

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

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

**Property information**

Tax map 224, Lot 321 & Tax map 224, Lot 324-18 zoning district: A & R-1

Property address/location: 23 Laredo Lane

Name of project (if applicable): \_\_\_\_\_

**Property owner – Parcel A**

Name: Great Woods Subdivision Homeowners Association

Mailing address: 95 Blackwater Road, Rochester, NH 03867

Telephone #: 603-332-8772 Email: smgc89@yahoo.com

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

Name: Debbie Thompson

Mailing address: 23 Laredo Lane, Rochester, NH

Telephone #: 603-948-2039 Email: dependablepest@yahoo.com

**Surveyor**

Name: Joel D. Runnals, Norway Plains Associates, Inc.

Mailing address: PO Box 249, Rochester, NH 03866

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

Email address: jrunnals@norwayplains.com Professional license #: NHLLS 685

**Proposed project**

What is the purpose of the lot line revision? The patio of a swimming pool and fence was inadvertently built over the property line of lot 18 and into the open space owned by the Great Woods Homeowners Association. The open space cannot have any development in it. On advice from the Planning Department we are proposing this Lot Line Revision.

Will any encroachments result? No

Comments

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

Submission of application

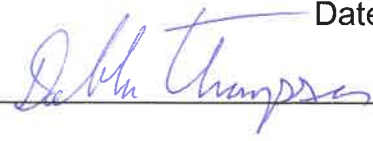
This application must be signed by the property owner(s) and/or the agent.

I(we) hereby submit this Lot Line Revision application to the City of Rochester Planning Board pursuant to the City of Rochester Subdivision Regulations and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As agent, I attest that I am duly authorized to act in this capacity.

Signature of property owner: 

(Parcel A) Great Woods Homeowners Association % Steven K. Miller

Date: 02-02-18

Signature of property owner:   
(Parcel B) Debbie Thompson

Date: 1-29-18

Signature of agent:   
Joel D. Runnals

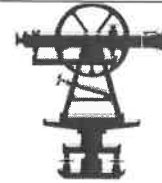
Date: 02-01-18

# NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

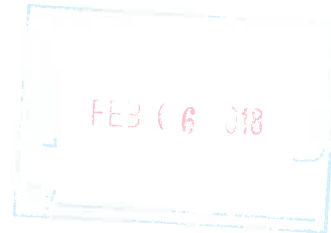
P.O. Box 249  
268

Continental Blvd. (0367)  
Rochester, NH 03866-0249  
Phone: (603) 335-3948 / (800) 479-3948  
Fax: (603) 332-0098  
[rtetreault@norwayplains.com](mailto:rtetreault@norwayplains.com)  
Randolph R. Tetreault, President



P. O. Box

31 Mooney Street  
Alton, NH 03809  
Phone & Fax: (603) 875-3948  
[jrunnals@norwayplains.com](mailto:jrunnals@norwayplains.com)  
[www.norwayplains.com](http://www.norwayplains.com)



February 01, 2018

Mr. Seth Creighton, Chief Planner  
City of Rochester Dept. of Planning & Development  
31 Wakefield Street  
Rochester, NH 03867

**RE: NARRATIVE - Proposed Lot Line Revision of Tax Map 224, Lots 321 & 224-18,  
Great Woods Homeowners Association/ Debbie Thompson - Laredo Lane, Rochester, NH**

Dear Mr. Creighton,

This proposed Lot Line Revision is to correct an encroachment situation. During the installation of an in-ground swimming pool on lot 324-18, a small section of the associated concrete patio and chain link fence was inadvertently placed over the rear lot line and onto lot 321 which is the Open Space owned by the Great Woods Homeowners Association.

After review by the City's Zoning and Planning Departments, it was suggested that the owners apply for a lot line revision which would keep the developed area out of the Open Space.

A small amount (20 square feet) of this encroachment is in the outer 25' of the 50' wetland buffer which is allowed. "Minor accessory structures of 200 square feet or less (in which there is no storage of petroleum products, hazardous chemicals or materials. Etc...."

The area to be conveyed from lot 321 to lot 324-18 will be 3,147 square feet.

Thank you for your consideration in this matter.

Sincerely,

**NORWAY PLAINS ASSOCIATES, INC.**

Joel D. Runnals, LLS



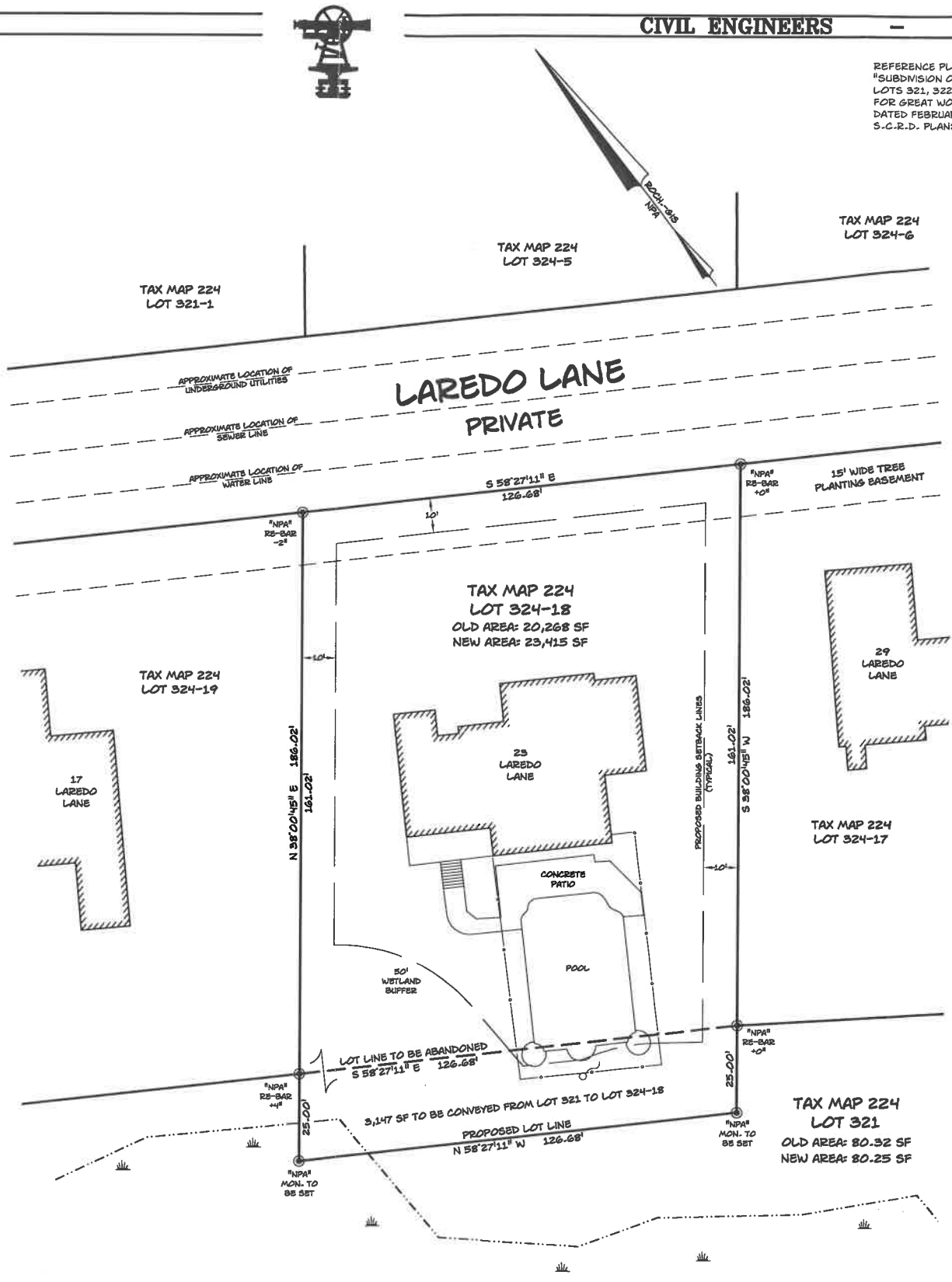
MAP/LOT	APPLICANTS
224/321	GREAT WOODS SUBDIVISION HOMEOWNERS ASSOCIATION; 95 BLACKWATER ROAD; ROCHESTER, NH 03867
224/324-18	DEBBIE THOMPSON; 23 LAREDO LANE; ROCHESTER, NH 03868-4400
MAP/LOT	ABUTTERS
119/100	CHAMBERLAIN INVESTMENT PROPERTIES C/O PIERCE; PO BOX 645; IPSWICH, MA 01938-0645
223/11-16	KELLY J. & MICHELLE M. CURTIS; 43 STONEWALL DRIVE; ROCHESTER, NH 03868-5916
223/11-17	STHEL M. & DARRELL CHURCHILL; 53 STONEWALL DRIVE; ROCHESTER, NH 03868
223/12	LEO & EVELYN HUPPE; 589 PORTLAND STREET; ROCHESTER, NH 03867-2429
224/310	J & L TEBEA HOLDINGS, INC.; 79 EXETER ROAD; NORTH HAMPTON, NH 03862-2002
224/311	DYER FAMILY REVOCABLE TRUST C/O STEVEN R. & CAROL A. DYER; 679 SALMON FALLS ROAD; ROCHESTER, NH 03868
224/312	JAMES & BARBARA MCGONAGHAN; 675 SALMON FALLS ROAD; ROCHESTER, NH 03868
224/313	68566 L. SARABENT 3005 REVOCABLE TRUST; 671 SALMON FALLS ROAD; ROCHESTER, NH 03868
224/314	DENNIS A. JR. & MELANIE M. ZANGARINE; 667 SALMON FALLS ROAD; ROCHESTER, NH 03868
224/315	MICHAEL L. JACQUES & VICKI D. PLAISTED; 659 SALMON FALLS ROAD; ROCHESTER, NH 03868
224/316	SAME AS 224-315
224/317	WILLIAM C. JR. & LORETTA S. MCGRAW; 655 SALMON FALLS ROAD; ROCHESTER, NH 03868
224/318	JOS. JR. & ANNIE MOUNTAIN; 651 SALMON FALLS ROAD; ROCHESTER, NH 03868
224/319	LEONARD J. DRIGLE LIVING TRUST, LEONARD DRIGLE, TRUSTEE; 647 SALMON FALLS ROAD; ROCHESTER, NH 03868
224/320	MICHAEL K. ARTHUR; 639 SALMON FALLS ROAD; ROCHESTER, NH 03868-5908
224/321	CHARLES J. & PAMELA A. GIBSON; 635 SALMON FALLS ROAD; ROCHESTER, NH 03868-5908
224/324-03	ROBERT O. BRYANT REVOCABLE TRUST & JUDITH L. BRYANT REVOCABLE TRUST; 71 MONROE DRIVE, UNIT 6; ROCHESTER, NH 03867-6400
224/324-04	GREAT WOODS DEVELOPMENT, LLC; 95 BLACKWATER ROAD; ROCHESTER, NH 03867
224/324-05	LACHINIS FAMILY REVOCABLE LIVING TRUST C/O NIEL LACHINIS; 24 LAREDO LANE; ROCHESTER, NH 03868-4400
224/324-06	CHAD M. & LINDSAY LETOURNEAU; 30 LAREDO LANE; ROCHESTER, NH 03868-4400
224/324-07	BENJAMIN S. & ASHLEY E. HIGGINS; 36 LAREDO LANE; ROCHESTER, NH 03868-4400
224/324-08	KAREN T. & STEVEN E. BURROWS; 40 LAREDO LANE; ROCHESTER, NH 03868-4400
224/324-09	PAULA PRATT; 74 ST. JAMES AVENUE; MILTON, NH 03851-4620
224/324-10	MATTHEW C. & JILL A. FREDRICKSON & DEBRA F. DUPLESSIS; 50 LAREDO LANE; ROCHESTER, NH 03868-4400
224/324-11	LOBI & DEAN GARY; 61 LAREDO LANE; ROCHESTER, NH 03868-4400
224/324-12	CHRISTOPHER & JUDITH L. JOHNSON; 55 LAREDO LANE; ROCHESTER, NH 03868-4400
224/324-13	MICHAEL S. DEVOE; 49 LAREDO LANE; ROCHESTER, NH 03868-4400
224/324-14	WILLIAM R. GREGORY & DEBRA E. CHRISTIE; 43 LAREDO LANE; ROCHESTER, NH 03868-4400
224/324-15	RISA W. & KATHERINE A. NICHOLS; 39 LAREDO LANE; ROCHESTER, NH 03868-4400
224/324-16	STEVEN & BLAINE FERRARI; 33 LAREDO LANE; ROCHESTER, NH 03868-4400
224/324-17	RAINVILLE FAMILY TRUST C/O ARTHUR GERARD JR.; 116 FRANKLIN STREET; ROCHESTER, NH 03867-2430
224/324-19	ELIZABETH J. & PETER T. ESSSENHEIMER; 17 LAREDO LANE; ROCHESTER, NH 03868-4400
224/324-20	WAYNE P. JR. & JENNIFER DESMARAIS; PO BOX 1041; ROCHESTER, NH 03866-1041
224/324-21	KENNETH & TASHA WILSON REVOCABLE TRUST C/O KENNETH J. & TASHA L. WILSON; 3 LAREDO LANE; ROCHESTER, NH 03868-4400
224/324-22	SAME AS 224/324-04
224/324-23	SAME AS 224/324-04
224/324-24	SAME AS 224/324-04
224/324-25	SAME AS 224/324-04
224/324-26	SAME AS 224/324-04
224/324-28	SAME AS 224/324-04
224/324-29	SAME AS 224/324-04
224/324-34	SAME AS 224/324-04
224/324-35	SAME AS 224/324-04
224/324-42	SAME AS 224/324-04
224/324-43	SAME AS 224/324-04
224/324-43	SAME AS 224/324-04
224/324-47	SAME AS 224/324-04
228/07	CITY OF ROCHESTER; 31 WAKEFIELD STREET; ROCHESTER, NH 03867-1916
228/08	SAME AS 228-07
239/11	RAYMOND COLLINS & COLLINS FAMILY TRUST; 126 CHAMBERLAIN STREET; ROCHESTER, NH 03867-3308

FILE NO. 109  
PLAN NO. C-2440-LLR18  
DWG NO. 07153/LLR-Lot 18  
F.B. NO. "TJR"

31 Mooney Street, Alton, N.H. 603-875-3948

NORWAY PLAINS ASSOCIATES, INC.

2 Continental Blvd., Rochester, N.H. 603-335-3948



I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY DIRECTION, IS THE RESULT OF A SURVEY MADE ON THE GROUND AS PER RECORD DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLAN CLOSURE EXCEEDS 1:10,000.



JOEL D. RUNNALS, L.L.S. 865 DATE

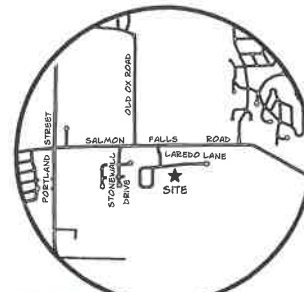
WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS, AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBDIVISION REGULATIONS, AS 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 THE ROCHESTER PLANNING BOARD ON \_\_\_\_\_ DATE \_\_\_\_\_  
SIGNED BY \_\_\_\_\_ / \_\_\_\_\_ POSITION \_\_\_\_\_

REFERENCE PLAN:  
"SUBDIVISION OF LAND, SALMON FALLS ROAD, TAX MAP 224, LOTS 321, 322, 324, 324-1, 324-2 & 328, ROCHESTER, NH, FOR GREAT WOODS DEVELOPMENT, LLC"  
DATED FEBRUARY 2008 BY NORWAY PLAINS ASSOCIATES, INC.  
S.C.R.D. PLANS 96-22, 96-23, 96-24, 96-25 & 96-26

#### GENERAL PLAN NOTES:

- THE PURPOSE OF THIS PLAN IS TO REVISE THE LOT LINES BETWEEN TAX MAP 224, LOT 321 AND LOT 324-18.
- DIMENSIONAL STANDARDS.  
RESIDENTIAL-1 (R1) DISTRICT.  
LOT SIZE= 10,000, FRONTAGE= 100', FY= 10', SY= 10', REAR= 20'  
ZONE AGRICULTURAL (A) DISTRICT.  
LOT SIZE= 45,000 SF, FRONTAGE= 150', FY= 20', SY= 10', RY= 20'  
LOT AREAS:  
TAX MAP 224, LOT 321:  
OLD AREA= 3,498,902 SF / 80.32 ACRES  
PROPOSED AREA= 3,495,755 SF / 80.25 ACRES  
AREA TO BE CONVEY FROM LOT 321 TO 324-18= 3,147 AF  
TAX MAP 224, LOT 324-18:  
OLD AREA= 20,268 SF / 0.47 ACRE  
PROPOSED AREA= 23,415 SF / 0.54 ACRES  
ORIENTATION: HORIZONTAL DATUM - NHSPC2800 (ROCHESTER GIS).
- PARCEL IS NOT LOCATED WITHIN THE (LOOYR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 33017C020HD EFFECTIVE ON 05-17-2005.
- LOT 324-18 IS SERVICED BY MUNICIPAL WATER AND SEWER SYSTEMS.
- NO ENCROACHMENTS WILL RESULT FROM THIS PROPOSED LOT LINE REVISION.
- WETLAND DELINEATION BY NHSC, INC. PER REFERENCE PLAN.
- FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 335-1338.



LOCUS N.T.S

FEB 06 2018

OWNER OF RECORD:  
TAX MAP 224, LOT 321  
GREAT WOODS SUBDIVISION  
HOMEOWNERS ASSOCIATION  
95 BLACKWATER ROAD, ROCHESTER, NH  
SCRD BOOK 3711, PAGE 620

OWNER OF RECORD:  
TAX MAP 224, LOT 324-18  
DEBBIE THOMPSON  
23 LAREDO LANE, ROCHESTER, NH  
SCRD BOOK 4085, PAGE 761

LOT LINE REVISION  
LAREDO LANE  
ROCHESTER  
STRAFFORD COUNTY  
NEW HAMPSHIRE

PREPARED FOR:  
GREAT WOODS SUBDIVISION  
HOMEOWNERS ASSOCIATION

SCALE: 1"= 20' FEBRUARY 2018  
GRAPHIC SCALE

