



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

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

**Property information**

Tax map #: 255 ; lot #(s): 24 & 24-1 ; zoning district: Agricultural

Property address/location: 44 & 52 Haven Hill Road

Name of project (if applicable): Laperle Family Revocable Trust

**Property owner – Parcel A**

Name (include name of individual): Laperle Family Revocable Trust

Mailing address: 28 Copperline Road, Epsom, NH 03234

Telephone #: 603-781-8476 Email: donrae1900@gmail.com

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

Name (include name of individual): Michael Garland & Ellen McDonald

Mailing address: 44 Haven Hill Road, Rochester, NH 03867

Telephone #: 603-988-5365 Email: mike.ellen2007@yahoo.com

**Surveyor**

Name (include name of individual): Norway Plains Assoc. Inc., Steven M. Oles, LLS

Mailing address: PO Box 249, Rochester NH 03866

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

Email address: soles@norwayplains.com Professional license #: 993

**Proposed project**

What is the purpose of the lot line revision? The purpose is to add a 25' wide strip of land to tax  
map 255 lot 24 from tax map 255 lot 24-1.

Will any encroachments result? No

(Continued Lot Line Revision application Tax Map: 255 Lot: 24 & 24-1 Zone A )

## Comments

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

Total land area being conveyed from map 255 lot 24-1 to map 255 lot 24 is 9,353 sf.

## 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: 3/4/17

Signature of property owner:  
(Parcel B)



Date: 3/1/17

Signature of agent:



Date: 3/6/17

# NORWAY PLAINS ASSOCIATES, INC.

SURVEYORS • SEPTIC SYSTEM DESIGNERS • ENGINEERS

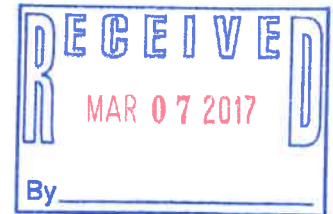
P.O. Box 249  
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rtetreault@norwayplains.com

March 6, 2017

Seth Creighton, Chief Planner  
Department of Planning and Development  
Second Floor, City Hall  
31 Wakefield Street  
Rochester, NH 03867-1917



Re: Proposed Lot Line Revision – Haven Hill Road - Tax Map 255, Lot 24 and Lot 24-1

Dear Mr. Creighton,

On behalf of the LaPerle Family Revocable Trust and Michael Garland & Ellen McDonald, Norway Plains Associates, Inc. is pleased to submit a Lot Line Revision Application. The LaPerle are the owner of the parcel located at 52 Haven Hill Road identified by the City of Rochester assessors as Tax Map 255, Lot 24-1 and Mr. Garland and Mrs. McDonald are the owners of parcel located at 44 Haven Hill Road, Tax Map 255, Lot 24. Both lots are located in the Agricultural Zoning District and are serviced by on-site septic systems and private wells.

The purpose of the lot line revision is to convey a strip of land approximately 25 feet wide long the common property line of the two parcels. This area, 9,353 square feet (0.21 acres), will be conveyed from the LaPerle Family Revocable Trust to Mr. Garland and Mrs. McDonald. As such, Tax Map 255, Lot 24 will increase from 1.62 acres to 1.83 acres and Tax Map 255, Lot 24-1 will reduce from 42.59 acres to 42.38 acres. Both lots will continue to meet all zoning lot requirements for minimum lot frontage, acreage and building setbacks. There are no variances or conditional use permits associated with this application.

The proposed adjustment to the lot line is in conjunction with a major subdivision of land being proposed by the LaPerle Revocable Trust. As such, the new property line will become the right-of-way for a proposed street to be constructed as part of the aforementioned subdivision. By shifting the property line over, a better alignment for the future roadway is achieved, especially at the proposed wetlands crossing. Additionally providing the Garland & McDonald with additional land, it would open up the possibility of connecting their driveway to the new street once constructed.

