



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



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

**Property information**

Tax map #: 131; lot #(s): 58 & 57-1; zoning district: R2 Residential

Property address/location: 30 Emerson Avenue

Name of project (if applicable): Townsend

**Property owner – Parcel A**

Name (include name of individual): Richard D. Townsend Jr.

Mailing address: 119 Hall Road, Barrington, NH 03825

Telephone #: 603-664-5987 Email: acenergysaver@hotmail.com

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

Name (include name of individual): Richard D Townsend Jr.

Mailing address: 119 Hall Road, Barrington, NH 03825

Telephone #: 603-664-5987 Email: acenergysaver@hotmail.com

**Surveyor**

Name (include name of individual): Randy R. Orvis

Mailing address: PO Box 277, Farmington, NH 03835-0277

Telephone #: 603-859-2367 Fax #: 603-749-4260

Email address: randyo@gbhsurvey.com Professional license #: 652

**Proposed project**

What is the purpose of the lot line revision? to create 2 equal size lots of sufficient size to place a duplex on each

Will any encroachments result? no, existing structures will be removed

**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)

Date: 3-29-2017

Signature of property owner:   
(Parcel B)

Date: 3-29-2017

Signature of agent: 

Date: 3-30-2017



603-859-2367  
603-749-4000  
FAX 603-749-4260

PO BOX 277  
FARMINGTON, N.H. 03835

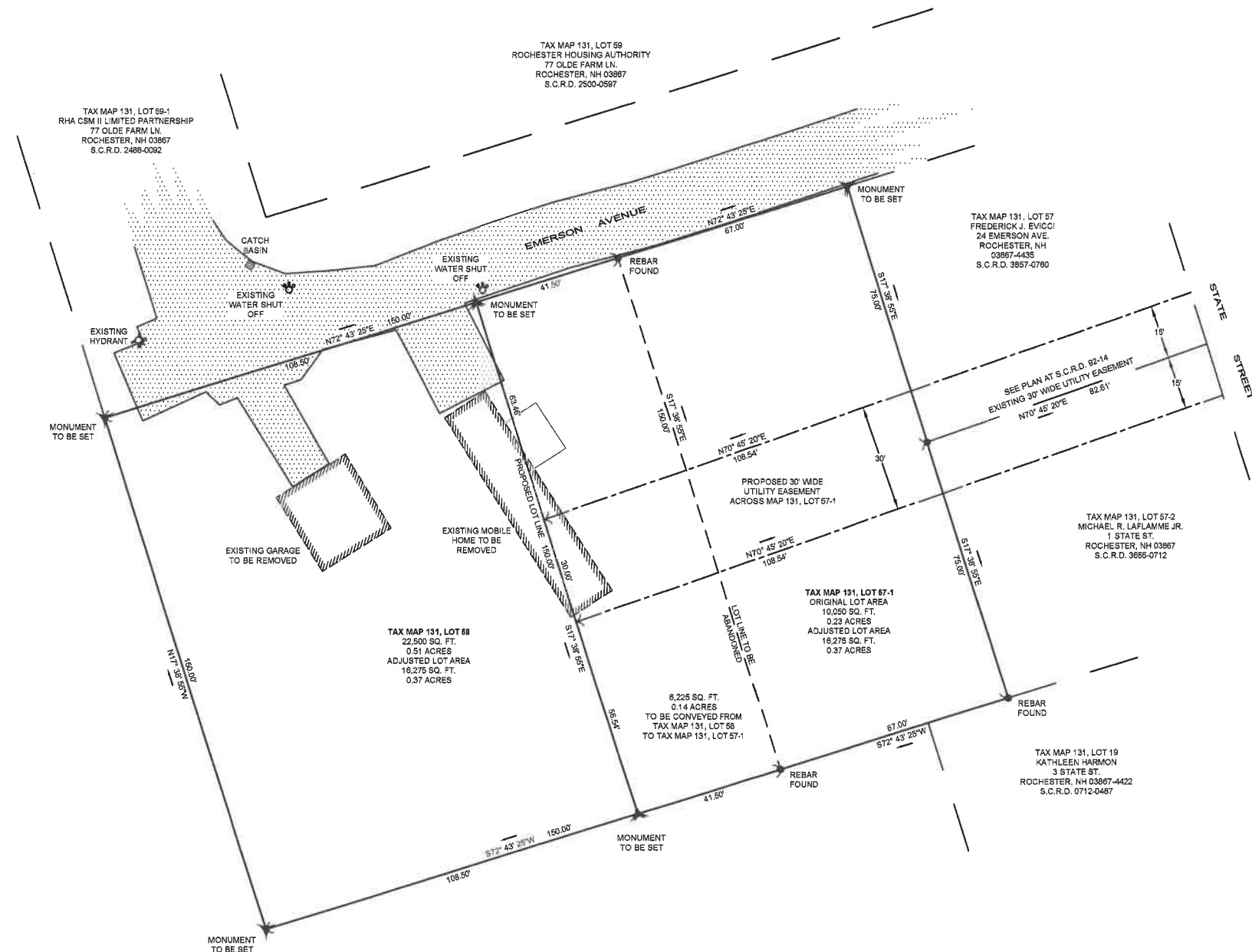
## NARRATIVE

### RICHARD D. TOWNSEND LOT LINE ADJUSTMENT



Richard Townsend owns two adjacent lots on Emerson Avenue, Tax Map 130, Lot 58, consisting of 22,500 square feet, and Tax Map 131, Lot 57-1, consisting of 10,050 square feet. His proposal is to move the line between the two lots so that each lot will be 16.275 square feet. He also proposes to extend an existing 30 foot wide utility easement that runs from State Street to Lot 57-1, thru Lot 57-1 to Lot 58. The buildings contemplated on both lots will have slab foundations and the proposed easement will run under the contemplated building on Lot 57-1.

