RECEIVED
AUG 14 2018
By

LOT LINE REVISION APPLICATION

City of Rochester, New Hampshire

Date: 8-14-18 [office use only. Check # _____ amount $ _____ date _____]

Property information

Tax map #: 107/104 ; lot #('s): 23/51 ; zoning district: NMU/R1

Property address/location: 63 Highland St.

Name of project (if applicable): Carbone Lot Line Revision

Property owner – Parcel A

Name (include name of individual): Lily Rose Rev Trust of 2017
Carmen Carbone, Jr. Tstee

Mailing address: PO Box 370, Lebanon, ME 04027-0370

Telephone #: (207)459-0353 Email: _____

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

Name (include name of individual): Same as above

Mailing address: _____

Telephone #: _____ Email: _____

Surveyor

Name (include name of individual): Kenneth A. Berry, PE, LLS
Berry Surveying & Engineering

Mailing address: 335 Second Crown Point Rd, Barrington, NH 03825

Telephone #: 603-332-2863 Fax #: 603-335-4623

Email address: crberry@berrysurveying.com Professional license #: 14243

Proposed project

What is the purpose of the lot line revision? See attached narrative.

Will any encroachments result? No

(Continued Lot Line Revision application Tax Map: 107-104 Lot: 23/51 Zone NMU/R1)

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: Carm Cara
(Parcel A)

Date: 8-14-18

Signature of property owner:
(Parcel B)

Date:

Signature of agent:

Date: 8-14-18

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

August 14, 2018

City Of Rochester Planning Board
33 Wakefield Street
Rochester, NH 03867

RE: Lily Rose Revocable Trust of 2017
Lot Line Revision
63 Highland Street
Rochester, NH
Tax Map 104, Lot 51 & Tax Map 107, Lot 23

Dear Chairman and Members of the Rochester Planning Board,

The Lily Rose Revocable Trust of 2017 owns Tax Map 104, Lot 51 and Tax Map 107, Lot 23. Lot 23 is currently 2.47 Ac. and is a long rectangle lot along Highland Street that is made up mostly of wetlands and is currently vacant. Lot 51 is currently 3.68 Ac. and is a strange shaped lot that has frontage on Highland Street but also has a long narrow portion that runs behind Lot 23. This used to be part of the rail road. "Mainely Motor Sales" uses the building and parking lot as a car dealership.

We are proposing to do a lot line revision that would give Lot 23, 68,322 Sq. Ft. of land, made up entirely of the old railroad land. Both Lots meet the minimum lot size and frontage requirements.

We have based the plan on a full boundary survey of both lots performed in 2007 & 2015 by this office. We propose to monument the new lot corners with the typical Iron survey boundary markers.

Thank you for your time and attention to the matter.

Berry Surveying & Engineering

Christopher Berry, SIT #567
President

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August 14, 2018

City of Rochester Planning Board
33 Wakefield Street
Rochester, N.H.

RE: Lily Rose Revocable Trust of 2017
Lot Line Revision
63 Highland Street
Rochester, NH
Tax Map 104, Lot 51 & Tax Map 107, Lot 23
Waiver request – Utilities

Dear Chairman and Members of the Rochester Planning Board,

On behalf of the Lily Rose Revocable Trust, Berry Surveying & Engineering respectfully requests a waiver to Section 3(3.6) which requires a showing of all utilities on site and within 100'.

We request that the Planning Board waive the requirement for a plan showing all utilities on site and within 100'. We feel that granting this waiver would not be contrary to the spirit of the ordinance. Due to the nature of the project, the area around the existing utilities is not being affected. There is no proposed development at this moment, and all utilities to the existing building will not change. The area being transferred by this lot line revision has no utilities on or over the parcel.

Thank you for your time and attention to this matter.

BERRY SURVEYING & ENGINEERING

Christopher Berry, SIT #567
Project Manager

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August 14, 2018

City of Rochester Planning Board
33 Wakefield Street
Rochester, N.H.

