

LOT LINE REVISION APPLICATION
City of Rochester, New Hampshire

Date: 01-07-19 [office use only. Check # _____ amount \$ _____ date _____]

Property information

Tax map 224, Lot 321 & Tax map 224, Lot 324-21 zoning district: A & R-1

Property address/location: 3 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: Kenneth & Tasha Wilson

Mailing address: 3 Laredo Lane, Rochester, NH

Telephone #: 603-858-5530 Email: ken@wilson-house.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 #: LLS 685

Proposed project

What is the purpose of the lot line revision? It was discovered while setting the lot corners for lot 21 that a section of the driveway encroached onto the open space. The lot line revision is an equal exchange of land.

Will any encroachments result? No

Comments

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

Submission of application

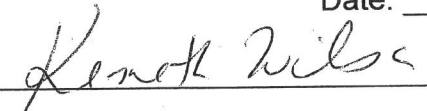
This application must be signed by the property owner(s) and/or the agent.

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.

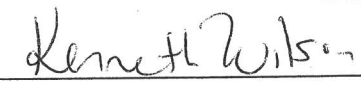
Signature of property owner: 

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

Date: 1/8/19

Signature of property owner: 
(Parcel B) Kenneth Wilson

Date: 1/8/19

Signature of property owner: 
(Parcel B) Kenneth Wilson

Date: 1/8/19

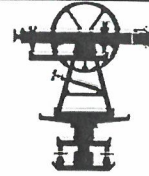
Signature of agent: 
Joel D. Runnals

Date: 01-07-19

NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

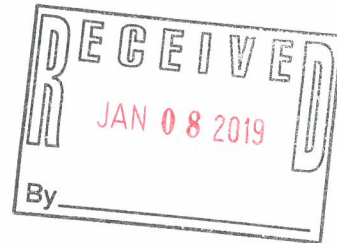
P.O. Box 249
Continental Blvd. (0367)
Rochester, NH 03866-0249
Phone: (603) 335-3948 / (800) 479-3948
Fax: (603) 332-0098
rtetreault@norwayplains.com
Randolph R. Tetreault, President



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

January 07, 2019

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 & 324-21,
Great Woods Homeowners Association/ Kenneth and Tasha Wilson - Laredo Lane, Rochester,
NH

Dear Mr. Creighton,

This proposed Lot Line Revision is to correct an encroachment situation. When the lot corners for lot 21 were set it was discovered that a small section of the paved driveway encroached onto lot 321 which is the Open Space owned by the Great Woods Homeowners' Association.

The areas to be conveyed between the two lots are an equal exchange.

Thank you for your consideration in this matter.

Sincerely,

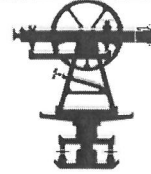
NORWAY PLAINS ASSOCIATES, INC.

Joel D. Runnals, LLS

NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

P.O. Box 2492
Continental Blvd. (03867)
Rochester, NH 03866-0249
Phone: (603) 335-3948 / (800) 479-3948
Fax: (603) 332-0098
www.norwayplains.com



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

January 07, 2019

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

**RE: Waiver Request – Great Woods Homeowners Association Lot Line Revision
Tax Map 224, Lots 321 & 324-21, Laredo Lane, Rochester, NH**

Dear Mr. Chairman & Planning Board Members,

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

No new development is being proposed.

Thank you for your consideration in this matter.