Both lots for all practical purposes are level and no changes to the grades are anticipated. An existing mobile home on Lot 58 will be removed from the site and an existing garage will likely be relocated, but remain on Lot 58



TAX MAP 131, LOT 10  
LEO P. LACOUTURE REVOCABLE TRUST OF 1994  
S.C.R.D. 1726-0538  
& WILLIAM B. LACOUTURE  
19 OLD GONIC RD.  
ROCHESTER, NH 03867-4418  
S.C.R.D. 4099-0148

TAX MAP 131, LOT 58  
22,500 SQ. FT.  
0.51 ACRES  
ADJUSTED LOT AREA  
16,275 SQ. FT.  
0.37 ACRES

6,225 SQ. FT.  
0.14 ACRES  
TO BE CONVEYED FROM  
TAX MAP 131, LOT 58  
TO TAX MAP 131, LOT 57-1

TAX MAP 131, LOT 57-1  
ORIGINAL LOT AREA  
10,050 SQ. FT.  
0.23 ACRES  
ADJUSTED LOT AREA  
16,275 SQ. FT.  
0.37 ACRES

TAX MAP 131, LOT 57  
FREDERICK J. EVICCI  
24 EMERSON AVE.  
ROCHESTER, NH  
03867-4435  
S.C.R.D. 3657-0760

TAX MAP 131, LOT 57-2  
MICHAEL R. LAFAMME JR.  
1 STATE ST.  
ROCHESTER, NH 03867  
S.C.R.D. 3655-0712

TAX MAP 131, LOT 19  
KATHLEEN HARMON  
3 STATE ST.  
ROCHESTER, NH 03867-4422  
S.C.R.D. 0712-0487

TAX MAP 131, LOT 59  
ROCHESTER HOUSING AUTHORITY  
77 OLDE FARM LN.  
ROCHESTER, NH 03867  
S.C.R.D. 2505-0567

TAX MAP 131, LOT 59-1  
RHA CSM II LIMITED PARTNERSHIP  
77 OLDE FARM LN.  
ROCHESTER, NH 03867  
S.C.R.D. 2488-0082



NOTE:  
WETLAND AREAS WERE FIELD DELINEATED BY RANDY R. ORVIS C.W.S. #34 OF  
GEOMETRES BLUE HILLS LLC, 240 HORNETOWN ROAD, FARMINGTON, N.H. (TEL.  
603-749-4000), DURING THE MONTH OF MARCH, 2017. DELINEATION OF THE WETLAND  
BOUNDARIES WERE CONDUCTED IN ACCORDANCE WITH THE TECHNIQUES OUTLINED  
IN THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, AND THE REGIONAL  
SUPPLEMENT TO THE MANUAL TITLES "NORTH-CENTRAL AND NORTH-EAST REGIONS,  
U.S. ARMY CORPS OF ENGINEERS, OCTOBER, 2009"  
NO WETLANDS WERE FOUND

"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 EXPECT INSOFAR AS EXPRESSLY WAIVED,  
IN ANY PARTICULAR, BELOW, NON-ADHERENCE MAY RESULT IN THE REVOCATION OF  
APPROVAL. ANY VARIATION FROM THE APPROVED PLAN WILL REQUIRE A  
RESUBMISSION FOR SUBDIVISION APPROVAL"

FOR MORE INFORMATION ABOUT THIS LOT LINE ADJUSTMENT CONTACT THE CITY OF  
ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD STREET, ROCHESTER, N.H. 03867.  
(603) 335-1338.

