

LOT LINE REVISION APPLICATION
City of Rochester, New Hampshire

Date: 11-4-19 [office use only. Check # _____ amount \$ _____ date _____]

Property information

Tax map #: 108; lot #'s: 53; zoning district: R1

Property address/location: 828 PORTLAND STREET & 18 CAROLE COURT

Name of project (if applicable): CAROLE COURT

Property owner – Parcel A

Name (include name of individual): CAROLE COURT, LLC

Mailing address: 5 GARY DRIVE, ROCHESTER, NH 03867

Telephone #: 603-534-5990 Email: TAUBERT@METROCAST.NET

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

Name (include name of individual): THOMAS R. & DIANE C. AUBERT

Mailing address: 5 GARY DRIVE, ROCHESTER, NH 03867

Telephone #: 603-534-5990 Email: TAUBERT@METROCAST.NET

Surveyor

Name (include name of individual): BERRY SURVEYING & ENGINEERING Kenneth A. Berry LLS,

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

Telephone #: 603-332-2863 Fax #: _____

Email address: crberry@metrocast.net Professional license #: 805

Proposed project

What is the purpose of the lot line revision? To revise the line and increase the lot width on Tax Map 107, Lot 54-4

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.

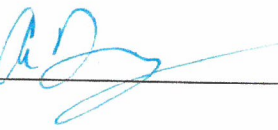
I (we) hereby submit this Lot Line Revision application to the City of Rochester Planning Board pursuant to the City of Rochester Subdivision Regulations and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As agent, I attest that I am duly authorized to act in this capacity.

Signature of property owner:  _____
(Parcel A)

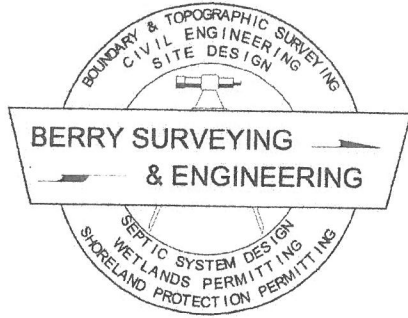
Date: 11-4-19

Signature of property owner:  _____
(Parcel B)

Date: 11-4-19

Signature of agent:  _____

Date: 11-4-19



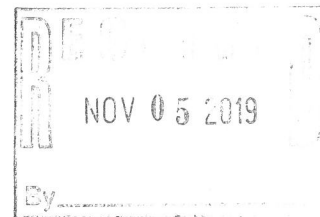
BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road
Barrington, NH 03825
Phone: (603) 332-2863
Fax: (603) 335-4623
www.BerrySurveying.Com
crberry@metrocast.net

Seth Creighton, Chief Planner
33 Wakefield Street
Rochester, NH 03867

November 5, 2019

RE: Thomas R. & Diane C. Aubert
Carole Court
Rochester, NH
Tax Map 108, Lot 53
Tax Map 107, Lot 54-4

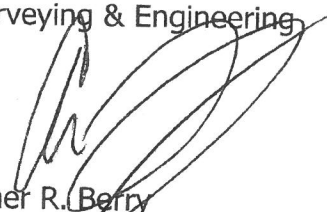


Seth,

On behalf of our clients, Thomas and Diane Aubert Berry Surveying and Engineering is submitting for Planning Board a proposed lot line revision between Lots 53 & 54-4. The applicant is proposing to transfer 2,720 Sq.Ft. of land from Lot 53 to Lot 54-4. The purpose for this lot line revision is to make Lot 54-4 more buildable by extending the lot away from Portland Street. In support of this proposed lot line revision please find the following.

