

Planning
Community Development
Zoning
Conservation Commission
Historic District Commission

Planning & Development Department
City Hall - Second Floor
31 Wakefield Street
ROCHESTER, NEW HAMPSHIRE 03867-1917
(603) 335-1338 - Fax (603) 335-7585
Web Site: <http://www.rochesternh.net>

APPLICATION FOR SPECIAL EXCEPTION

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

DO NOT WRITE IN THIS SPACE

CASE NO. _____

DATE FILED _____

_____ ZONING BOARD CLERK

Phone No. _____

Name of applicant CPJ Properties, LLC

Address 880 Central Ave., Dover, NH 03820

(if same as applicant, write "same")

Owner of Property Concerned Same

(if same as applicant, write "same")

Address Same

(if same as applicant, write "same")

Location of property Milton Road

Map No. 205

Lot No. 134

Zone Highway Commercial

The undersigned hereby requests a special exception as provided in

Article: 42 Section: 18 of the Zoning Ordinance

18b4 (Table 18D)

Description of Property	<u>225.12'</u>	<u>328.72'/271.0'7</u>	<u>366.52'</u>
(give length of the lot lines)	Frontage	Sides	Rear

Proposed use or existing use affected To allow expansion of a junkyard on Map 205 Lot 134.

Signed _____ Date _____
(Applicant)

Special Exception Application Checklist

- ☒ It must be determined that your proposed use is not permitted without a special exception.
Most often this determination is a denial of a building permit.
Planning requires this prior to action on a site review
- ☒ Complete the application form.
- ☒ **You must complete the 42.23 Special Exceptions sheet, addressing the 5 questions**
If the special exception is for a garage, you must also complete the Garage Setbacks sheet
- ☒ A narrative explaining what you are requesting the special exception for.
- ☒ A sketch (see attached example) including the following.
 - ☒ Measurements of the distances from any existing structure to the lot lines.
If the proposed structure is not attached to the building you will need the distance between buildings.
 - ☒ Dimensions of the lot. A certified plot plan of your property is required by the Zoning Board. If you do not have a certified plot plan you may request a waiver (see the secretary for details)
 - ☐ If for a garage, all appropriate information on proposed garage (see samples)
- ☒ Photographs, if you have them.
- ☒ Complete the abutter's list.
- ☒ **Application fee \$175.00** (make check payable to City of Rochester).
- ☒ **Cost of Certified mail** (make check payable to City of Rochester) The amount is based on **\$3.56 per abutter**, and includes the applicant, owner of property, engineers, etc.

All of the above information must be completed and submitted to the Planning & Development Department Office on or before the deadline date, or the application will be considered incomplete and will be postponed until the next scheduled meeting, or until all the requirements have been met.

NOTE: All applications will be allowed one (1) postponement of the hearing on their application, and shall notify the Planning Office in writing of their intent to postpone such hearing at least two (2) days prior to the meeting at which their application is to be considered. If the applicant requests a second (2nd) postponement of the hearing, the application will be considered to have been withdrawn and the applicant must file a new application with the Board in order to receive a hearing. The provisions of this paragraph shall not apply to any postponement requested by an applicant as a result of the inability of the Zoning Board of Adjustment to provide the applicant with a five-member board for the hearing on the application.

THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING TO PRESENT THE CASE TO THE ZONING BOARD OF ADJUSTMENT

If you have any questions with any of these requirements, please call Karen at 332-3976



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road
Barrington, NH 03825
Phone: (603) 332-2863
Fax: (603) 335-4623
www.BerrySurveying.Com

City of Rochester Zoning Board of Adjustment
Attention: Chairman Torr
31 Wakefield Street
Rochester, NH 03867

RE: Colony Used Auto Parts
CPJ Properties
Located off NH Route 125 / Milton Road
Highway Commercial District
Tax Map 205, Lot 134
Special Exception

Chairman Torr and Members of the City of Rochester Zoning Board of Adjustment,

On behalf of Colony Use Auto Parts and CPJ Properties LLC, Berry Surveying & Engineering (BS&E) submits for your review a Special Exception request to allow the expansion of a “Junk Yard” in the Highway Commercial Zone. (HC). In 2015 the ZBA granted the applicant a special exception to install a Cold Storage Warehouse, to properly house the used parts, and part of the Site Review procedure, it was discovered that part of the existing use on this property had not been properly permitted.

Colony holds lot 134 separately from the remaining yard, and is looking for the expansion of that use onto this property, which is allowed by Special Exception in the HC Zone. No activity is planned to take place within 150 feet of the right of way of Milton Road, and the owner would gladly restrict the approval of a special exception to no closer than 150'. There is an existing earthen mound between the proposed use and the highway which blocks the sightline and access into the yard. Additionally, the owners own all but one of the abutting lots. The lot which is not under common ownership is found to the North. No cars are proposed to be parked along this common boundary line. This warehouse space is proposed in this location as allowed by this board in 2015.

We have further reviewed the HC zone’s specific requirements and found no additional criteria for a special exception, and therefore the five criteria found under the general ordinance, section 23 was used. We find that the expansion of this use within a zone that allows for it, is a better use of the land than an application for a new yard in a different location. No additional traffic, noise, dust or odors will be recognized by the expansion, whereas it is in use today, and the general use of this yard is recycling parts. Metal recycling is not done in this location and therefore there is little noise generated from the site. The master plan discusses automobile uses within this specific area of the city and zone, and therefore the modest expansion fits with the master plan. The master plan also discusses sensitivity to the local rivers and streams, and

Colony is the only Green yard in the area. By granting this special exception you are allowing the continued good work they are doing to better their yard.

We have enclosed our plan set for your review as part of this request. Thank you for your time and attention to this matter, and we hope you look favorably upon the request.

Please feel free to contact us with any questions or concerns.
Very truly yours,

BERRY SURVEYING & ENGINEERING

Christopher R. Berry, Project Manager
Principal, President



BERRY SURVEYING & ENGINEERING

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



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

August 24, 2016

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

Re: Special Exceptions Application
Colony Used Auto Parts
Off Milton Road
Rochester, NH
Tax Map 205, Lot 134

Mr. Chairman and Members of the Rochester Zoning Board,

On behalf of Colony Use Auto Parts, (Colony) Berry Surveying & Engineering (BS&E) submits for Zoning Board approval a Special Exception Application and associated five base criteria listed.

1. Location: The specific site is an appropriate location for the proposed use or structure.

The proposed location is appropriate as it currently has an established junkyard operating on it.

2. Neighborhood: The proposed use would not be detrimental, injurious, obnoxious, or offensive to the neighborhood.

The proposed use would not be detrimental, injurious, obnoxious or offensive to the neighborhood as the owner also owns three of the abutting lots and the business will remain consistent with its current use.

3. Traffic: The proposed use would not create an undue hazard or nuisance to vehicular or pedestrian traffic.

The proposed use would not alter current pedestrian or vehicular traffic outside of the lot.

4. Public Facilities: Adequate and appropriate facilities and utilities would be provided to ensure the proper operation of the proposed use or structure.

Adequate facilities already exist and expansion of the facilities is not required.

5. *Master Plan:* The propose use or structure is consistent with the spirit of this chapter and the intent of the Master Plan.

In keeping with the goals and objectives of the Master Plan, this expansion would allow the business to continue operating in the same location without having to impose another industrial facility at another location. This will provide a balanced and sustainable pattern of land use that meets the city's stakeholders needs while maximizing the potential of an established business in its current location. Automobile intensive businesses are prevalent in this area and permitting this expansion would promote like industry in a zone it is suited for.

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



Colony Auto
CPJ Properties, LLC
Tax Map 205, Lot 134

TABLE OF CONTENTS:

SHEET 1	NEIGHBORHOOD PLAN
SHEET 2	EXISTING CONDITIONS PLAN 60 SCALE
SHEET 3	EXISTING CONDITIONS PLAN 20 SCALE
SHEET 4	SITE PLAN
SHEET 5	E101 SEDIMENT & EROSION CONTROL DETAILS
SHEET 6	E102 SEDIMENT & EROSION CONTROL DETAILS

MINOR SITE PLAN
FOR
COLONY USED AUTO PARTS
ROUTE 125/MILTON ROAD
ROCHESTER, N.H.
TAX MAP 205, LOT 134

NOTE:

BERRY SURVEYING & ENGINEERING HAS PREPARED AN INSPECTION & MAINTENANCE MANUAL AS PART OF THIS PROJECTS DOCUMENTATION. ALL USERS ARE BOUND TO THIS DOCUMENT AS PART OF THE APPROVAL OF THE PLANNING BOARD. COPIES OF THE YEARLY INSPECTIONS ARE TO BE DELIVERED TO THE CEO AS DIRECTED IN THE MANUAL.

