

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

Date: 07-07-18 [office use only. Check # \_\_\_\_\_ amount \$ \_\_\_\_\_ date \_\_\_\_\_ ]

**Property information**

Tax map 203, Lot 27-1 & Tax map 203, Lot 27-2 Zoning District: Agricultural (A)

Property address/location: 28 & 34 Pond View Lane

Name of project (if applicable): Lot Line Revision for Paul and Sue Normand

**Property owner – Parcel A**

Name: Paul and Sue Normand

Mailing address: 52 Pond View Lane, Rochester, NH 03867

Telephone #: 603-332-6266 Email: paulnormand32@yahoo.com

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

Name: Same as Parcel A

Mailing address: Same

Telephone #: Same Email: Same

**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 #: LLS 685

**Proposed project**

What is the purpose of the lot line revision? The area that Paul Normand would like to build a garage on lot 27-1 is too close to the existing lot line. The proposed lot line revision will exchange 800 square feet between lots.

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: Paul Normand

(Parcel A) Paul H. and Sue C. Normand

Date: 07-07-18

Signature of property owner: \_\_\_\_\_

(Parcel B) Same

Date: \_\_\_\_\_

Signature of agent: Joel D. Runnals  
Joel D. Runnals

Date: 07-07-18

# NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

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Randolph R. Tetreault, President



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[www.norwayplains.com](http://www.norwayplains.com)

July 07, 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 203, Lots 27-1 & 27-2  
Paul & Sue Normand – 28 & 34 Pond View Lane, Rochester, New Hampshire**

Dear Mr. Creighton,

The Normands wish to revise the lot line between lot 27-1 and 27-2. Currently they reside at 52 Pond View Lane (lot 27), and are in the process of building their new home on lot 27-1. There is an area just south of this new building that Paul Normand would like to build a garage on but it would not meet the zoning setback distance of ten feet. This LLR will be an equal conveyance of 800 square feet and will not affect the lot size per Rochester's and NHDES's regulations.

Lot 27-2 is also owned by the Normands which they rent. The lot is already developed with a house, driveway, septic system, and well. Both lots are part of a 2012 subdivision.

In 2017 the Normand's received subdivision approval for lot 27. During that process the City reviewed the status of Pond View Lane which was built as part of the construction of the Spaulding Turnpike. Pond View Lane is a private road with a home owner's association.

We request a waiver to the topographic requirement. Both lots have approved NHDES septic designs and the 2012 subdivision shows the topography.

If you have any questions or concerns please feel free to contact me. Thank you for your consideration in this matter.

Sincerely,

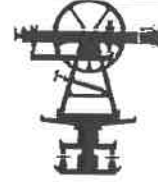
NORWAY PLAINS ASSOCIATES, INC.

Joel D. Runnals, NH Licensed Land Surveyor

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Randolph R. Tetreault, President

July 07, 2018

City of Rochester Planning Board  
31 Wakefield Street  
Rochester, NH 03867-1917

**RE: Waiver Request – Paul & Sue Normand Lot Line Revision**  
**Tax Map 203, Lots 27-1 & 27-2, 28 & 34 Pond View Lane, Rochester, NH**

Dear Mr. Chairman & Planning Board Members,

We are requesting a Waiver to the Subdivision Regulations, Section 4.3: Topography and Soil Plan.

Both Lots 27-1 & 27-2 are fully developed with existing dwellings, accessory buildings, driveways, wells and State of NH DES approved septic systems.

Thank you for your consideration in this matter.