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

Joel D. Runnals, LLS 865
jrunnals@norwayplains.com



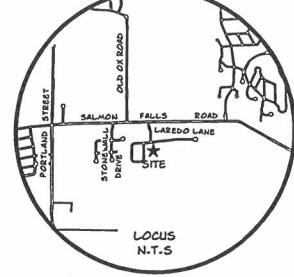
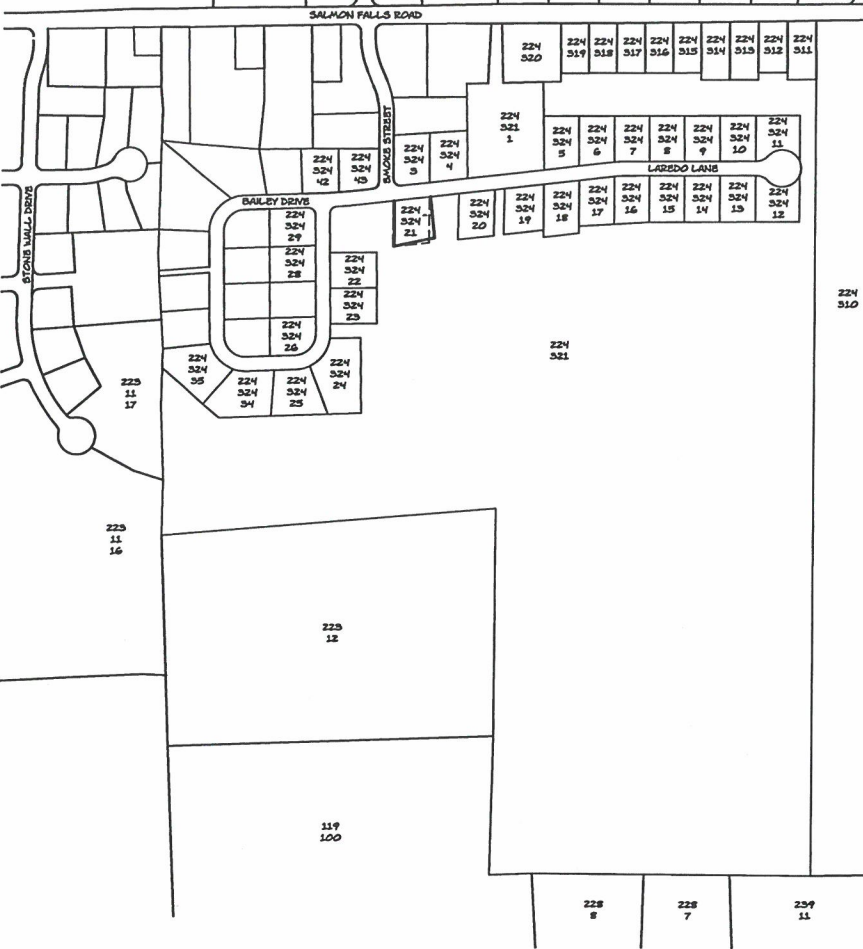
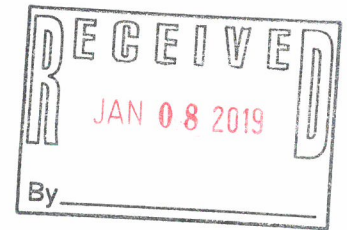
REFERENCE PLAN:
"SUBDIVISION OF LAND, SALMON FALLS ROAD, TAX MAP 224,
LOTS 321, 322, 324, 324-1, 324-2 & 328, ROCHESTER, NH,
FOR GREAT WOODS DEVELOPMENT, LLC,
DATED FEBRUARY 2008 BY NORWAY PLAINS ASSOCIATES, INC.
S.C.R.D. PLANS 96-22, 96-23, 96-24, 96-25 & 96-26

GENERAL PLAN NOTES:

1. THE PURPOSE OF THIS PLAN IS TO REVISE THE LOT LINES BETWEEN TAX MAP 224, LOT 321 AND LOT 324-21.
2. 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= 3,495,755 SF / 80.25 ACRES
NEW AREA= 3,495,755 SF / 80.25 ACRES
TAX MAP 224, LOT 324-21:
OLD AREA= 20,251 SF / 0.46 ACRE
NEW AREA= 20,251 SF / 0.46 ACRE
ORIENTATION: HORIZONTAL DATUM - NAD83 (ROCHESTER GIS).
3. PARCEL IS NOT LOCATED WITHIN THE (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 330170204D EFFECTIVE ON 05-17-2005.
4. LOT 324-18 IS SERVICED BY MUNICIPAL WATER AND SEWER SYSTEMS.
5. NO ENCROACHMENTS WILL RESULT FROM THIS PROPOSED LOT LINE REVISION.
6. WETLAND DELINEATION BY NHSC, INC. PER REFERENCE PLAN.
7. FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 335-1338.