- 3 Full size plans of the subdivision
- 2 Half scale plans of the subdivision
- 4 copies of the lot line revision application and checklist
- 4 copies of the above narrative

Berry Surveying & Engineering


Christopher R. Berry
Principal, President

General items Continued

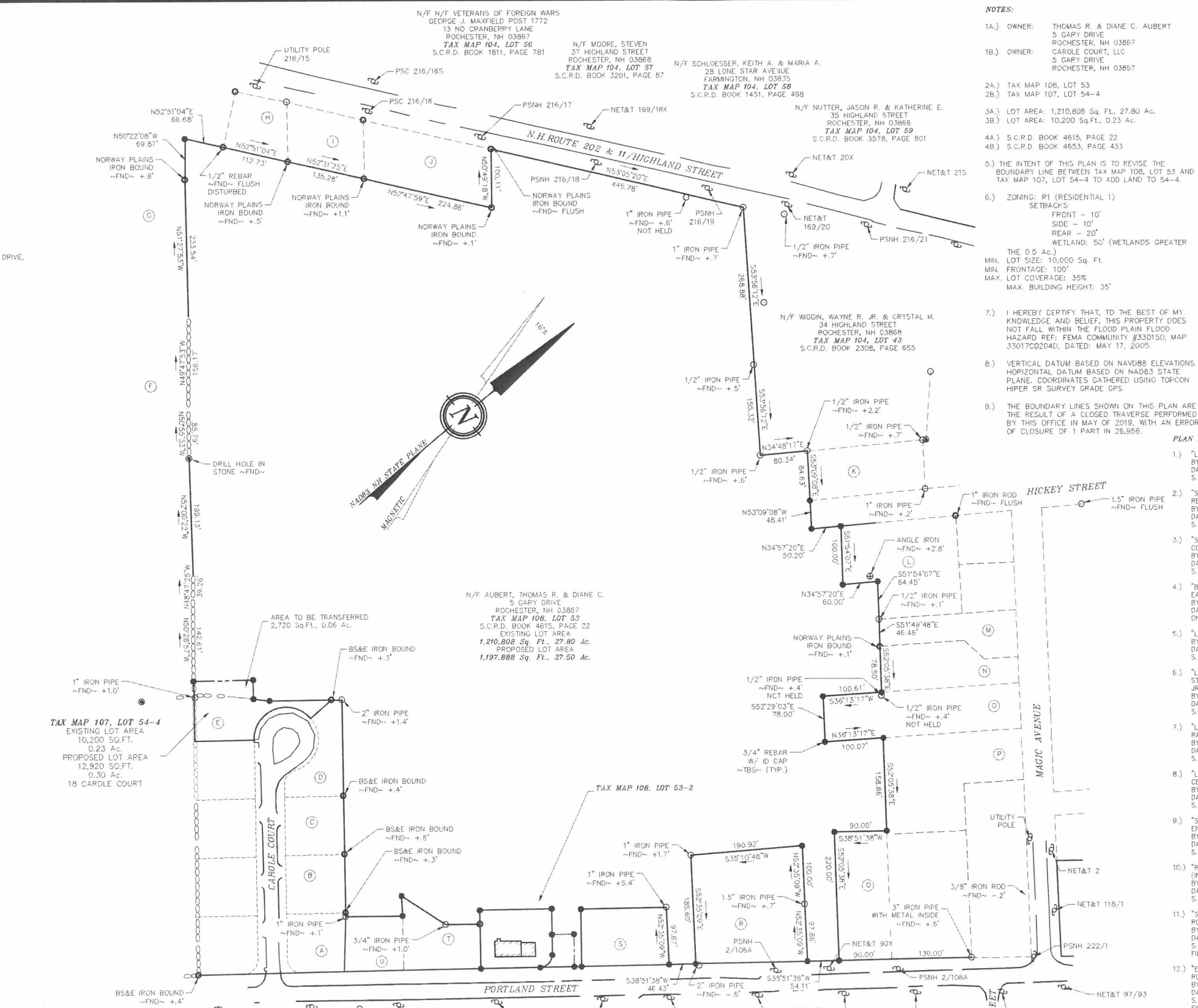
	Yes	No	N/A	Waiver Requested	Comments
City tax map & lot #'s	☒	☐	☐	☐	
Subdivision approval statement (per regulations)	☒	☐	☐	☐	
Statement that no encroachments will result from the adjustment	☒	☐	☐	☐	
Notation on plans: For more information about this lot line adjustment contact.	☒	☐	☐	☐	
Approval block (for signature by staff attesting to Planning Board approval)	☒	☐	☐	☐	
References to neighboring plans and subdivisions	☒	☐	☐	☐	
Information on abutting properties:	☒	☐	☐	☐	
• owner name					
• owner address					
• tax map and lot #					
Zoning designations of subject tract and in vicinity of tract	☒	☐	☐	☐	
Zoning overlay districts	☒	☐	☐	☐	