OWNER:

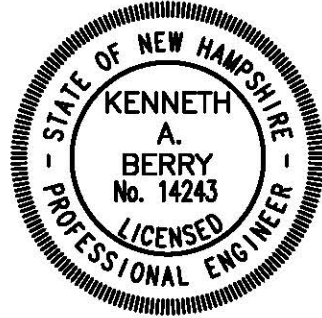
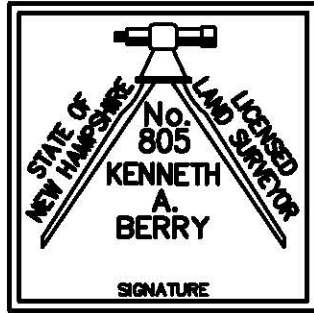
- (A) CPJ PROPERTIES, LLC
880 CENTRAL AVE.
DOVER, NH 03820
- (B) CHARLES S. JR. & PAUL E. ARVENTIS
181A MILTON ROAD
ROCHESTER, NH 03868-8714
- (C) CHARLES S. JR. & PAUL E. ARVENTIS
& BRANSCOMBE, JOHN J.
181A MILTON ROAD
ROCHESTER, NH 03868-8714

SURVEYOR OF RECORD: KENNETH A. BERRY, PE, LLS
CPESC, CESSWI, CPSWQ
BERRY SURVEYING & ENGINEERING
335 CROWN POINT ROAD
BARRINGTON, NH 03825
(603) 332-2863

ENGINEER OF RECORD: KENNETH A. BERRY, PE, LLS
CPESC, CESSWI, CPSWQ
BERRY SURVEYING & ENGINEERING
335 CROWN POINT ROAD
BARRINGTON, NH 03825
(603) 332-2863

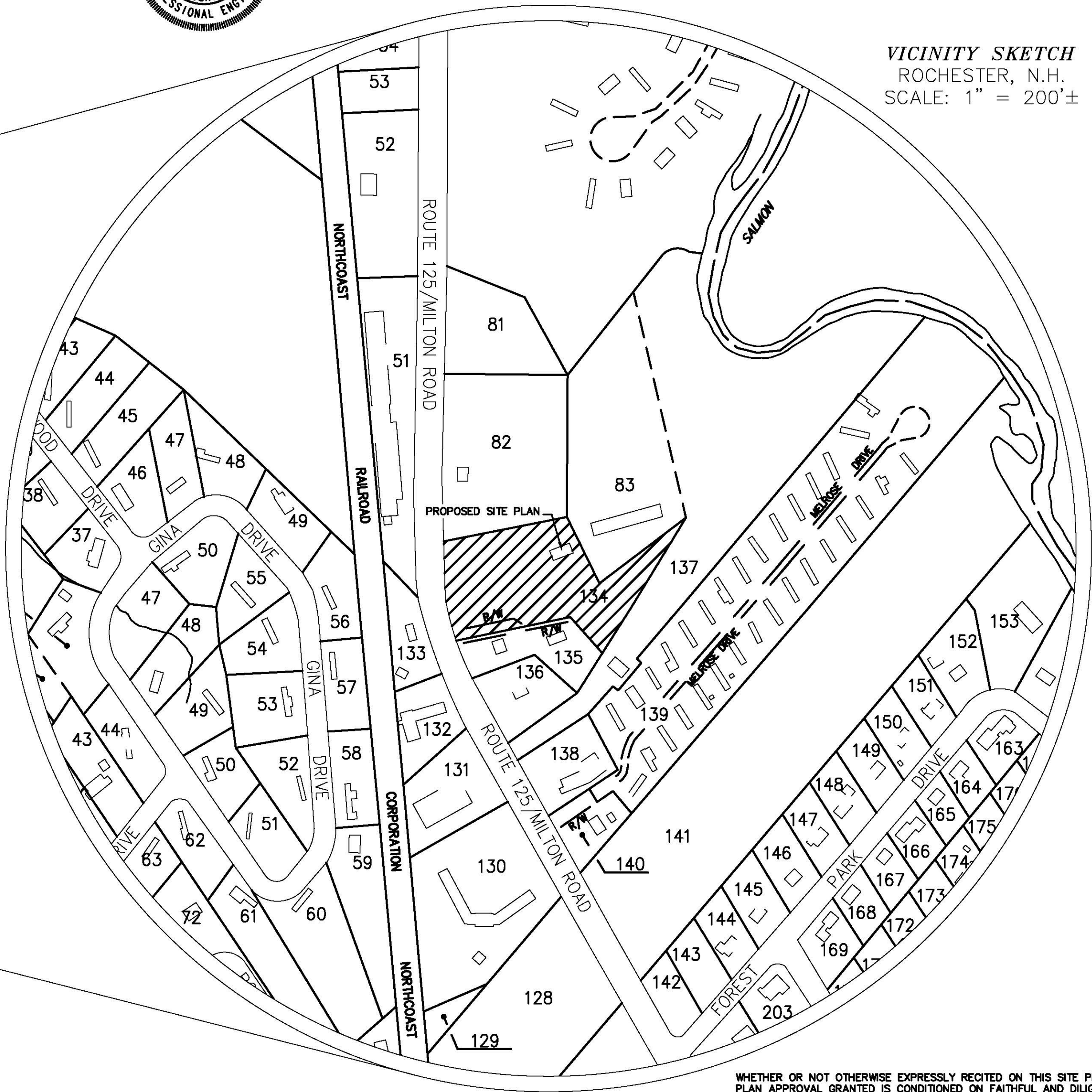
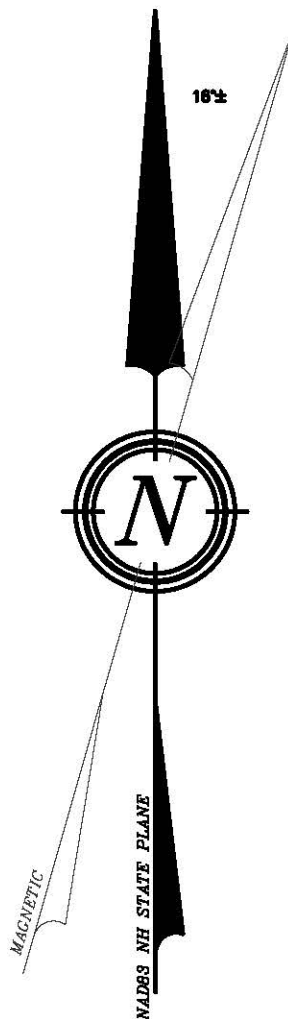
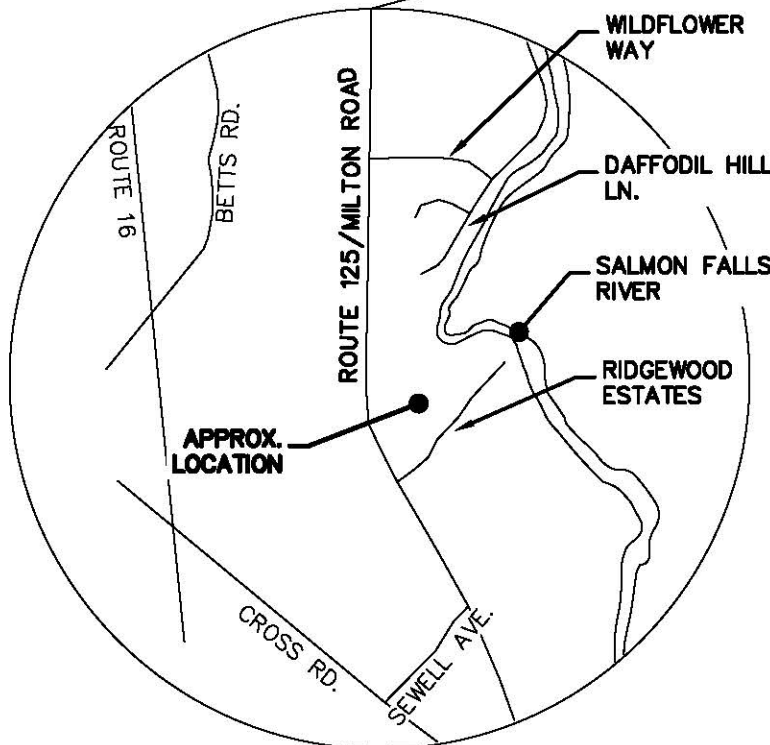
DEVELOPER: COLONY USED AUTO PARTS
ROUTE 125/MILTON ROAD
ROCHESTER, NH 03867

WETLAND SCIENTIST: STONEY RIDGE ENVIRONMENTAL
CYNTHIA M. BALCIUS, CSS, CWS, CPESC
229 PARKER MOUNTAIN ROAD
ALTON, NH 03809
603-776-5825



VICINITY SKETCH
ROCHESTER, N.H.
SCALE: 1" = 200'±

LOCATION PLAN
ROCHESTER, NH
NOT TO SCALE



WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SITE PLAN, THE SITE PLAN 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 SITE PLAN 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 SITE PLAN APPROVAL.

