



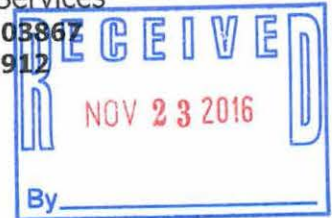
City of Rochester, New Hampshire

Department of Building, Zoning and Licensing Services

31 Wakefield Street * Rochester, NH 03367

(603) 332-3508 * Fax (603) 509-1912

pd OK #012538
212.60 kg



APPLICATION FOR A VARIANCE

TO: **BOARD OF ADJUSTMENT
CITY OF ROCHESTER**

Phone No _____

Name of applicant LISA & ALLEN LITTLEFIELD
EDGAR GAGNON

Address 115 SALMON FALLS ROAD

Owner of property concerned SAME
(If the same as applicant, write "same")

Address SAME
(If the same as applicant, write "same")

Location 115 & 107 SALMON FALLS ROAD

Map No. 210 Lot No. 144 Zone AG

Description of property. EXISTING RESIDENCE WITH DETACHED GARAGE. PROPOSAL IS TO KEEP EXISTING RESIDENCE ON LOT 144, REVISE THE LOT LINE BETWEEN 144 & 143 SO THAT THE GARAGE IS ON 143.

Proposed use or existing use affected. REDUCTION IN LOT AREA AND FRONTAGE ON LOT 144 ONLY. WATER AND SEWER IS PROVIDED TO BOTH LOTS.

The undersigned hereby requests a variance to the terms of Article TABLE 19-A
Section _____ and asked that said terms be waived to permit AREA + FRONTAGE
REDUCTION.

The undersigned alleges that the following circumstances exist which prevent the proper enjoyment of his land under the strict terms of the Zoning Ordinance and thus constitute grounds for a variance.

Signed _____
(Applicant)

EMAIL: LAG0131@yahoo.com

CRITERIA FOR VARIANCE

Case # 2016-35

Date: 11-23-16

A Variance is requested by Lisa and Allen Littlefield and Edger Gagnon

from Section Table 19-A Subsection _____

of the Zoning Ordinance to permit: A Lot Line Revision between Tax Map 210, Lot 144 and 143, which requires a variance to allow Lot 143 to have a reduced frontage and land area

at 107 & 115 Salmon Falls Road Map 210 Lot 144 & 143 Zone AG

Facts supporting this request:

1) The proposed use would not diminish surrounding property values because:

See Narrative and Criteria by Berry Surveying & Engineering

2) Granting the variance is not contrary to the public interest because: _____

See Narrative and Criteria by Berry Surveying & Engineering

3.) Denial of the variance would result in unnecessary hardship to the owner because of the following special circumstances of the property: _____

See Narrative and Criteria by Berry Surveying & Engineering.

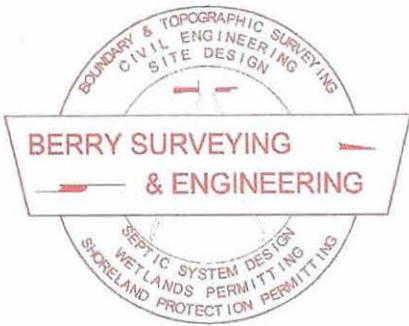
4.) Granting the variance would do substantial justice because: _____

See Narrative and Criteria by Berry Surveying & Engineering

5.) The use is not contrary to the spirit of the ordinance because: _____

See Narrative and Criteria by Berry Surveying & Engineering

Name Christopher R. Berry Date: 11-22-16



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

crberry@metrocast.net

November 22, 2016

City of Rochester
Zoning Board of Adjustments
31 Wakefield Street
Rochester, NH 03867

Re: Lisa G. & Allen W. Littlefield and Edgar J. Gagnon.
Variance request for Reduction in Frontage and Land Area
To allow a Lot Line Revision between 115 & 107 Salmon Falls Road
Rochester, NH
Tax Map 210, Lot 144 Agricultural Zone

Mr. Chair and Members of the Rochester Zoning Board of Adjustments,

On Behalf of Lisa & Allen Littlefield and their father Edgar J. Gagnon, Berry Surveying & Engineering (BS&E) is submitting two variance request to Table 19-A Dimensional Standards, to allow a lot line revision between Tax Map 210, Lot 144 and Tax Map 210, Lot 143.

Variance Requests are for:

- Table 19-A Agricultural Zone, Single Family with Water and Sewer, Lot Area required to be 20,000 Square Feet, where the proposal provides for 16,823 Square Feet.
- Table 19-A Agricultural Zone, Single Family with Water and Sewer, Minimum Road Frontage Required to be 150 feet, where the proposal provides for 95.69 feet.

Background and General Narrative:

The applicant own both lots which are located in the Agricultural Zone. Currently on Tax Map 210, Lot 143, there is a single family home on two acres of land, where Lisa and Allen reside. On Tax Map 210, Lot 144 there is a single family home, and a detached oversized garage, known by the applicants as the "shop." The single family home on this lot is where Edgar resides.