Platting

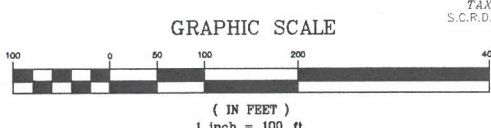
Clear delineation of area affected by lot line revision	☐	☐	☒	☐	
Surveyed property lines including:	☒	☐	☐	☐	
• existing and proposed bearings					
• existing and proposed distances					
• monuments					
• benchmarks					
Existing & proposed square footage for each lot	☒	☐	☐	☐	

ABUTTERS LIST:

- (A) N/F CAROLE COURT LLC
5 GARY DRIVE
ROCHESTER, NH 03867
TAX MAP 108, LOT 53-1
S.C.R.D. BOOK 4653, PAGE 433
- (B) N/F CAROLE COURT LLC
5 GARY DRIVE
ROCHESTER, NH 03867
TAX MAP 107, LOT 64-7
S.C.R.D. BOOK 4653, PAGE 433
- (C) N/F CAROLE COURT LLC
5 GARY DRIVE
ROCHESTER, NH 03867
TAX MAP 107, LOT 64-6
S.C.R.D. BOOK 4653, PAGE 433
- (D) N/F CAROLE COURT LLC
5 GARY DRIVE
ROCHESTER, NH 03867
TAX MAP 107, LOT 64-4
S.C.R.D. BOOK 4653, PAGE 433
- (E) N/F CAROLE COURT LLC
5 GARY DRIVE
ROCHESTER, NH 03867
TAX MAP 107, LOT 64-4
S.C.R.D. BOOK 4653, PAGE 433
- (F) N/F ROCHESTER REALTY TRUST OF 22 LONG DRIVE,
WESTBOROUGH, MASSACHUSETTS
RAMANBHATI, K. PATEL TRUSTEE
58 HIGHLAND STREET
ROCHESTER, NH 03868
TAX MAP 107, LOT 26
S.C.R.D. BOOK 3294, PAGE 435
- (G) N/F GERMON, DAVID W.
PO BOX 6263
ROCHESTER, NH 03868
TAX MAP 104, LOT 50
S.C.R.D. BOOK 3537, PAGE 774
- (H) N/F GERMON, DAVID W.
PO BOX 6263
ROCHESTER, NH 03868
TAX MAP 104, LOT 49
S.C.R.D. BOOK 1412, PAGE 642
- (I) N/F SMITH, BOBBY L. & TAMMY
52 HIGHLAND STREET
ROCHESTER, NH 03868
TAX MAP 104, LOT 48
S.C.R.D. BOOK 2461, PAGE 607
- (J) N/F SMITH, RAYMOND L. JR. & DONNA M.
48 HIGHLAND STREET
ROCHESTER, NH 03868
TAX MAP 104, LOT 46
S.C.R.D. BOOK 4005, PAGE 116
- (K) N/F YORK, MARTHA B.
17 HICKEY STREET
ROCHESTER, NH 03868
TAX MAP 103, LOT 16
S.C.R.D. BOOK 1049, PAGE 349
- (L) N/F SMITH, PAUL C. & LORI A.
16 HICKEY STREET
ROCHESTER, NH 03868
TAX MAP 103, LOT 14
S.C.R.D. BOOK 1756, PAGE 748
- (M) N/F LACY, JAMES F.
103 CHARLES STREET
ROCHESTER, NH 03868
TAX MAP 103, LOT 11
S.C.R.D. BOOK 2950, PAGE 216
- (N) N/F KEAN, GEORGE S. & BRENDA C.
20 PEARL STREET
ROCHESTER, NH 03868
TAX MAP 103, LOT 10
S.C.R.D. BOOK 1818, PAGE 750
- (O) N/F PIERCE REVOCABLE FAMILY TRUST
PIERCE CLYDE E. & EDITH C. TRUSTEES
29 MAGIC AVENUE, ROCHESTER, NH 03868
TAX MAP 103, LOT 9
S.C.R.D. BOOK 2463, PAGE 152
- (P) N/F BOWLEY, ROGER & MICHELLE
33 MAGIC AVENUE
ROCHESTER, NH 03868
TAX MAP 103, LOT 8
S.C.R.D. BOOK 3484, PAGE 106
- (Q) N/F MURJANI, ANIL & GREENWOOD, INN
9 FARMINGTON ROAD
ROCHESTER, NH 03867
TAX MAP 103, LOT 3
S.C.R.D. BOOK 3269, PAGE 896
- (R) N/F MAILHOT, FRED
824 PORTLAND STREET
ROCHESTER, NH 03868
TAX MAP 103, LOT 1
S.C.R.D. BOOK 3893, PAGE 518
- (S) N/F LECLAIR, ROBERT F. & CATHERINE
816 PORTLAND STREET
ROCHESTER, NH 03868
TAX MAP 108, LOT 57
S.C.R.D. BOOK 4326, PAGE 486
- (T) N/F 7 CORSON STREET LLC
13 WILD TURKEY ROAD
DEERFIELD, NH 03037
TAX MAP 108, LOT 55
S.C.R.D. BOOK 4405, PAGE 717
- (U) N/F FRITZ, DONNA L. & CUNHA, FRANK
798 PORTLAND STREET
ROCHESTER, NH 03868
TAX MAP 108, LOT 54
S.C.R.D. BOOK 2146, PAGE 609