NOTES PER NOTICE OF DECISION DATED MARCH 07, 2018:

1. PLAN MODIFICATIONS. THE APPLICANT SHALL MARK THE EDGE OF THE WETLAND. MARCH 18, 2018 PLACARDS WERE PURCHASED FROM THE PLANNING DEPARTMENT AND PLACED ALONG THE EDGE OF THE WETLANDS.



TAX MAP 224
LOT 324-43

TAX MAP 224
LOT 324-3

LAREDO LANE

TAX MAP 224
LOT 321

TAX MAP 224
LOT 324-21

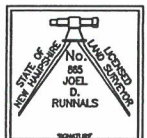
TAX MAP 224
LOT 321

TAX MAP 224
LOT 321

MAP/LOT ABUTTERS

119/100	CHAMBERLAN INVESTMENT PROPERTIES C/O PIERCE; PO BOX 645; IPSWICH, MA 01938-0645
223/11-16	KELLY J. & MICHELLE M. CURTIS; 45 STONEMILL DRIVE; ROCHESTER, NH 03868-5916
223/11-17	ETHEL M. & DARRELL CHURCHILL; 53 STONEMILL DRIVE; ROCHESTER, NH 03868
223/12	LEO & EVELYN HUPPE; 587 PORTLAND STREET; ROCHESTER, NH 03867-2427
224/310	J & L TERRA 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 MCGRANAGHAN; 675 SALMON FALLS ROAD; ROCHESTER, NH 03868
224/313	GREGG L. SARGENT 2005 REVOCABLE TRUST; 671 SALMON FALLS ROAD; ROCHESTER, NH 03868
224/314	DEANIS A. JR. & MELANIE M. ZANGARINI; 647 SALMON FALLS ROAD; ROCHESTER, NH 03868
224/315	MICHAEL L. JACQUES & VICKI D. PLAISTED; 657 SALMON FALLS ROAD; ROCHESTER, NH 03868
224/316	SAME AS 224-315
224/317	WILLIAM C. JR. & LORETTA S. MCGRAIL; 655 SALMON FALLS ROAD; ROCHESTER, NH 03868
224/318	JOS. JR. & JANINE MOUNTAIN; 651 SALMON FALLS ROAD; ROCHESTER, NH 03868
224/319	LEONARD J. BRIGLE LIVING TRUST, LEONARD BRIGLE, TRUSTEE; 647 SALMON FALLS ROAD; ROCHESTER, NH 03868
224/320	MICHAEL K. ARTHUR; 639 SALMON FALLS ROAD; ROCHESTER, NH 03868-5908
224/321-01	CHARLES J. & PAMELA A. GIBSON; 635 SALMON FALLS ROAD; ROCHESTER, NH 03868-5908
224/321-03	ROBERT O. BRYANT REVOCABLE TRUST & JUDITH L. BRYANT REVOCABLE TRUST; 20 SMOLE STREET, ROCHESTER, NH 03867-5723
224/321-04	CHRISTOPHER & VICTORIA DONNELLY; 8 LAREDO LANE, ROCHESTER, NH 03868-4400
224/321-05	LACHANCE FAMILY REVOCABLE LIVING TRUST C/O NEIL LACHANCE; 24 LAREDO LANE; ROCHESTER, NH 03868-4400
224/321-06	CHAD M. & LINDSAY LETOURNEAU; 30 LAREDO LANE; ROCHESTER, NH 03868-4400
224/321-07	BENJAMIN S. & ASHLEY R. HUGGINS; 36 LAREDO LANE; ROCHESTER, NH 03868-4400
224/321-08	KAREN T. & STEVEN R. BURROWS; 40 LAREDO LANE; ROCHESTER, NH 03868-4400
224/321-09	PAULA PRATTI; 44 LAREDO LANE, ROCHESTER, NH 03868-4400
224/321-10	MATTHEW C. & JILL M. FREDRICKSON & DEBRA F. DUPLESSIS; 50 LAREDO LANE; ROCHESTER, NH 03868-4400