Edgar purchased the home from Terry Ramsey, and later purchased a second lot from Mr. Ramsey. This second lot is where the "shop" now sits. The abutting parcel was later purchased by Lisa and Allen.

In planning the estate for Edgar, it was decided that a lot line revision was required so that the "shop" could be located on Lisa and Allen's property, and the Edgars residence could be sold free of the encumbrance of the "shop." There is a very clear, natural distinction between the two parcels being created. There is a fence between them, there is a distinctly separate driveway, and there is a small retaining feature along the western edge of the driveway for the shop, further separating them.

The proposed lot line revision (enclosed) modifies Tax Map 210, Lot 144, so that it does not contain the required amount of frontage by approximately 55 feet and is short in land area by approximately 3,200 Square Feet. Both lots now have municipal water and sewer services at the street, and can be hooked up as required. Though the lot line revision requires relief for lot 144, it brings the frontage for lot 143 into conformance. Lot 144 is the first lot inside the Agricultural Zone, which is peculiar given its proximity and similarity to the abutting parcels which are in the R1 Zone. The R1 Zone requires 100 feet of frontage

and 10,000 Square Feet of land area for single family homes. From a planning perspective, this revision takes the existing house, and finishes the R1 Zone in general conformity with the neighborhood. It then takes and places the "shop" an item commonly found in the AG zone, and places it on an appropriately sized parcel, with a fitting, logical position next to the 2 acre lot.

Specific Variance Request & Criteria for Approval:

- Table 19-A Agricultural Zone, Single Family with Water and Sewer, Lot Area required to be 20,000 Square Feet, where the proposal provides for 16,823 Square Feet.
 - Table 19-A Agricultural Zone, Single Family with Water and Sewer, Minimum Road Frontage Required to be 150 feet, where the proposal provides for 95.69 feet.
- 1.) *"Granting the variance would not be contrary to the public interest."*
 - a. The public interest in frontage and land mass is to ensure that there is no overcrowding between lots and neighbors. In this case, there is NO change which will affect the density of the neighborhood. There are three buildings now, and there will be when the lot line revision is complete.
 - 2.) *"Deviation from the strict requirements of the Ordinance is consistent with the spirit of the Ordinance"*
 - a. The spirit of the ordinance allows for certain uses within certain zones, and then tries to apply frontages and land masses that are consistent with those uses. In typical New England planning fashion, the ordinance attempts to apply order around existing housing stock which was built and sold at a time when zoning did not apply. In this case, because of the special circumstance of the existing structures, the intent of the ordinance is met. The single family house, closest to the R1 Zone is kept on its own lot with a usable land area and usable frontage.
 - 3.) *"Granting the variance would do substantial justice."*
 - a. It will allow for the property to be logically sold and divided as it is logically laid out on the ground.
 - 4.) *"Granting the variance will not result in diminution of surrounding property values"*
 - a. To leave the shop with this particular single family home, given its proximity and obvious separation, could limit the number of buyers interested in the home and could affect its value and thus surrounding property values. There is no constructive difference in the proposal, whereas no surrounding properties will be affected by the change, and therefore, there will be no diminution in surrounding values.
 - 5.) *"Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship:"*
 - a. *"The following special conditions of the property distinguish it from the other properties in the area:"*
 - i. This property is special in that it does contain a home with a small one car garage, which is distinctly separate from this larger offset garage. Due to the fact that they are separated by a fence, a topographic break, and separate driveway, this garage (shop) is not used and likely not to be used as a residential garage, and therefore belongs with a lot that is larger and will utilize it as a small out building for agricultural or craft purposes. The more appropriate position for this to take place is with the house located on lot 143. Other properties in the R1



BERRY SURVEYING & ENGINEERING

335 Second Crown Pt. Rd., Barrington, NH 03825

(603) 332-2863 / (603) 335-4623 FAX

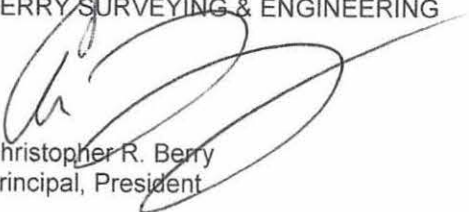
www.BerrySurveying.Com

zone, and in close proximity do not contain this additional building and therefore this property is special. Literal enforcement would require the shop to stay with the incongruent parcel of land, which will cause a detriment to the estate and thus a hardship.

- b. *"No fair and substantial relationship exists between the general purposes of the ordinance provision and the specific application of that provision to the property because:"*
 - i. In this case, there is no relationship between the frontage and land area requirements whereas the lots are built out. This revision will not create any additional building lots, and so the amount of total land area is not modified per unit / structure, and the total frontage afforded to the total number of units remains constant. These lots are now serviced by municipal water and sewer and therefore land mass is not required for sewage disposal.
- c. *"The proposed use is a reasonable one because:"*
 - i. This use is a reasonable one whereas noting about the infrastructure changes, and therefore creates no imposition on any abutting land owner or the municipality as a whole.

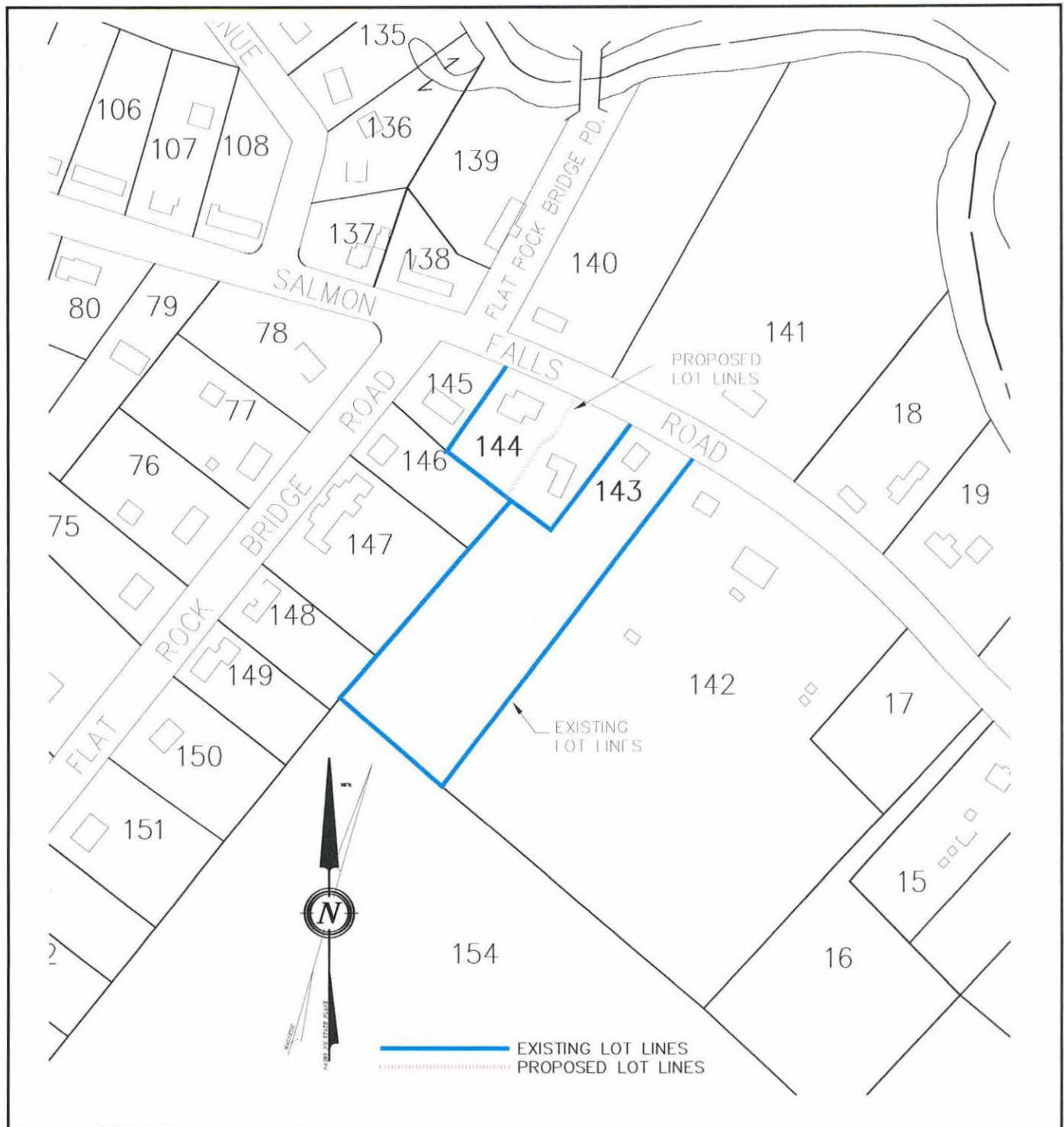
Thank you for your time and attention to this matter. We hope you look favorably upon these two requests.

BERRY SURVEYING & ENGINEERING


Christopher R. Berry
Principal, President



BERRY SURVEYING & ENGINEERING
335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
www.BerrySurveying.Com



TAX MAP PLAN
LAND OF
LISA G & ALLEN W. LITTLEFIELD
& EDGAR J. GAGNON
107 & 115 SALMON FALLS
TAX MAP 210, LOT 143 & 144

BERRY & SURVEYING
ENGINEERING

335 SECOND CROWN POINT RD.
BARRINGTON, N.H. 332-2863

SCALE : 1 IN. EQUALS 200 FT.

DATE : NOVEMBER 17, 2016

FILE NO. : DB 2016-107

0210
MAP0143
BLOCK0000
LOT

LOT2

LOT3

1 of 1
CARD

RESIDENTIAL

TOTAL ASSESSED: 103,800
17226!