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 REAPPLICATION FOR APPROVAL. ANY VARIATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SUBDIVISION APPROVAL.



NOTES:

- 1A.) OWNER: THOMAS R. & DIANE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867
- 1B.) OWNER: CAROLE COURT, LLC
5 GARY DRIVE
ROCHESTER, NH 03867
- 2A.) TAX MAP 108, LOT 53
2B.) TAX MAP 107, LOT 54-4
- 3A.) LOT AREA: 1,210,808 Sq. Ft., 27.80 Ac.
3B.) LOT AREA: 10,200 Sq. Ft., 0.23 Ac.
- 4A.) S.C.R.D. BOOK 4615, PAGE 22
4B.) S.C.R.D. BOOK 4653, PAGE 433
- 5.) THE INTENT OF THIS PLAN IS TO REVISE THE BOUNDARY LINE BETWEEN TAX MAP 108, LOT 53 AND TAX MAP 107, LOT 54-4 TO ADD LAND TO 54-4.
- 6.) ZONING: R1 (RESIDENTIAL 1)
SETBACKS:
FRONT - 10'
SIDE - 10'
REAR - 20'
WETLAND: 50' (WETLANDS GREATER)
- THE 0.5 Ac.
MIN. LOT SIZE: 10,000 Sq. Ft.
MIN. FRONTAGE: 100'
MAX. LOT COVERAGE: 35%
MAX. BUILDING HEIGHT: 35'
- 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.
- 8.) VERTICAL DATUM BASED ON NAVD83 ELEVATIONS. HORIZONTAL DATUM BASED ON NAD83 STATE PLANE. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS.
- 9.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN MAY OF 2019, WITH AN ERROR OF CLOSURE OF 1 PART IN 26,555.



- LEGEND:
- 3/4" REBAR WITH ID CAP ~TBS~
 - IRON BOUND/REBAR ~FND~
 - DRILL HOLE ~FND~
 - IRON PIPE ~FND~
 - STEEL STAKE ~FND~
 - UTILITY POLE
 - APPROXIMATE ABUTTING PROPERTY LINE
 - STONE WALL
 - PROPOSED BOUNDARY LINE
 - BUILDING SETBACK LINES
 - FOUND
 - TO BE SET
 - TYP.
 - STRAFFORD COUNTY REGISTRY OF DEEDS

PLAN REFERENCES:

