONSTRUCTION CO., INC., DATED: JUNE 4, 1979  
SCALE: PLAN # 20-83
- 4) "SUBDIVISION PLAN OF LAND IN ROCKESTER, N.H. (NORTHGATE APARTMENT COMPLEX)"  
BY: LLOYD E. BROWN, L.L.S. DATED: DECEMBER 10, 1978  
SCALE: PLAN # 101-59
- 5) "PROPERTY OF RICHARD S. ROBE ROCKESTER, N.H."  
BY: PETER HOGGES SURVEYOR, INC. DATED: SEPTEMBER 24, 1972  
SCALE: PLAN # 47 POCSET # 7 FOLDER # 2
- 6) "PROPERTY OF RICHARD S. ROBE ROCKESTER, N.H."  
BY: PETER O. HOGGES, SURVEYOR, DATED: SEPTEMBER 1988  
SCALE: PLAN # 11 FOLDER # 11 FOLDER # 3
- 7) "PLAN OF LAND JACET VACHON FARMINGTON ROAD, ROUTE 11  
ROCKESTER, N.H."  
BY: PERRY COAST CO., INC., DATED: OCTOBER 1968  
PLAN DB 1968-22



MAR 08 2016

LOT LINE REVISION PLAN  
LAND OF DAVID S. THAYER &  
RICHARD P. THAYER REVOCABLE TRUST  
22 FARMINGTON ROAD, ROUTE 11  
ROCHESTER, NH 03867  
*TAX MAP 216, LOTS 2 & 3*

#C #I	2-17-18 2-19-18	LOT LINE REVISION / ZBA APPLICATION POST-APPLICATION TECHNICAL REVISIONS
REVISION	DATE	DESCRIPTION

**BERRY SURVEYING & ENGINEERING**  
335 SECOND CROWN POINT ROAD  
BARRINGTON, N-H 03825 (603)332-2863  
SCALE : 1 IN. EQUALS 30 FT.  
DATE : FEBRUARY 8, 2016  
FILE NO. : DB 2015 - 057

