

LOT LINE REVISION APPLICATION
City of Rochester, New Hampshire

Date: 7/7/2020 [office use only. Check # _____ amount \$ _____ date _____]

Property information

Tax map #: 267; lot #'s: 2 and 3; zoning district: Recycling Industrial

Property address/location: Rochester Neck Road

Name of project (if applicable): TLR-III South Area - Rochester Neck Road (RNR) Realignment

Property owner – Parcel A

Name (include name of individual): Waste Management of New Hampshire, Inc. (WMNH)

Mailing address: 30 Rochester Neck Road, Rochester, NH 03839

Telephone #: (603) 330-2197 Email: bmagnusson@wm.com

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

Name (include name of individual): Both parcels are owned by the same entity - WMNH

Mailing address: _____

Telephone #: _____ Email: _____

~~Surveyor~~ Engineer

Name (include name of individual): Sanborn, Head & Associates - Eric S. Steinhauser, PE, CPESC, CPSWQ

Mailing address: 20 Foundry Street, Concord, NH 03301

Telephone #: (603) 412-6138 Fax #: (603) 229-1919

Email address: esteinhauser@sanbornhead.com Professional license #: NH - 11494

Proposed project

What is the purpose of the lot line revision? Revise the southern boundary of 267-2 and northern boundary of

267-3 from the existing RNR to the realigned RNR Right of Way. Transfer the land between the existing and realigned RNR from 267-3 to 267-2.

Will any encroachments result? No.

(Continued Lot Line Revision application Tax Map: 267 Lot: 2 and 3 Zone RI)

Comments

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

This application is being submitted to fulfill General and Subsequent Conditions #3 of the December 11, 2017 Notice of Decision for Site Plan
for TLR-III Refuse Disposal Facility – South Area (Case# 267/268 - 2&3/2&2-1 - RI/A - 17) and Item 2.3 of the Memorandum of Understanding
and Agreement Between the City of Rochester, New Hampshire ("City") and Waste Management of New Hampshire, Inc. ("WMNH"),
It is understood that the approval of the requested Lot Line Revision will be conditioned on the City's acceptance of the realigned RNR
and that the deeds associated with the Lot Line Revision will be recorded with the City and Strafford County and will occur following
the City's acceptance of the realigned RNR.

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: *Robert S. Mignone*
(Parcel A) Date: 7/6/2020

Signature of property owner: *Robert S. Mignone*
(Parcel B) Date: 7/6/2020

Signature of agent: _____
Date: _____



July 7, 2020

Seth Creighton, AICP, Chief Planner
Planning & Development Department
City of Rochester
33 Wakefield Street
Rochester, New Hampshire 03867

TURNKEY RECYCLING & ENVIRONMENTAL ENTERPRISE

30 Rochester Neck Road
P.O. Box 7065
Rochester, NH 03839
(603) 330-2197
(603) 330-2130 Fax

Re: Application for Lot Line Revision
TLR-III South Area – Rochester Neck Road Realignment
Turnkey Recycling and Environmental Enterprise
Rochester, New Hampshire

Dear Mr. Campbell:

Enclosed is a Lot Line Revision Application to revise the lot lines of Parcels 267-2 and 267-3. This application is submitted to satisfy General and Subsequent Condition #3 of the December 11, 2017 Notice of Decision for Site Plan for TLR-III Refuse Disposal Facility – South Area (Case #267/268 – 2&3/2&2-1-RI/A – 17). The approval addressed, in part, the realignment of a ¾-mile long portion of Rochester Neck Road (RNR), which is bounded by Parcels 267-2 and 267-3, both owned by Waste Management of New Hampshire, Inc. (WMNH).

As presented in the approved Site Plan, the RNR realignment involves the following land transfers:

- The land within the right of way (ROW) of the portion of the existing RNR being replaced will be transferred from the City to Parcel 267-2;
- The land within the new, realigned RNR ROW will be transferred from Parcel 267-3 to the City; and
- The land north of the realigned RNR ROW and south of the existing RNR ROW will be transferred from Parcel 267-3 to Parcel 267-2.

Because the enclosed Lot Line Revision Application is associated with an approved Site Plan approval, the application only contains the specific information related to the lot line revision and does not repeat the information contained in the approved Site Plan application.

As required by the City, WMNH respectfully submits four (4) copies of the application, which consists of the application form, supporting information, and two checks – one for the application fee (\$175) and one for the abutter notices (\$20.25).

