

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

Date: October 02, 2017 [office use only. Check # \_\_\_\_\_ amount \$ \_\_\_\_\_ date \_\_\_\_\_ ]

**Property information**

Tax Map 250, Lot 32 & Tax Map 250, Lot 32-1 zoning district: Agricultural (A)

Property address/location: 385 & 357 Washington Street, Rochester, NH

**Property owner – Parcel A (TM 250-32)**

Name: Robert L. Higgins Rev. Living Trust % Robert L. Higgins Trustee

Mailing address: PO Box 849, Rochester, NH 03866-0849

Telephone #: 603-534-1890 Email: connibob330@mail.com

**Property owner – Parcel B (TM 250-32-1)**

Same as Parcel A

**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 Gustafson's are proposing to adjust the lot lines between their above referenced lots.

Will any encroachments result? No

**Comments:**

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

See enclosed Narrative.


Waivers: see enclosed letter.

**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.*

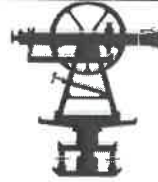
Signature of property owner:  01-18-18  
(Parcels A & B) Robert L. Higgins, Trustee      Date:

Signature of agent:  01-18-18  
Joel D. Runnals, LLS – Norway Plains Associates Inc.      Date:

# NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

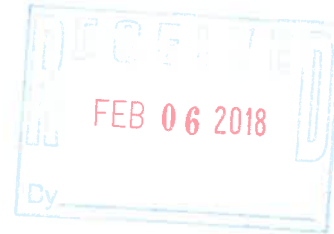
P.O. Box 249  
2 Continental Blvd. (03867)  
Rochester, NH 03866-0249  
Fax (603)332-0098  
Phone (603) 335-3948 / (800) 479-3948  
jrunnals@norwayplains.com



P. O. Box 268  
31 Mooney St.  
Alton, NH 03809  
www.norwayplains.com  
Phone & Fax (603) 875-3948  
rtetreault@norwayplains.com

January 18, 2018

Seth Creighton, Chief Planner  
Department of Planning Development  
Rochester City Hall Annex  
33 Wakefield Street  
Rochester, NH 03867-1917



**Re: Narrative: Lot Line Adjustment - Robert L. Higgins Revocable Living Trust  
Tax Map 25, Lots 32 & 32-1  
385 & 387 Washington Street, Rochester, NH**

Dear Mr. Creighton,

Mr. Higgins has built a barn and paddock near his residence. The barn and paddock are situated on Lot 32-1 which is occupied by the office and warehouse of Higgins Wood Floors. He would like to revise the line between lots 32 and 32-1 so the barn and paddock would be on his residential lot, Lot 32.

Existing Lot 32 is 25.78 acres and Lot 32-1 is 10.29 acres. Mr. Higgins would like to convey 2.45 acres from Lot 32-1 to Lot 32. The new parcel areas will be 28.23 acres for Lot 32 and 7.84 acres for Lot 32-1.

Lots 32 and 32-1 are both owned by Robert L. Higgins Revocable Living Trust and are developed with buildings, driveways, septic systems and wells. A well easement will be needed for the existing well located near the barn and currently used by lot 32-1. The well for Lot 32 is near 385 Washington Street. Each lot has their own driveway and entrances onto Washington Street / NH Route 202.

We are asking for a waiver to exclude topography on the proposed lot line revision plan. In 2009 a site plan was approved for Lot 32-1 that included topography for the area which will be conveyed to lot 32. We are submitting a copy of this plan for reference purposes.

Thank you for your consideration with this application.