- 1.) "LOT LINE REVISION, ROUTE 202, ROCHESTER, N.H., CECIL D. GERMON"
BY: NORWAY PLAINS ASSOCIATES, INC.
DATED: NOVEMBER, 2002
S.C.R.D. PLAN #71-36
- 2.) "SUBDIVISION PLAN, HIGHLAND ST., ROCHESTER, N.H. FOR MILTON ROAD REALTY TRUST"
BY: NORWAY PLAINS ASSOCIATES, INC.
DATED: JULY, 2004
S.C.R.D. PLAN #78-88
- 3.) "SUBDIVISION PLAN, 11 MAGIC AVENUE, TAX MAP 103, LOT 18, STRAFFORD COUNTY, ROCHESTER, NH. PREPARED FOR PATRICIA T. ROCHELEAU"
BY: NORWAY PLAINS ASSOCIATES, INC.
DATED: JUNE, 2011
S.C.R.D. PLAN #103-75
- 4.) "BOUNDARY RETRACEMENT, GERALD AND LORRAINE SMITH, 33 PORTLAND ST., EAST ROCHESTER, N.H."
BY: BERRY CONSTRUCTION CO., INC.
DATED: 16 APRIL, 1984
ON FILE AT THIS OFFICE. FILE #DB 1984-14
- 5.) "LIMITED SUBDIVISION, ARTHUR S. AND RITA RAAB, ROCHESTER N.H."
BY: FREDERICK E. DREW ASSOCIATES
DATED: OCTOBER, 1977
S.C.R.D. PLAN #17-144
- 6.) "LOT CONSOLIDATION PLAN, TAX MAP 104, LOTS 45 & 46, HIGHLAND ST.-ROUTE 232 & 11, EAST ROCHESTER, N.H., PREPARED FOR RAYMOND L. JR. & DONNA M. SMITH"
BY: NORWAY PLAINS ASSOCIATES, INC.
DATED: FEBRUARY, 2012
S.C.R.D. PLAN #103-053
- 7.) "LOT LINE REVISION, HIGHLAND ST.-ROUTE 202, EAST ROCHESTER, N.H. FOR RAYMOND L. SMITH & BOBBY L. SMITH"
BY: NORWAY PLAINS ASSOCIATES, INC.
DATED: OCTOBER, 2001
S.C.R.D. PLAN #64-75
- 8.) "LOT LINE REVISION, ROCHESTER, N.H. FOR DAVID W. GERMON & HARRY A. & CECIL GERMON"
BY: NORWAY PLAINS SURVEY ASSOCIATES, INC.
DATED: FEBRUARY 20, 1988
S.C.R.D. PLAN #33A-91
- 9.) "SUBDIVISION OF LAND, ROCHESTER, N.H., JAY EDWARDS DBA UNDERWOOD ENTERPRISES"
BY: NORWAY PLAINS SURVEY ASSOCIATES, INC.
DATED: JANUARY, 1987
S.C.R.D. PLAN #31-109
- 10.) "ROCHESTER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE" (INCOMPLETE DRAWING NAME)
BY: CHARLES H. WOOD
DATED: FEBRUARY 8, 1959
S.C.R.D. PLAN #43, POCKET #1, FOLDER #10
- 11.) "SUBDIVISION SHEET LAND OF TOM AUBERT 788 & 794 PORTLAND STREET ROCHESTER N.H."
BY: BERRY SURVEYING & ENGINEERING
DATED JANUARY 1, 2016
S.C.R.D. PLAN #113-63
FILE NO. DB 2015-040
- 12.) "EASEMENT SHEET LAND OF TOM AUBERT 788 & 794 PORTLAND STREET ROCHESTER N.H."
BY: BERRY SURVEYING & ENGINEERING
DATED JANUARY 1, 2016
S.C.R.D. PLAN #113-64
FILE NO. DB 2015-040
- 13.) "SUBDIVISION SHEET LAND OF TOM AUBERT 828 PORTLAND STREET TAX MAP 108, LOT 53 ROCHESTER N.H."
BY: BERRY SURVEYING & ENGINEERING
DATED OCTOBER 8, 2019
NOT YET RECORDED. FILE NO. DB 2017-118