Rochester

Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
115		SALMON FALLS RD, ROCHESTER

OWNERSHIP

Unit #
Owner 1: GAGNON EDGAR J &
Owner 2: LITTLEFIELD LISA G &
Owner 3: LITTLEFIELD ALLEN W III
Street 1: 115 SALMON FALLS RD
Street 2:
Twn/City: ROCHESTER
St/Prov: NH Cntry: Own Occ: Y
Postal: 03868-8622 Type:

PREVIOUS OWNER

Owner 1: GAGNON EDGAR J REV LIV TRUST & -
Owner 2: GAGNON LISA A -
Street 1: 115 SALMON FALLS RD
Twn/City: ROCHESTER
St/Prov: NH Cntry: Own Occ: Y
Postal: 03868-8622

ARRATIVE DESCRIPTION

his Parcel contains 2. AC of land mainly classified as INGLE FAM with a(n) COTTAGE Building Built about 1940, aving Primarily VINYL Exterior and ASPH SHINGLE Roof over, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms otal, and 1 Bdrms

THER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int
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ROPERTY FACTORS

tem	Code	Descip	%	Item	Code	Descip
Z	A	AGRICULT	100	U	0	SEPTIC
o				t	8	WELL
n				I	5	GAS
Census:				Exmpt		
Flood Haz:						
D	RO	ROCHESTER		Topo	1	LEVEL
s				Street	1	PAVED
t				Traffic	4	MEDIUM

AND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	SINGLE FAM		1		PRIMARY A SITE		1.0	0	45,000.	1.000	1010									45,000						45,000	
101	SINGLE FAM		1		EXCESS AC EXCESS		1.0	0	2,500.	1.000	1010									2,500						2,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	56,300		2.000	47,500	103,800		34329
							GIS Ref
							GIS Ref
							Insp Date
Total Card	56,300		2.000	47,500	103,800	Entered Lot Size	
Total Parcel	56,300		2.000	47,500	103,800	Total Land: 2	
Source: Market Adj Cost			Total Value per SQ unit /Card: 113.82	/Parcel: 113.82		Land Unit Type: AC	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2016	101	FV	56,300	0	2.	47,500	103,800	103,800	Year End Roll	9/8/2016
2015	101	FV	56,300	0	2.	47,500	103,800	103,800	Year-end	10/1/2015
2014	101	FV	56,300	0	2.	47,500	103,800	103,800	Year End Roll	9/29/2014
2013	101	FV	60,800	0	2.	63,500	124,300	124,300	Year End Roll	9/4/2013
2012	101	FV	60,800	0	2.	63,500	124,300	124,300	Year End Roll	9/20/2012
2011	101	FV	60,800	0	2.	63,500	124,300	124,300	Year End Roll	9/27/2011
2010	101	FV	51,700	0	2.	63,500	115,200	115,200	roll	8/26/2010
2009	101	FV	61,800	0	2.	63,500	125,300	125,300	Year End Roll	9/24/2009

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GAGNON EDGAR J	4185-620	1	12/11/2013	Trust	2,667	No	No	4		
GAGNON EDGAR J	3652-672	1	6/10/2008	Fam/Friends	2,667	No	No	4		
GAGNON EDGAR J	2264-298	1	12/20/2000	Trust	4,000	No	No	4		
RAND ROBERT A &	1134-557		6/4/1984			No	No			
NASO LEONA M &	1001-351		8/5/1977			No	No			
PALUMBO THOMAS	976-173		11/6/1975			No	No			
JOHNSON RUSSELL	968-362		7/25/1975			No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
10/26/2016	M-16-395	MANUAL		O				Installing gas pip
6/27/2016	E-16-194	ELECTRIC	500	O				
6/27/2016	P-16-86	PLUMBING	500	O				
5/26/2016	B-16-262	ADDITION	20,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
12/15/2014	OWN ADD CHG	LA	LEONA
12/19/2013	DEED CHANGE	VK	VERNA
11/27/2012	OWN ADD CHG	VK	VERNA
4/29/2011	MEAS+INSPECTD	NM	NANCY
8/19/2009	OWN ADD CHG	GN	GAYE
6/30/2009	OWN ADD CHG	VB	VERNA
6/23/2008	OWN ADD CHG	VB	VERNA
6/20/2008	DEED CHANGE	VB	VERNA
12/12/2007	OWN ADD CHG	VB	VERNA

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 2.00000 Total SF/SM: 87120.00 Parcel LUC: 101 SINGLE FAM Prime NB Desc: RESIDENTIAL