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

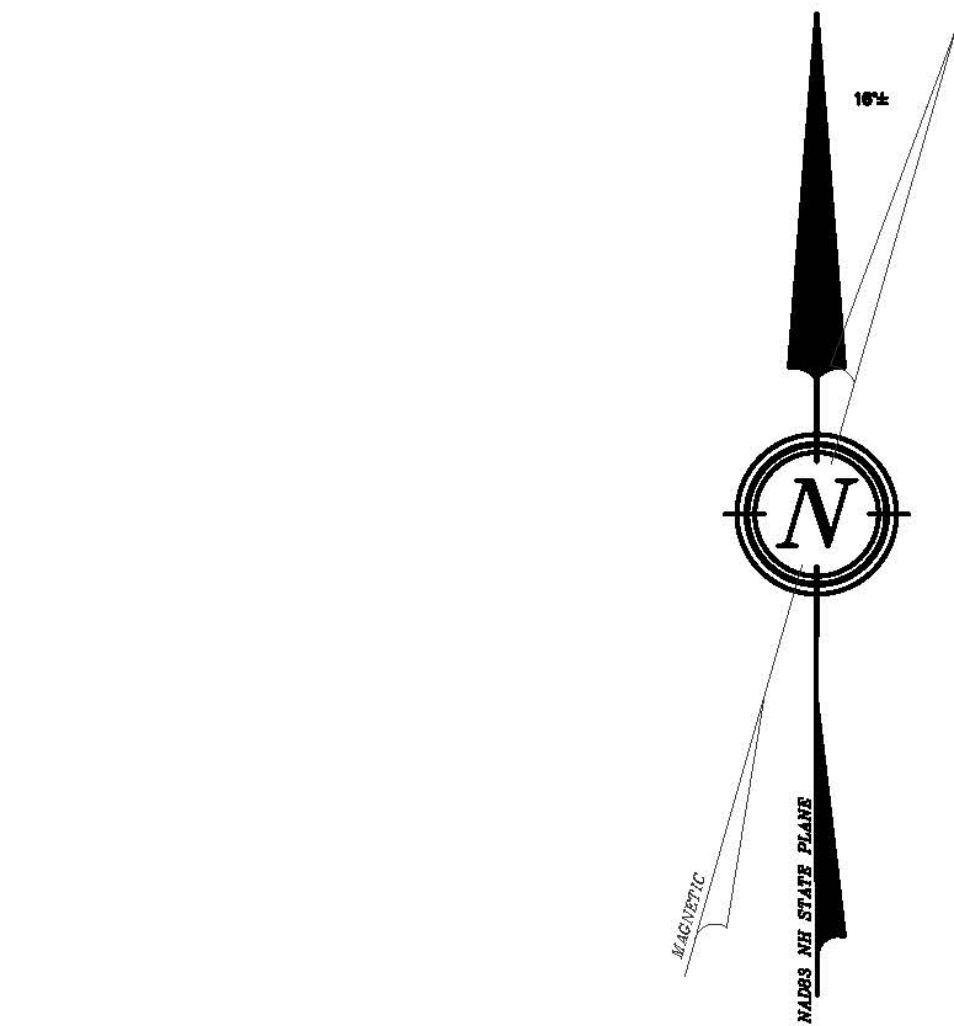
GENERAL PLAN SET NOTES:

- 1.) 11x17" PLANS ARE HALF THE PUBLISHED SCALE.
- 2.) ALL PLANS ARE CONSIDERED TO BE NOT FOR CONSTRUCTION UNLESS THEY CONTAIN THE APPROVAL STAMP OF THE CITY OF ROCHESTER.

REVISION	DATE	DESCRIPTION

MINOR SITE PLAN
FOR COLONY USED AUTO PARTS
LAND OF
CPJ PROPERTIES, LLC.
ROUTE 125/MILTON ROAD
ROCHESTER, N.H.
TAX MAP 205, LOT 134

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: AS NOTED
DATE : JULY 5, 2016
FILE NO. : DB 2016-049



- LEGEND:**
- IRON BOUND (FND)
 - IRON PIPE (FND)
 - METAL FENCE POST (FND)
 - TREE (AS MARKED)
 - FIRE HYDRANT
 - UTILITY POLE
 - GUY WIRE
 - SILT FENCE
 - FILTER SOCK
 - BUILDING SETBACK LINE
 - EASEMENT LINE
 - ZONE LINE
 - EXISTING MINOR CONTOUR
 - EXISTING MAJOR CONTOUR
 - PROPOSED CONTOUR
 - EXISTING OVER HEAD UTILITIES
 - PROPOSED OVER HEAD UTILITIES
 - EXISTING WATER LINE
 - NRCS SOIL LINE

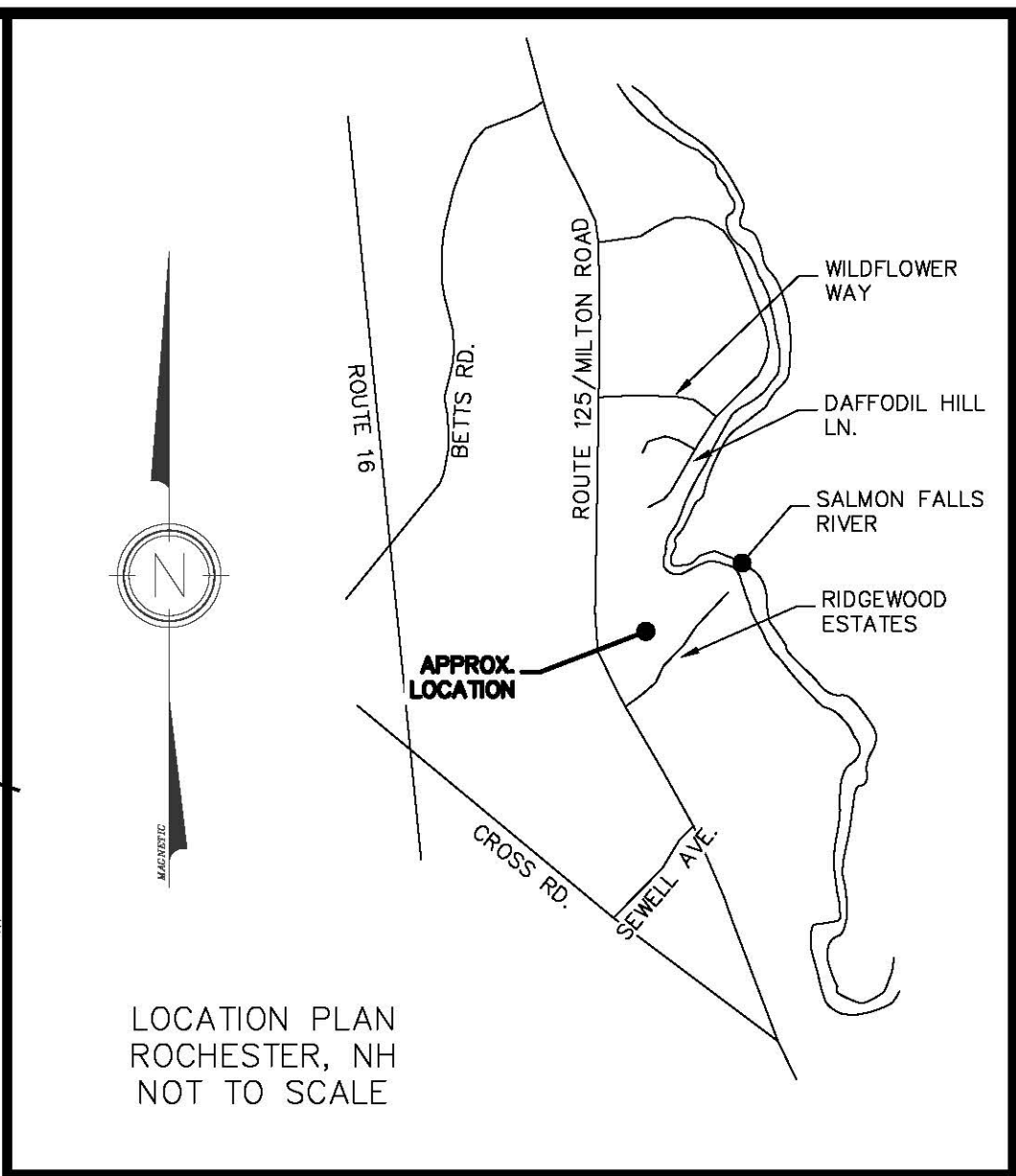
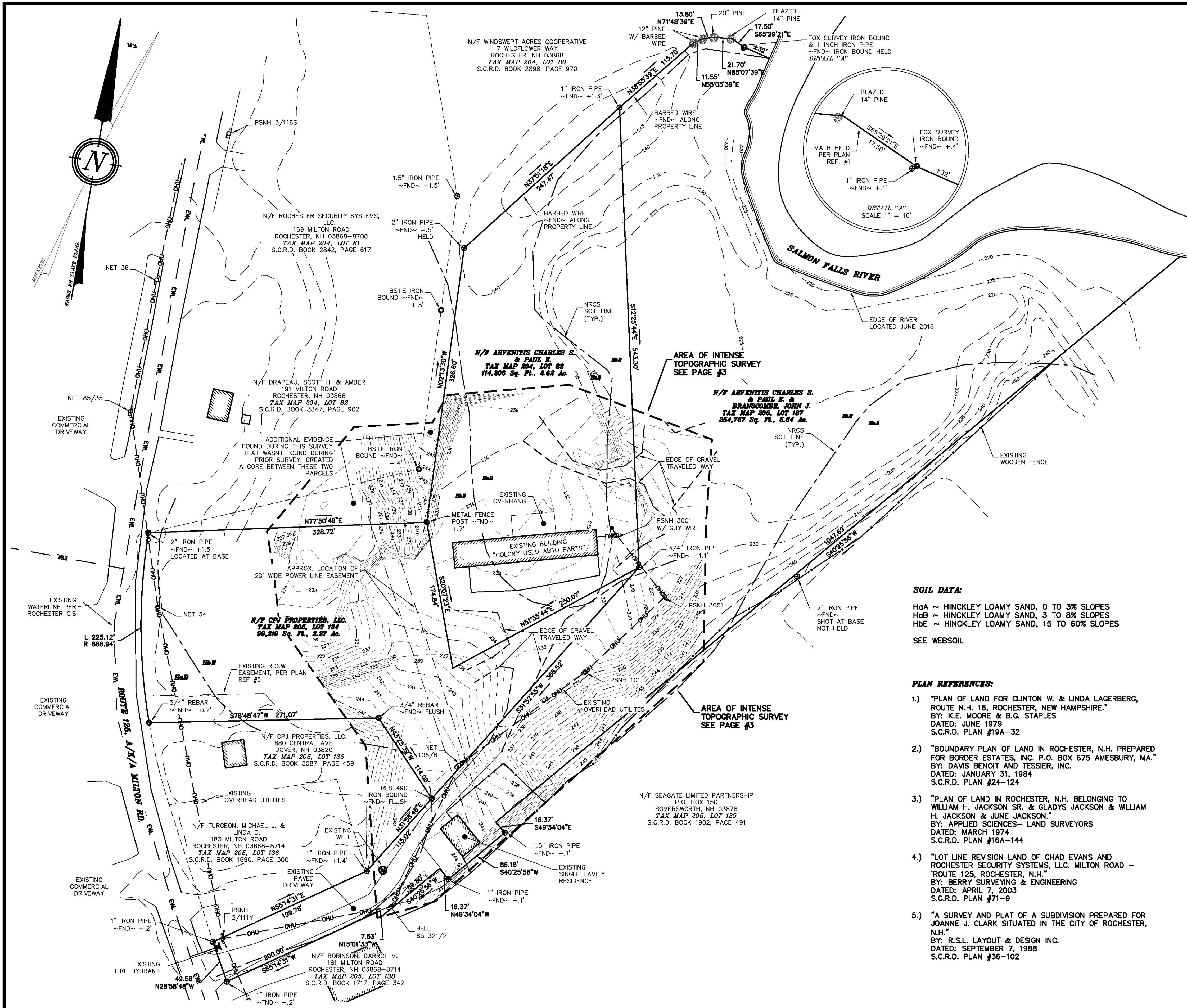