FINAL APPROVAL
BY
ROCHESTER PLANNING BOARD
CERTIFIED BY: _____
DATE: _____

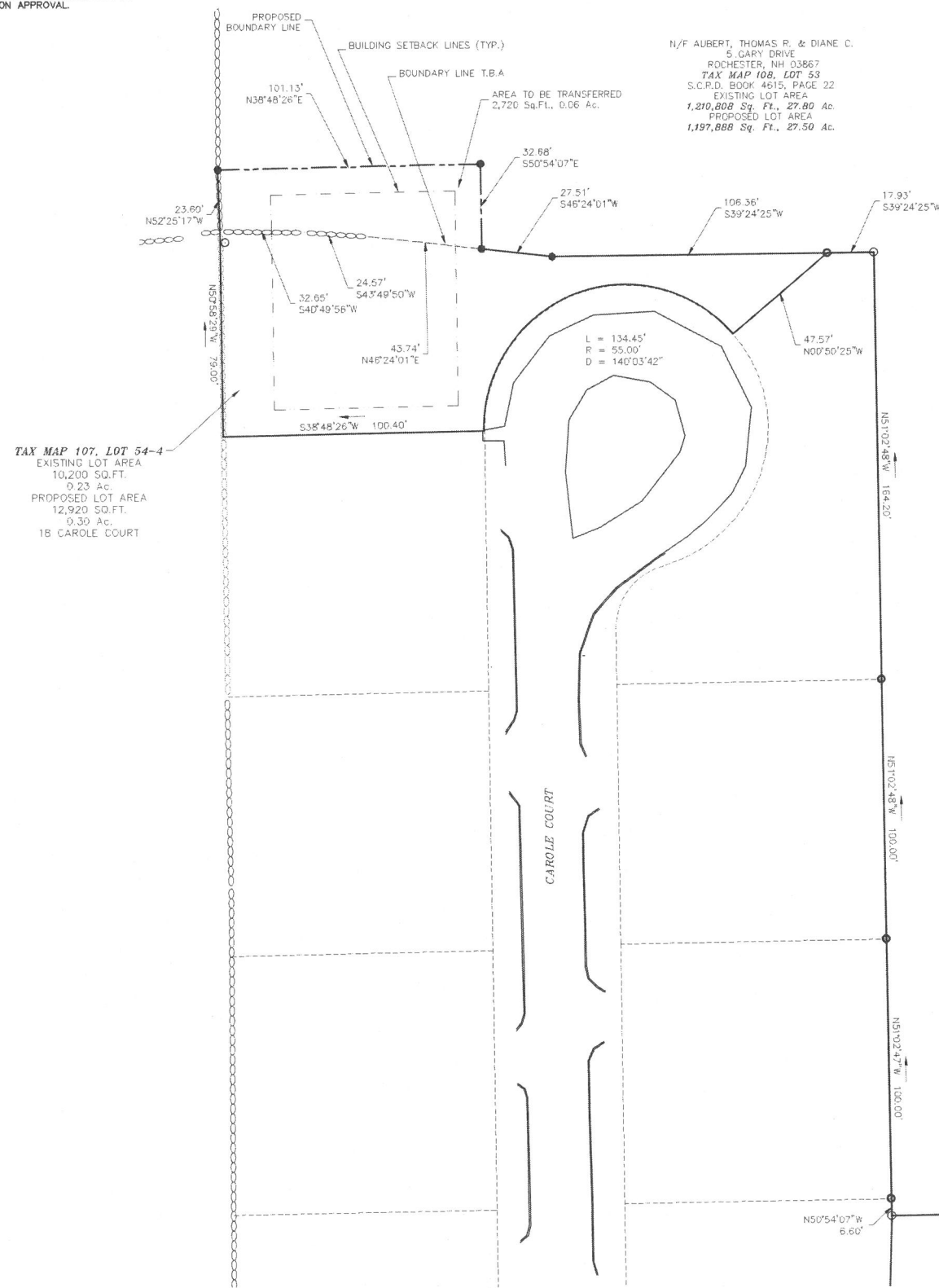
I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF ROCHESTER, N.H. - 1:10,000 -
11-5-19
KENNETH A. BERRY LLS 805 DATE

OVERVIEW LOT LINE REVISION PLAN
LAND OF
THOMAS R. & DIANE C. AUBERT
AND
CAROLE COURT, LLC
PORTLAND STREET & CAROLE COURT
ROCHESTER, N.H.
TAX MAP 108, LOT 53 & TAX MAP 107, LOT 54-4

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603) 332-2863
SCALE: 1 IN. EQUALS 100 FT.
DATE: NOVEMBER 4, 2019
FILE NO.: DB 2017-118

