



PLANNING & DEVELOPMENT DEPARTMENT
City Hall - Second Floor
31 Wakefield Street
Rochester, New Hampshire 03867-1917
(603) 335-1338 - Fax (603) 335-7585
Web Site: www.rochesternh.net

Planning & Zoning
Community Development
Conservation Commission
Historic District Commission
Arts & Culture Commission

APPLICATION FOR A VARIANCE

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

332-2863

Phone No _____

DO NOT WRITE IN THIS SPACE

CASE NO. 2016-05

DATE FILED 02/17/2016

Karen Grenier

ZONING BOARD CLERK

Name of applicant New Style Homes, Inc.

Address 22 MILTON ROAD, ROCHESTER, NH 03868

Owner of property concerned NEW STYLE HOMES INC.
(If the same as applicant, write "same")

Address 22 MILTON ROAD, ROCHESTER, NH 03868
(If the same as applicant, write "same")

Location HIGHLAND STREET / NH ROUTE 202

Map No. 107 Lot No. 23 Zone NMU

Description of property VACANT LAND WITH WETLANDS AT THE REAR

Proposed use or existing use affected DEVELOPMENT OF A DRIVE THROUGH COFFEE SHOP

The undersigned hereby requests a variance to the terms of Article TABLE OF
Section _____ and asked that said terms be waived to permit USES
TO ALLOW A DRIVE THROUGH COFFEE SHOP IN THE NMU ZONE AS IT IS DESCRIBED
IN THE NARRATIVE OF THE ZONING DOCUMENT

If applicable in this case, the undersigned also requests a waiver from the requirement to
provide a certified plot plan, (see attached request sheet) Yes _____ No X

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)

Continue on Page 2

CRITERIA FOR VARIANCE

Case # 2016-05

Date: 02/17/2016

A Variance is requested by BERRY SURVEYING & ENGINEERING ON BEHALF OF
NEW STYLE HOMES INC.

from Section _____ Subsection _____

of the Zoning Ordinance to permit: _____

at HIGHLAND STREET Map 107 Lot 23 Zone NMU

Facts supporting this request:

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

SEE MORE DETAILED NARRATIVE

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

SEE MORE DETAILED NARRATIVE

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

SEE MORE DETAILED NARRATIVE

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

SEE MORE DETAILED NARRATIVE

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

SEE MORE DETAILED NARRATIVE

Name CHRISTOPHER R. BERRY Date: 2-17-16



BERRY SURVEYING & ENGINEERING

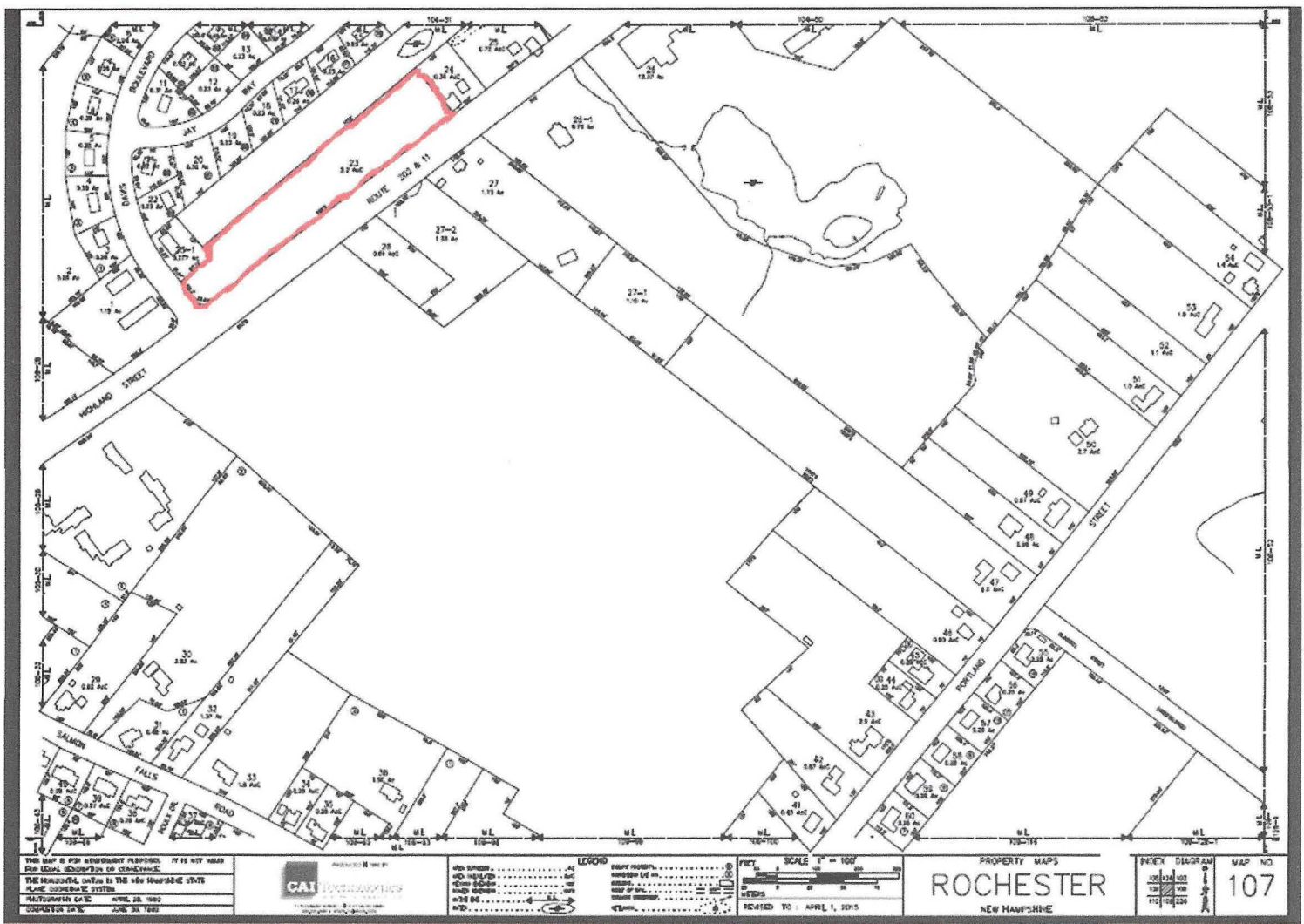
335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

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

February 17, 2016

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

Re: New Style Homes Inc.
Proposed Site Plan
Drive Through Coffee Shop
Highland Street / NH Route 202 Rochester, NH
Tax Map 107, Lot 23

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

On Behalf of New Style Homes Inc., Berry Surveying & Engineering (BS&E) is filing for six variances to allow a Drive Through Coffee Shop, known as or similar to Aroma Joes, to be built on Tax Map 107, Lot 23, located ON Highland Street in Rochester, NH. This location would replace the existing shop also located on Highland Street.

Variance Requests are for:

- Table of Permitted Uses to allow a Restaurant Drive Through as is allowed in the text of the Neighborhood Mixed Use Zone.
- 42.12 h.2.H To allow the construction of grading and drainage structures within 15' of the wetlands boundary and temporarily cross through this 15' buffer with a sewer pump line to access land for sewage disposal.
- 42.12 i.2.Biii To allow the construction of paved parking within the wetlands buffer, as close as 25'.
- 42.29 l.8.A to allow an illuminated pole sign within 100' of a residential zone.
- 42.29 n.1.A,B, & C to allow the construction of an illuminated pole sign and not conform to the specifications of A, B, and C. To Permit a sign that is 14' 6" tall, 46 Square Feet on each side, internally lit, and is allowed to be lit to 11:00 PM
- 42.29 n.2 to allow the construction of pole sign larger than those provided within the Dimensional Standards

Background and General Narrative:

The applicants are looking to develop an existing lot of record into a Drive Through Coffee shop known as or similar to Aroma Joes. The site has been surveyed by BS&E, with a topographic survey as well as Wetlands Analysis all completed in the Fall of 2015. This survey, provided to the board as reference, revealed two building areas. Working with the applicant we discussed a commercial use that was appropriate for the area, provided for the least amount of building and ancillary construction within the 50' wetlands buffer and met all other zoning requirements for the Neighborhood Mixed Use Zone. The parcel which has a large amount of linear upland areas and frontage along the major roadway seemed best suited for a very small drive through structure as shown on the proposed plan, which provided access to and from the corridor in both directions. It was our assessment that this use was the smallest and most benign for the area.

The Proposal:

The proposal is to develop the site, as described above, in a fashion that has the least impact on the surrounding wetlands and neighborhood. The building is proposed to be closer to the corridor and not farther back on the lot, or twisted ninety degrees to limit encroachment on the wetlands and the associated buffers. The proposed pavement for access aisles to and from the project site can be handled as a Conditional Use at the Planning Board, however the small amount of parking proposed (outside the inner 25' Zone) is specifically not allowed without a variance request. Due to storm water regulations found in Chapter 50 of the Ordinance, there will need to be some grading and drainage designed within 15' of the jurisdictional wetlands, as can be seen as the proposed tree line on the preliminary Site Plan and preliminary Grading Plan.

The Neighborhood Mixed Use Zone (42.5 Residential Zoning Districts, e, 3. A Uses) specifically allows the use of a Drive-through Facility by conditional use, however this use is specifically dis-allowed in the Table of Dimensional Uses. Whereas the more restrictive section of the ordinance applies, a variance is required to allow this use.

The last three variances are related to the proposed sign (Sketch Enclosed.) In many places in the ordinance the Neighborhood Mixed Use Zone is referred to as a commercial zone, (See 42.29 n.2) however in the Table of Dimensional Uses, it is referred to as a residential zone. The requests clarify that the sign proposed to be constructed will be located on this project site, and will be of the size provided, and relief is sought to allow its construction.