RE: Lily Rose Revocable Trust of 2017
Lot Line Revision
63 Highland Street
Rochester, NH
Tax Map 104, Lot 51 & Tax Map 107, Lot 23
Waiver request – topographic & soil survey

Dear Chairman and Members of the Rochester Planning Board,

On behalf of the Lily Rose Revocable Trust, Berry Surveying & Engineering respectfully requests a waiver to Section 4.3 which requires a topographic survey & soil survey of the entire lot.

We have done a complete boundary survey of both parcels, and we have done an intensive topographic survey – including a wetland delineation – on the majority of Tax Map 107, Lot 23. We request that the Planning Board waive the requirement for a complete topographic survey, wetland delineation, and survey of natural features on Tax Map 104, Lot 51. We feel that granting this waiver would not be contrary to the spirit of the ordinance. Due to the shape of Lot 51, this lot line revision is not affecting any buildable area of this lot. The land that being transferred is a small rectangle on a flag shaped lot. Both lots will continue to meet the zoning ordinance with regards to lot size & frontage, thereby upholding the spirit of the ordinance.

Thank you for your time and attention to this matter.

BERRY SURVEYING & ENGINEERING

Christopher Berry, SIT #567
Project Manager

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.

LEGEND:

- ● 3/4" REBAR W/ ID CAP (TBS)
- ○ IRON BOUND (FND)
- ○ IRON PIPE (FND)
- ⊗ STEEL STAKE (FND)
- (TP) UTILITY POLE
- PROPOSED BOUNDARY LINE
- BOUNDARY LINE (TBA)
- APPROX. ABUTTING BOUNDARY LINE
- RI/NMU ZONE DESIGNATION
- TBS TO BE SET
- TBS TO BE ABANDONED
- FND FOUND
- TYP TYPICAL
- S.C.R.D. S.C.R.D.

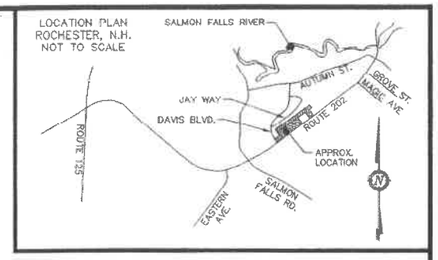
PLAN REFERENCES:

1.) "BOUNDARY PLAN LAND OF CARMEN CARBONE, HIGHLAND STREET, EAST ROCHESTER, N.H., TAX MAP 104, LOT 51"
BY: BERRY SURVEYING & ENGINERRING
DATED: MAY 23, 2007
NOT RECORDED
FILE NO. DB 2007-003

2.) "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, & 150

3.) "SUBDIVISION OF LAND, DAVIS BOULEVARD, ROCHESTER, N.H. FOR CRAIG N. THERRIEN"
BY: NORWAY PLAINS ASSOCIATES, INC.
DATED: MAY 2002
S.C.R.D. PLAN #89-29

4.) "PLAN OF CHARLES J. TERSOLO INTER VIVOS TRUST, ROCHESTER, N.H."
BY: FREDERICK E. DREW
DATED: JULY 1977
NOT RECORDED
PLAN NO. A-858



NOTES:

1.) OWNER: LILY ROSE REVOCABLE TRUST OF 2017
CARMEN CARBONE JR., TRUSTEE
P.O. BOX 370
LEBANON, ME 04027-0370

a.) TAX MAP 104, LOT 51

b.) EXISTING LOT AREA: 160,375 Sq.Ft., 3.68 Ac.
PROPOSED LOT AREA: 92,053 Sq.Ft., 2.11 Ac.

c.) S.C.R.D. BOOK 4481, PAGE 699

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a.) TAX MAP 107, LOT 23

b.) EXISTING LOT AREA: 107,628 Sq.Ft., 2.47 Ac.
PROPOSED LOT AREA: 175,950 Sq.Ft., 4.03 Ac.

