



LOT LINE REVISION APPLICATION
City of Rochester, New Hampshire

Date: 08-07-18 [office use only. Check # _____ amount \$ _____ date _____]

Property information

Tax Map 123, Lot 37, Tax Map 124, Lot 67 & Tax Map 124, Lot 110

Zoning Districts: Office Commercial (OC) & Residential-2 (R2)

Property address/location: 19 Haig Street, 19 Hoover Street and 72 Lafayette Street

Name of project (if applicable): Lot Line Revision for Richard & Ruth Young,

Michael Spurling and Rochester Agricultural and Mechanical Association

Property owner – Parcel A

Name: Rochester Agricultural and Mechanical Association

Mailing address: 72 Lafayette Street, Rochester, NH 03867-2624

Telephone #: 603-923-9880 Email: nancy924@metrocast.net

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

Name: Richard & Ruth Young

Mailing address: 19 Haig Street, Rochester, NH 03867-2531

Telephone #: _____ Email: _____

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

Name: Michael Spurling

Mailing address: 19 Hoover Street, Rochester, NH 03867-2534

Telephone #: _____ Email: _____

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 Rochester Agricultural and Mechanical Association will be conveying 3,000 square feet of land to Richard and Ruth Young and to Michael Spurling. This area lays between the common boundary lines and the fair ground fence and is occupied by a gravel driveway.

Will any encroachments result? No

Comments

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

We are requesting a Waiver to the Subdivision Regulations, Section 4.3: Topography and Soil Plan. Both lots 123-37 and 124-110 are already developed.

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: Nancy Gilbert
(Parcel A) Nancy Gilbert Date: 08-07-2018

Signature of property owner: Richard P. Young
(Parcel B) Richard P. Young Date: 08-07-18

Signature of property owner: Ruth L. Young 8-7-18
(Parcel B) Ruth L. Young Date: 08-07-18

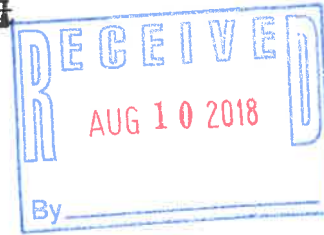
Signature of property owner: Michael Spurling
(Parcel C) Michael Spurling Date: 08 07 18

Signature of agent: Joel D. Runnals
Joel D. Runnals Date: 08-07-18

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
Randolph R. Tetreault, President



P. O. Box

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

August 07, 2018

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

RE: NARRATIVE - "Lot Line Revision, 19 Haig Street & 19 Hoover Street, Rochester, Strafford County, New Hampshire Prepared for Rochester Agricultural and Mechanical Association"

Dear Mr. Creighton,

The Rochester Agricultural and Mechanical Association (RAMA), Tax Map 124, Lot 67 would like to convey 3,000 square feet of land to Richard and Ruth Young, Tax Map 123, Lot 37 and 3,000 square feet to Michael Spurling, Tax Map 124, Lot 110. The parcels will be 30' wide and 100' long and will run along the fair ground's existing chain link fence. Currently this area is an existing gravel driveway that connects between the dead ends of Haig and Hoover Street.

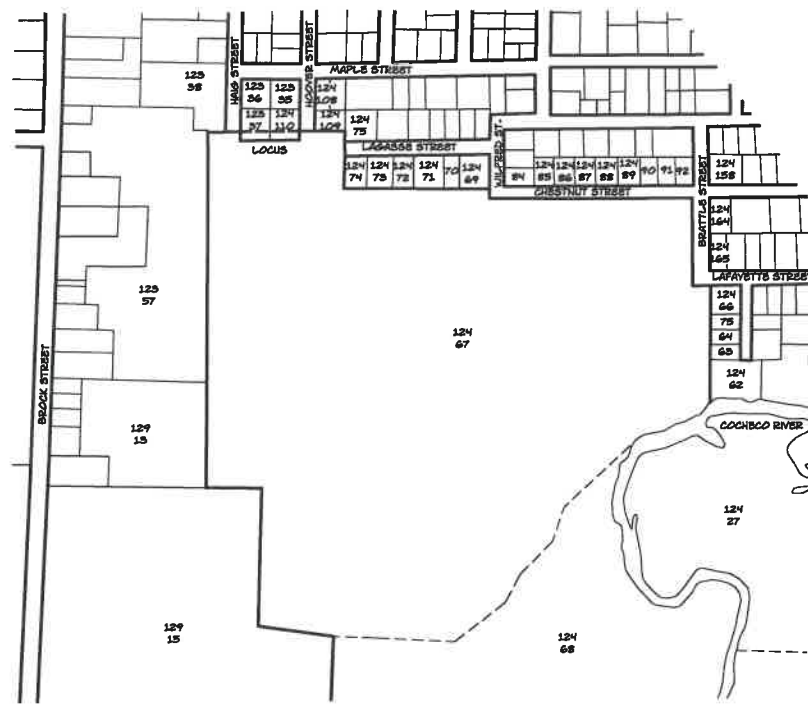
Both Lots 123-37 and 124-110 are developed with dwellings, garages, driveways and sheds. No new construction is being planned as part of this application. Both lots are currently being serviced by municipal sewer and water.