Specific Variance Request & Criteria for Approval:

- Table of Permitted Uses to allow a Restaurant Drive Through as is allowed in the text of the Neighborhood Mixed Use Zone.
- 1.) *"Granting the variance will not result in diminution of surrounding property values"*
 - a. The surrounding properties are also located within a zone which is commercially oriented. The proposed project is found central to the existing lot of record and is tucked as close to the corridor as can reasonably be expected.
 - 2.) *"Granting the variance would not be contrary to the public interest."*
 - a. The public interest in the Neighborhood Mixed Use Zone is to have smaller commercial land uses that support the surrounding neighborhood. In this case the use is found in two existing locations within the same zone and project vicinity. Additionally, the other existing commercial uses found in the area (strip malls, used car lots, and carwashes) are further from the goal of the zone, where this use would be the closest conforming to idealism.
 - 3.) *"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:"*



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

- i. This property is special because of its shape, environmental constraints, history along the corridor, and proximity to other larger, non-conforming commercial land uses. Denial of this variance would result in a hardship, whereas it is unclear what other, small building, land use would be viable on such a distinctly special parcel of land.
 - 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. The ordinance specifically allows this use, as otherwise determined appropriate, by the Planning Board. The relationship between this business style of drive through has no fair relationship to the Neighborhood Mixed Use Zone, whereas it meets all the other criteria of the zone. Its size, location, general massing all conform to the idealism of the zone. There are no loud speakers, there is very little superfluous signage, there is no onsite food preparation, and average on site visits are less than 5 minutes.
- 4.) *"Granting the variance would do substantial justice."*
- a. The substantial justice would be to allow this land owner to develop the lot commercially as allowed in the zone, for a tenant that is well suited for the mixed use zone.
 - b. *"The proposed use is a reasonable one because:"*
 - i. It would re-locate an existing user that is already found within the zone, to a better location that would provide for safer traffic patterns, better work environment to employees, and betterment for a local expanding brand. Other, larger users would be less reasonable, whereas their foot prints may infringe further on the environmental constraints of the existing lot of record.
- 5.) *"Deviation from the strict requirements of the Ordinance is consistent with the spirit of the Ordinance"*
- a. It is clear that the spirit of the ordinance was to conditionally allow development of small operation drive through establishments, as described above. The ordinance was clearly aimed at dis-allowing larger drive through establishments which had higher turnover of larger scale food operation. In this case, the deviation would be to allow the tenant to sell coffee, and other pastry style food from the window to customers.
 - 42.12 h.2.H To allow the construction of grading and drainage structures within 15' of the wetlands boundary and temporarily cross through this 15' buffer with a sewer pump line to access land for sewage disposal.
- 6.) *"Granting the variance will not result in diminution of surrounding property values"*
- a. The surrounding property values are not affected whereas the impact on the land is being reduced by the design and implementation of a Low Impact Storm water device known as a Rain Garden. We have worked hard to keep a 15' vegetated buffer to the wetlands boundary and not encroach within the wetlands boundary. The installation of a pump line within the buffer to gain access to the effluent disposal zone will have no impact on surrounding property values.



7.) *"Granting the variance would not be contrary to the public interest."*

- a. The public interest is in protecting the wetland areas left in Rochester. In this case, the construction of this project will be offset by a Low Impact drainage device and therefore no impact to the wetlands by way of storm water flow, or sedimentation is expected from this site.

8.) *"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. The special condition of this property is that there is no alternative place to put structures, parking or thoroughways which is farther from wetland areas. The hardship in the denial of this variance would be to deem the property unsuitable for commercial development in a Neighborhood Mixed Use Zone, on a major corridor in and out of the city.
- 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. The substantial relationship between the development of the project site and the proximity to the wetlands is directly mitigated by this specific request. The request is to allow the applicant to keep the paved areas as far from the wetlands as possible, and develop a grading and Low Impact drainage scheme which is otherwise required by other sections of the ordinance, specifically tailored to protecting the wetlands and waters of Rochester.

9.) *"Granting the variance would do substantial justice."*

- a. It would allow the development of this low impact use within a well suited zone with no additional direct impact on wetlands areas.
- b. *"The proposed use is a reasonable one because:"*
 - i. It allows for no direct wetlands impact, and offsetting mitigation for the loss of a buffer that is intended for the filtering and protection of the wetlands from impervious surfaces.

10.) *"Deviation from the strict requirements of the Ordinance is consistent with the spirit of the Ordinance"*

- a. The spirit is to keep development a distance from wetlands areas, to allow for a buffer to filter and dissipate flow prior to entering the wetlands systems. In this case, the proposed drainage system takes the place of the buffer, and directly treats the flow prior to discharge. Whereas the pump line will only be temporary impact on the buffer, the spirit is intact.

- 42.12 i.2.Biii To allow the construction paved parking within the wetlands buffer, as close as 25'.

11.) *"Granting the variance will not result in diminution of surrounding property values"*

- a. The surrounding property values are not affected whereas the impact on the land is being reduced by the design and implementation of a Low Impact Storm water device known as



BERRY SURVEYING & ENGINEERING

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

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

www.BerrySurveying.Com

a Rain Garden. The parking is placed as far from the wetlands as is reasonable, and is designed to be treated as describe above.

12.) *"Granting the variance would not be contrary to the public interest."*

- a. The public interest is in protecting the wetland areas left in Rochester. In this case, the construction of this project will be offset by a Low Impact drainage devise and therefore no impact to the wetlands by way of storm water flow, or sedimentation is expected from this site.

13.) *"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. The special condition of this property is that there is no alternative place to put structures, parking or throughways which is further from wetland areas. The hardship in the denial of this variance would be to deem the property unsuitable for commercial development in a Neighborhood Mixed Use Zone, on a major corridor in and out of the city.
- 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. The substantial relationship between the development of the project site and the proximity to the wetlands is directly mitigated by this specific request. The request is to allow the applicant to keep the paved areas as far from the wetlands as possible, and develop a grading and Low Impact drainage scheme which is otherwise required by other sections of the ordinance, specifically tailored to protecting the wetlands and waters of Rochester.

14.) *"Granting the variance would do substantial justice."*

- a. It would allow the development of this low impact use within a well suited zone with no additional direct impact on wetlands areas.
- b. *"The proposed use is a reasonable one because:"*
 - i. It allows for no direct wetlands impact, and offsetting mitigation for the loss of a buffer that is intended for the filtering and protection of the wetlands from impervious surfaces.

15.) *"Deviation from the strict requirements of the Ordinance is consistent with the spirit of the Ordinance"*

- a. The spirit is to keep development a distance from wetlands areas, to allow for a buffer to filter and dissipate flow prior to entering the wetlands systems. In this case, the proposed drainage system takes the place of the buffer, and directly treats the flow prior to discharge.



BERRY SURVEYING & ENGINEERING

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

- 42.29 I.8.A to allow an Illuminated Pole sign within 100' of a residential zone.

16.) *"Granting the variance will not result in diminution of surrounding property values"*

- a. The surrounding property values are not affected whereas the surrounding properties are either within this same zone or are otherwise buffered by other lands or woodlands bound on this property.

17.) *"Granting the variance would not be contrary to the public interest."*

- a. The public interest in this ordinance is to keep large illuminated signs from being obtrusive to abutting neighborhoods. In this case the proposed sign is smaller in stature, and is setback from the abutting residents in the residential zone.

18.) *"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. The special conditions of this property is that due to the design of this zone, only being approximately 100' deep off Highland, there is no place to put a sign of this type within requesting relief. The hardship is in creating a commercial style zone and disallowing the display of a brand well suited for this zone.
- 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. The substantial relationship is inequitable as it relates to a specific distance whereas a lesser buffer in depth could be enhanced by vegetation. In this case much of the remaining land is going to be woodland (wetlands) and therefore a buffer to the abutting neighborhood is maintained. Additionally the direct abutter to the rear, is a long narrow strip which is unlikely to be developed further.

19.) *"Granting the variance would do substantial justice."*

- a. It would allow for the development of a modest sign in a commercially suited zone.
- b. *"The proposed use is a reasonable one because:"*
 - i. The sign is not overly tall and is overcome by the existing tall vegetation to remain at the rear of the site.

20.) *"Deviation from the strict requirements of the Ordinance is consistent with the spirit of the Ordinance"*

- a. It would allow for the construction of the sign without comprising the intent of the linear separation.



BERRY SURVEYING & ENGINEERING

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

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

www.BerrySurveying.Com

- 42.29 n.1.A,B, & C to allow the construction of an illuminated pole sign and not conform to the specifications of A, B, and C. To permit a sign that is 14' 6" tall, 46 Square Feet on each side, Internally Lit, and is allowed to be lit to 11:00 PM

21.) *"Granting the variance will not result in diminution of surrounding property values"*

- a. The surrounding property values are not affected whereas the surrounding properties are either within this same zone or are otherwise buffered by other lands or woodlands bound on this property.

22.) *"Granting the variance would not be contrary to the public interest."*

- a. The public interest in this ordinance is to keep large illuminated signs from being obtrusive to abutting neighborhoods. In this case the proposed sign is smaller in stature, and is setback from the abutting residents in the residential zone.

23.) *"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. The special conditions of this property are that it is located in a Mixed Use Zone however has a feel of a full commercial zone with all of the surrounding land uses.
- 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. The substantial relationship is inequitable as it relates to a specific size provided whereas they are aimed at much smaller establishments found in commercial ventures within neighborhood areas. This zone is fundamentally set up as a commercial zone on the corridor with the residential zone located behind it. There is no interconnection as is intended in an Neighborhood Mixed Use.