GIS SKETCH
ROCHESTER, N.H.
SCALE: 1" = 100'±

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: AS NOTED
DATE: JULY 5, 2016
FILE NO.: DB 2016-049

NEIGHBORHOOD PLAN
FOR COLONY USED AUTO PARTS
LAND OF
CPJ PROPERTIES, LLC.
ROUTE 125/MILTON ROAD
ROCHESTER, N.H.
TAX MAP 205, LOT 134

REVISION	DATE	DESCRIPTION



NOTES:

- OWNER:
(A) CPJ PROPERTIES, LLC.
880 CENTRAL AVE.
DOVER, NH 03820
(B) CHARLES S. JR. & PAUL E. ARVENTIS
181A MILTON ROAD
ROCHESTER, NH 03868-8714
(C) CHARLES S. JR. & PAUL E. ARVENTIS &
BRANSCOMBE, JOHN J.
181A MILTON ROAD
ROCHESTER, NH 03868-8714
- TAX MAP: (A) TAX MAP 205, LOT 134
(B) TAX MAP 204, LOT 83
(C) TAX MAP 205, LOT 137
- LOT AREA: (A) 99,219 Sq. Ft., 2.27 Ac. .
(B) 114,206 Sq. Ft., 2.62 Ac.
(C) 254,757 Sq. Ft., 5.84
- S.C.R.D. (A) BOOK 3087, PAGE 459
(B) BOOK 1357, PAGE 84
(C) BOOK 1349, PAGE 619
- ZONING: HIGHWAY COMMERCIAL
FRONTAGE ~ 100.0'
MINIMUM LOT SIZE ~ 20,000 Sq. Ft.
FRONT SETBACK ~ 20.0'
REAR SETBACK ~ 25.0'
SIDE SETBACK ~ 10.0' (UNLESS IT ABUTS RES. DISTRICT)
MAX. LOT COVERAGE: 85%
WETLANDS BUFFER ~ 50.0'

AGRICULTURAL (OTHER USES BESIDES RESIDENTIAL)
FRONTAGE ~ 150.0'
MINIMUM LOT SIZE ~ 45,000 Sq. Ft.
FRONT SETBACK ~ 20.0'
REAR SETBACK ~ 20.0'
SIDE SETBACK ~ 10.0'
WETLANDS BUFFER ~ 50.0'

SOIL DATA:

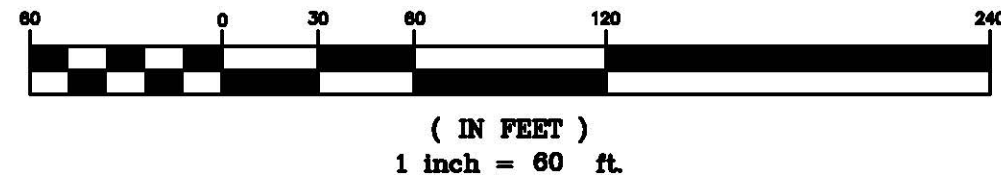
HaA ~ HINCKLEY LOAMY SAND, 0 TO 3% SLOPES
HoB ~ HINCKLEY LOAMY SAND, 3 TO 8% SLOPES
HbE ~ HINCKLEY LOAMY SAND, 15 TO 60% SLOPES

SEE WEBSOIL

PLAN REFERENCES:

- "PLAN OF LAND FOR CLINTON W. & LINDA LAGERBERG,
ROUTE N.H. 16, ROCHESTER, NEW HAMPSHIRE."
BY: K.E. MOORE & B.G. STAPLES
DATED: JUNE 1979
S.C.R.D. PLAN #19A-32
- "BOUNDARY PLAN OF LAND IN ROCHESTER, N.H. PREPARED
FOR BORDER ESTATES, INC. P.O. BOX 675 AMESBURY, MA."
BY: DAVIS BENOIT & TESSIER, INC.
DATED: JANUARY 31, 1984
S.C.R.D. PLAN #24-124
- "PLAN OF LAND IN ROCHESTER, N.H. BELONGING TO
WILLIAM H. JACKSON SR. & GLADYS JACKSON & WILLIAM
H. JACKSON & JUNE JACKSON."
BY: APPLIED SCIENCES- LAND SURVEYORS
DATED: MARCH 1974
S.C.R.D. PLAN #16A-144
- "LOT LINE REVISION LAND OF CHAD EVANS AND
ROCHESTER SECURITY SYSTEMS, LLC. MILTON ROAD -
"ROUTE 125, ROCHESTER, N.H."
BY: BERRY SURVEYING & ENGINEERING
DATED: APRIL 7, 2003
S.C.R.D. PLAN #71-9
- "A SURVEY AND PLAT OF A SUBDIVISION PREPARED FOR
JOANNE J. CLARK SITUATED IN THE CITY OF ROCHESTER,
N.H."
BY: R.S.L. LAYOUT & DESIGN INC.
DATED: SEPTEMBER 7, 1988
S.C.R.D. PLAN #36-102

GRAPHIC SCALE



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

EXISTING CONDITIONS PLAN (60 SCALE)
FOR COLONY USED AUTO PARTS
LAND OF
CPJ PROPERTIES, LLC.
ROUTE 125/MILTON ROAD
ROCHESTER, N.H.
TAX MAP 205, LOT 134

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 60 FT.
DATE : JULY 5, 2016
FILE NO. : DB 2016-049