c.) S.C.R.D. BOOK 4499, PAGE 823

3.) ZONING: NEIGHBORHHOD MIXED USE (NMU)
SETBACKS:
FRONT: N/A
MAX FRONT: 25'
REAR: 20'
SIDE: 5'
WETLANDS: 50'
MAX LOT COVERAGE: 90%
MAX BUILDING HEIGHT: 20'
MIN. LOT AREA: 6,000 Sq. Ft.
MIN. FRONTAGE: 60'

ZONING: NEIGHBORHHOD MIXED USE (NMU)
SETBACKS:
FRONT: 10'
REAR: 20'
SIDE: 10'
WETLANDS: 50'
MAX LOT COVERAGE: 35%
MAX BUILDING HEIGHT: 35'
MIN. LOT AREA: 10,000 Sq. Ft.
MIN. FRONTAGE: 100'

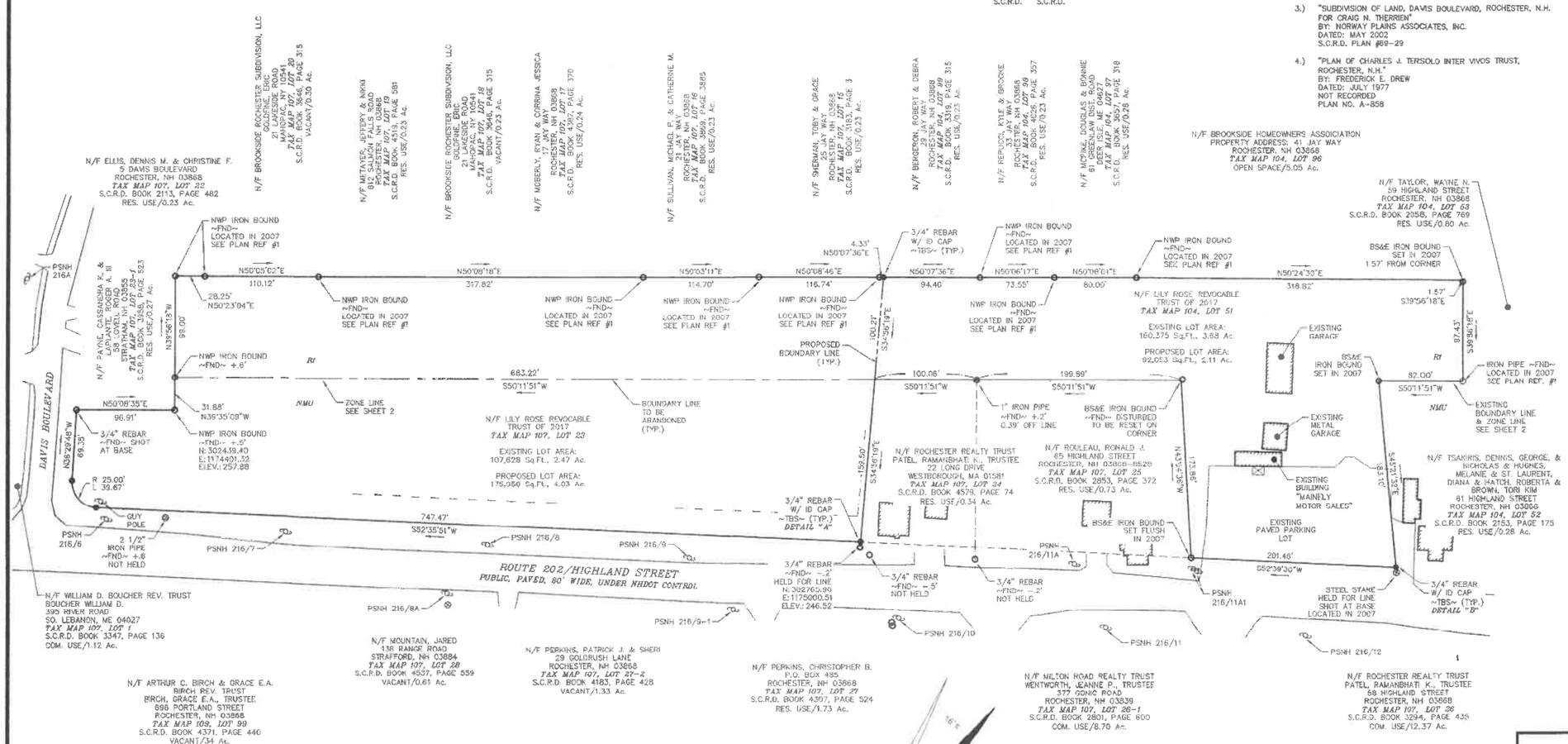
7.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PROPERTY DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF: FEMA COMMUNITY #330150, MAP 33017C0204D, DATED: MAY 17, 2005.