Total: 47,500 Spl Credit: Total: 47,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro

kareng

2017

SKETCH

No	Unit	RMS	BRS	FL
1		8	3	M
Totals				
1		8	3	

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

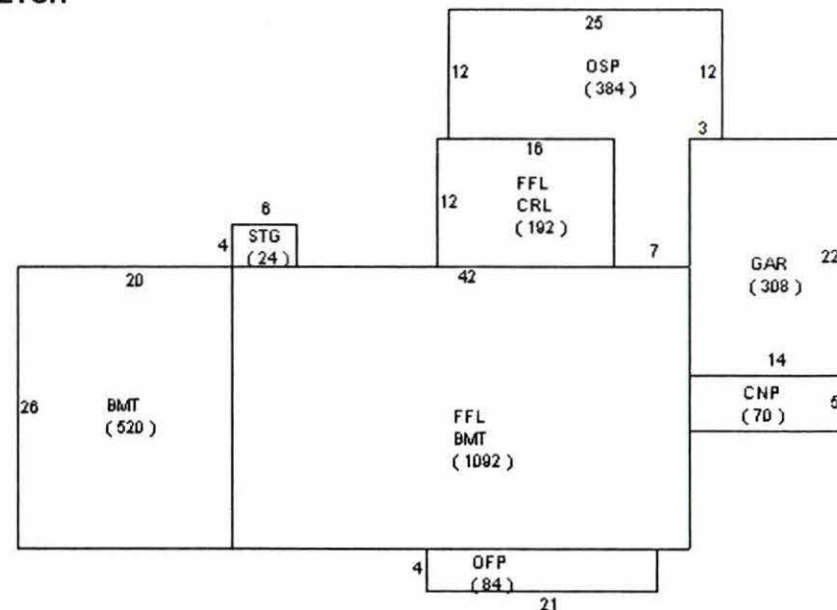
Phys Cond:	AV - Average	50 %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	50 %

CALC SUMMARY	
Basic \$ / SQ:	74.65
Size Adj.:	1.03071642
Const Adj.:	0.99000001
Adj \$ / SQ:	76.174
Other Features:	27092
Grade Factor:	1.00
Neighborhood Inf:	1.13999999
LUC Factor:	1.00
Adj Total:	195883
Depreciation:	97942
Depreciated Total:	97942

[illegible]

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,612	17.790	28,684	
FFL	1ST FLOOR	1,284	76.170	97,807	
OSP	SCRN PORCH	384	18.220	6,997	
GAR	GARAGE	308	26.620	8,199	
CRL	CRAWL SPACE	192	.000		
OPF	OPEN PORCH	84	27.850	2,339	
CNP	CANOPY	70	6.090	426	
STG	BKHD/FRU	24	11.820	284	
Net Sketched Area:		3,958	Total:	144,736	
Size Ad	1284	Gross Area	3958	FinArea	1284

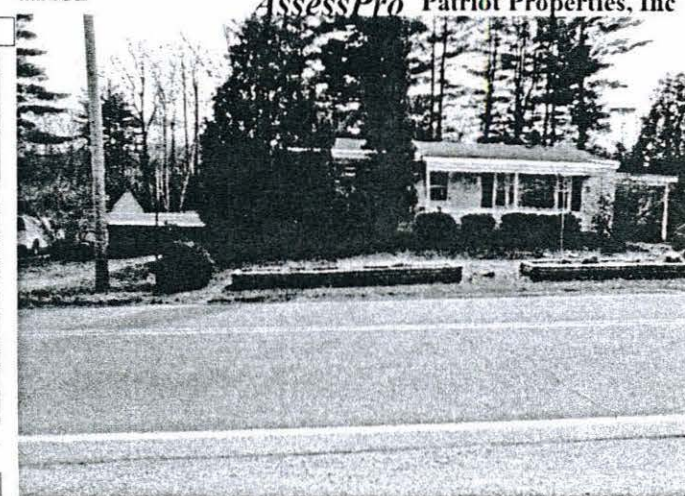
	Sub Area	% Usbl	Descrip	% Type	Qu	# Ter
84						
07	BMT	100	RRM	16	C	
97	BMT	100	FBM	24	C	
99						
39						
26						
84						
36						
84						