KENNETH A. BERRY
LLS 805
DATE

- 1) "PLAN OF LAND FOR CLINTON W. & LINDA LAGERBERG, ROUTE N.H. 16, ROCHESTER, NEW HAMPSHIRE."
BY: K.E. MOORE & B.G. STAPLES
DATED: JUNE 1979
S.C.R.D. PLAN #19A-32
- 2) "BOUNDARY PLAN OF LAND IN ROCHESTER, N.H. PREPARED FOR BORDER ESTATES, INC. P.O. BOX 675 AMESBURY, MA."
BY: DAVID BENOIT AND TESSIER, INC.
DATED: JANUARY 31, 1984
S.C.R.D. PLAN #24-124
- 3) "PLAN OF LAND IN ROCHESTER, N.H. BELONGING TO WILLIAM H. JACKSON SR. & GLADYS JACKSON & WILLIAM H. JACKSON & JOYCE JACKSON."
BY: APPLIED SCIENCES- LAND SURVEYORS
DATED: MARCH 1974
S.C.R.D. PLAN #16A-144
- 4) "LOT LINE REVISION LAND OF CHAD EVANS AND ROCHESTER SECURITY SYSTEMS, LLC. MILTON ROAD - ROUTE 125, ROCHESTER, N.H."
BY: BERRY SURVEYING & ENGINEERING
DATED: APRIL 7, 2003
S.C.R.D. PLAN #71-9
- 5) "A SURVEY AND PLAN OF A SUBDIVISION PREPARED FOR JOANNE J. CLARK SITUATED IN THE CITY OF ROCHESTER, N.H."
BY: R.S.L. LAYOUT & DESIGN, INC.
DATED: SEPTEMBER 7, 1988
S.C.R.D. PLAN # 36-102

ADDITIONAL EVIDENCE
FOUND DURING THIS SURVEY
THAT WASNT FOUND DURING
PRIOR SURVEY, CREATED
A GORE BETWEEN THESE TWO
PARCELS

 $H\alpha B$

**N/F ARVENITIS CHARLES S.
& PAUL E. &
BRANSCOMBE, JOHN J.
TAX MAP 205, LOT 137
254,757 Sq. Ft., 5.84 Ac.**

N/F CPJ PROPERTIES, LLC.
TAX MAP 205, LOT 134
99,219 Sq. Ft., 2.27 Ac.

HaA ~ HINCKLEY LOAMY SAND, 0 TO 3% SLOPES
HaB ~ HINCKLEY LOAMY SAND, 3 TO 8% SLOPES
HbE ~ HINCKLEY LOAMY SAND, 15 TO 60% SLOPES

SEE WEBSOIL

1) OWNER: (A) CPJ PROPERTIES, LLC.
880 CENTRAL AVE.
DOVER, NH 03820

(B) CHARLES S. JR. & PAUL E. ARVENTIS
181A MILTON ROAD
ROCHESTER, NH 03686-8714

(C) CHARLES S. JR. & PAUL E. ARVENTIS &
BRANSCOMBE, JOHN J.
181A MILTON ROAD
ROCHESTER, NH 03686-8714

2.) TAX MAP: (A) TAX MAP 205, LOT 134
(B) TAX MAP 204, LOT 83
(C) TAX MAP 205, LOT 137

3.) LOT AREA: (A) 99,219 Sq. Ft., 2.27 Ac. .
(B) 114,206 Sq. Ft., 2.62 Ac.
(C) 254,757 Sq. Ft., 5.84

4) S.C.R.D. (A) BOOK 3087, PAGE 459
(B) BOOK 1357, PAGE 84
(C) BOOK 1349, PAGE 619

5.) ZONING: HIGHWAY COMMERCIAL
FRONTAGE ~ 100.0'
MINIMUM LOT SIZE ~ 20,000 Sq. Ft.
FRONT SETBACK ~ 20.0'
REAR SETBACK ~ 25.0'
SIDE SETBACK ~ 10.0' (UNLESS IT ABUTS RES. DISTRICT)
MAX. LOT COVERAGE: 85%
WETLANDS BUFFER ~ 50.0'

PSNH 3001

AGRICULTURAL (OTHER USES BESIDES RESIDENTIAL)
FRONTAGE ~ 150.0'
MINIMUM LOT SIZE ~ 45,000 Sq. Ft.
FRONT SETBACK ~ 20.0'
REAR SETBACK ~ 20.0'
SIDE SETBACK ~ 10.0'
WETLANDS BUFFER ~ 50.0'

6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, A PORTION OF TAX MAP 205, LOT 134 & TAX MAP 204, LOT 83 DO FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# -330150, MAP# - 33017C0201D, DATED: MAY 17, 2005 TAX MAP 205, LOT 134 DOES NOT FALL IN THE FLOOD PLAIN SHOWN ON THE SAME MAP

7.) VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.

8.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN JUNE OF 2016, WITH AN ERROR OF CLOSURE OF 1 PART IN 27,621.

9.) THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON TAX MAP 205, LOT 134 & 137 & TAX MAP 204, LOT 83 AS OF THE DATE OF THIS PLAN.

Age Group	0	10	20	40	80
10-19	100%	0%	0%	0%	0%
20-29	0%	100%	0%	0%	0%
30-39	0%	100%	0%	0%	0%
40-49	0%	100%	0%	0%	0%
50-59	0%	100%	0%	0%	0%
60-69	0%	100%	0%	0%	0%
70-79	0%	100%	0%	0%	0%
80-89	0%	100%	0%	0%	0%
90-99	0%	100%	0%	0%	0%

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. - 1:10,0

KENNETH A. BERRY	LLS 805	DATE
------------------	---------	------

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2888

SCALE : 1 IN. EQUALS 20 FT.

FILE NO. : DB 2016-049

EXISTING CONDITIONS PLAN (20 SCALE)
FOR COLONY USED AUTO PARTS
LAND OF
CPJ PROPERTIES, LLC.
ROUTE 125/MILTON ROAD
ROCHESTER, N.H.
TAX MAP 205, LOT 134

CPJ PROPERTIES, LLC.
ROUTE 125/MILTON ROAD
ROCHESTER, N.H.
TAX MAP 205, LOT 134

TAX MAP 205, LOT 134

DESCRIPTION

DATE _____

EVISION

E8

E9

NOTE: Temporary seed mix for stabilization of turf shall be winter rye or oats at a rate of 2.5 lbs. per 1000 s.f. and shall be placed prior to OCT. 15, if permanent seeding not yet complete.

SEEDING GUIDE				
USE	SEEDING MIXTURE 1/	DROUGHTY	WELL DRAINED	MODERATELY WELL DRAINED
STEP CUTS AND FILLS, BORROW AREAS	A	FAIR	GOOD	GOOD
	B	POOR	GOOD	FAIR
	C	POOR	GOOD	EXCELLENT
	D	FAIR	GOOD	EXCELLENT
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER	A	GOOD	GOOD	FAIR
	B	GOOD	GOOD	EXCELLENT
	C	GOOD	EXCELLENT	EXCELLENT
	D	GOOD	EXCELLENT	EXCELLENT
LIGHTLY USED PARKING LOTS, OLD AREAS, UNUSED LANDS, AND LOW INTENSITY USE RECREATION SITES	A	GOOD	GOOD	GOOD
	B	GOOD	GOOD	EXCELLENT
	C	GOOD	EXCELLENT	EXCELLENT
	D	FAIR	GOOD	EXCELLENT
PLAY AREAS AND ATHLETIC FIELDS (TOPSOIL IS ESSENTIAL FOR GOOD TURF)	F	FAIR	EXCELLENT	EXCELLENT
	G	FAIR	EXCELLENT	EXCELLENT

1/ REFER TO SEEDING MIXTURES AND RATES IN TABLE 7-36. 2/ POORLY DRAINED SOILS ARE NOT DESIRABLE FOR USE AS PLAYING AREA AND ATHLETIC FIELDS.