24.) *"Granting the variance would do substantial justice."*

- a. It would allow for the development of a modest sign in a commercially suited zone.
- b. *"The proposed use is a reasonable one because:"*
 - i. The sign is not overly tall and is overcome by the existing tall vegetation to remain at the rear of the site.

25.) *"Deviation from the strict requirements of the Ordinance is consistent with the spirit of the Ordinance"*

- a. It would allow for the construction of the sign without comprising the intent of the linear separation.



BERRY SURVEYING & ENGINEERING

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

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

www.BerrySurveying.Com

- 42.29 n.2 to allow the construction of pole sign larger than those provided within the Dimensional Standards with an area of 46 Square Feet per side where 20 square feet total is required and a total height of 14'6" where 8' is required.

26.) *"Granting the variance will not result in diminution of surrounding property values"*

- a. The surrounding property values are not affected whereas the surrounding properties are either within this same zone or are otherwise buffered by other lands or woodlands bound on this property.

27.) *"Granting the variance would not be contrary to the public interest."*

- a. The public interest in this ordinance is to keep large illuminated signs from being obtrusive to abutting neighborhoods. In this case the proposed sign is smaller in stature, and is setback from the abutting residents in the residential zone.

28.) *"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. The special conditions of this property are that it is located in a Mixed Use Zone however has a feel of a full commercial zone with all of the surrounding land uses.
- 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. The substantial relationship is inequitable as it relates to a specific size provided whereas they are aimed at much smaller establishments found in commercial ventures within neighborhood area. This zone is fundamentally set up as a commercial zone on the corridor with the residential zone located behind it. There is no interconnection as is intended in an Neighborhood Mixed Use.

29.) *"Granting the variance would do substantial justice."*

- a. It would allow for the development of a modest sign in a commercially suited zone.
- b. *"The proposed use is a reasonable one because:"*
 - i. The sign is not overly tall and is overcome by the existing tall vegetation to remain at the rear of the site.

30.) *"Deviation from the strict requirements of the Ordinance is consistent with the spirit of the Ordinance"*

- a. It would allow for the construction of the sign without comprising the intent of the linear separation.



BERRY SURVEYING & ENGINEERING

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

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

www.BerrySurveying.Com

February 17, 2016

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

BERRY SURVEYING & ENGINEERING

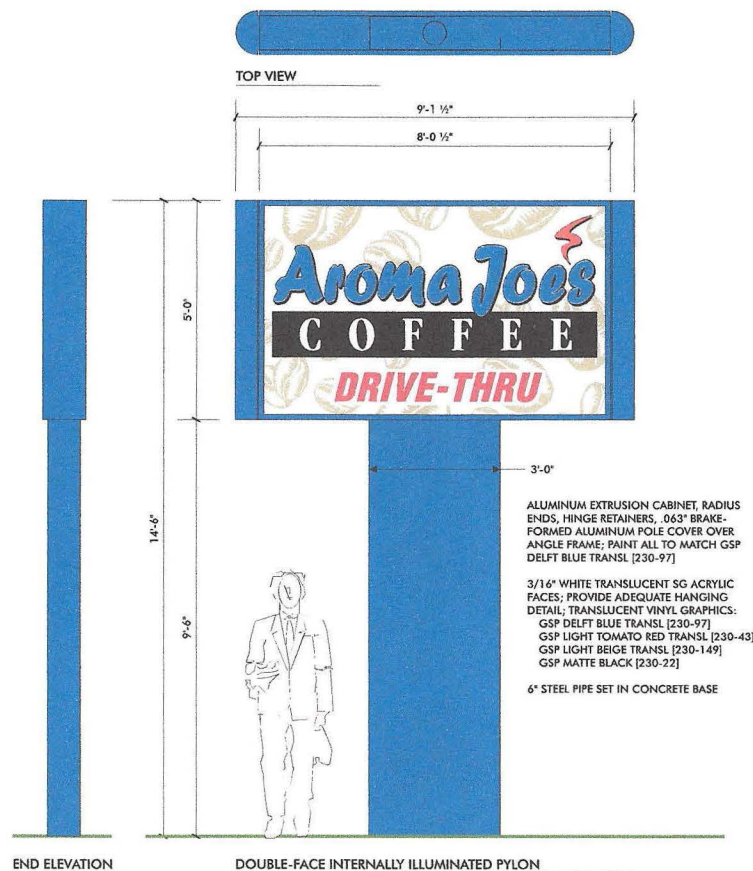
Christopher R. Berry
Principal, President



BERRY SURVEYING & ENGINEERING

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

AROMA JOE'S - Pylon Sign -
 Scale: 1" = 40" Square Footage: 40



**BURR
SIGNS**

40A Manson Libby Road
 Scarborough, ME 04074
 Phone: 207-396-6111
 Fax: 207-396-6435

| | | |
|----------|----------------------------------|----------|
| CLIENT | DRAWING NAME | DATE |
| | | 3/3/2014 |
| ADDRESS | SALES PERSON | DESIGNER |
| | | Kristi |
| CONTACT: | CLIENT SIGNATURE & APPROVAL DATE | |
| | | |

| DATE | REVISION HISTORY |
|------|------------------|
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

THIS DESIGN IS THE EXCLUSIVE PROPERTY OF BURR SIGNS. ALL PRODUCTION AND REPRODUCTION RIGHTS ARE RESERVED BY US.

THIS PRINT HAS BEEN DESIGNED FOR YOUR PERSONAL USE. IT MAY NOT BE SUBMITTED, USED OR EXHIBITED OUTSIDE OF YOUR COMPANY OR ORGANIZATION WITHOUT THE EXPRESSED WRITTEN PERMISSION OF BURR SIGNS.

© Copyright





1



2



3



4



5

6

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: | |
| Land Reason: | |
| Bld Reason: | |

PRINT

| Date | Time |
|----------|----------|
| 02/22/16 | 14:31:31 |

LAST REV

| Date | Time |
|----------|----------|
| 10/23/12 | 17:38:33 |

tom 1478

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|------------------------|
| 0 | | HIGHLAND ST, ROCHESTER |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | NEW STYLE HOMES INC |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 22 MILTON RD |
| Street 2: | |
| wn/City: | ROCHESTER |
| St/Prov: | NH |
| Postal: | 03868-8805 |

REVIOUS OWNER

| | |
|-----------|---------------------------------|
| Owner 1: | THERRIEN MARCELLE A REVOCABLE - |
| Owner 2: | TRUST % TRUSTEE - |
| Street 1: | P O BOX 367 |
| wn/City: | ROCHESTER |
| St/Prov: | NH |
| Postal: | 03866-0367 |

ARRATIVE DESCRIPTION

is Parcel contains 2.5 AC of land mainly classified as COM EV LAND

THER ASSESSMENTS

| Code | Descrp/No | Amount | Com. Int |
|------|-----------|--------|----------|
|------|-----------|--------|----------|

ROPERTY FACTORS

| em | Code | Descrp | % | Item | Code | Descrp |
|------------|------|-------------|-----|---------|------|--------|
| Z | NMU | NEIGH MIX | 100 | U | 4 | NONE |
| o | | | | t | 4 | NONE |
| n | | | | l | 4 | NONE |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | ER | E ROCHESTER | | Topo | 1 | LEVEL |
| s | | | | Street | 1 | PAVED |
| t | | | | Traffic | 5 | HEAVY |

ND SECTION (First 7 lines only)

| se | Description | LUC | No of Units | Depth / Price Units | Unit Type | Land Type | LT | Base | Unit Price | Adj | Neigh | Neigh | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----|-------------|-----|-------------|---------------------|----------------------|-----------|-----|------|------------|-------|-------|-------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 90 | COM DEV LA | | 1 | | PRIMARY A UNDEVELOPE | | 1.0 | 0 | 90,000. | 1.000 | 3011 | | | | | | | | 90,000 | | | | | | 90,000 | |
| 90 | COM DEV LA | | 1.2 | | EXCESS AC EXCESS | | 1.0 | 0 | 10,000. | 1.000 | 3011 | | | | | | | | 12,000 | | | | | | 12,000 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|-------------------------|----------------|------------|------------------------------------|------------|--------------|--------------------|-----------|
| 390 | | | 2.200 | 102,000 | 102,000 | | 6766 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| | | | | | | | |
| Total Card | | | 2.200 | 102,000 | 102,000 | Entered Lot Size | |
| Total Parcel | | | 2.200 | 102,000 | 102,000 | Total Land: 2.5 | |
| 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 | 2.2 | 102,000 | 102,000 | 102,000 | Year-end | 10/1/2015 |
| 2014 | 390 | FV | | 0 | 2.2 | 102,000 | 102,000 | 102,000 | Year End Roll | 9/29/2014 |
| 2013 | 390 | FV | | 0 | 2.2 | 102,000 | 102,000 | 102,000 | Year End Roll | 9/4/2013 |
| 2012 | 390 | FV | | 0 | 2.2 | 102,000 | 102,000 | 102,000 | Year End Roll | 9/20/2012 |
| 2011 | 390 | FV | | 0 | 2.2 | 102,000 | 102,000 | 102,000 | Year End Roll | 9/27/2011 |
| 2010 | 390 | FV | | 0 | 2.2 | 102,000 | 102,000 | 102,000 | roll | 8/26/2010 |
| 2009 | 390 | FV | | 0 | 2.2 | 112,000 | 112,000 | 112,000 | Year End Roll | 9/24/2009 |
| 2008 | 390 | FV | | 0 | 2.2 | 112,000 | 112,000 | 112,000 | | 8/25/2008 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|--------------|------------|----|-----|-------|-----------------|-------|
| THERRIEN MARCEL | 3761-50 | 1 | 6/22/2009 | Business Aff | 61,400 | No | No | 4 | | |
| THERRIEN CRAIG | 3087-3 | 1 | 10/21/2004 | Trust | 2,667 | No | No | 4 | | |
| MUELLER THEODOR | 2481-388 | | 3/22/2002 | Val Lnd&Bldg | 55,000 | No | No | 5 | | |
| MUELLER THEODOR | 1474-511 | | 8/22/1989 | | | No | No | | | |
| MATHISON JAMES | 1240-413 | | 7/8/1986 | | | No | No | | | |
| LORD ROBERT A | 1190-293 | | 9/25/1985 | | | No | No | | | |
| LORD ROBERT & J | 1082-286 | | 10/14/1980 | | | No | No | | | |
| HEIRS OF HIRAM | 980-712 | | 2/20/1976 | | | No | No | | | |