Please know that WMNH anticipates that construction and City acceptance of the RNR realignment will be complete in October 2020. We understand that approval of the requested Lot Line Revision will be conditioned on the City's acceptance of the realigned RNR and that the deeds associated with the Lot Line Revision will be recorded with the City and Strafford County following written receipt of the City's acceptance of the realigned RNR.

From everyday collection to environmental protection, Think Green® Think Waste Management.

Please contact me at 330-2140 or areichert@wm.com should you require additional information regarding this matter.

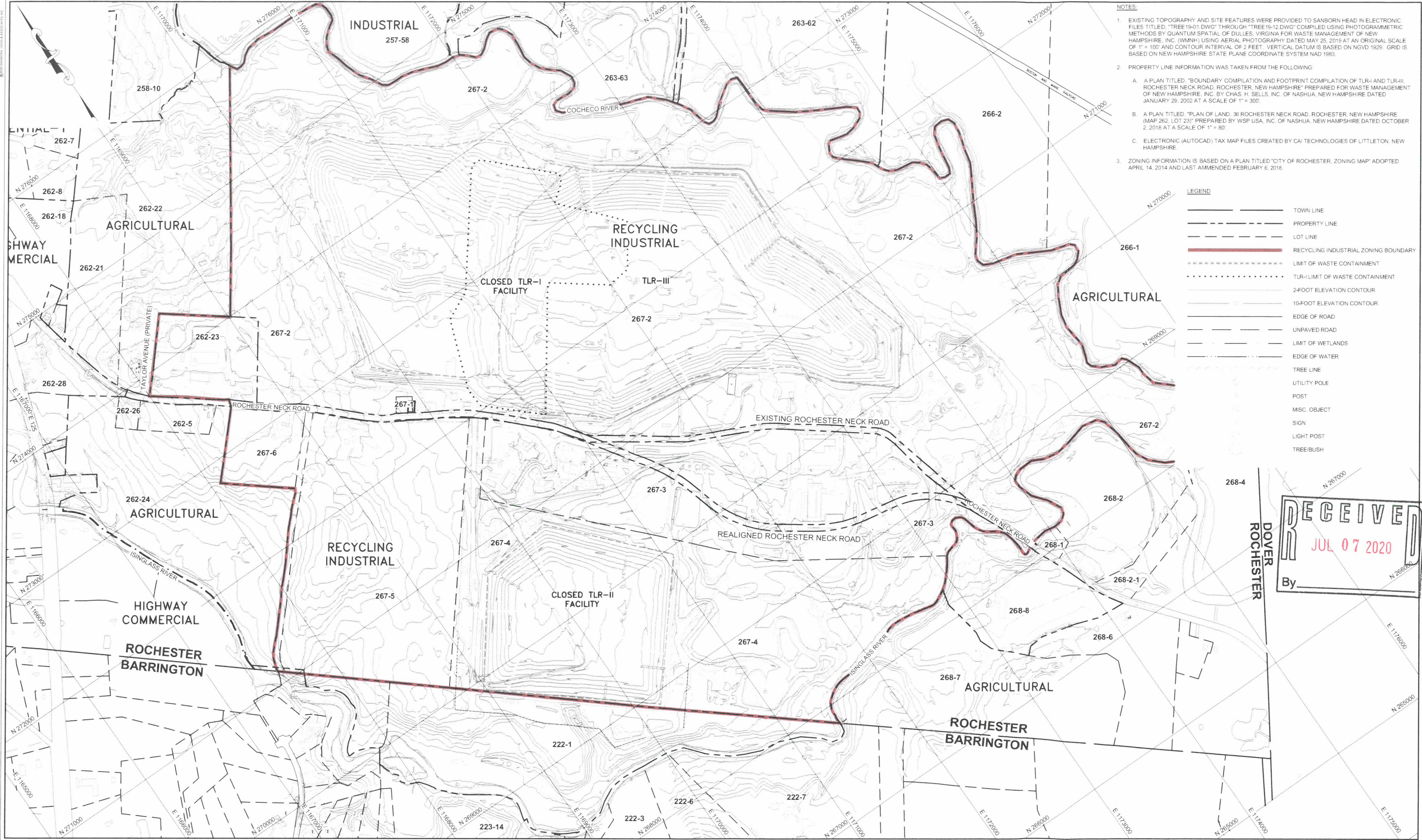
Sincerely,
WASTE MANAGEMENT OF NEW HAMPSHIRE, INC.



