



LOT LINE REVISION APPLICATION
City of Rochester, New Hampshire

Date: 2/6/17 [office use only. Check # _____ amount \$ _____ date _____]

Property information

Tax map #: 210 ; lot #'(s): 143 & 144 ; zoning district: A

Property address/location: 107 Salmon Falls Rd

Name of project (if applicable): _____

Property owner – Parcel A

Name (include name of individual): Lisa G & Allen W Littlefield / Edgar J Gagnon

Mailing address: 107 Salmon Falls Rd, Rochester, NH 03868-8622

Telephone #: _____ Email: _____

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

Name (include name of individual): Same as above

Mailing address: 115 Salmon Falls Rd, Rochester, NH 03868-8622

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 03825

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

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

Proposed project

What is the purpose of the lot line revision? TO REVISE THE LOT LINE BETWEEN THE TWO LOTS
SO THAT THE GARAGE IS LOCATED ON 143

Will any encroachments result? NO

Comments

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

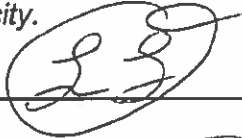
A WAIVERS ARE REQUESTED FOR TOPOGRAPHIC FEATURES AND WETLANDS ON THE PARCELS WHEREAS THERE IS TO BE NO NEW CONSTRUCTION ASSOCIATED WITH THIS PROJECT. SEE THE NOTE ON THE PLAN CONCERNING THE REQUIRED 3,000 sf OF USABLE AREA.

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: 2-6-2017

Signature of property owner:
(Parcel B)

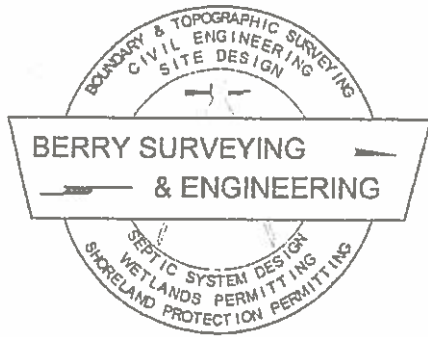


Date: 2-6-2017

Signature of agent:



Date: 2-6-17



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road
Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

February 6, 2017

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

RE: Proposed Lot Line Revision
Lisa & Allen Littlefield & Edgar Gagnon
Salmon Falls Road
Waiver Requests



Mr. Chairman and Members of the City of Rochester Planning Board,

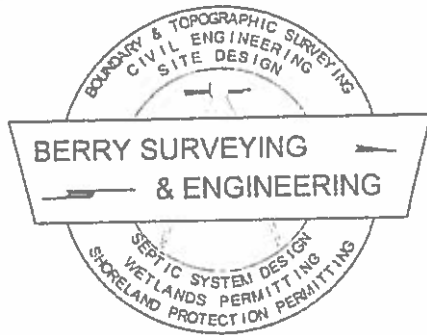
On behalf of Lisa and Allen Littlefield and their father Edgar Gagnon, Berry Surveying & Engineering (BS&E) is filing a lot line revision to revise the lots between Tax Map 210, Lots 143 & 144.

The primary function of the revision is to allow the garage which is currently situated on Lot 144 to be on Lot 143 where it is currently being used as an accessory structure. A full boundary survey for both parcels is provided, and the applicant is seeking a waiver to the requirement for full topographic features, wetlands and soils information whereas it is not overly germane to the application.

Respectfully Submitted,

BERRY SURVEYING & ENGINEERING

Christopher R. Berry
Principal, President



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

RE: Proposed Lot Line Revision
Lisa & Allen Littlefield & Edgar Gagnon
Salmon Falls Road
Waiver Requests

Pursuant to Subdivision regulation 2.4.5.9 and 7.3 (Waiver), Berry Surveying & Engineering (BS&E) on behalf of Lisa and Allen Littlefield & Edgar Gagnon, requests the City of Rochester Planning Board waive the following project specific items:

- 3.18 Topographic Features
- 4.3 Topography and Soils Plan
- Check List Items
 - Contour Lines and spot elevations
 - Soils types and boundaries
 - Soil test pit locations, profiles, and depth to water table and ledge
 - Percolation test locations and results
 - Water Features
 - Wetlands

Mr. Chairman and Members of the Rochester Planning Board,

1. Identification of Waiver Request & Explanation.

3.18, 4.3 and Check List Items pertain to projects that may have some kind of development taking place. In this case the lot line revision is taking place on two lots which are currently built on, and the topographic / soils features are not relevant. Both lots will contain the required 3,000 SF of usable space, and both lots now have municipal water and sewer available to them.