Sincerely,

**NORWAY PLAINS ASSOCIATES, INC.**

Joel D. Runnals, NH Licensed Land Surveyor  
[jrunnals@norwayplains.com](mailto:jrunnals@norwayplains.com)

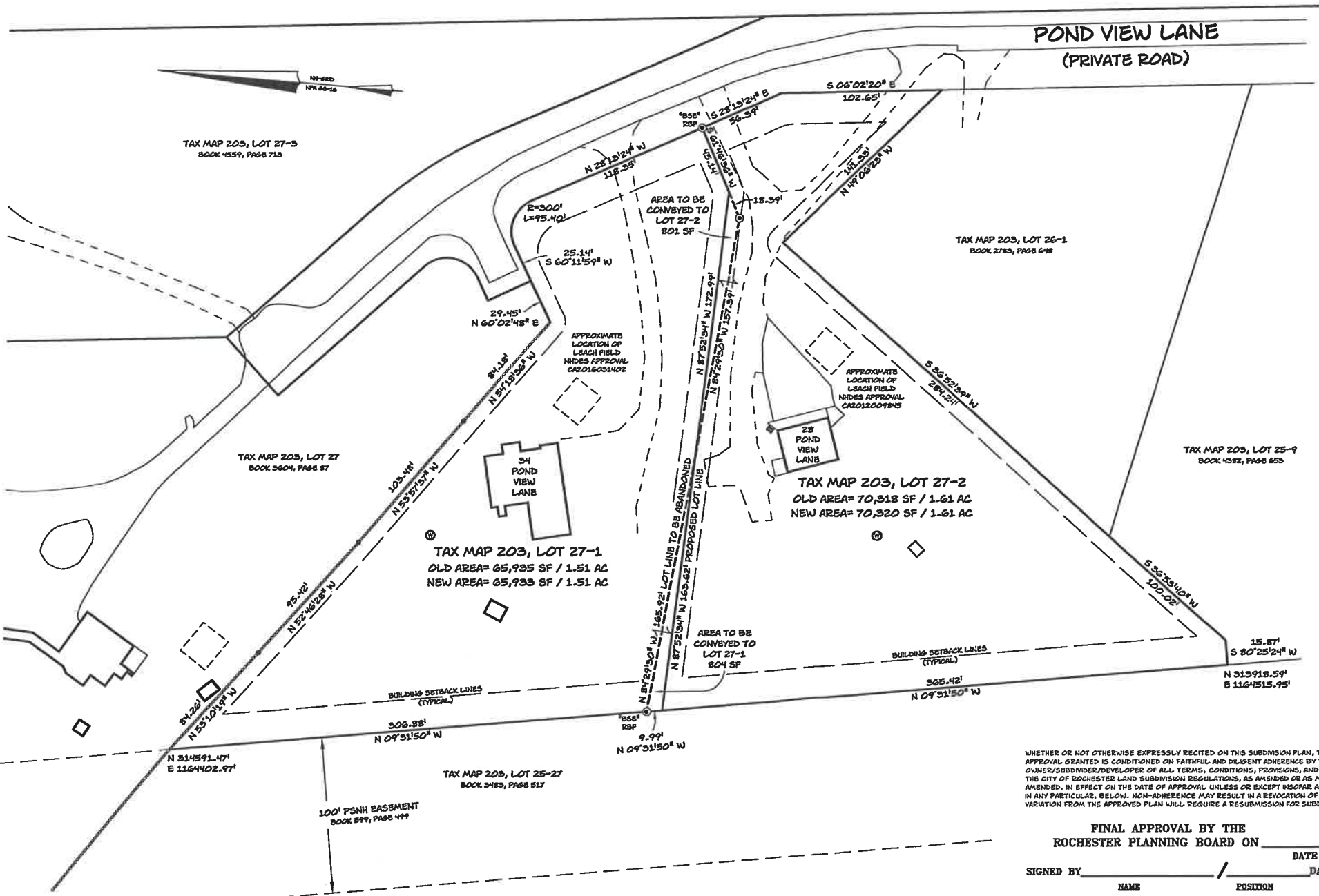
MAP/LOT:	APPLICANT:	MAILING ADDRESS:
203-27-1	PAUL H. & SUE C. NORMAND	52 POND VIEW LANE, ROCHESTER, NH 03867
203-27-2	PAUL H. & SUE C. NORMAND	52 POND VIEW LANE, ROCHESTER, NH 03867
ABUTTERS:	NAME	MAILING ADDRESS:
203-25-9	ROBERT P. STODOLY, III	60 BETTS ROAD, ROCHESTER, NH 03867-5177
203-25-27	KEL-MAR INVESTMENTS LLC	118 BLACKWATER ROAD, SOMERSWORTH, NH 03878
203-26	THOMAS & DIANNE AUBERT	5 GARY DRIVE, ROCHESTER, NH 03867
203-26-1	SAME AS APPLICANT	
203-27	SAME AS APPLICANT	
203-27-3	JOSHUA & HEATHER ROSEBERRY	41 POND VIEW LANE, ROCHESTER, NH 03867
204-01	JON M. & CHRISTINE I. CLOUGH	76 BETTS ROAD, ROCHESTER, NH 03867-1346