LOT 58  
SIGNATURE: \_\_\_\_\_  
RICHARD D. TOWNSEND JR.

LOT 57-1  
SIGNATURE: \_\_\_\_\_  
RICHARD D. TOWNSEND JR.



#### NOTES

1. ZONING: R2 - RESIDENTIAL 2 DISTRICT MIN LOT SIZE: 8,000 SQ. FT., FRONTAGE: 60', BUILDING SETBACKS: FRONT: 15', SIDE: 8', REAR: 25'
2. TAX MAP & DEED REFERENCE: MAP 131, LOTS 57-1 & 58  
DEEDS: S.C.R.D. 2717-0452 & 4379-0068
3. OWNER OF RECORD: RICHARD D. TOWNSEND JR.  
119 HALL RD., BARRINGTON NH 03825
4. TYPE OF SURVEY: THIS IS A "C" CLASS SURVEY COMPLETED BY A RANDOM TRAVERSE  
HAVING A RELATIVE ERROR IN CLOSURE BETTER THAN 1 IN 10,000 WITH A LEICA TS-08 TOTAL  
STATION AND A RANGER DATA COLLECTOR
5. FIELD CREW: R. ORVIS, B. COTE JR., A. ROWE
6. BEARING OBSERVATION: PER PLAN REFERENCE
7. BURIAL GROUNDS: NONE OBSERVED
8. THIS PROPERTY IS NOT IN A FLOOD ZONE PER FEMA - FIRM PANEL 33017C0211D  
EFFECTIVE DATE: 5/17/2005

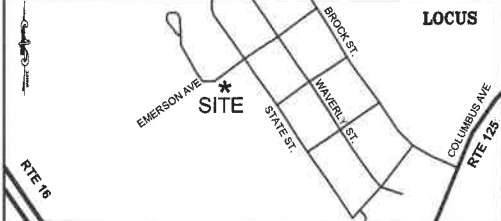
#### REFERENCES

1. "ROCHESTER HEIGHTS, ROCHESTER, NH - A.H. CHAPMAN LAND CO." BY: E.J. SHEFFIELD C.E.  
DATED: JULY 1920 S.C.R.D. PLAN NO. 3, PLOTTED 10, FOLDER 3
2. "SUBDIVISION PLAN, TAX MAP 131, LOT 57, STATE STREET & EMERSON COURT, ROCHESTER,  
NH - FOR RUNNING WITH HAMMERS, LLC" DATED: SEPTEMBER 2007 BY: NORWAY PLAINS  
ASSOCIATES S.C.R.D. PLAN 92-14

#### REVISIONS

REV# 0 - INITIAL DRAWING

#### LOCUS



#### LOT LINE ADJUSTMENT

TAX MAP 131, LOT 57-1 & 58

26 & 30 EMERSON AVE

ROCHESTER, STRAFFORD COUNTY

NEW HAMPSHIRE

PREPARED FOR

RICHARD D. TOWNSEND JR.

#### APPROVED

ROCHESTER, NH PLANNING BOARD

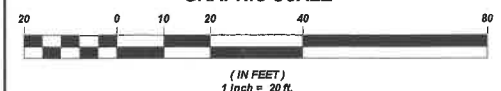


THIS SURVEY WAS PERFORMED  
BY ME OR THOSE UNDER MY  
DIRECT SUPERVISION.  
RANDY R. ORVIS L.L.S. #652  
P.O. BOX 277  
FARMINGTON, N.H. 03835

DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

#### GRAPHIC SCALE



MARCH 1, 2017

SHEET 1 OF 1

PLAN # 1313



Land Surveying  
Land Use Consulting  
Septic System Design  
Environmental Consulting

PO Box 277  
Hornetown Road  
Farmington, NH 03835  
(603) 859-2367