2. Waiver Justification:

- a. Granting the waiver will properly carry out the purpose and intent of the regulations.**

The purpose of these particular rules are geared towards a subdivision which generates the ability for development, and thus the need for the information.

- b. Strict conformity to the regulations would pose an unnecessary hardship to the applicant.**

Strict conformity would require the applicant to expend time, energy and funds on information that is otherwise superfluous to this particular application.

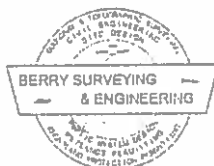
Thank you for your time and attention to this matter and we hope you look favorably upon the request.

Respectfully Submitted,

BERRY SURVEYING & ENGINEERING



Christopher R. Berry
Principal, President

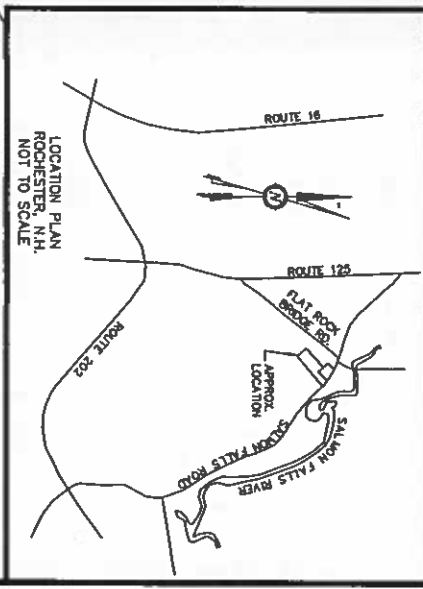
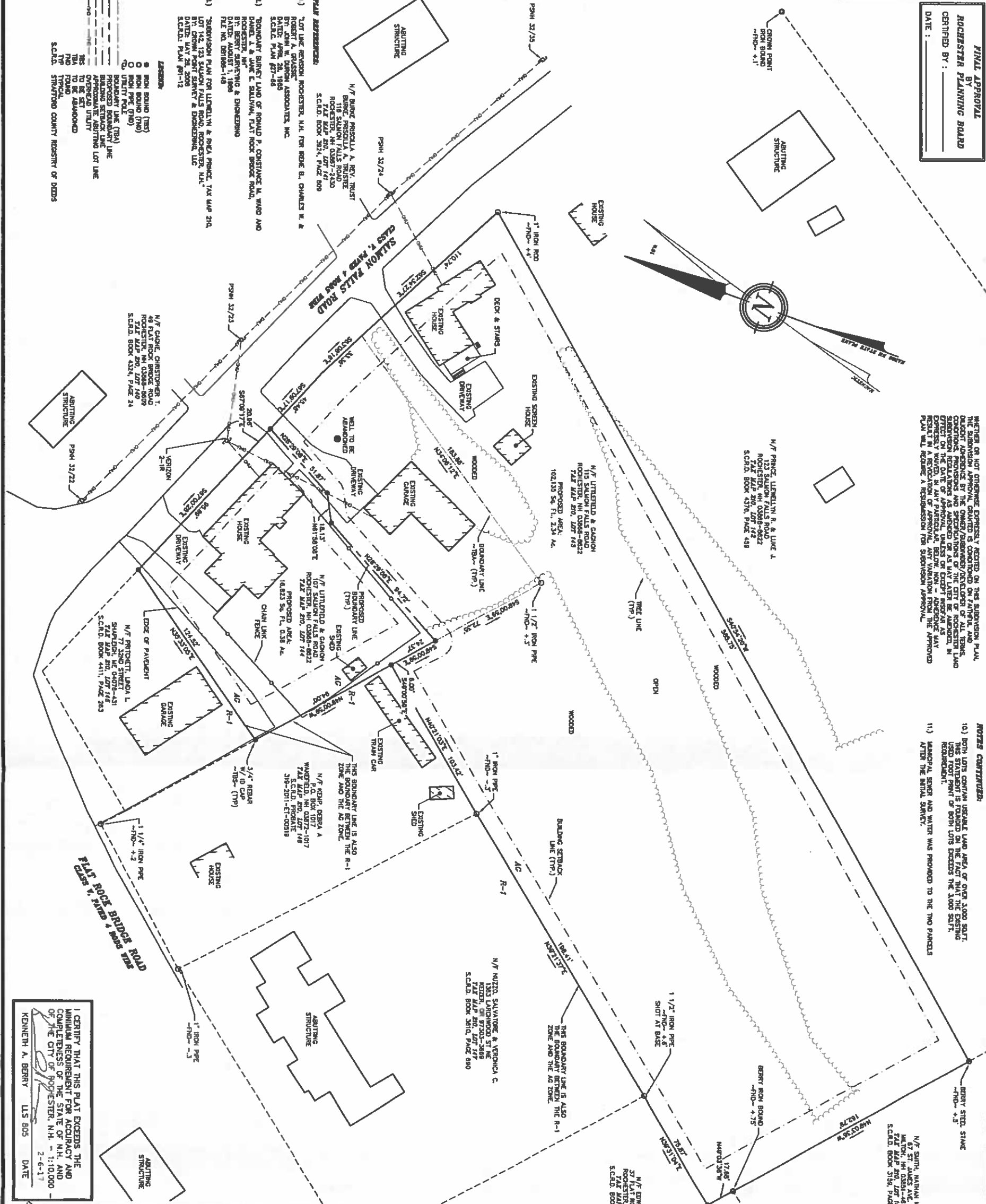