- GENERAL PLAN NOTES:
- THE PURPOSE OF THIS PLAN IS TO REVISE THE BOUNDARY LINE BETWEEN TAX MAP 203, LOT 27-1 AND LOT 27-2.
  - DIMENSIONAL STANDARDS.  
ZONE AGRICULTURAL DISTRICT.  
LOT SIZE= 45,000 SF, FRONTAGE= 150', F= 20', SY= 10', R= 20'
  - LOT AREAS:  
TAX MAP 203, LOT 27-1: OLD AREA= 65,935 SF / 1.51 ACRES  
NEW AREA= 65,933 SF / 1.51 ACRES  
TAX MAP 203, LOT 27-2: OLD AREA= 70,318 SF / 1.61 ACRES  
NEW AREA= 70,320 SF / 1.61 ACRES
  - ORIENTATION: HORIZONTAL DATUM - NHSPC2800.
  - PARCEL IS NOT LOCATED WITHIN (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 33017C0201D EFFECTIVE ON 05-17-2005.
  - THE PARCELS ARE SERVED BY INDIVIDUAL WELLS AND SEWER SYSTEMS.
  - NO ENCROACHMENTS WILL RESULT FROM THIS PROPOSED LOT LINE REVISION.
  - FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 335-1338.
- REFERENCE PLANS:
- "SUBDIVISION PLAN, 41 & 52 POND VIEW LANE, ROCHESTER, STRAFFORD COUNTY, NEW HAMPSHIRE FOR PAUL H. & SUE C. NORMAND"
  - DATED OCTOBER 2018 BY NORWAY PLAINS ASSOCIATES, INC., RECORDED SCRD PLAN 115-40
  - "SUBDIVISION PLAN FOR PAUL NORMAND, BETTS ROAD, ROCHESTER, NH, TAX MAP 203, LOT 27"
  - DATED MARCH 20, 2012 BY BERRY SURVEYING & ENGINEERING, SCRD PLAN 103-91

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. #65 DATE 2018

SPAULDING TURNPIKE / NH ROUTE 16



RECEIVED  
JUL 10 2018  
By \_\_\_\_\_

TAX MAP 203, LOTS 27-1 & 27-2  
OWNER OF RECORD:  
PAUL & SUE C. NORMAND  
52 POND VIEW LANE  
ROCHESTER, NH 03867  
S.C.R.D. BOOK 3604, PAGE 87

LOT LINE REVISION  
28 & 34 POND VIEW LANE  
ROCHESTER  
STRAFFORD COUNTY  
NEW HAMPSHIRE

PREPARED FOR:  
PAUL H. & SUE C. NORMAND

SCALE: 1" = 40' JULY 2018  
GRAPHIC SCALE



1 INCH = 40 FEET

REVISIONS:

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 \_\_\_\_\_ / \_\_\_\_\_ DATE \_\_\_\_\_  
NAME POSITION

FILE NO. 195  
PLAN NO. C-2872-LLR  
DWG NO. 17045-LLR-1  
F.B. NO. "TJR"

LEGEND  
"NPA" RBS  
"BSE" RBF  
AOI  
RE-BAR SET WITH NORWAY PLAINS ID CAP  
BERRY SURVEYING AND ENGINEERING RE-BAR FOUND  
AREA OF INTEREST