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



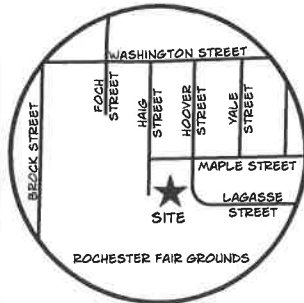
ABUTTERS SKETCH
SCALE
1" = 300'

MAP/LOT APPLICANT/SUBJECT LAND OWNERS

124/67 ROCHESTER AGRICULTURAL & MECHANICAL ASSOCIATION, 72 LAFAYETTE STREET, ROCHESTER, NH 03867-2624
123/37 RICHARD P. & RUTH L. YOUNG, 19 HAIG STREET, ROCHESTER, NH 03867-2531
124/110 MICHAEL SPURLING, 19 HOOVER STREET, ROCHESTER, NH 03867-2534

MAP/LOT ABUTTERS

123/35 CHRISTINE & SAMUEL HILL, 114 MAPLE STREET, ROCHESTER, NH 03867-2515
123/36 MATTHEW K. HENRY, 116 MAPLE STREET, ROCHESTER, NH 03867-2515
123/38 JANE A. FISHER REVOCABLE TRUST C/O RONALD C. FISHER, TRUSTEE, 1162 PROVINCE ROAD, STRAFFORD, NH 03884-6561
123/57 MARYBETH G. & DAVID E. WALKER, 34 BROCK STREET, ROCHESTER, NH 03867
124/27 CITY OF ROCHESTER
124/62 PAUL N. MORISSETTE, II, 880 WASHINGTON STREET, BARRINGTON, NH 03825-6130
124/63 LAURIE HERSEY, 5 BROCHU COURT, ROCHESTER, NH 03867
124/64 ANDREW GREER & LEONEL O'BRIAN, 3 BROCHU COURT, ROCHESTER, NH 03867-2607
124/65 TODD M. GIANOTTI & AMY M. MCOMARTINO, 1 BROCHU COURT, ROCHESTER, NH 03867-2607
124/66 CLYDE R. SPAULDING & MARJORIE E. WHARMBY, 56 OLD STAGE ROAD, MADBURY, NH 03820
124/67-B GOLZBEIN PAUL, P. O. BOX 261, OLD ORCHARD BEACH, ME 04064-0261
124/68 (SAME AS 124/67)
124/69 JERRINE R. LAROCHELLE REVOCABLE LIVING TRUST C/O TRUSTEE, 1 LAGASSE STREET, ROCHESTER, NH 03867-2508
124/70 JEFFREY C. GARLAND, 5 LAGASSE STREET, ROCHESTER, NH 03867-2508
124/71 CHAD BURLEY, 9 LAGASSE STREET, ROCHESTER, NH 03867-2508
124/72 MATTHEW & TAMMY FOURNIER, 11 LAGASSE STREET, ROCHESTER, NH 03867-2508
124/73 GEORGE A. & LINDA M. HUSSEY, 15 LAGASSE STREET, ROCHESTER, NH 03867-2508
124/74 ALEXANDER KLARMAN, 17 LAGASSE STREET, ROCHESTER, NH 03867-2508
124/75 ORLANDO & RUTH ECHEZABAL, 18 LAGASSE STREET, ROCHESTER, NH 03867-2507
124/84 JOHN C. & JOANNE B. McNALLY, 79 CHESTNUT STREET, ROCHESTER, NH 03867-2614
124/85 CHRIS A. THOMPSON, 77 CHESTNUT STREET, ROCHESTER, NH 03867-2614
124/86 YAMICA PETERSON, 75 CHESTNUT STREET, ROCHESTER, NH 03867-2614
124/87 JOHN B. & CARLA SMITH, 73 CHESTNUT STREET, ROCHESTER, NH 03867
124/88 SUZANNE & JOSEPH H. BASSO, 71 CHESTNUT STREET, ROCHESTER, NH 03867
124/89 BENJAMIN S. READEL & JENNIFER A. BEAN, 400 SECOND CROWN POINT ROAD, STRAFFORD, NH 03884
124/90 EMILE A. ROULEAU & SHEILA M. JOHNSON, 65 CHESTNUT STREET, ROCHESTER, NH 03867
124/91 PAULA L. CICCOTELLI, 63 CHESTNUT STREET, ROCHESTER, NH 03867
124/92 ADA MARY WINTERS, 61 CHESTNUT STREET, ROCHESTER, NH 03867-2614
124/108 BERNARD & MARION VENO, 108 MAPLE STREET, ROCHESTER, NH 03867-2509
124/109 (SAME AS 124/108)
124/158 KEVIN J. & PAMELA J. VACHON, 82 SAMPSON ROAD, ROCHESTER, NH 03867
124/164 RONALD E. & MARY L. BARNES, 60 CHESTNUT STREET, ROCHESTER, NH 03867-2613
124/165 MICHAEL RAY MAYO, 28 LAFAYETTE STREET, ROCHESTER, NH 03867-2618
129/13 CRAIG & CATHERINE BRADY, 68 BROCK STREET, ROCHESTER, NH 03867-4415
129/15 NATIONAL GUARD ARMORY C/O BA OFFICE, 4 PEMBROKE ROAD, CONCORD, NH 03301