Anne Reichert, P.E.
Construction Project Manager

Enclosures: Lot Line Revision Application
Lists of Abutters to Parcels 267-2 and 267-3

Copies to: Peter Richer, WMNH
Bob Magnusson, WMNH
Eric Steinhauser, Sanborn Head



- NOTES:
- EXISTING TOPOGRAPHY AND SITE FEATURES WERE PROVIDED TO SANBORN HEAD IN ELECTRONIC FILES TITLED "TREE19-01.DWG" THROUGH "TREE19-12.DWG" COMPILED USING PHOTOGRAMMETRIC METHODS BY QUANTUM SPATIAL OF DULLES, VIRGINIA FOR WASTE MANAGEMENT OF NEW HAMPSHIRE, INC. (WMNH) USING AERIAL PHOTOGRAPHY DATED MAY 25, 2019 AT AN ORIGINAL SCALE OF 1" = 100' AND CONTOUR INTERVAL OF 2 FEET. VERTICAL DATUM IS BASED ON NGVD 1929. GRID IS BASED ON NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM NAD 1983.
 - PROPERTY LINE INFORMATION WAS TAKEN FROM THE FOLLOWING:
 - A PLAN TITLED "BOUNDARY COMPILATION AND FOOTPRINT COMPILATION OF TLR-I AND TLR-III, ROCHESTER NECK ROAD, ROCHESTER, NEW HAMPSHIRE" PREPARED FOR WASTE MANAGEMENT OF NEW HAMPSHIRE, INC. BY CHAS. H. SELLS, INC. OF NASHUA, NEW HAMPSHIRE DATED JANUARY 29, 2002 AT A SCALE OF 1" = 300'.
 - A PLAN TITLED "PLAN OF LAND, 36 ROCHESTER NECK ROAD, ROCHESTER, NEW HAMPSHIRE (MAP 262, LOT 23)" PREPARED BY WSP USA, INC. OF NASHUA, NEW HAMPSHIRE DATED OCTOBER 2, 2018 AT A SCALE OF 1" = 80'.
 - ELECTRONIC (AUTOCAD) TAX MAP FILES CREATED BY CAI TECHNOLOGIES OF LITTLETON, NEW HAMPSHIRE.
 - ZONING INFORMATION IS BASED ON A PLAN TITLED "CITY OF ROCHESTER, ZONING MAP" ADOPTED APRIL 14, 2014 AND LAST AMENDED FEBRUARY 6, 2018.

- LEGEND
- TOWN LINE
 - PROPERTY LINE
 - LOT LINE
 - RECYCLING INDUSTRIAL ZONING BOUNDARY
 - LIMIT OF WASTE CONTAINMENT
 - TLR-I LIMIT OF WASTE CONTAINMENT
 - 2-FOOT ELEVATION CONTOUR
 - 10-FOOT ELEVATION CONTOUR
 - EDGE OF ROAD
 - UNPAVED ROAD
 - LIMIT OF WETLANDS
 - EDGE OF WATER
 - TREE LINE
 - UTILITY POLE
 - POST
 - MISC. OBJECT
 - SIGN
 - LIGHT POST
 - TREE/BUSH