BUILDING PERMITS

| Date | Number | Descrp | Amount | C/O | Last Visit | Fed Code | F. Descrp | Comment |
|-----------|--------|----------|---------|-----|------------|----------|--------------------|---------|
| 3/20/2007 | 07-245 | RES BLDG | 167,000 | C | 11/13/2009 | | EXPIRED/ NOT START | |

ACTIVITY INFORMATION



| Date | Result | By | Name |
|------------|-------------|----|----------|
| 7/30/2009 | DEED CHANGE | VB | VERNA |
| 11/4/2004 | CORRECTION | VW | VIRGINIA |
| 10/29/2004 | DEED CHANGE | VW | VIRGINIA |
| 1/8/2004 | MAPPING CHG | TM | TOM |
| 7/9/1999 | NO INSP | GN | GAYE |

Sign:

/ /

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

| | | | |
|--------------------|------------|---------|--|
| Net Sketched Area: | | Total: | |
| Size Ad | Gross Area | FinArea | |

[illegible]



TABLE OF CONTENTS:

| | |
|----------|---|
| SHEET 1 | - NEIGHBORHOOD PLAN |
| SHEET 2 | - EXISTING CONDITIONS PLAN |
| SHEET 3 | - PROPOSED DRIVEWAY ENTRANCES |
| SHEET 4 | - SITE PLAN |
| SHEET 5 | - GRADING & DRAINAGE |
| SHEET 6 | - RAIN GARDEN DETAIL |
| SHEET 7 | - NH DOT SIGHT DISTANCE PLANS |
| SHEET 8 | - SEWER DESIGN |
| SHEET 9 | - UTILITY DESIGN |
| SHEET 10 | - E101 SEDIMENT & EROSION CONTROL DETAILS |
| SHEET 11 | - E102 SEDIMENT & EROSION CONTROL DETAILS |
| SHEET 12 | - D101 DRAINAGE DETAILS |
| SHEET 13 | - C101 CONSTRUCTION DETAILS |
| SHEET 14 | - C102 CONSTRUCTION DETAILS |
| SHEET 15 | - C103 CONSTRUCTION DETAILS |
| SHEET 16 | - L101 LANDSCAPING AND DRY SWALE DETAILS |
| SHEET 17 | - U101 UTILITY DETAILS |
| SHEET 18 | - U102 UTILITY DETAILS |

SITE PLAN
FOR
NEW STYLE HOMES, INC.
ROUTE 202/HIGHLAND STREET
ROCHESTER, N.H.
TAX MAP 107, LOT 23

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

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 _____

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/DEVELOPER
OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS
OF THE CITY OF ROCHESTER 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.

OWNER: NEW STYLE HOMES, INC.
22 MILTON ROAD
ROCHESTER, NH 03868-8805

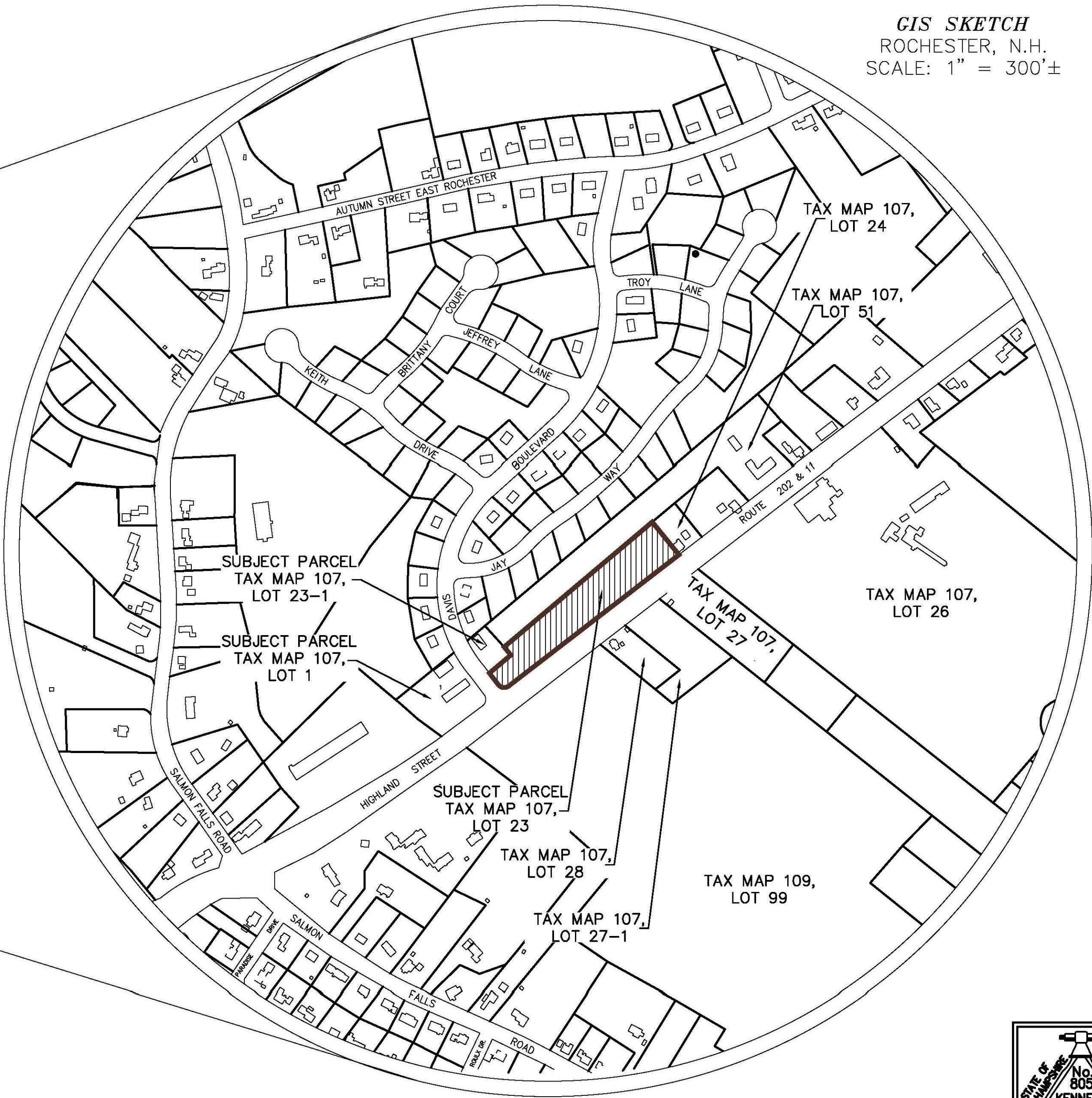
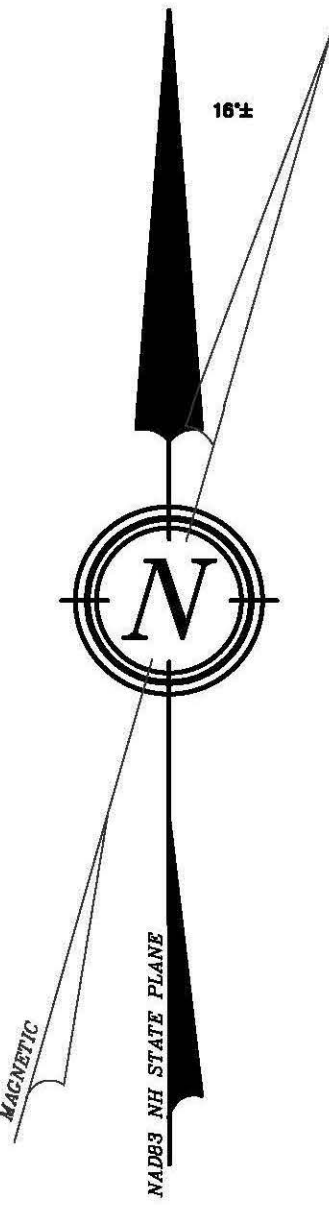
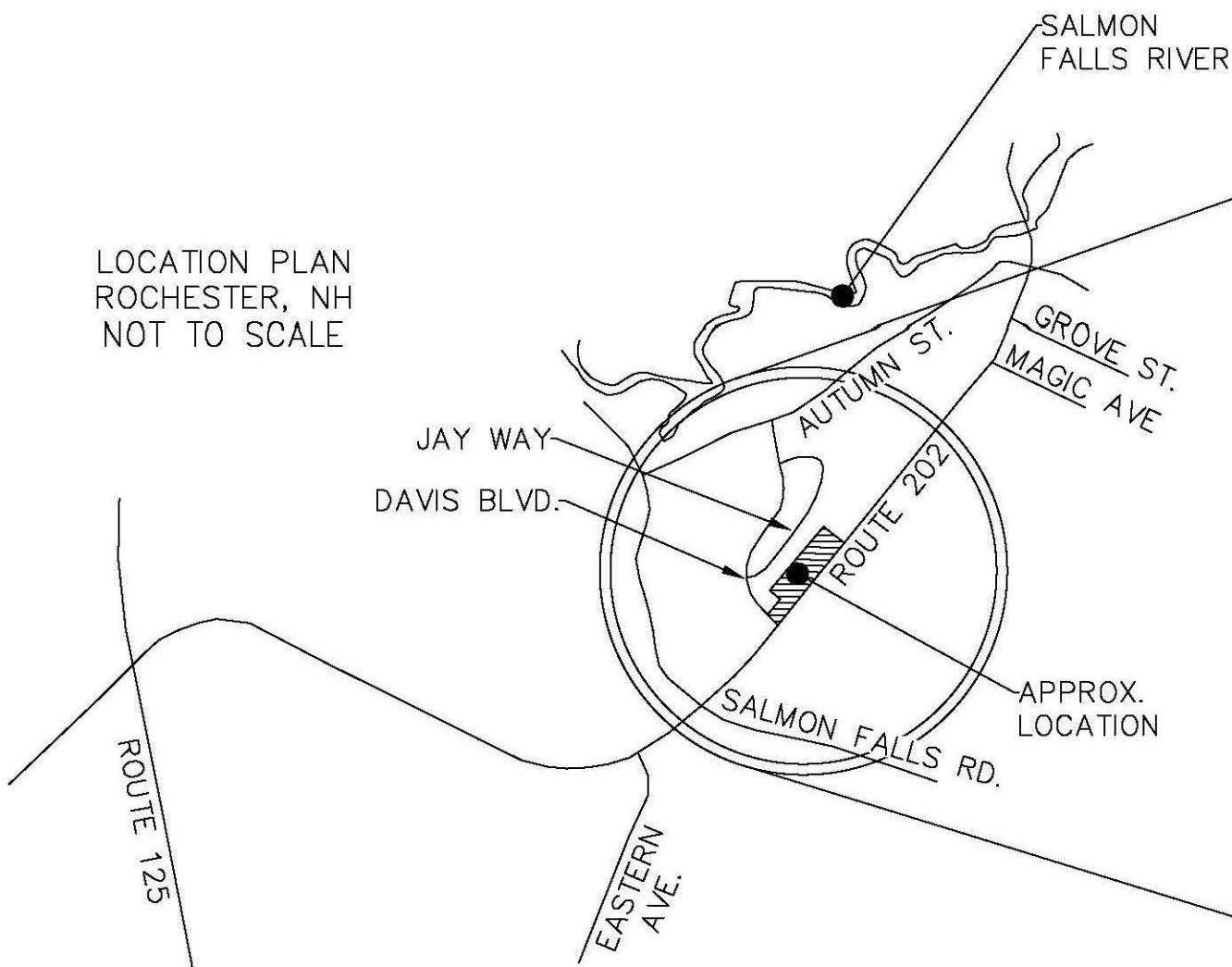
SURVEYOR OF RECORD: KENNETH A. BERRY, PE, LLS
CPESC, CESSWI
BERRY SURVEYING & ENGINEERING
335 CROWN POINT ROAD
BARRINGTON, NH 03825
(603) 332-2863

DEVELOPER: NEW STYLE HOMES, INC.
22 MILTON ROAD
ROCHESTER, NH 03868-8805

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

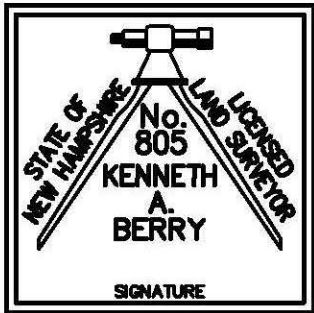
WETLAND SCIENTIST: CINDY BALCUS, CWS #61
STONE RIDGE ENVIRONMENTAL, LLC
229 PROSPECT MOUNTAIN ROAD
ALTON, NH 03809
(603) 776-5825

GIS SKETCH
ROCHESTER, N.H.
SCALE: 1" = 300'±

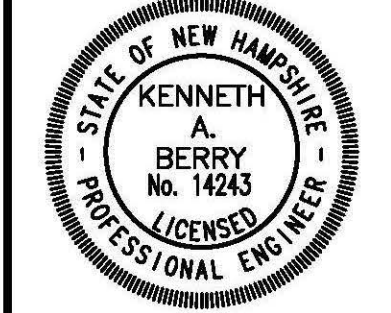


REQUIRED PERMITS:
~ NH DOT DRIVEWAY PERMIT PENDING
~ NH DES SEWER DISCHARGE PERMIT
~ US EPA NOI & SWPPP

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.



BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 {332-2863}
SCALE : AS-NOTED
DATE : FEBRUARY 17, 2016
FILE NO. : DB 2015 - 138



COVER SHEET
FOR
NEW STYLE HOMES, INC.
ROUTE 202/HIGHLAND STREET
ROCHESTER, N.H.
TAX MAP 107, LOT 23

| REVISION | DATE | DESCRIPTION |
|----------|------|-------------|
| | | |
| | | |
| | | |

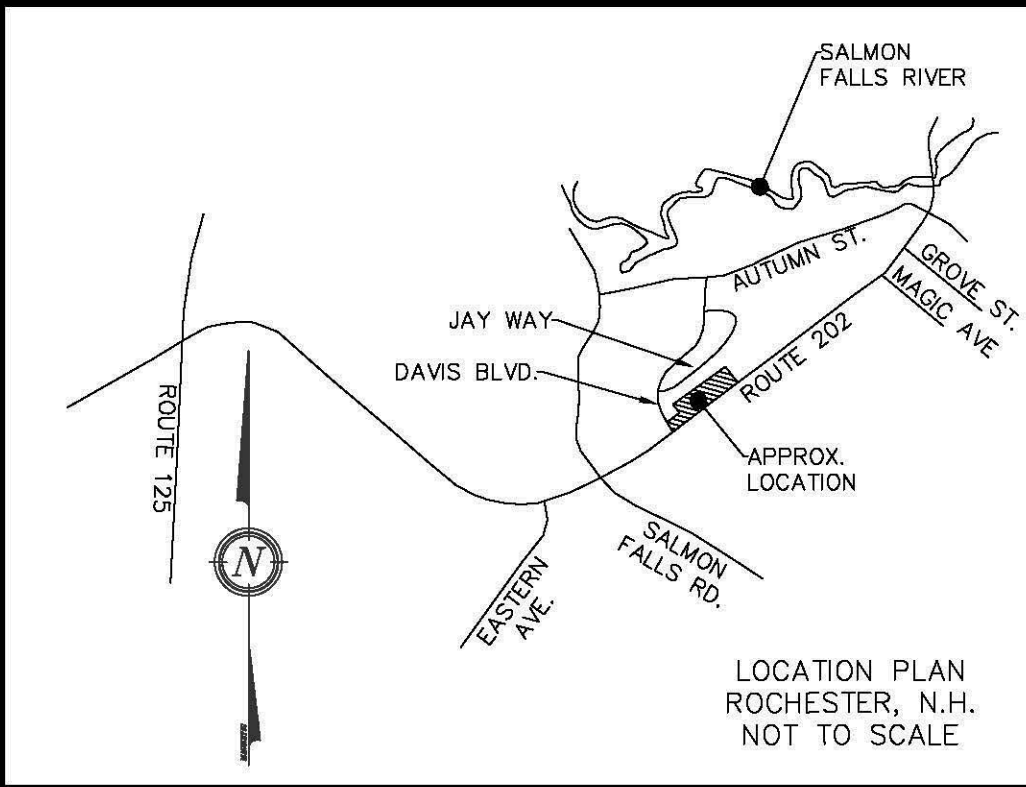
LEGEND:

- IRON BOUND (FND)
- IRON PIPE (FND)
- IRON AXLE (FND)
- UTILITY POLE
- GUY WIRE
- BENCHMARK
- FIRE HYDRANT
- SEWER MANHOLE
- TREE W/ WIRE
- FLOW ARROW
- POORLY DRAINED WETLANDS
- 50' WETLAND BUFFER
- NRCS SOIL LINE
- BUILDING SETBACK LINE
- WATER LINE
- SEWER LINE
- OVERHEAD UTILITIES
- BARBED WIRE
- FND TYP
- NWP
- S.C.R.D.
- STRAFFORD COUNTY REGISTRY OF DEEDS

JURISDICTIONAL WETLANDS WERE DELINEATED BY CINDY BALCIUS OF STONEY RIDGE ENVIRONMENTAL LLC IN FALL OF 2015 UTILIZING THE FOLLOWING STANDARDS:

- 1) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0. 2010. L.M. VASILAS, G.W. HURT, AND C.V. NOBLE (EDS.). UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
- 2) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND. VERSION 3. APRIL 2004. NEIMPCC WETLANDS WORKGROUP. WILMINGTON, MA 01887.
- 3) NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.1.0 (HTTP://WETLAND_PLANTS.USACE.ARMY.MIL). U.S. ARMY CORPS OF ENGINEERS, ENGINEER RESEARCH AND DEVELOPMENT CENTER, COLD REGIONS RESEARCH AND ENGINEERING LABORATORY, HANOVER, NH, AND BONAP, CHAPEN HILL.
- 4) STATE OF NEW HAMPSHIRE 2014 WETLAND PLANT LIST. LICHVAR, R.W., M. BUTTERWICH, N.C. MELVIN, AND W.N. KIRCHNER. 2014. THE NATIONAL WETLAND PLANT LIST: 2014 UPDATE OF WETLAND RATINGS. PHYTONEURON 2014-411-42.
- 5) CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL. JANUARY 1987. WETLANDS RESEARCH PROGRAM TECHNICAL REPORT Y-87-1.
- 6) REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHERN AND NORTHEAST REGION. JANUARY 2012, VERSION 2. U.S. ARMY CORPS OF ENGINEERS. ENVIRONMENTAL LABORATORY ERDC/EL TR-12-1.
- 7) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. DECEMBER 1979. L. COWARDIN, V. CARTER, F. GOLET, AND E. LAROE. US DEPARTMENT OF THE INTERIOR. FISH AND WILDLIFE SERVICE. FWS/OBS-79/31.