Should the Board need additional information or have any questions, please feel free to contact our office. Otherwise we look forward to discussing this project with staff and the Planning Board. Thank you for your consideration

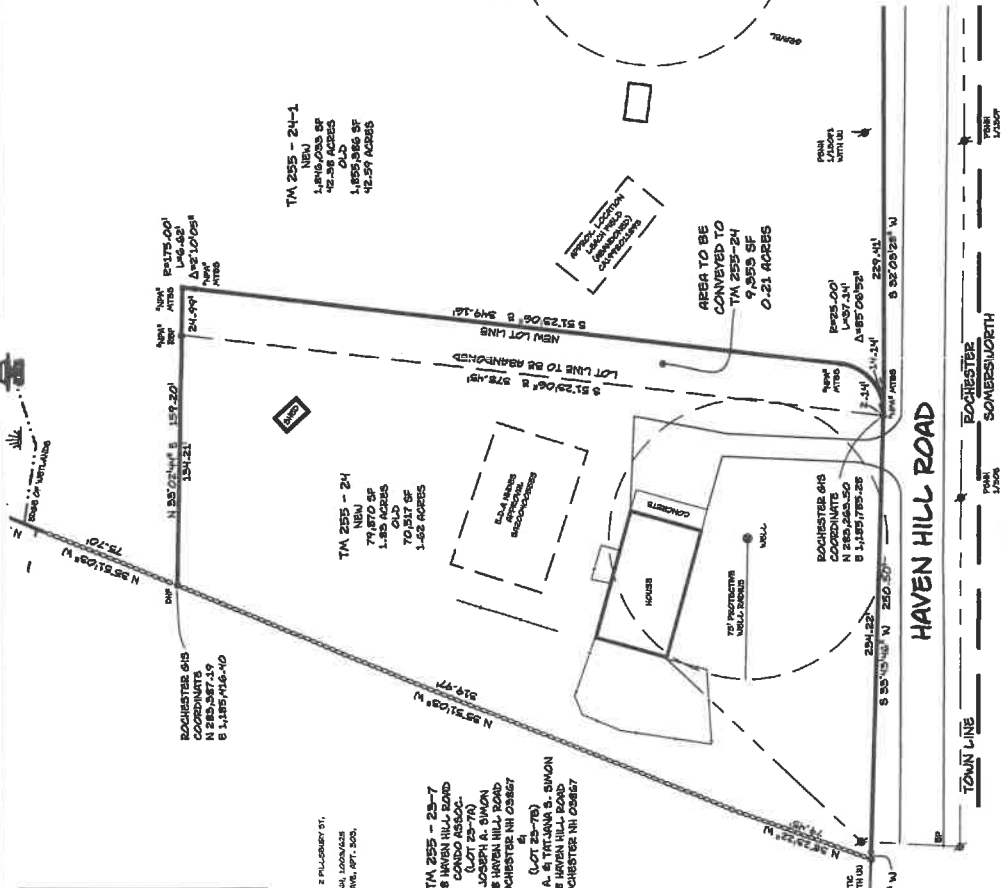
Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

By:

  
Steven M. Oles, LLS

cc: Donald LaPerle  
Michael Garland & Ellen McDonald

[illegible]

NEW	OLD
1,846,033 SF	1,855,386 SF
42.38 ACRES	42.59 ACRES

NEW	OLD
79,870 SF	70,517 SF
1.23 ACRES	1.62 ACRES

26 HAVEN HILL ROAD  
CONDO ASSOC.  
(LOT 23-78)  
JOSEPH A. SIMON  
26 HAVEN HILL ROAD  
ROCHESTER NH 05667

1	MONUMENT
2	NO MONUMENT FOUND OR SET
3	UTILITY POLE
4	MONUMENT TO BE SET

0000	STONEWALL
_____	EDGE OF PAVEMENT
—+—	CHAIN LINKED FENCE
..	OVERHEAD WIRES

1. HOLE FOUND  
 PIPE FOUND  
 MONUMENT TO BE SET  
 ARE FOUND  
 RE FEET  
 NOTES HEIGHT OF THE MONUMENT  
 MAP & LOT NUMBER  
 TRAFFORD COUNTY REGISTRY OF DEEDS  
 IDENTIFICATION INSCRIPTIONS  
 HIGHWAY PLAINS ASSOCIATES

LOCUS  
N.T.S.

2249  
2-2339-11A  
6186V1A-1

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AND 21 ELLI  
AVEN HILL R

3943/164

OPPERLINE  
WOM, NH 032  
2201/342

VEN HILL

ORD R- LA

CDONAL  
D! MARCH,

REVISIONS

52 HAVEN HILL ROAD  
ROCHESTER

1"=30' MARCH, 2017  
MCDONALD

GRAPHIC SCALE

2 CONTINENTAL BLDG., ROCHESTER, NH 603-886-8948

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