RECEIVED
JUL 07 2020
By _____

SANBORN HEAD



NO.	DATE	DESCRIPTION	BY

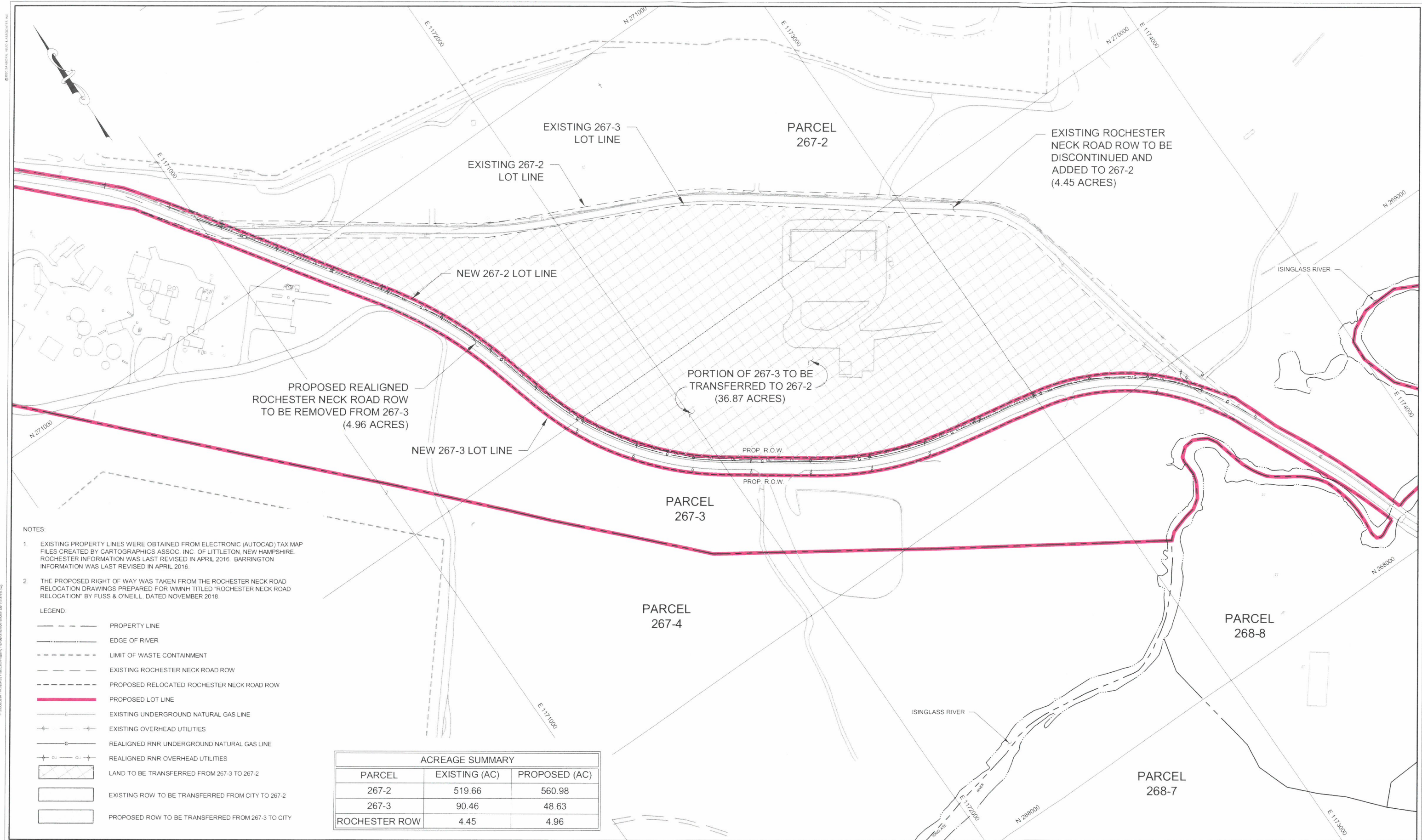
DRAWN BY: S. SANTIAGO
DESIGNED BY: A. MATTHEWS
REVIEWED BY: E. STEINHAUSER
PROJECT MGR: A. MATTHEWS
PIC: E. STEINHAUSER
DATE: JULY 2020

LOT LINE REVISION APPLICATION
ROCHESTER NECK ROAD REALIGNMENT
WASTE MANAGEMENT OF NEW HAMPSHIRE
ROCHESTER, NEW HAMPSHIRE

OVERALL SITE PLAN

PROJECT NUMBER
3534.11

FIGURE NUMBER
1



ACREAGE SUMMARY		
PARCEL	EXISTING (AC)	PROPOSED (AC)
267-2	519.66	560.98
267-3	90.46	48.63
ROCHESTER ROW	4.45	4.96

NO	DATE	DESCRIPTION	BY

DRAWN BY: S. SANTIAGO
DESIGNED BY: A. MATTHEWS
REVIEWED BY: E. STEINHAUSER
PROJECT MGR: A. MATTHEWS
PIC: E. STEINHAUSER
DATE: JULY 2020

LOT LINE REVISION APPLICATION
ROCHESTER NECK ROAD REALIGNMENT
WASTE MANAGEMENT OF NEW HAMPSHIRE, INC.
ROCHESTER, NEW HAMPSHIRE

PROPERTY TRANSFER & LOT LINE
ADJUSTMENT WORKSHEET

PROJECT NUMBER:	3534.11
FIGURE NUMBER:	2