Sincerely,

**NORWAY PLAINS ASSOCIATES, INC.**

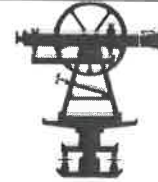
  
Joel D. Runnals, LLS

[jrunnals@norwayplains.com](mailto:jrunnals@norwayplains.com)

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Alton, NH 03809  
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Phone & Fax (603) 875-3948  
[rtetreault@norwayplains.com](mailto:rtetreault@norwayplains.com)

January 18, 2018

Planning Board Chairman  
Department of Planning and Development  
City Hall Annex  
33 Wakefield Street  
Rochester, NH 03867-1917



**Waiver Request**  
**Proposed Lot Line Revision Plan**  
**For: Robert L. Higgins Revocable Living Trust**  
**Tax Map 250, Lot 32 & 32-1**  
**385 & 387 Washington Street, Rochester, NH**

Dear Mr. Chairman:

We are requesting a waiver to the Subdivision Regulation Section 4.3; Topography Plan.

Lots 32 and 32-1 each have existing dwellings with accessory buildings, driveways, wells and NHDES approved septic systems and no other development is being proposed. In 2009 a site plan for lot 32-1 was approved. On that site plan topography was shown on lot 32-1 which is also the area which will be conveyed to lot 32.

Thank you for your consideration.

Sincerely,

**NORWAY PLAINS ASSOCIATES, INC.**

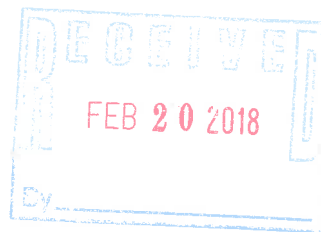
By: Joel D. Runnals

Joel D. Runnals, LLS



REFERENCE PLANS:

1. "SUBDIVISION OF LAND, WASHINGTON ST. - ROUTE 202, ROCHESTER, NH FOR ROBERT L. HIGGINS" DATED MARCH 2001 BY NORWAY PLAINS ASSOCIATES, INC. S.C.R.D. PLAN 64-69
2. "AMENDED SITE PLAN, WASHINGTON ST. - ROUTE 202, TAX MAP 250, LOT 32-1, ROCHESTER, NH FOR ROBERT L. HIGGINS" DATED JUNE 2009 BY NORWAY PLAINS ASSOCIATES, INC. ON FILE WITH THE CITY OF ROCHESTER
3. "AS-BUILT SITE PLAN, WASHINGTON ST. - ROUTE 202, TAX MAP 250, LOT 32-1, ROCHESTER, NH FOR ROBERT L. HIGGINS" DATED AUGUST 2011 BY NORWAY PLAINS ASSOCIATES, INC. ON FILE WITH THE CITY OF ROCHESTER



GENERAL PLAN NOTES:

1. THE PURPOSE OF THIS PLAN IS TO REVISED THE BOUNDARY LINES BETWEEN TAX MAP 250, LOT 32 AND TAX MAP 250, LOT 32-1.
2. DIMENSIONAL STANDARDS.  
ZONE AGRICULTURAL DISTRICT.  
LOT SIZE= 45,000 SF, FRONTAGE= 150', FY= 20', SY= 10', RY= 20, WETLANDS= 50'
3. LOT AREAS:  
TAX MAP 250, LOT 32: OLD AREA= 1,122,992 SF / 25.78 ACRES  
NEW AREA= 1,237,732 SF / 28.41 ACRES  
TAX MAP 250, LOT 32-1: OLD AREA= 448,203 SF / 10.29 ACRES  
NEW AREA= 333,464 SF / 7.66 ACRES
4. ORIENTATION: HORIZONTAL DATUM - NHSPC2800 (ROCHESTER GIS).
5. WETLAND DELINEATION BY B.H. KIETH, CWS OCTOBER 2005.
6. PARCELS ARE NOT LOCATED WITHIN (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 33017C0195D EFFECTIVE ON 05-17-2005.
7. THE PARCELS ARE SERVICED BY INDIVIDUAL WELLS AND SEWER SYSTEMS.
8. 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.