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

6.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED IN 2015, WITH AN ERROR OF CLOSURE BETTER THAN 1 IN 10,000.

7.) THE PURPOSE OF THIS PLAN IS TO SHOW A LOT LINE REVISION BETWEEN TAX MAP 104, LOT 51 & TAX MAP 107, LOT 23.

8.) THIS IS A TWO SHEET PLAN SET. SHEET ONE WILL BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. SHEET TWO WILL BE ON FILE AT THE CITY. FOR MORE INFORMATION ON THIS LOT LINE REVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 335-1338.



GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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 –
8-14-18
KENNETH A. BERRY LLS 805 DATE

REVISION	DATE	DESCRIPTION

LOT LINE REVISION
FOR
LILY ROSE REVOCABLE TRUST OF 2017
ROUTE 202/HIGHLAND STREET
ROCHESTER, N.H.
TAX MAP 104, LOT 51 & TAX MAP 107, LOT 23

STATE OF NEW HAMPSHIRE No. 805 KENNETH A. BERRY LICENSED LAND SURVEYOR SIGNATURE

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT RD.
BARRINGTON, N.H. (603)332-2863

SCALE : 1 IN. EQUALS 60 FT.
DATE : AUGUST 14, 2018
FILE NO. : DB 2018-119

SHEET 1 OF 2

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SOIL DATA:

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

SEE WEBSOIL

LEGEND:

- 3/4" REBAR W/ ID CAP (TBS)
- IRON BOUND (FND)
- IRON PIPE (FND)
- STEEL STAKE (FND)
- UTILITY POLE
- PROPOSED BOUNDARY LINE
- BOUNDARY LINE (TBA)
- APPROX. ABUTTING BOUNDARY LINE
- WETLAND LINE
- 50' WETLAND SETBACK
- ZONE LINE
- WATER LINE
- OVERHEAD UTILITIES
- NRCS SOIL LINE

RI/NMU	ZONE DESIGNATION
TBS	TO BE SET
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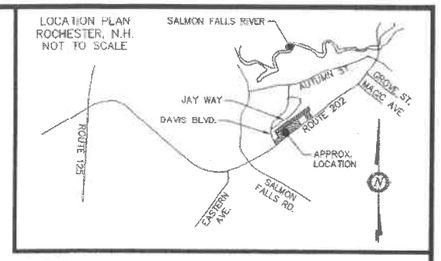
LOCATION PLAN
ROCHESTER, N.H.
NOT TO SCALE