STONEY RIDGE ENVIRONMENTAL, LLC.
CINDY BALCIUS, CWS #61

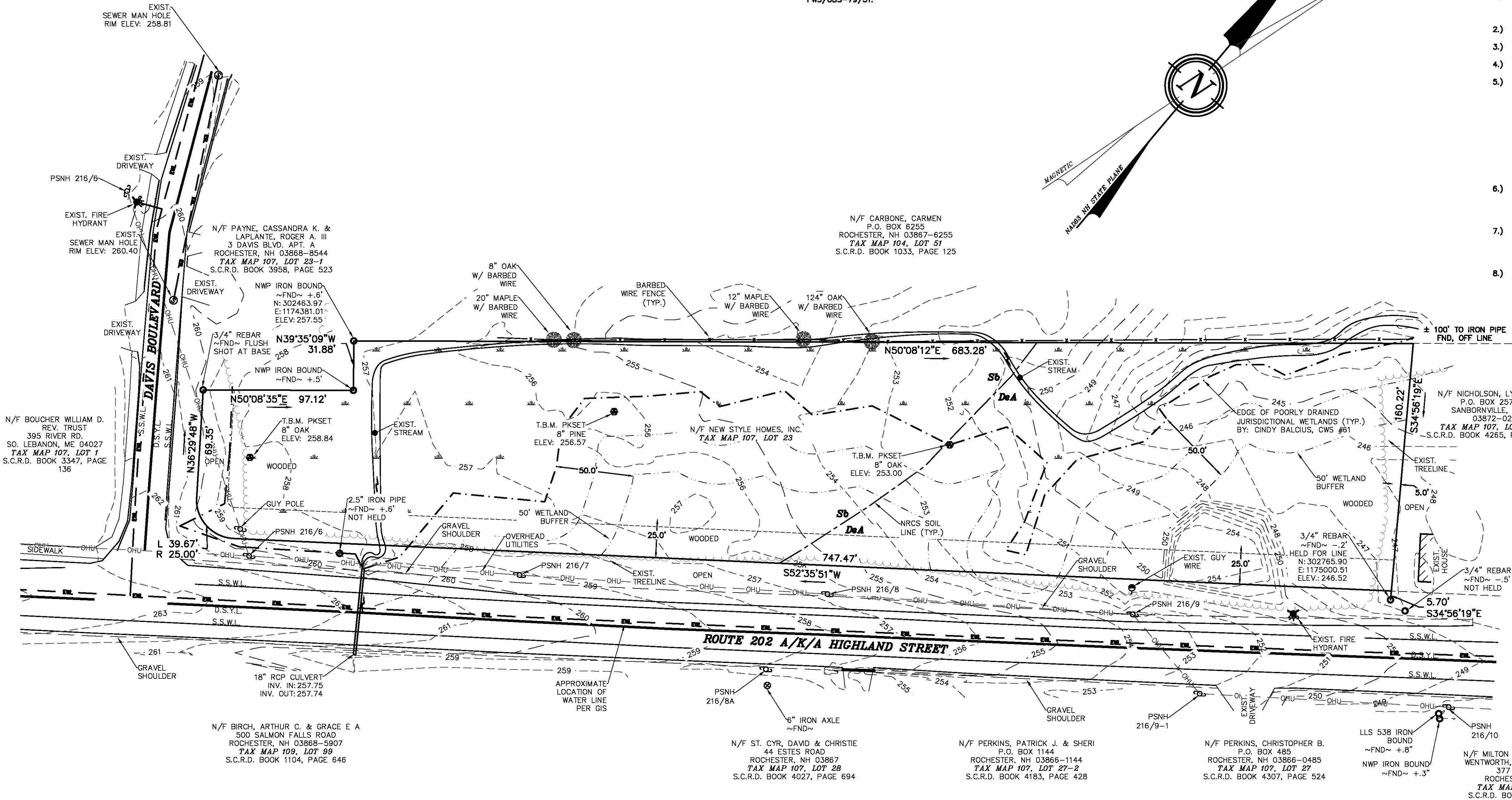


NOTES:

- 1.) OWNER: NEW STYLE HOMES INC
22 MILTON RD
ROCHESTER, NH 03868-8805
- 2.) TAX MAP 107, LOT 23
- 3.) S.C.R.D. BOOK 3761, PAGE 50
- 4.) LOT AREA: 107,876 Sq. Ft., 2.47 Ac.
- 5.) ZONING: NEIGHBORHOOD MIXED USE (NMU)
SETBACKS:
MIN. FRONT: N/A
MAX. FRONT: 25'
SIDE: 5'
REAR: 20'
WETLANDS: 50'
MAX LOT COVERAGE: 90%
MAX BUILDING HEIGHT: 20'
MIN. LOT AREA: 8,000 Sq. Ft.
MIN. FRONTAGE: 60'
- 6.) THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING BOUNDARIES AND CONDITIONS OF TAX MAP 107, LOT 23, LOCATED IN ROCHESTER, N.H., AS OF THE DATE OF THIS PLAN.
- 7.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PROPERTY DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF: FEMA COMMUNITY #330150, MAP 33017C0204D, DATED: MAY 17, 2005.
- 8.) VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83 STATE PLANE COORDINATES. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS.

PLAN REFERENCES:

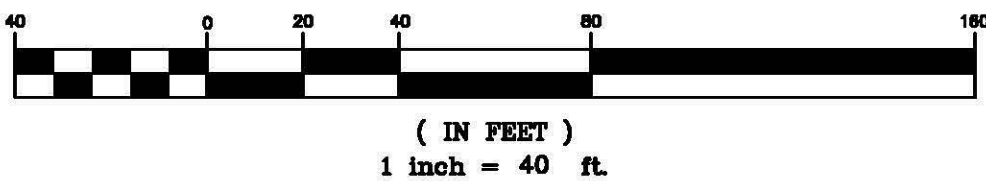
- 1.) "SUBDIVISION OF LAND ROCHESTER, N.H. FOR BROOKLINE REALTY, INC." BY: NORWAY PLAINS SURVEY ASSOCIATES, INC. DATED: FEBRUARY 1988 S.C.R.D. PLAN #37-147 & 148
- 2.) "SUBDIVISION OF LAND DAVIS BOULEVARD, ROCHESTER, N.H. FOR CRAIG N. THERRIEN" BY: SURVEY PLAINS ASSOCIATES, INC. DATED: MAY 2002 S.C.R.D. PLAN #69-28
- 3.) "BOUNDARY PLAN LAND OF CARMEN CARBONE, HIGHLAND STREET, EAST ROCHESTER, N.H." BY: BERRY SURVEYING AND ENGINEERING DATED: FEBRUARY 14, 2007 FILE NO. DB 2007-003
- 4.) "PLAN OF CHARLES J. TERSOLO INTER VIVOS TRUS, ROCHESTER, N.H." BY: FREDERICK E. DREW DATED: JULY 1977 PLAN NO. A-858 NOT RECORDED
- 5.) SUBDIVISION PLAN, HIGHLAND STREET, ROCHESTER, N.H. FOR MILTON ROAD REALTY TRUST BY: NORWAY PLAINS ASSOCIATES, INC. DATED: JULY 2004 S.C.R.D. PLAN #78-88



SOIL DATA:

Sb ~ SAUGATUCK LOAMY SAND
DeA ~ DEERFIELD LOAMY SAND, 0 TO 3% SLOPES
SEE WEBSOIL

GRAPHIC SCALE

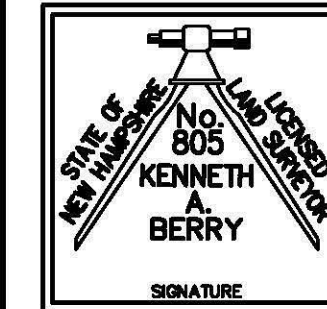


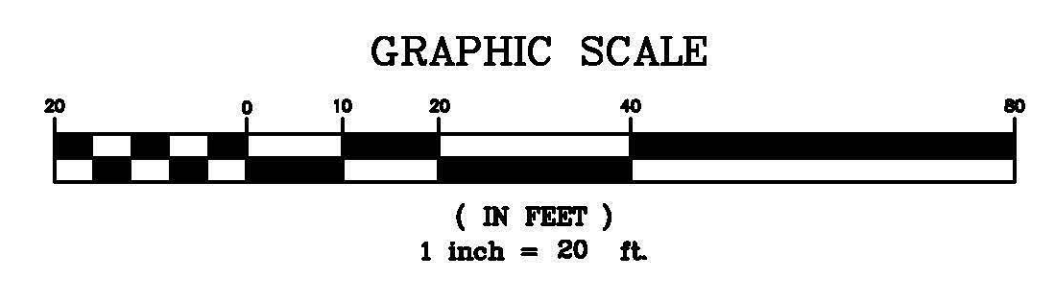
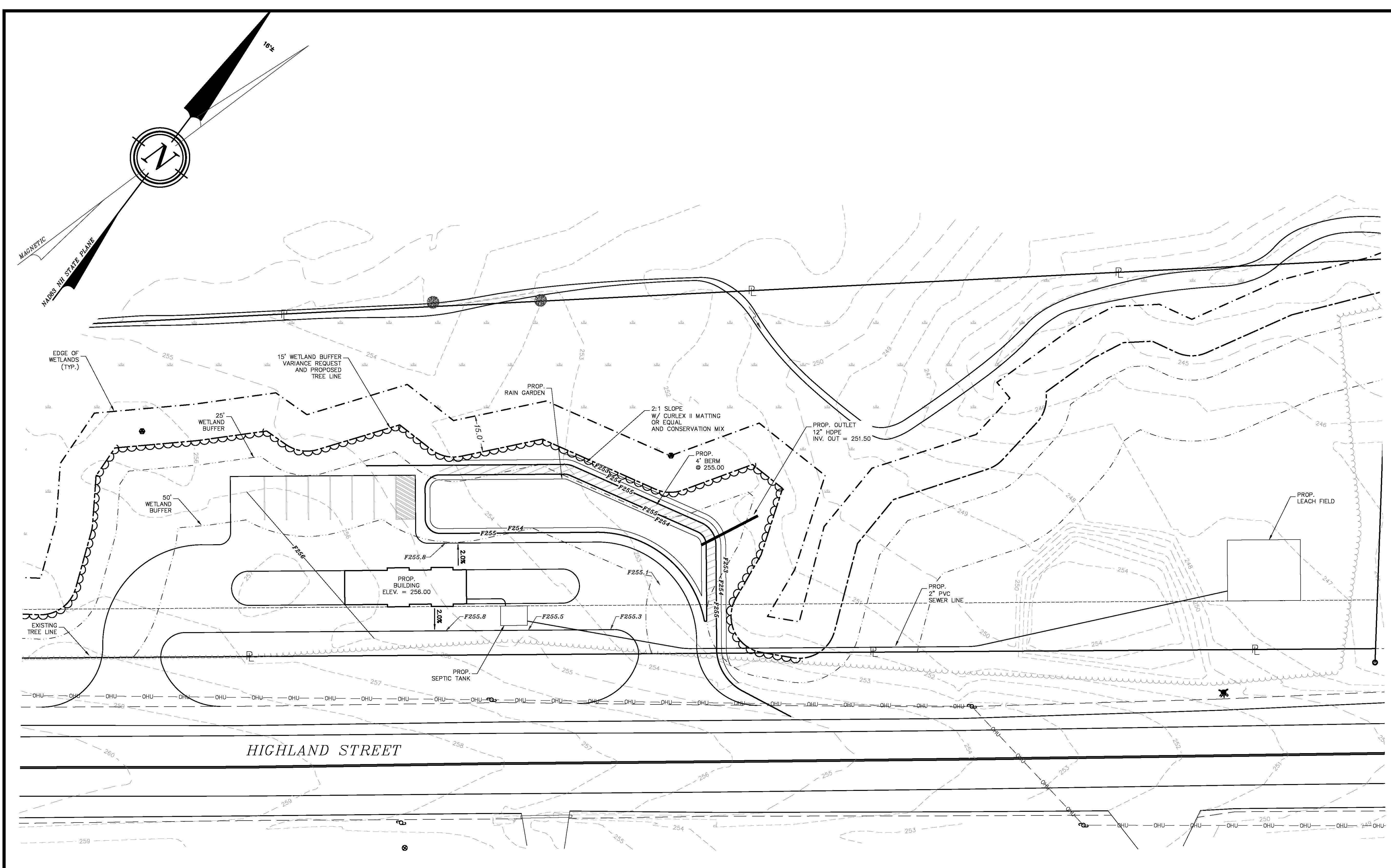
I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF ROCHESTER, N.H. - 1:10,000 -

KENNETH A. BERRY LLS 805 DATE

EXISTING CONDITIONS PLAN
FOR
NEW STYLE HOMES, INC.
ROUTE 202/HIGHLAND STREET
ROCHESTER, N.H.
TAX MAP 107, LOT 23

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 {332-2863}
SCALE : 1 IN. EQUALS 40 FT.
DATE : FEBRUARY 17, 2016
FILE NO. : DB 2015 - 138





BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 {332-2863}

SCALE : 1 INCH EQUALS 20 FEET
DATE : FEBRUARY 17, 2016
FILE NO. : DB 2015 - 138

AROMA JOE'S CONCEPT PLAN
FOR
NEW STYLE HOMES, INC.
ROUTE 202/HIGHLAND STREET
ROCHESTER, N.H.
TAX MAP 107, LOT 23

| REVISION | DATE | DESCRIPTION |
|----------|------|-------------|
|----------|------|-------------|

ABBREVIATION LEGEND:

S.G.C. SLOPED GRANITE CURB
V.G.C. VERTICAL GRANITE CURB
E.O.P. EDGE OF PAVEMENT
B.C.C. BITUMINOUS CONCRETE CURB
BITUM. BITUMINOUS
E.O.P. EDGE OF PAVEMENT
E.S.H.W.T. ESTIMATE SEASONAL HIGH WATER TABLE
TYP. TYPICAL
T. BLOCK THRUST BLOCK
CONC. CONCRETE
U.G.E. UNDER GROUND ELECTRIC / UTILITY
U.D. UNDER DRAIN
F.E.S. FLARED END SECTION
HDPE HIGH DENSITY POLYETHYLENE
RCP REINFORCED CONCRETE PIPE
F.G. FINISHED GRADE
E.G. EXISTING GRADE
T.W. TRAVELED WAY
T.B.R. TO BE REMOVED
'/ FEET / FEET

SSL () ~ {SIZE} SINGLE SOLID LINE (COLOR W=WHITE, Y=YELLOW)
DSL () ~ {SIZE} DOUBLE SOLID LINE (COLOR W=WHITE, Y=YELLOW)
SSB () ~ {SIZE} SINGLE SOLID W/ BROKEN LINE (COLOR W=WHITE, Y=YELLOW)
SBL () ~ {SIZE} SINGLE BROKEN LINE (COLOR W=WHITE, Y=YELLOW)
DBL () ~ {SIZE} DOUBLE BROKEN LINE (COLOR W=WHITE, Y=YELLOW)

EXISTING LEGEND:

IRON BOUND ~TBS~
IRON BOUND ~FND~
GRANITE BOUND ~FND~
STONE BOUND ~FND~
UTILITY POLE
GUY WIRE
CURB STOP
GATE VALVE
GAS VALVE
FIRE HYDRANT
CATCH BASIN
SEWER MANHOLE
SINGLE POST SIGN
TEST PIT
TREE

BUILDING SETBACK LINE
EASEMENT LINE
GAS LINE
WATER LINE
SEWER LINE
OVERHEAD UTILITIES
HIGHWAY FENCE
SOILS LINE
EXISTING CONTOUR MINOR
EXISTING CONTOUR MAJOR
EXISTING CULVERT PIPE

PROPOSED LEGEND:

UTILITY POLE
UTILITY PADS
SEWER MANHOLE
WATER SHUT OFF / VALVE
HYDRANT
THRUST BLOCK
LIGHTING
CATCH BASIN / DRAIN MANHOLE
SIGNAGE
LAMP

CONTOUR MINOR
CONTOUR MAJOR
SPOT GRADE
CULVERT W/ FLARED END
SECTION (F.E.S.)