TAX MAP 250, LOT 33  
1000 SECRETARY WAY, LLC  
818 PROVINCE ROAD  
STRAFFORD, NH  
BOOK 4162, PAGE 570

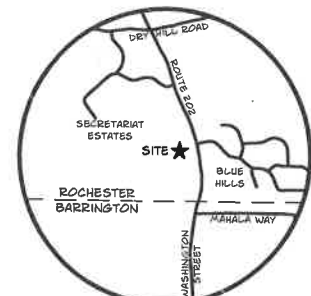
TAX MAP 250, LOT 35  
1000 SECRETARY WAY, LLC  
818 PROVINCE ROAD  
STRAFFORD, NH  
BOOK 4162, PAGE 570

TAX MAP 250, LOT 32-2  
ROBERT L. HIGGINS  
REVOCABLE LIVING TRUST  
PO BOX 849, ROCHESTER, NH  
BOOK 3678, PAGE 306

TAX MAP 250, LOT 18  
BRUCE & CAROL  
WRIGHT FAMILY TRUST  
PO BOX 214, ROCHESTER, NH

TAX MAP 250, LOT 19  
LINDA DEMERITT  
2 BLUE HILLS DRIVE  
ROCHESTER, NH

TAX MAP 250, LOT 28  
MYRIS FAMILY REV. TRUST  
1173 WHITE MT. HWY.  
MILTON, NH



TAX MAP 250, LOTS 32 & 32-1  
OWNER OF RECORD:  
ROBERT L. HIGGINS, TRUSTEE  
ROBERT L. HIGGINS  
REVOCABLE LIVING TRUST  
PO BOX 849  
ROCHESTER, NH 03866-849  
S.C.R.D. BOOK 3678, PAGE 306

LOT LINE REVISION PLAN  
385 & 387 WASHINGTON  
STREET  
NH ROUTE 202  
ROCHESTER  
STRAFFORD COUNTY  
NEW HAMPSHIRE

PREPARED FOR:  
ROBERT L. HIGGINS  
REVOCABLE LIVING TRUST

SCALE: 1"= 80' FEBRUARY 2018  
GRAPHIC SCALE



1 INCH= 80 FEET  
REVISIONS:  
02-20-18 ADJUST PROPOSED PROPERTY LINE

LEGEND

- |           |                                      |
|-----------|--------------------------------------|
| RBF       | RE-BAR FOUND                         |
| "NPA" RBF | NORWAY PLAINS ASSOCIATE RE-BAR FOUND |
| "NPA" RBS | NORWAY PLAINS ASSOCIATE RE-BAR SET   |
| DHF       | DRILL HOLE FOUND                     |

FILE NO. 144  
PLAN NO. C-2011-LLR-1  
DWG NO. 17076/LLR-1  
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

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 250, LOT 29  
MICHAEL & SYLVIA  
TEJENWORTHY  
377 WASHINGTON STREET  
ROCHESTER, NH  
BOOK 1108, PAGE 141

TAX MAP 250, LOT 30  
CAMP FIRESIDE, INC.  
438 CARTER STREET  
MANCHESTER, NH  
BOOK 793, PAGE 513

TAX MAP 250, LOT 30  
CAMP FIRESIDE, INC.  
438 CARTER STREET  
MANCHESTER, NH  
BOOK 793, PAGE 513

TAX MAP 250, LOT 32  
EXISTING AREA: 25.78 ACRES  
PROPOSED AREA 28.41 ACRES

TAX MAP 250, LOT 32-1  
EXISTING AREA: 10.29 ACRES  
PROPOSED AREA 7.66 ACRES

AREA TO BE CONVEYED  
FROM LOT 32-1 TO 32  
2.63 AC

APPROXIMATE LOCATION OF  
LEACH FIELD  
(NHDES 136819)

APPROXIMATE LOCATION OF  
LEACH FIELD  
(NHDES 020100102106)

"HIGGINS WOOD FLOORS"  
387 WASHINGTON STREET

WAREHOUSE

WAREHOUSE

OFFICE

385 WASHINGTON STREET

Paddock

Paddock

Paddock

Paddock

Paddock

Paddock

Paddock

Paddock

Paddock

Paddock

Paddock

Paddock