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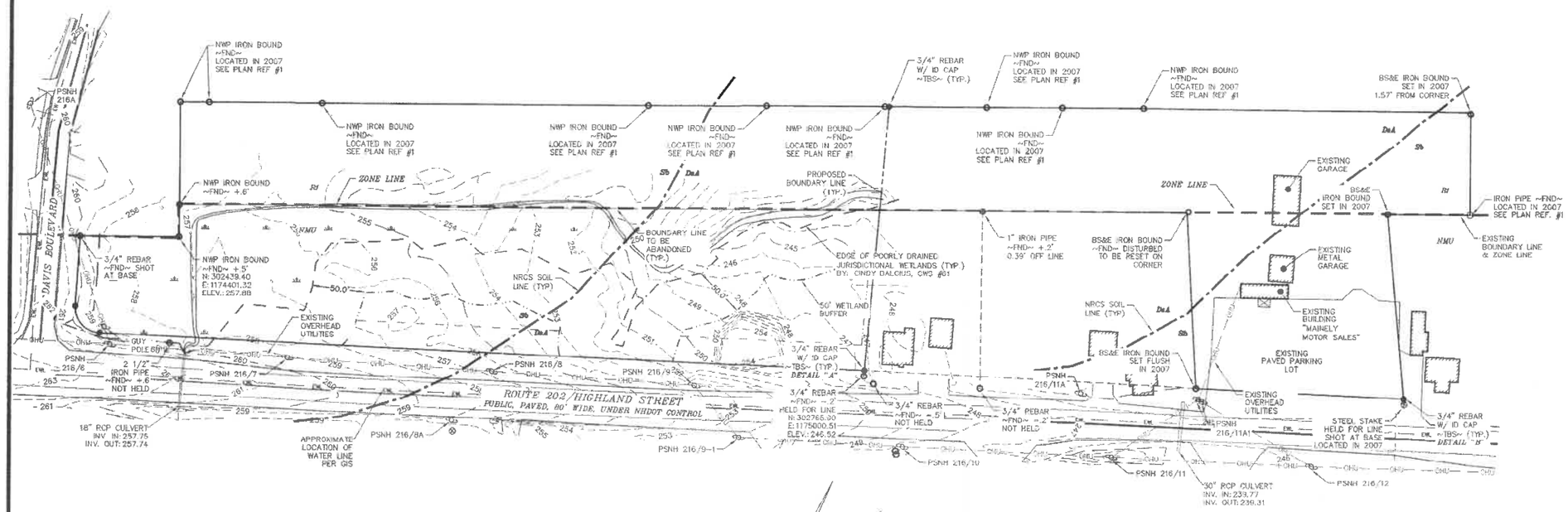
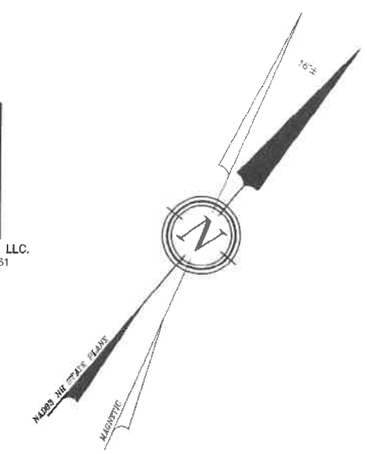


JURISDICTIONAL WETLANDS WERE DELINEATED BY CYNTHIA BALCIUS OF STONEY RIDGE ENVIRONMENTAL LLC IN FALL OF 2015 UTILIZING THE FOLLOWING STANDARDS:

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. NEIWPCC 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, CHAPEL HILL.
4) STATE OF NEW HAMPSHIRE 2014 WETLAND PLANT LIST. LICHVAR, R.W., M. BUTTERWICK, N.C. MELVIN, AND W.N. KIRCHNER. 2014. THE NATIONAL WETLAND PLANT LIST: 2014 UPDATE OF WETLAND RATINGS. PHYTONEURON 2014-41:1-42.
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: NORTHCENTRAL 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 ENVIROMENTAL, LLC.
CYNTHIA BALCIUS, CWS #61



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(IN FEET)
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FINAL APPROVAL BY ROCHESTER PLANNING BOARD

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DATE : _____

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BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT RD.
BARRINGTON, N.H. (603)332-2863

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SHEET 2 OF 2