FILE NO. 252
PLAN NO. C-2872-LLR
DWG NO. 17079-LLR-1
F.B. NO. "TJR"

LEGEND
"NPA" RBS RE-BAR SET WITH NORWAY PLAINS ID CAP
IPF IRON PIPE FOUND
TBS MONUMENT TO BE SET

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



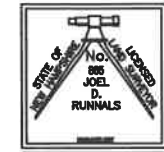
GENERAL PLAN NOTES:

- THE PURPOSE OF THIS PLAN IS TO REVISE THE BOUNDARY LINES BETWEEN TAX MAP 123, LOT 37, TAX MAP 124, LOT 67 AND TAX MAP 124, LOT 110.
- DIMENSIONAL STANDARDS.
ZONE OFFICE COMMERCIAL (OC).
LOT SIZE= 10,000 SF, FRONTAGE= 80', FY= 10', SY= 10', RY= 25'
ZONE RESIDENTIAL-2 (R2)
LOT SIZE= 8,000 SF, FRONTAGE= 60', FY= 10', SY= 8', RY= 20'
- LOT AREAS:
TAX MAP 123, LOT 37: OLD AREA= 7,536 SF / 0.17 ACRE
NEW AREA= 10,536 SF / 0.24 ACRE
TAX MAP 124, LOT 67: OLD AREA= 48 ACRES +/-
NEW AREA= 48 ACRES +/-
TAX MAP 124, LOT 110: OLD AREA= 7,374 SF / 0.17 ACRE
NEW AREA= 10,374 SF / 0.24 ACRE
- ORIENTATION: HORIZONTAL DATUM - NHSPC2800.
- PARCEL IS NOT LOCATED WITHIN (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 330170211D EFFECTIVE ON 05-17-2005.
- THE PARCELS ARE SERVICED BY MUNICIPAL WATER 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:

- "VICTORY GARDENS, ROCHESTER, NH OWNED BY THE AMERICA LAND CO., PROVIDENCE, RI"
DATED APRIL 1918 BY C.A. THAYER, ENGINEER, RECORDED SCRD POCKET 10, FOLDER 3, PLAN 41
- "PROPERTY OF A.W. LAGASSE, ROCHESTER, NH"
DATED JULY 1937 BY KENNETH L. JONES, SCRD POCKET 10, FOLDER 5, PLAN 18
- "PLAN OF LAND, ROCHESTER AGRICULTURAL AND MECHANICAL ASSOCIATION, ROCHESTER, NH"
DATED JULY 1981 BY FREDERICK E. DREW ASSOCIATES, RECORDED SCRD PLAN 23A-21

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

FINAL APPROVAL BY THE
ROCHESTER PLANNING BOARD ON _____ DATE _____
SIGNED BY _____ / _____ DATE _____
NAME POSITION

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.



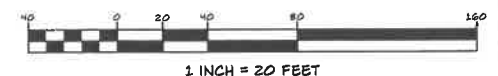
TAX MAP 123, LOT 37
OWNER OF RECORD:
RICHARD P. & RUTH L. YOUNG
19 HAIG STREET
ROCHESTER, NH 03867
S.C.R.D. BOOK 4143, PAGE 648

TAX MAP 124, LOT 67
OWNER OF RECORD:
ROCHESTER AGRICULTURAL AND MECHANICAL ASSOCIATION
72 LAFAYETTE STREET
ROCHESTER, NH 03867
S.C.R.D. BOOK 398, PAGE 249

TAX MAP 124, LOT 110
OWNER OF RECORD:
MICHAEL SPURLING
19 HOOVER STREET
ROCHESTER, NH 03867
S.C.R.D. BOOK 1866, PAGE 705

LOT LINE REVISION
19 HAIG STREET &
19 HOOVER STREET
ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE

PREPARED FOR:
ROCHESTER AGRICULTURAL AND
MECHANICAL ASSOCIATION
SCALE: 1" = 20' AUGUST 2018
GRAPHIC SCALE



REVISIONS: