



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

Date: 2/14/2017 [office use only. Check # \_\_\_\_\_ amount \$ \_\_\_\_\_ date \_\_\_\_\_ ]

**Property information**

Tax map #: 137; lot #'s: 4/9 & 9/10; zoning district: Residential-1

Property address/location: Chesley Hill Rd. & Donald Street

Name of project (if applicable): N/A

**Property owner – Parcel A**

Name (include name of individual): Makris R. E. Development, LLC Alexis Makris

Mailing address: 11 Wentworth Terrace Dover, NH 03820

Telephone #: 603-772-1999 Email: alexismakris@gmail.com

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

Name (include name of individual): Makris R. E. Development, LLC Alexis Makris

Mailing address: 11 Wentworth Terrace Dover, NH 03820

Telephone #: 603-772-1999 Email: alexismakris@gmail.com

**Surveyor**

Name (include name of individual): Doucet Survey - Jack Kaiser

Mailing address: 102 Kent Place Newmarket, NH 03857

Telephone #: (603) 659-6560 Fax #: (603) 659-4118

Email address: jack@doucetsurvey.com Professional license #: 937

**Proposed project**

What is the purpose of the lot line revision? To provide variable width right-of-way to the City  
of Rochester and to provide fee ownership of pond currently partially on lot 9-4

Will any encroachments result? No

## Comments

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

Abutters List provided with subdivision application on 1/10/17. It is assumed, notice for LLR will  
be coincidental with notice of subdivision. Checklist also submitted with original subdivision  
application on 1/10/17. Lot Line Revisions are depicted on subdivision plans (Birchwood Ponds)  
by Doucet Survey.


## 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: 2/14/17

Signature of property owner:  2/14/17  
(Parcel B)

Date: \_\_\_\_\_

Signature of agent: 

Date: 2-14-17

**BEALS · ASSOCIATES** *PLLC*

**Seventy Portsmouth Avenue  
Stratham, New Hampshire  
03885**

**603 – 583 - 4860**

**Fax: 583 - 4863**

February 14, 2017

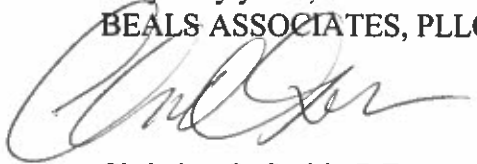
City of Rochester Planning Board  
31 Wakefield Street  
Rochester, NH 03867

RE: Letter of Explanation - Proposed Lot Line Revision – Chesley Hill Road  
Tax Map#: 137 Lots #: 9, 9-4, 10

Dear Members of the Board:

Concurrently with the Makris R.E. Development, Inc. is proposed subdivision of Rochester Tax Map 137, Lot 9 into 51 residential lots served by municipal water service and septic systems, two lot line revisions (LLR) are also proposed. One LLR will provide 1.154 acres of Map 137, Lot #10 to be conveyed to the City for variable width right-of-way (ROW) to connect Donald Street to the subdivision road, and provide fee ownership of a proposed drainage treatment pond to eliminate the need for an easement. The second will convey 0.269-acres of lot 9 to Tax Map 137, lot 9-4 to give the Rows ownership of the entire pond now partially on lot 9 as requested in previous design review hearings. Both LLR's are depicted on the Birchwood Ponds Subdivision plans for clarity and reduced plan sheets.

Very truly yours,  
BEALS ASSOCIATES, PLLC



Christian O. Smith, P.E.  
Principal



GOVE ENVIRONMENTAL SERVICES, INC.

*Memorandum*

Date: Tuesday, February 14, 2017  
To: Christian Smith, PE  
Company: Beals Associates PLLC  
From: Jim Gove  
Re: Chesley Hill Road 51-lot Subdivision Proposal (Map 137 Lots 9&10)  
Subject: Planning Department Review of -1-27-17; Question 2.

As has been correctly noted by the Planning Department, many of the test pits identified areas having Estimated Seasonal High Water Tables (ESHWTs) less than 24 inches from the soil surface. The concern is whether the ESHWTs of less than 24" is problematic and can endanger health, life, or property?

As part of the response, one needs to consider the alterations that have occurred in the past. This area has been open, agricultural fields for many years. During the construction of Rte 16, the contractor used the fields as stockpile areas. Topsoil was removed or compacted. Fill was brought in, manipulated, and removed. Final removal of all the stockpiled materials resulted in overall grading of the surface layers and stabilization with vegetation.

Which is why, when one looks at the soil profiles, the typical natural horizonation is gone and evidence of natural soil conditions have been masked by the soil disturbance. Areas which may have been well drained are now moderately well drained to somewhat poorly drained, due to the removal of portions or all of the topsoil.

The result is the presence of redoximorphic features indicating an ESHWT higher in the soil profile than was originally occurring prior to the disturbance, and is now closer than 24" to the soil surface.

What are the implications of an ESHWT of less than 24"?

Roads: Sufficient amount of drainage needs to be incorporated to keep the road bed from being saturated and subject to freeze/thaw cycles. This can be accomplished by ditching, underdrains, and sufficient gravel base to avoid the frost heaving that can occur in soils having an ESHWT of less than 24".

Buildings: In a topographically flat area, the in-ground cellar will be subject to wetness. Water-proofing the cellar, backed up with sump pumps, are about the only way to rectify the situation. Or, just raise everything up so the cellar floor is above the ESHWT and bring in fill around the foundation.

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[www.gesinc.biz](http://www.gesinc.biz)  
[info@gesinc.biz](mailto:info@gesinc.biz)

## Christian Smith

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**From:** Tom Severino <tseverino@severinotrucking.com>  
**Sent:** Monday, September 12, 2016 4:08 PM  
**To:** Christian Smith  
**Subject:** Chesley Hill Road

Christian,

Based on our site walk of Chesley Hill Road to review the suggested location for a new sidewalk, we offer the following:

1. The current roadway drainage system is located off the edge of the existing pavement. It would need to be relocated to work in a curbed condition to support a walkway.
2. The existing drainage is also not at the required spacing for a curbed condition.
3. The lawn areas of the existing homes would need to be impacted beyond the limits of the towns ROW.
4. Some of the existing utility poles are also in the way of a proposed walk. Moving these walks back would also require easements outside of the towns current ROW.
5. On other projects the City has had use delete the walkway's because they will ultimate have to maintain and plow the added infrastructure.

Please call if you have any further questions.

Thank you,

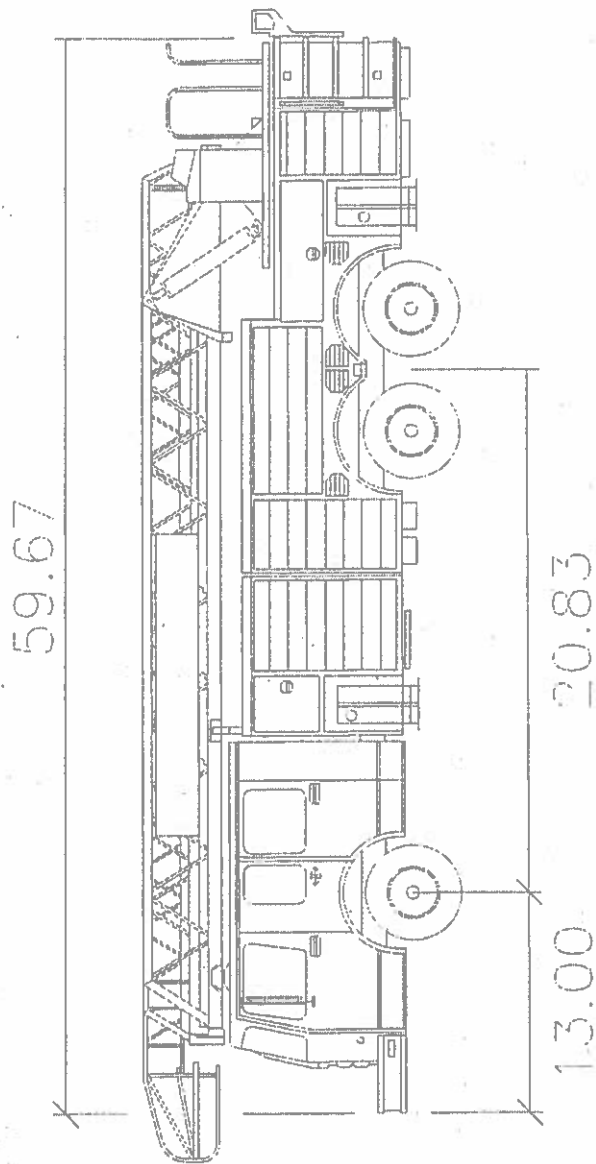
*T. Severino*

Thomas Severino | Vice President



P.O. Box 202      Office: 603-483-7002  
512 Raymond Road      Fax: 603-483-2998  
Candia, NH 03034      Cell: 603-234-8502

[tseverino@severino.com](mailto:tseverino@severino.com)



# Rochester Ladder Truck

feet

Width	: 8.33
Track	: 7.50
Lock to Lock Time	: 6.00
Steering Angle	: 45.00