DETAIL SHEET / DETAIL

TREE LINE

CENTER LINE

UNDERGROUND UTILITY
TRANSFORMER / J.BOX

UNDER DRAIN

WATER LINE

SEWER LINE

GAS LINE

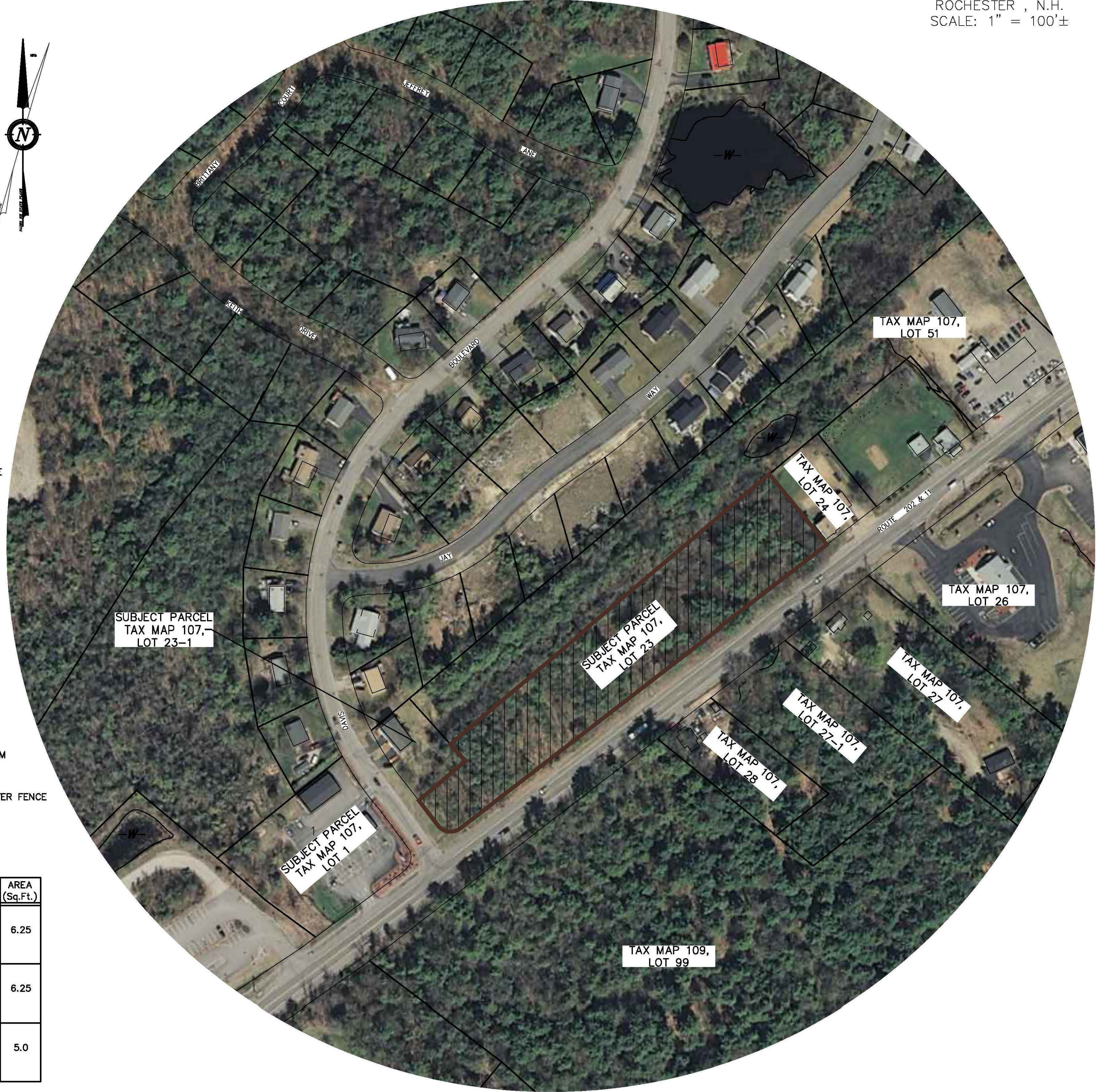
SILT FENCE / EROSION MIX BERM

FILTREXX 12" SILT SOXX

ORANGE CONSTRUCTION PERIMETER FENCE

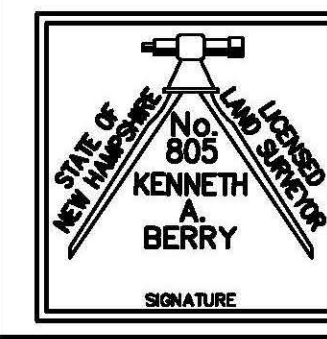
| SIGN ID NUMBER | SIGN SIZE (WIDTH x HEIGHT) | SIGN | TEXT DIMENSIONS | NO. OF SIGNS | BACKGROUND | LEGEND | BORDER | POST SIZE & QUANTITY | UNIT AREA | AREA (Sq.Ft.) |
|----------------|-------------------------------|------------------------------|---|-----------------|------------|--------|--------|-------------------------|--------------|------------------|
| R1-1 | 30"x30" | STOP | SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA | 1 | RED | WHITE | WHITE | U-CHANNEL (1) | 6.25 | 6.25 |
| R7-1 | 30"x30" | NO PARKING ANY TIME | SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA | 2 | WHITE | BLACK | BLACK | U-CHANNEL (1) | 6.25 | 6.25 |
| R2-1 | 24"x30" | SPEED LIMIT 25 | SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA | 1 | WHITE | BLACK | BLACK | U-CHANNEL (1) | 5.0 | 5.0 |

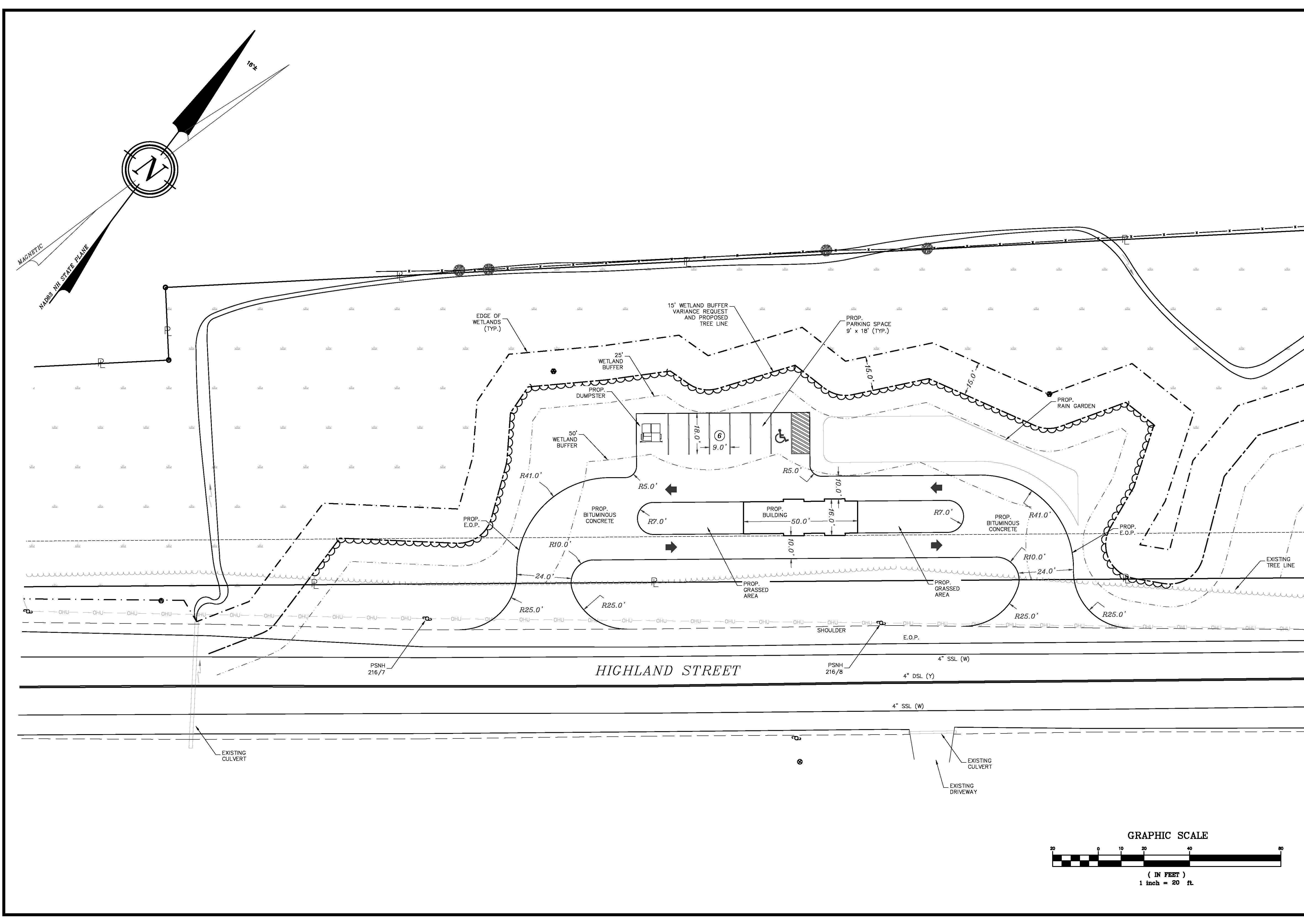
GIS SKETCH
ROCHESTER, N.H.
SCALE: 1" = 100'±



NEIGHBORHOOD/AERIAL PLAN
FOR
NEW STYLE HOMES, INC.
ROUTE 202/HIGHLAND STREET
ROCHESTER, N.H.
TAX MAP 107, LOT 23

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 {332-2863}
SCALE : AS-NOTED
DATE : FEBRUARY 17, 2016
FILE NO. : DB 2015 - 138





| AROMA JOE'S CONCEPT PLAN FOR NEW STYLE HOMES, INC. ROUTE 202/HIGHLAND STREET ROCHESTER, N.H. TAX MAP 107, LOT 23 | |
|--|------|
| REVISION | DATE |
| BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT ROAD BARRINGTON, NH 03825 {332-2863} SCALE : 1 INCH EQUALS 20 FEET DATE : FEBRUARY 17, 2016 FILE NO. : DB 2015 - 138 | |



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

February 17, 2016

Abutters List

Owner of Record

Tax Map 107, Lot 23

New Style Homes Inc
22 Milton Rd
Rochester, NH 03868-8805
Book 3761 Page 50

Abutters

Tax Map 104, Lot 51

Carmen Carbone
PO Box 6255
Rochester, NH 03867-6255
Book 1033 Page 125

Tax Map 107, Lot 23-1

Cassandra K Payne
Roger A Laplante III
3 Davis Blvd Apt A
Rochester, NH 03867-8544
Book 3958 Page 523

Tax Map 107, Lot 24

Lynn D Nicholson
PO Box 257
Sanbornville, NH 03872-0257
Book 4265 Page 159

Tax Map 107, Lot 1

William D Boucher Rev Trust
C/O Trustee
395 River Road
So Lebanon, ME 04027
Book 3347 Page 136

Tax Map 107, Lot 28

David & Christie St Cyr
44 Estes Road
Rochester, NH 03867
Book 4027 Page 694

Tax Map 107, Lot 27-2

Patrick J & Sheri Perkins
P O Box 1144
Rochester, NH 03866-1144
Book 4183 Page 428

Tax Map 107, Lot 27

Christopher B Perkins
P O Box 485
Rochester, NH 03866-0485
Book 4307 Page 524

Tax Map 109, Lot 99

Arthur C & Grace E A Birch
500 Salmon Falls Road
Rochester, NH 03868-5907
Book 1104 Page 646



BERRY SURVEYING & ENGINEERING

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

Professionals

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

Cindy Balcius, CWS, CSS
Stoney Ridge Environmental LLC
229 Prospect Mountain Rd
Alton, NH 03809



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