SEEDING RATES

MIXTURE	POUNDS PER ACRE	POUNDS PER 1,000 SQ. FT.
A. TALL FESCUE	20	0.45
CREeping RED FESCUE	20	0.45
RED TOP	2	0.05
TOTAL	42	0.95
B. TALL FESCUE	15	0.35
CREeping RED FESCUE	10	0.25
CROWN VETCH	15	0.35
FLAT PEA	30	0.75
TOTAL	40 OR 55	0.95 OR 1.35
C. TALL FESCUE	24	0.55
CREeping RED FESCUE	24	0.55
BIRD FOOT TREFOL	12	0.30
TOTAL	60	1.40
D. TALL FESCUE	20	0.45
FLAT PEA	30	0.75
TOTAL	50	1.20
E. CREeping RED FESCUE 1/	50	1.15
KENTUCKY BLUEGRASS 2/	100	2.30
TOTAL	150	3.60
F. TALL FESCUE 1	150	3.60

SEEDING SPECIFICATIONS

- Grading and Shaping
 - Slopes shall not be steeper than 2:1;3:1 slopes or flatter are preferred. Where mowing will be done, 3:1 slopes or flatter are recommended.
- Seeded Preparation
 - Surface and seepage water should be drained or diverted from the site to prevent drowning or winter killing of the plants.
 - Stones larger than 4 inches and trash should be removed because they interfere with seeding and future maintenance of the area. Where feasible, the soil should be tilled to a depth of about 4 inches to prepare a seedbed and mix fertilizer and lime into the soil. The seedbed should be left in reasonably firm and smooth condition. The last tillage operation should be performed across the slope wherever practical.
- Establishing a Stand
 - Lime and fertilizer should be applied prior to or at the time of seeding and incorporated into the soil kinds and amounts of lime and fertilizer should be based on an evaluation of soil tests. When a soil test is not available, the following minimum amounts should be applied:
Agricultural limestone, 2 tons per acre or 1.1lbs. per 1,000 sq.ft.
Nitrogen(N), 50lbs. per acre or 1.1lbs. per 1,000 sq.ft.
Phosphate(P2O5), 100lbs. per acre or 2.2lbs. per 1,000 sq.ft.
Potash(K2O), 100lbs. per acre or 2.2lbs. per 1,000 sq.ft.
(Note: This is the equivalent of 500lbs. per acre of 10-20-20 fertilizer or 1,000lbs. per acre of 5-10-10.)

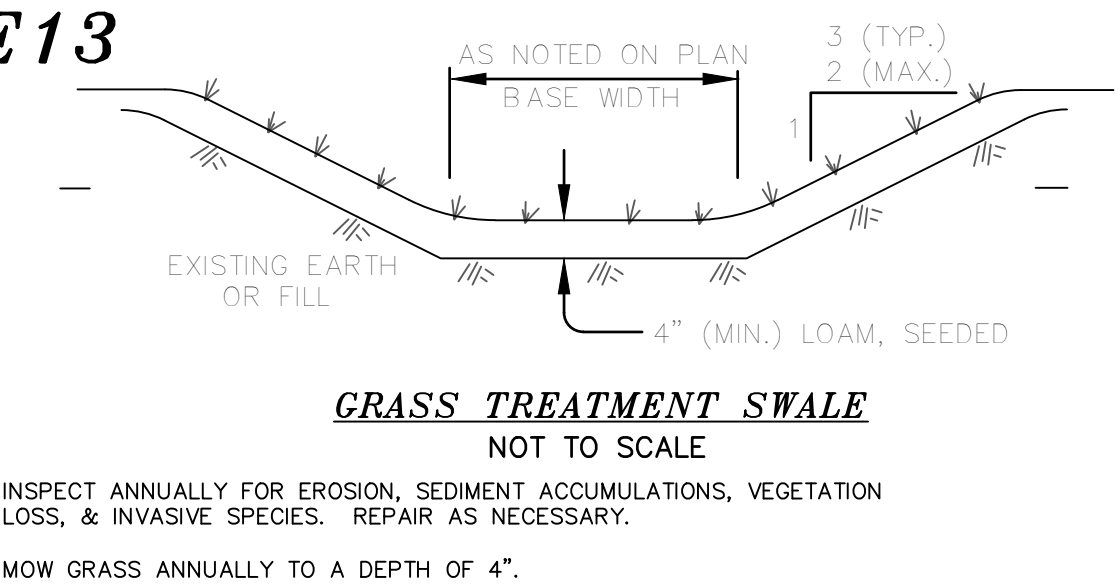
- Seed should be spread uniformly by the method most appropriate for the site. Methods include broadcasting, drilling and hydroseeding. Where broadcasting is used, cover seed with .25 inch of soil or less, by cultipacking or raking.
- Refer to Table(G-E1 this sheet) for appropriate seed mixtures and Table(H-E1 this sheet) for rates of seeding. All legumes (crownvetch, birdsfoot trefoil, and flatpea) must be inoculated with their specific inoculant.
- When seeded areas are mulched, plantings may be made from early spring to early October. When seeded areas are not mulched, plantings should be made from early spring to May 20 or from August 10 to September 1.
- Mulch
 - Hay, straw, or other mulch, when needed, should be applied immediately after seeding.
 - Mulch will be held in place using appropriate techniques from the Best Management Practice for Mowing. Hay or straw mulch shall be placed at a rate of 90lbs per 1000 s.f.
- Maintenance to Establish a Stand
 - Planted area should be protected from damage by fire, grazing, traffic, and dense weed growth.
 - Fertilization needs should be determined by onsite inspections. Supplemental fertilizer is usually the key to fully complete the establishment of the stand because most perennial stake 2 to 3 years to become established.
 - In waterways, channels, or swales where uniform flow conditions are anticipated, occasional mowing may be necessary to control growth of woody vegetation.

DEFINITION OF STABLE:

- WHEN A BASE COURSE GRAVEL HAS BEEN INSTALLED IN AN AREA TO BE PAVED
- WHEN A MINIMUM OF 85% STABILIZATION OCCURS
- WHEN A MINIMUM OF 3" OF NON-EROSIVE MATERIAL, SUCH AS STONE OR RIP-RAP HAS BEEN INSTALLED.
- WHEN PROPER EROSION CONTROL BLANKETS, SUCH AS CURLEX II, C350 OR OTHER DOT APPROVED MATTING, HAS BEEN INSTALLED PROPERLY.