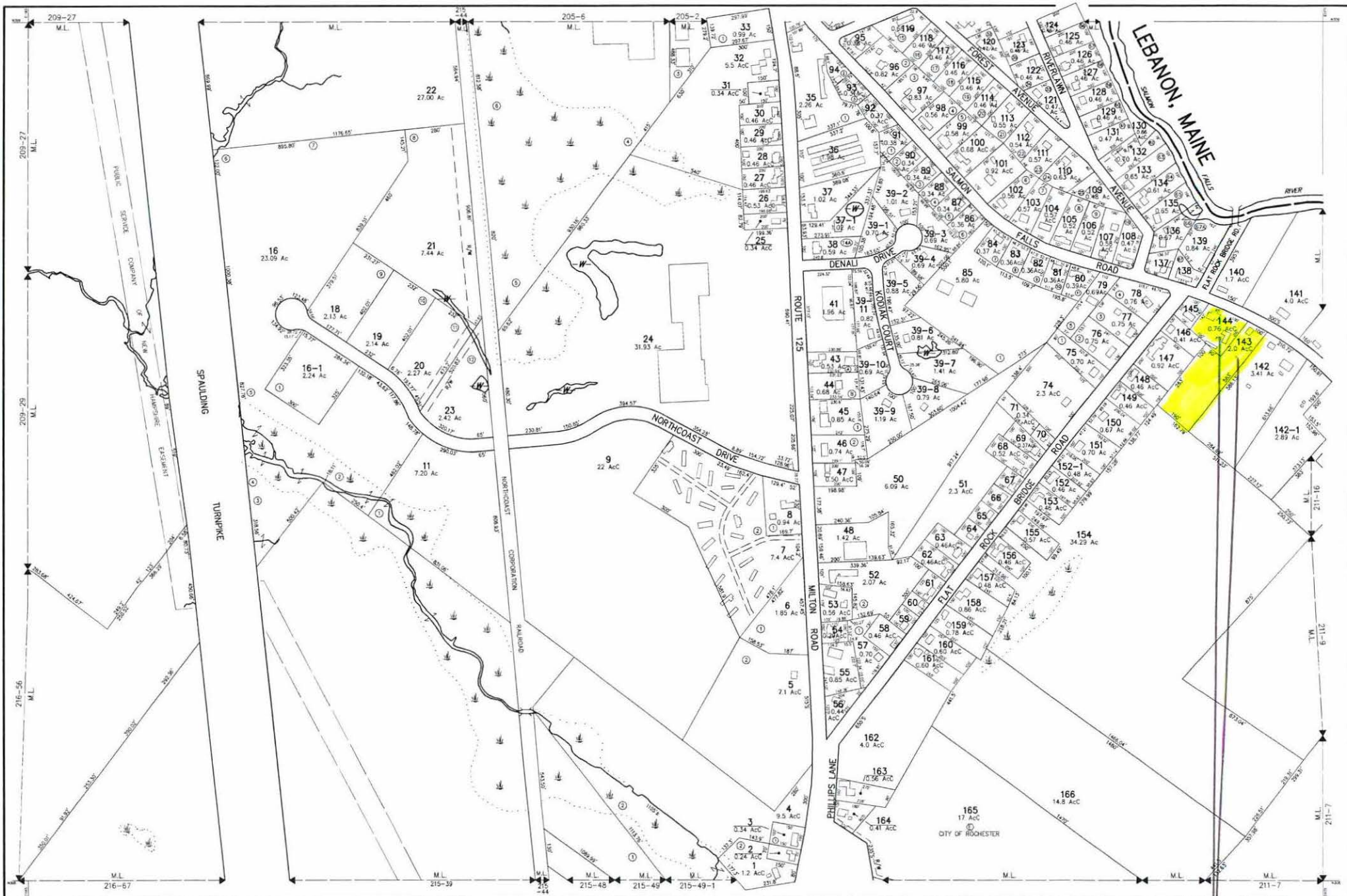


Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
	GARAGE FR	D	Y	1	22X40	C	AV	1964	20.54	T	30	101			12,700		12,700
	GARAGE FR	A	Y	1	22X32	C	AV	1964	21.36	T	30	101			10,500		10,500
	SHED FRAME	D	Y	1	8X12	D	AV	1974	5.80	T	50	101			300		300

PARCEL ID	0210-0144-0000
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More: N	Total Yard Items:	23,500	Total Special Features:		Total:	23,500
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<p>THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.</p> <p>THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.</p> <p>PHOTOGRAPHY DATE: APRIL 28, 1990</p> <p>COMPLETION DATE: JUNE 30, 1992</p>	<p>PRODUCED IN 1992 BY</p> <p>CAI Technologies</p> <p>11 PLEASANT STREET, LITTLETON, NH 03041 603.322.4190 - WWW.CAITECH.COM</p>	<p>LEGEND</p> <p>AREA SURVEYED AC</p> <p>AREA CALCULATED ACC</p> <p>RECORD DIMENSION 100'</p> <p>SCALED DIMENSION 100'S</p> <p>WATCH LINE M.L.</p> <p>WATER W</p> <p>EXEMPT PROPERTY, SUBDIVISION LOT NO.</p> <p>BUILDING B</p> <p>RIGHT OF WAY R.O.W.</p> <p>COMMON OWNERSHIP C.O.</p> <p>WETLANDS WET</p>	<p>FEET 0 100 200 300 400 500</p> <p>METERS 0 50 100 150</p> <p>SCALE 1" = 200'</p> <p>REVISED TO: APRIL 1, 2015</p>	<p>PROPERTY MAPS</p> <p>ROCHESTER</p> <p>NEW HAMPSHIRE</p>	<p>INDEX DIAGRAM</p> <p>206 205 211 216 215</p>	<p>MAP NO.</p> <p>210</p>
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115 Salmon Falls Rd