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FINAL APPROVAL
 BY
ROCHESTER PLANNING BOARD
 CERTIFIED BY: _____
 DATE: _____

NEITHER OR NOT OTHERWISE EXPRESSLY NOTED ON THIS SUBDIVISION PLAN, THE PRESENCE OF THE OWNERS OF THE LAND, THE CITY OF ROCHESTER, N.H., THE STATE OF NEW HAMPSHIRE, THE FEDERAL GOVERNMENT, OR ANY OTHER PARTY, SHALL BE A WAIVER OF ANY RIGHTS OR INTERESTS IN THE LAND. THE SUBDIVISION PLAN IS HEREBY APPROVED AND THE CITY OF ROCHESTER, N.H., IS HEREBY AUTHORIZED TO RECORD THE SAME IN THE REGISTER OF DEEDS. ANY VIOLATION OF THIS PLAN WILL REQUIRE A RESUBMISSION FOR SUBDIVISION APPROVAL.

NOTES CONTINUED:
 10) BOTH LOTS CONTAIN USABLE LAND AREA OF OVER 3,000 SQ. FT. THIS STATEMENT IS FOUND ON THE FACT THAT THE EXISTING ROAD FRONT FOOTPRINT OF BOTH LOTS EXCEEDS THE 3,000 SQ. FT. REQUIREMENT.
 11) MANHOLES, SEWER AND WATER WAS PROVIDED TO THE TWO PARCELS AFTER THE INITIAL SURVEY.



I CERTIFY THAT THIS PLAN 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 - 2-6-17
 KENNETH A. BERRY ULS 805 DATE

REVISION	DATE	DESCRIPTION

LOT LINE REVISION

LAND OF
USA G & ALLEN W. LITTLEFIELD & EDGAR J. GAGNON
 107 & 115 SALMON FALLS RD
 TAX MAP 210, LOT 148 & 144

BERRY & ENGINEERING
 335 SECOND CROWN POINT RD
 BARRINGTON, N.H. (603)352-2863

SCALE: 1 IN. EQUALS 30 FT.
 DATE: NOVEMBER 17, 2016
 FILE NO.: DB 2016-107

GRAPHIC SCALE
 1 inch = 30 ft.

4) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, A PORTION OF THESE PARCELS DO FALL WITHIN THE FLOOD PLAIN FLOODED HAZARD ZONE: FEMA COMMUNITY - 30100, MAP # - 330702040, DATED: MAY 17, 2008.

5) VERTICAL DATA BASED ON NAVARS DATUM, HORIZONTAL COORDINATES BASED ON NAD83 COORDINATES GATHERED USING TOPCON TOTAL STATION. SPOTS RECEIVERS.

6) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A SURVEY CONDUCTED BY BERRY & ENGINEERING, INC. ON BEHALF OF THE LANDOWNER. THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A SURVEY CONDUCTED BY BERRY & ENGINEERING, INC. ON BEHALF OF THE LANDOWNER. THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A SURVEY CONDUCTED BY BERRY & ENGINEERING, INC. ON BEHALF OF THE LANDOWNER.

7) THE PURPOSE OF THIS PLAN IS TO SHOW A LOT LINE REVISION BETWEEN TAX MAP 210, LOTS 143 & 144.

8) BOTH LOTS WILL BE SERVED BY MUNICIPAL WATER AND SEWER.

9) THIS IS A ONE SHEET PLAN. SET IT WILL BE RECORDED AT THE REGISTERED CERTIFICATE OF DEEDS FOR LOOSE INFORMATION ON THE REGISTER OF DEEDS. THE REGISTER OF DEEDS WILL BE RECORDED AT THE REGISTER OF DEEDS. THE REGISTER OF DEEDS WILL BE RECORDED AT THE REGISTER OF DEEDS.