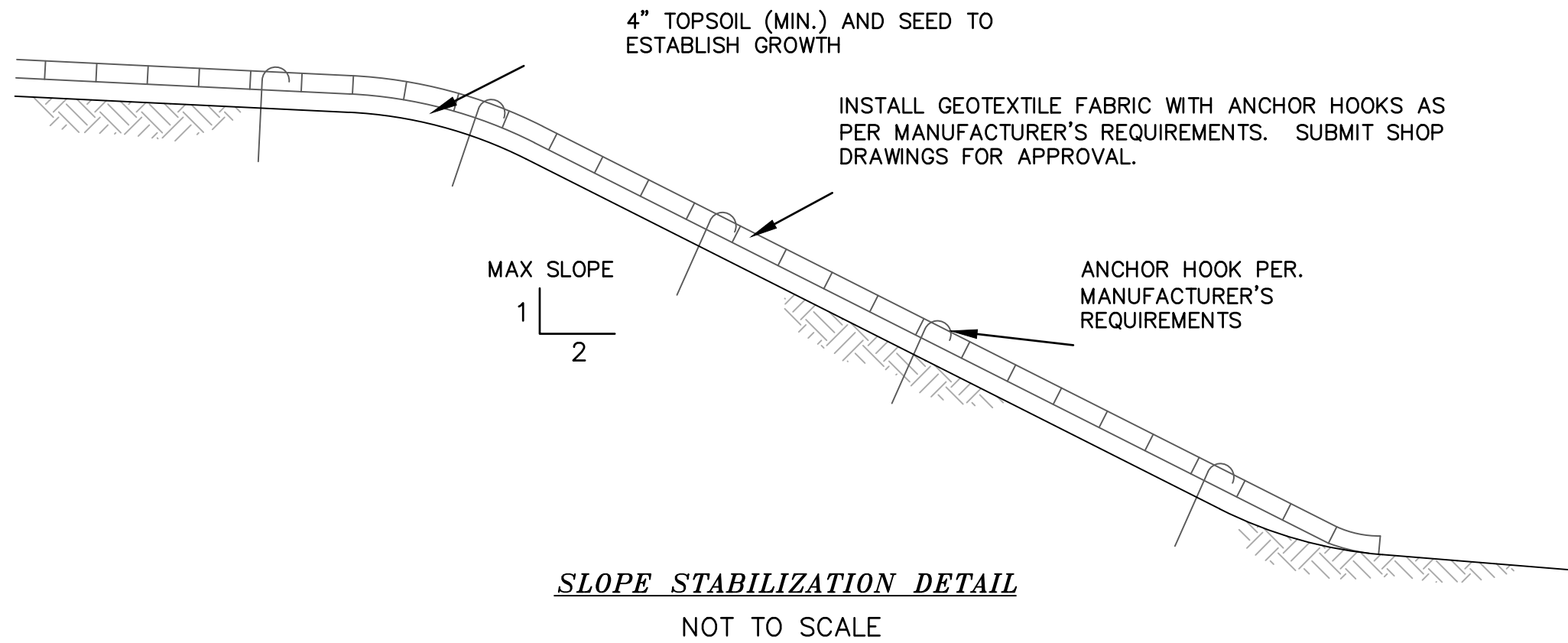
E16

E13

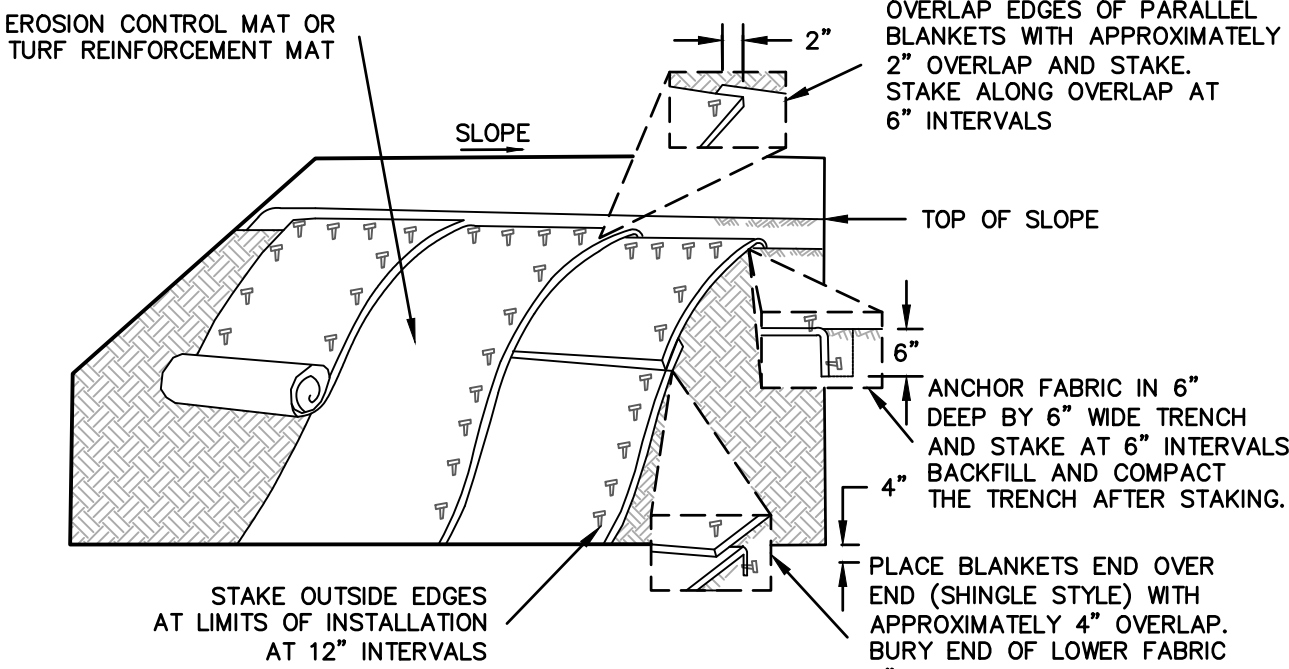


INSPECT ANNUALLY FOR EROSION, SEDIMENT ACCUMULATIONS, VEGETATION LOSS, & INVASIVE SPECIES. REPAIR AS NECESSARY.
MOW GRASS ANNUALLY TO A DEPTH OF 4".

E14



E15



NOTE : STAKING PATTERNS SHALL FOLLOW MANUFACTURERS RECOMMENDATIONS.
MINIMUM SPACING 3' - 0" O.C. ACROSS FABRIC.

INSTALLATION OF EROSION CONTROL FABRICS

NOT TO SCALE

E17

CONSTRUCTION SEQUENCE:

- CUT AND REMOVE TREES IN CONSTRUCTION AREA ONLY AS REQUIRED
- CONSTRUCT AND/OR INSTALL TEMPORARY AND PERMANENT SEDIMENT EROSION AND DETENTION CONTROL FACILITIES AS REQUIRED.
- EROSION, SEDIMENT AND DETENTION CONTROL FACILITY SHALL BE INSTALLED & STABILIZED PRIOR TO ANY EARTH MOVING OPERATION & OR DIRECTING RUNOFF TO THEM.
- CLEAR, CUT AND DISPOSE OF DEBRIS IN APPROVED FACILITY
- CONSTRUCT TEMPORARY CULVERTS AS REQUIRED, OR DIRECTED
- CONSTRUCT ROADWAYS FOR ACCESS TO DESIRED CONSTRUCTION AREAS. ALL ROADS SHALL BE STABILIZED IMMEDIATELY AFTER GRADING
- INSTALL PIPE AND CONSTRUCTION ASSOCIATED APPURTENANCES AS REQUIRED OR DIRECTED. ALL DISTURBED AREAS SHALL BE STABILIZED IMMEDIATELY AFTER GRADING.
- BEGIN PERMANENT AND TEMPORARY SEEDING AND MULCHING. ALL CUT AND FILL SLOPES AND DISTURBED AREAS SHALL BE SEED OR MULCHED AS REQUIRED, OR DIRECTED. NO AREA IS ALLOWED TO BE DISTURBED FOR A LENGTH OF TIME THAT EXCEEDS 60 DAYS BEFORE BEING STABILIZED. DAILY, OR AS REQUIRED.
- CONSTRUCT TEMPORARY BERMS, DRAINS DITCHES, SILT FENCES, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED.
- INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION
- COMPLETE PERMANENT SEEDING AND LANDSCAPING.
- REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDING AREAS HAVE ESTABLISHED THEMSELVES AND SITE IMPROVEMENTS ARE COMPLETE.
- SMOOTH AND REVEGETATE ALL DISTURBED AREAS.
- FINISH PAVING ALL ROADWAYS

E-102

DESCRIPTION

DATE

REVISION

SEDIMENT & EROSION CONTROL DETAILS
FOR COLONY USED AUTO PARTS
LAND OF
CPU PROPERTIES, LLC.
ROUTE 125/MILTON ROAD
ROCHESTER, N.H.
TAX MAP 205, LOT 134

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : AS NOTED
DATE : JULY 5, 2016
FILE NO. : DB 2016-049

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER

TERIOR INFORMATION

Type:
Sty Ht:
(Liv) Units: Total:
Foundation:
Framer:
Prime Wall:
Sec Wall: %
Roof Struct:
Roof Cover:
Color:
gaw / Desir:

BATH FEATURES

Full Bath: Rating:
A Bath: Rating:
3/4 Bath: Rating:
A 3/8Bth: Rating:
1/2 Bath: Rating:
A HBth: Rating:
Oth/Fac: Rating:

OTHER FEATURES

Kits: Rating:
A Kits: Rating:
Frpl: Rating:
WSFlue: Rating:

GENERAL INFORMATION

Grade:
Year Bilt: Eff Yr Bilt:
Alt LUC: Alt %:
Jurisdict: Fact:
Const Mod:
Lump Sum Adj:

CONDO INFORMATION

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

TERIOR INFORMATION

Avg Ht/FL:
rim Int Wall:
ec Int Wall: %
Partition:
rim Floors:
Sec Floors: %
Bsmnt Fir:
Bsmnt Gar:
Electric:
Insulation:
Int vs Ext:
Heat Fuel:
Heat Type:
Heat Sys:
% Heated: % AC:
Solar HW: Central Vac:
Com Wal: % Sprinkled:

DEPRECIATION

Phys Cond: 0.0 %
Functional: %
Economic: %
Special: %
Override: %
Total: 0 %

CALC SUMMARY

Basic \$ / SQ:
Size Adj: 1.00000000
Const Adj: 8.00000000
Adj \$ / SQ:
Other Features: 0
Grade Factor:
Neighborhood Inf: 0.94999999
LUC Factor: 1.00
Adj Total: 0
Depreciation: 0
Depreciated Total: 0

COMMENTS

LOT # 2.

RESIDENTIAL GRID

1st Res Grid Desc: # Units
Level FY LB DR D K FR BR BR FB HB L O
Other:
Upper:
Lvl 2:
Lvl 1:
Lower:
Totals RMs: BRs: Baths: HB:

REMODELING

Exterior:
Interior:
Additions:
Kitchen: 0
Baths: 0
Plumbing:
Electric:
Heating:
General:

RES BREAKDOWN

No Unit RMS BRS FL
Totals

SKETCH

TERIOR INFORMATION

Avg Ht/FL:
rim Int Wall:
ec Int Wall: %
Partition:
rim Floors:
Sec Floors: %
Bsmnt Fir:
Bsmnt Gar:
Electric:
Insulation:
Int vs Ext:
Heat Fuel:
Heat Type:
Heat Sys:
% Heated: % AC:
Solar HW: Central Vac:
Com Wal: % Sprinkled:

DEPRECIATION

Phys Cond: 0.0 %
Functional: %
Economic: %
Special: %
Override: %
Total: 0 %

CALC SUMMARY

Basic \$ / SQ:
Size Adj: 1.00000000
Const Adj: 8.00000000
Adj \$ / SQ:
Other Features: 0
Grade Factor:
Neighborhood Inf: 0.94999999
LUC Factor: 1.00
Adj Total: 0
Depreciation: 0
Depreciated Total: 0

COMPARABLE SALES

Rate Parcel ID Typ Date Sale Price
MAVSQ: AvRate: Ind.Val:
Juris. Factor: Before Depr: 0.00
Special Features: 0 Val/Su Net:
Final Total: 0 Val/Su SzAd:

PARCEL ID

0205-0134-0000

SUB AREA

Code Description Area - SQ Rate - AV Undepr Value
Sub Area % Usbl Descrip % Type Qu # Ten

Sub Area Detail

Net Sketched Area: Total:
Size Adj Gross Area FinArea

PEC FEATURES/YARD ITEMS

Code Description A Y/S Qty SizeDim Qual Con Year UnitPrice D/S Dep LUC Fact NB Fa Appr Value JCod JFact Juris. Value

fore: N

Total Yard Items:

Total Special Features:

Total:

AssessPro Patriot Properties, Inc

0205
MAP0134
BLOCK0000
LOT

LOT2

LOT3

1 of 1
CARDTOTAL ASSESSED: 99,600
16628!