11/30/2012

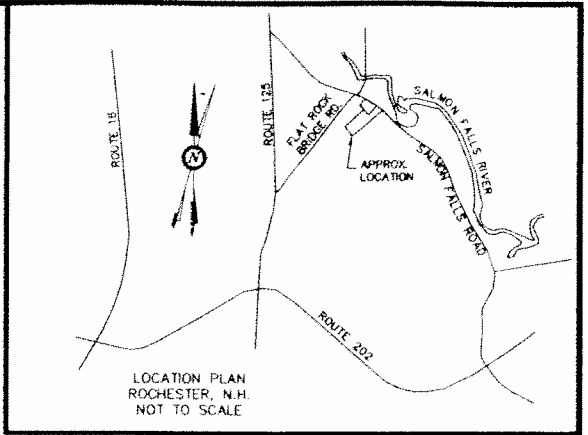
107 Salmon Falls Rd



11/30/2012

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

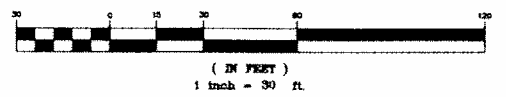
FINAL APPROVAL
BY
ROCHESTER PLANNING BOARD
CERTIFIED BY: _____
DATE: _____



NOTES:

- 1.) OWNER: LISA G. & ALLEN W. LITTLEFIELD & EDGAR J. GAGNON
115 SALMON FALLS ROAD
ROCHESTER, NH 03067
a.) TAX MAP 210, LOT 143
b.) EXISTING LOT AREA: 88,944 Sq. Ft., 2.04 Ac.
PROPOSED LOT AREA: 102,135 Sq. Ft., 2.34 Ac.
c.) S.C.R.D. BOOK 4185, PAGE 620
- 2.) OWNER: LISA G. & ALLEN W. LITTLEFIELD & EDGAR J. GAGNON
107 SALMON FALLS ROAD
ROCHESTER, NH 03067
a.) TAX MAP 210, LOT 144
b.) EXISTING LOT AREA: 30,018 Sq. Ft., 0.68 Ac.
PROPOSED LOT AREA: 18,823 Sq. Ft., 0.38 Ac.
c.) S.C.R.D. BOOK 4185, PAGE 620
- 3.) ZONING: AGRICULTURAL W/ SEWER AND WATER
MIN. LOT AREA: 20,000 Sq. Ft.
MIN. FRONTAGE: 150'
MIN. FRONT SETBACK: 20'
MIN. SIDE SETBACK: 10'
MIN. REAR SETBACK: 20'
MAX. BUILDING FOOTPRINT: 30%
MAX. LOT COVERAGE: 35%
- 4.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, A PORTION OF THESE PARCELS DO FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# -330150, MAP# -330170204D, DATED: MAY 17, 2005.
- 5.) VERTICAL DATUM BASED ON NAVD83 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SP SURVEY GRADE GPS RECEIVERS.
- 6.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A OCTOBER OF 2016, WITH AN ERROR OF CLOSURE OF 1 PART IN 13,145.
- 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 SERVICED BY MUNICIPAL WATER AND SEWER.
- 9.) THIS IS A ONE SHEET PLAN SET IT WILL BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. FOR MORE INFORMATION ON THIS LOT LINE REVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD STREET, ROCHESTER, NH 03067, (603) 335-1338.


GRAPHIC SCALE



LEGEND:

- IRON BOUND (TBS)
- IRON BOUND (FND)
- IRON PIPE (FND)
- UTILITY POLE
- BOUNDARY LINE (TBA)
- PROPOSED BOUNDARY LINE
- BUILDING SETBACK LINE
- APPROXIMATE ADJUTING LOT LINE
- TBS TO BE SET
- TBA TO BE ABANDONED
- FND FOUND
- TYP TYPICAL
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

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 LLS 805 DATE _____

REVISION	DATE	DESCRIPTION
LOT LINE REVISION LAND OF LISA G & ALLEN W. LITTLEFIELD & EDGAR J. GAGNON 107 & 115 SALMON FALLS TAX MAP 210, LOT 143 & 144		
		
BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT RD. BARRINGTON, N.H. (603) 332-2863		
SCALE : 1 IN. EQUALS 30 FT.		
DATE : NOVEMBER 17, 2016		
FILE NO. : DB 2016-107		

PLAN REFERENCES:

- 1.) "LOT LINE REVISION ROCHESTER, N.H. FOR IRENE B., CHARLES W. & ROBERT A. GRASSE"
BY: JOHN W. DURGIN ASSOCIATES, INC.
DATED: APRIL 26, 1995
S.C.R.D. PLAN #27-86
- 2.) "BOUNDARY SURVEY LAND OF RONALD P. CONSTANCE M. WARD AND DANIEL J. & JANE E. SULLIVAN, FLAT ROCK BRIDGE ROAD, ROCHESTER, NH"
BY: BERRY SURVEYING & ENGINEERING
DATED: AUGUST 1, 1996
FILE NO. DB1996-148
- 3.) "SUBDIVISION PLAN FOR LLEWELLYN & RHEA PRINCE, TAX MAP 210, LOT 142, 123 SALMON FALLS ROAD, ROCHESTER, N.H."
BY: CROWN POINT SURVEY & ENGINEERING, LLC
DATED: MAY 28, 2006
S.C.R.D. PLAN #91-12