224/321-11	LOBI & DEAN GAY; 61 LAREDO LANE; ROCHESTER, NH 03868-4400
224/321-12	CHRISTOPHER & JUDITH L. JOHNSON; 55 LAREDO LANE; ROCHESTER, NH 03868-4400
224/321-13	MICHAEL S. DEVOE; 47 LAREDO LANE; ROCHESTER, NH 03868-4400
224/321-14	WILLIAM B. GREGORY & DEBRA E. CHRISTIE; 43 LAREDO LANE; ROCHESTER, NH 03868-4400
224/321-15	RISA W. & KATHERINE A. NICHOLS; 39 LAREDO LANE; ROCHESTER, NH 03868-4400
224/321-16	STEVEN & ELAINE FERMANIS; 33 LAREDO LANE; ROCHESTER, NH 03868-4400
224/321-17	RAIMONDE FAMILY TRUST C/O ARTHUR GERARD JR.; 29 LAREDO LANE; ROCHESTER, NH 03867-4400
224/321-18	DEBBIE THOMPSON; 23 LAREDO LANE, ROCHESTER, NH 03868-4400
224/321-19	ELIZABETH J. & PETER T. ESSENHEIMER; 17 LAREDO LANE; ROCHESTER, NH 03868-4400
224/321-20	WAYNE P. JR. & JENNIFER DESMARIS; PO BOX 1041; ROCHESTER, NH 03866-1041
224/321-21	KENNETH & TASHA WILSON REVOCABLE TRUST C/O KENNETH J. & TASHA L. WILSON; 3 LAREDO LANE; ROCHESTER, NH 03868-4400
224/321-22	GREAT WOODS DEVELOPMENT, LLC; 75 BLACKWATER ROAD, ROCHESTER, NH 03867
224/321-23	SAME AS 224/321-22
224/321-24	SAME AS 224/321-22
224/321-25	SAME AS 224/321-22
224/321-26	SAME AS 224/321-22
224/321-28	SAME AS 224/321-22
224/321-29	SAME AS 224/321-22
224/321-34	MICHAEL ALLEN; 53 SULLIVAN FARM DRIVE, ROCHESTER, NH 03867
224/321-35	SAME AS 224/321-22
224/321-42	SAME AS 224/321-22
224/321-43	SAME AS 224/321-22
224/321-43	SAME AS 224/321-22
224/321-48	SAME AS 224/321-22
228/07	CITY OF ROCHESTER; 31 WAKEFIELD STREET; ROCHESTER, NH 03867-1916
228/08	SAME AS 228-07
229/11	RAYMOND COLLINS & COLLINS FAMILY TRUST; 126 CHAMBERLAN STREET; ROCHESTER, NH 03867-3308

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 BEATED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT OBSERVANCE 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

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 324-21
KENNETH J. & TASHA L. WILSON, TRUSTEES
KENNETH J. & TASHA L. WILSON REV. TRUST
3 LAREDO LANE, ROCHESTER, NH
SCRD BOOK 4532, PAGE 849

LOT LINE REVISION
LAREDO LANE
ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE

PREPARED FOR:
GREAT WOODS SUBDIVISION
HOMEOWNERS' ASSOCIATION

SCALE: 1"= 20' JANUARY 2019
GRAPHIC SCALE



1 INCH= 20 FEET
REVISIONS:

FILE NO. 109
PLAN NO. C-2440-LLR18
DWG NO. 07153\LLR-Lot 21
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