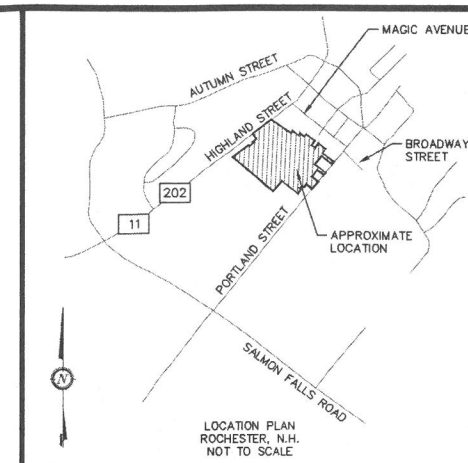
SHEET 1 OF 2

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, WAIVERED, MODIFIED, OR VARYING IN ANY MANNER. ANY SUCH RESULT WILL REQUIRE A RESUBMISSION FOR SUBDIVISION APPROVAL.



NOTES:

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ROCHESTER, NH 03867
- 1B.) OWNER: CAROLE COURT, LLC
5 GARY DRIVE
ROCHESTER, NH 03867
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- 2B.) TAX MAP 107, LOT 54-4
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- 4B.) S.C.R.D. BOOK 4653, PAGE 433
- 5.) THE INTENT OF THIS PLAN IS TO REVISE THE
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- 6.) ZONING: R1 (RESIDENTIAL 1)
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REAR = 20'
WETLAND: 50' (WETLANDS GREATER
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MIN. FRONTAGE: 100'
MAX. LOT COVERAGE: 35%
MAX. BUILDING HEIGHT: 35'
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KNOWLEDGE AND BELIEF, THIS PROPERTY DOES
NOT FALL WITHIN THE FLOOD PLAIN FLOOD
HAZARD REF: FEMA COMMUNITY #330150, MAP
33017C02040, DATED, MAY 17, 2005
- 8.) VERTICAL DATUM BASED ON NAVD83 ELEVATIONS.
HORIZONTAL DATUM BASED ON NAD83 STATE
PLANE. COORDINATES GATHERED USING TOPCON
HIPER SR SURVEY GRADE GPS.
- 9.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE
THE RESULT OF A CLOSED TRAVERSE PERFORMED
BY THIS OFFICE IN MAY OF 2019, WITH AN ERROR
OF CLOSURE OF 1 PART IN 26,956.
- 10.) NO ENCROACHMENTS WILL RESULT FROM THIS LOT
LINE REVISION.
- 11.) FOR MORE INFORMATION ON THIS LOT LINE
ADJUSTMENT, CONTACT THE CITY OF ROCHESTER
PLANNING DEPARTMENT, 33 WAKEFIELD STREET,
ROCHESTER, NH 03867, (603) 335-1358.



LEGEND:

- 3/4" REBAR WITH ID CAP ~TBS~
 IRON BOUND/REBAR ~FND~
 DRILL HOLE ~FND~
 IRON PIPE ~FND~
 STEEL STAKE ~FND~
 UTILITY FOLE
 APPROXIMATE ABUTTING PROPERTY LINE
 STONE WALL
 PROPOSED BOUNDARY LINE
 BUILDING SETBACK LINES
 FOUND
 TO BE SET
 TYPICAL
 S.C.P.D.
 T.B.A
 STRATFORD COUNTY REGISTRY OF DEEDS
 TO BE ABANDONED

REVISION	DATE	DESCRIPTION

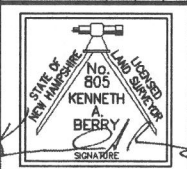
DETAIL LOT LINE REVISION PLAN
LAND OF
THOMAS R. & DIANE C. AUBERT
AND
CAROLE COURT, LLC
PORTLAND STREET & CAROLE COURT
ROCHESTER, N.H.

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603) 332-2863

SCALE : 1 IN. EQUALS 30 FT.

DATE : NOVEMBER 4, 2019

FILE NO. : DB 2017 - 118

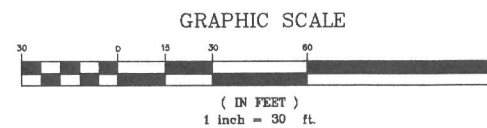


SHEET 2 OF 2

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 -

 11-5-19

KENNETH A. BERRY LLS 805 DATE