N/F GAGNE, CHRISTOPHER T
49 FLAT ROCK BRIDGE ROAD
ROCHESTER, NH 03068-8609
TAX MAP 210, LOT 140
S.C.R.D. BOOK 4324, PAGE 24

N/F PRITCHETT, LINDA L
77 32ND STREET
SHAPLEIGH, ME 04075-431
TAX MAP 210, LOT 145
S.C.R.D. BOOK 4411, PAGE 263

N/F KEMP, DEBRA A
P.O. BOX 1017
WAKEFIELD, NH 03072-1017
TAX MAP 210, LOT 146
S.C.R.D. PROBATE
319-2011-ET-00519

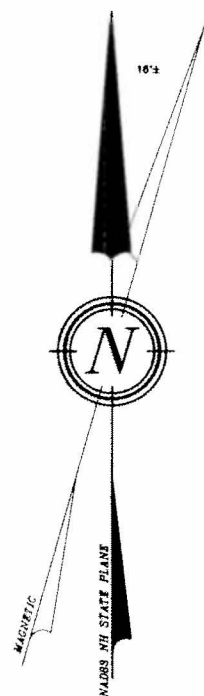
N/F NUZZO, SALVATORE & VERONICA C.
1383 LARCHWOOD ST NE
KEIZER, OR 97303-3669
TAX MAP 210, LOT 147
S.C.R.D. BOOK 3610, PAGE 690

N/F EDWARDS, DAVID R.
37 FLAT ROCK BRIDGE ROAD
ROCHESTER, NH 03068-8608
TAX MAP 210, LOT 148
S.C.R.D. BOOK 1209, PAGE 354


N/F PRINCE, LLEWELLYN R. & LUKE J.
123 SALMON FALLS ROAD
ROCHESTER, NH 03068-8622
TAX MAP 210, LOT 142
S.C.R.D. BOOK 4376, PAGE 459

N/F LITTLEFIELD & GAGNON
115 SALMON FALLS ROAD
ROCHESTER, NH 03068-8622
TAX MAP 210, LOT 143
PROPOSED AREA:
102,135 Sq. Ft., 2.34 Ac.

N/F BURKE PRISCILLA A. REV. TRUST
BURKE, PRISCILLA A. TRUSTEE
115 SALMON FALLS ROAD
ROCHESTER, NH 03067-2430
TAX MAP 210, LOT 141
S.C.R.D. BOOK 3924, PAGE 809



GIS SKETCH
ROCHESTER, N.H.
SCALE: 1" = ±150'

REVISION	DATE	DESCRIPTION
1000' NEIGHBORHOOD PLAN LAND OF LISA G & ALLEN W. LITTLEFIELD & EDGAR J. GAGNON 107 & 115 SALMON FALLS RD TAX MAP 210, LOT 143 & 144		
 BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT RD. BARRINGTON, N.H. (603)332-2863		
SCALE : AS-NOTED		
DATE : NOVEMBER 17, 2016		
FILE NO. : DB 2016-107		



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

November 23, 2016

Abutters List

Owner of Record

Tax Map 210, Lots 143 & 144

Edgar J Gagnon &
Lisa G Littlefield
115 Salmon Falls Rd
Rochester, NH 03868-8622

Abutters

Tax Map 210, Lot 140

Christopher T Gagne
49 Flat Rock Bridge Rd
Rochester, NH 03868-8609

Tax Map 210, Lot 141

Priscilla A Burke Rev Trst
Priscilla A Burke Tstee
116 Franklin St
Rochester, NH 03867-2430

Tax Map 210, Lot 142

Luke J & Llewellyn R Prince
123 Salmon Falls Rd
Rochester, NH 03868-8622

Tax Map 210, Lot 145

Linda L Pritchett
77 32nd St
Shapleigh, ME 04076-4031

Abutters List
Littlefield, Rochester, NH

November 23, 2016
Page 2 of 2

Tax Map 210, Lot 146

Debra A R Kemp
PO Box 1017
Wakefield, NH 03872-1017

Tax Map 210, Lot 147

Salvatore & Veronica C Nuzzo
1363 Larchwood St NE
Keizer, OR 97303-3669

Tax Map 210, Lot 148

David R Edwards
37 Flat Rock Bridge Rd
Rochester, NH 03868-8608

Tax Map 210, Lot 154

Nathan M Smith
67 St James Ave
Milton, NH 03851-4621

Professionals

Kenneth A. Berry, PE, LLS
Berry Surveying & Engineering
335 Second Crown Point Road
Barrington, NH 03825



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