Rochester


Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT	Date	Time
	08/26/16	10:24:42
LAST REV	Date	Time
	07/13/12	16:57:19
	verna	6628

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		MILTON RD, ROCHESTER

OWNERSHIP

Owner 1:	CPJ PROPERTIES LLC
Owner 2:	
Owner 3:	
Street 1:	880 CENTRAL AVE
Street 2:	
Twn/City:	DOVER
St/Prov:	NH
Postat:	03820

PREVIOUS OWNER

Owner 1:	CLARK JOANNE L & JOSEPH G & KE -
Owner 2:	VIN -
Street 1:	P O BOX 383
Twn/City:	NEWFIELDS
St/Prov:	NH
Postat:	03856-0383

NARRATIVE DESCRIPTION

This Parcel contains 2.28 AC of land mainly classified as COM DEV LAND

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int
------	------------	--------	----------

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	HC	HIGHWAY	100	U	4	NONE
a				t	4	NONE
n				i	4	NONE
Census				Exmpt		
Flood Haz						
D	RO	ROCHESTER		Topo	1	LEVEL
s				Street	1	PAVED
t				Traffic	4	MEDIUM

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / Price/Units	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	Code	Fact	Use Value	Notes
390	COM DEV LA		1		PRIMARY A UNDEVELOPE		1.0	0	90,000	1,000	3015									90,000						90,000	
390	COM DEV LA		1.28		EXCESS AC EXCESS		1.0	0	7,500	1,000	3015									9,600						9,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
390			2.280	99,600	99,600		33721
							GIS Ref
							GIS Ref
							Insp Date
Total Card			2.280	99,600	99,600	Entered Lot Size	
Total Parcel			2.280	99,600	99,600	Total Land: 2.28	
Source	Market Adj Cost		Total Value per SQ unit /Card:	N/A	/Parcel:	N/A	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
2015	390	FV		0	2.28	99,600	99,600	99,600	Year-end	10/1/2015
2014	390	FV		0	2.28	99,600	99,600	99,600	Year End Roll	9/29/2014
2013	390	FV		0	2.28	99,600	99,600	99,600	Year End Roll	9/4/2013
2012	390	FV		0	2.28	99,600	99,600	99,600	Year End Roll	9/20/2012
2011	390	FV		0	2.28	99,600	99,600	99,600	Year End Roll	9/27/2011
2010	390	FV		0	2.28	99,600	99,600	99,600	roll	8/26/2010
2009	390	FV		0	2.28	109,600	109,600	109,600	Year End Roll	9/24/2009
2008	390	FV		0	2.28	109,600	109,600	109,600		8/25/2008

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CLARK JOANNE L	3087-459	1	10/15/2004	Multi Parcel	330,000	No	No	4		
JACKSON GLADYS	1186-38		8/28/1985			No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
------	--------	-------	--------	-----	------------	----------	----------	---------

ACTIVITY INFORMATION

Date	Result	By	Name
10/29/2004	DEED CHANGE	VW	VIRGINIA
6/13/2002	OWN ADD CHG	VW	VIRGINIA
11/6/2001	NO INSP	GN	GAYE

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 2.28000 Total SF/SM: 99316.80 Parcel LUC: 390 COM DEV LAND Prime NB Desc: COMMERCIAL

Total: 99,600 Spl Credit: Total: 99,600

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

kareng

2016

0205-0134-0000, Milton Rd.



11/30/2012



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road
Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

August 24, 2016

Abutters List

Owners of Record

Tax Map 205, Lot 134

CPJ Properties LLC
880 Central Ave
Dover, NH 03820

Tax Map 204, Lot 083

Charles S Arvenitis, Jr
Paul E Arvenitis
John J Branscombe
181 A Milton Rd
Rochester, NH 03867

Tax Map 205, Lot 137

Paul E Arvenitis
Charles S Arvenitis, Jr.
John J Branscombe
181 A Milton Rd
Rochester, NH 03868

ABUTTERS

Tax Map 204, Lot 051

Dyment Realty LLC
194 Milton Rd
Rochester, NH 03868

Tax Map 204, Lot 080

Windswept Acres Cooperative Inc
7 Wildflower Way
Rochester, NH 03868

Tax Map 204, Lot 080-053

Alyssa M Baribeault
140 Daffodil Hill Ln
Rochester, NH 03868-8750

Tax Map 204, Lot 080-054

Lucille R Clarke
142 Daffodil Hill Ln
Rochester, NH 03868-8750

Tax Map 204, Lots 080-055

Anthony R Michaud &
Rhonda M Berry
144 Daffodil Hill Ln
Rochester, NH 03868-8731

Tax Map 204, Lot 080-056

George A Buck
11 Hill St
Shrewsbury, MA 01545-1924

Tax Map 204, Lot 080-057

Donald R Stanley
159 Daffodil Hill Ln
Rochester, NH 03867

Tax Map 204, Lot 080-058

Petra Chamberlin
157 Daffodil Hill Ln
Rochester, NH 03868-8750

Tax Map 204, Lot 080-059

Melanie Stafford &
Jeffery Creeden
155 Daffodil Hill Ln
Rochester, NH 03868-8731



BERRY SURVEYING & ENGINEERING

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

Tax Map 204, Lot 081

Rochester Security Systems LLC
169 Milton Rd
Rochester, NH 03868-8708

Tax Map 204, Lot 082

Scott H & Amber Drapeau
191 Milton Rd
Rochester, NH 03868

Tax Map 205, Lot 131

Prewitt Family LLC
184 Milton Rd
Rochester, NH 03868-8712

Tax Map 205, Lot 133

BGF-A LLC
240 Riverside Dr
Augusta, ME 04330-4135

Tax Map 205, Lot 135

CPJ Properties LLC
880 Central Ave
Dover, NH 03820

Tax Map 205, Lot 136

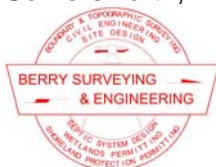
Michael J & Linda D Turgeon
183 Milton Rd
Rochester, NH 03868-8714

Tax Map 205, Lot 138

Darrol M Robinson
181 Milton Rd
Rochester, NH 03868-8714

Tax Map 205, Lot 139

Seagate Limited Partnership II
PO Box 150
Somersworth, NH 03878

**BERRY SURVEYING & ENGINEERING**

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

Tax Map 205, Lot 139-001

Rodney S Miller
12 Melrose Dr
Rochester, NH 03868-8711

Tax Map 205, Lot 139-002

Michael A & Julie J Plaisted, Jr
14 Melrose Dr
Rochester, NH 03868-8711

Tax Map 205, Lot 139-003

Stephen D Chellis
18 Melrose Dr
Rochester, NH 03868-8711

Tax Map 205, Lot 139-005

James F & Gail S Moulton, Jr
PO Box 443
Rochester, NH 03866-0443

Tax Map 205, Lot 139-006

Virginia S & Tracie L Runnels
26 Melrose Dr
Rochester, NH 03868-8711

Tax Map 205, Lot 139-007

Gregory S Ward
28 Melrose Dr
Rochester, NH 03868-8711

Tax Map 205, Lot 139-008

Meredeth S Lineweber
30 Melrose Dr
Rochester, NH 03868-8711

Tax Map 205, Lot 139-009

Alexander R & Allison K Lingard
32 Melrose Dr
Rochester, NH 03868-8711



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335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
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Tax Map 205, Lot 139-010

Russel K & Bette M Laney
36 Melrose Dr
Rochester, NH 03868

Tax Map 205, Lot 139-011

Richanne J & Scott D Webber
38 Melrose Dr
Rochester, NH 03868-8711

Tax Map 205, Lot 139-012

Helen D Blaney
40 Melrose Dr
Rochester, NH 03868-8711

Tax Map 205, Lot 139-013

Peter T Dubois
44 Melrose Dr
Rochester, NH 03868

Tax Map 205, Lot 139-014

Stephen F Carroll
57 Melrose Dr
Rochester, NH 03867

Tax Map 205, Lot 139-015

Darren E & Brenda R Eveleth
55 Melrose Dr
Rochester, NH 03868-8711

Professionals

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

**BERRY SURVEYING & ENGINEERING**

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