

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

Date: 11/30/2020 [office use only. Check # \_\_\_\_\_ amount \$ \_\_\_\_\_ date \_\_\_\_\_ ]

**Property information**

Tax map #: 260; lot #'s: 5 & 6; zoning district: Agricultural

Property address/location: 40 Justin Lane & Off Blue Hills Drive

Name of project (if applicable): n/a

**Property owner – Parcel A**

Name (include name of individual): Thomas Buchalski & Lisa Buchalski

Mailing address: 40 Justin Lane Rochester, NH 03839

Telephone #: 603-970-1490 Email: lisabuchalski@unh.edu

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

Name (include name of individual): George Family 2019 Revocable Trust, Paul George & Christina M. George, Trustees

Mailing address: 51 Blue Hills Drive Rochester, NH 03839

Telephone #: 603-534-4141 Email: 51george@metrocast.net

**Surveyor**

Name (include name of individual): Paul Dobberstein, Ambit Engineering, Inc.

Mailing address: 200 Griffin Road, Unit 3 Portsmouth, NH 03801

Telephone #: 603-430-9282 Fax #: 603-436-2315

Email address: pad@ambitengineering.com Professional license #: 1000

**Proposed project**

What is the purpose of the lot line revision? To eliminate a minor intrusion of the driveway on Map 260 Lot 5

onto Map 260 Lot 6, provide a buffer around the improved areas of Map 260 Lot 5, and to provide road frontage to Map 260 Lot 6, where none currently exists.

Will any encroachments result? No

(Continued Lot Line Revision application Tax Map: 260 Lot: 5 & 6 Zone Agricultural )

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: Lisa Buchalski & Thomas Buchalski  
(Parcel A)

Digitally signed by Lisa Buchalski & Thomas Buchalski  
Date: 2021.01.05 10:45:57 -05'00'

Date: 1/5/2021

Signature of property owner: Christina George  
(Parcel B)

Digitally signed by Christina George  
Date: 2020.11.30 19:10:49 -05'00'

Date: 11/30/2020

Signature of agent: Paul Dobberstein

Digitally signed by Paul Dobberstein  
Date: 2020.11.30 09:48:47 -05'00'

Date: 11/30/2020



**AMBIT ENGINEERING, INC.** CIVIL ENGINEERS AND LAND SURVEYORS  
200 Griffin Road, Unit 3, Portsmouth, NH 03801 Phone (603) 430-9282 Fax 436-2315

5 January, 2021

Nel Sylvain, Chair  
City of Rochester Planning Board  
31 Wakefield Street  
Rochester, NH 03867

**RE: Request for Lot Line Revision Approval between 40 Justin Lane (Map 260 Lot 5) & Off Blue Hills Drive (Map 260 Lot 6)**

Dear Mr. Sylvain:

We hereby submit, on behalf of the George 2019 Family Trust and Thomas Buchalski & Lisa Buchalski, the attached package to the Planning Board for Lot Line Revision approval. Included herewith is the Planning Board Application, Fee check, Wetland Delineation Report, Letters of Authorization, copies of the respective Deeds, and Lot Line Revision Plan.

The project is a Lot Line Revision between Tax Map 260 Lot 5 and Tax Map 260 Lot 6, also known as 40 Justin Lane and Off Blue Hills Drive. The proposed Lot Line Revision will result in Lot 5 increasing in size from 2.56 acres to 3.00 acres and Lot 6 decreasing in size from 9.99 acres to 9.56 acres. Lot 5 will see a reduction in road frontage from 451.25 feet to 347.54 feet. Lot 6 will see an increase in road frontage from 0 feet to 150.72 feet. The purpose of this Revision is to alleviate a situation where currently a portion of the driveway for Lot 5 is over the boundary line and is on Lot 6. The Revision will also create a buffer between the two properties around the area that is in the vicinity of the house and driveway on Lot 5. Finally, the Revision will provide Lot 6 with road frontage, where it is currently land locked.

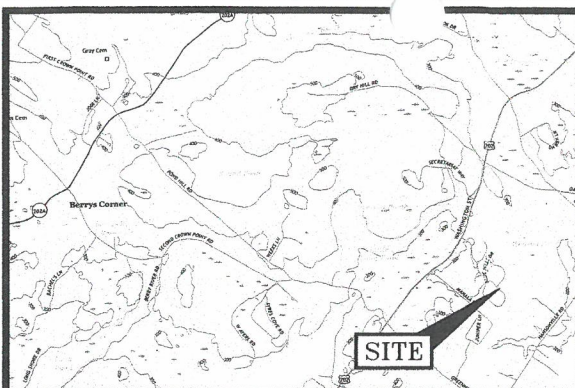
The revised Lot 6 will not require NHDES Subdivision Approval as it is greater than 5 acres. The revised Lot 5 will not require NHDES Subdivision Approval since the Lot is part of a subdivision previously approved by NHDES (Approval No. 36574), has a NHDES approved septic system on the parcel (CA2001037193), and it is increasing in size, thereby increasing conformity with NHDES Subsurface Bureau requirements. I have included in the application package an email from NHDES confirming as such.

If you require any additional information or copies please feel free to contact me at any time.

Sincerely,

Paul Dobberstein, LLS  
Ambit Engineering, Inc.





LOCATION MAP

SCALE 1"=2,000'

LEGEND:

- N/F  
RP  
SCRD  
11/21
- NOW OR FORMERLY  
RECORD OF PROBATE  
STRAFFORD COUNTY REGISTRY OF DEEDS  
MAP 11 / LOT 21
- BOUNDARY LINE  
BOUNDARY LINE TO BE ABANDONED  
PROPOSED BOUNDARY LINE  
RAILROAD SPIKE FOUND  
IRON ROD/PIPE FOUND  
DRILL HOLE FOUND  
STONE/CONCRETE BOUND FOUND  
RAILROAD SPIKE SET  
IRON ROD SET  
DRILL HOLE SET  
GRANITE BOUND SET  
EDGE OF PAVEMENT (EP)  
WOODS / TREE LINE  
UTILITY POLE (w/ GUY)  
METER (GAS, WATER, ELECTRIC)  
TYPICAL  
LSA
- WETLAND NOTES:
- 1) WETLAND LINE DELINEATED BY STEVEN D. RIKER, CWS ON 7/17/2020 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
- A) U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JAN. 1987). AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
- B) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2, USDA-NRCS, 2018 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEWPPCC WETLANDS WORK GROUP (2019).
- C) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). USFWS (MAY 1988).
- D) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS-79/31 (1997).
- E) "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997). NEW HAMPSHIRE FISH AND GAME DEPARTMENT.
- 2) WETLAND FLAGS WERE FIELD LOCATED BY AMBIT ENGINEERING, INC.

SUBDIVISION APPROVAL:

WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THE SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNERS 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-ADJERENCE MAY RESULT IN A REVOCATION OF APPROVAL. ANY VARIATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SUBDIVISION APPROVAL.

WAIVERS GRANTED:

APPROVED BY THE ROCHESTER PLANNING BOARD ON DATE

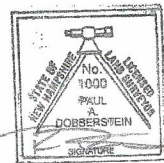
SIGNED BY NAME POSITION

PLAN REFERENCES:

- 1) SUBDIVISION OF LAND "BLUE HILLS" IN ROCHESTER, N.H. FOR DAVID D. WALTON & GEORGE A. BAILEY. PREPARED BY NORWAY PLAINS SURVEY ASSOCIATES, INC. DATED AUGUST 1986. S.C.R.D. PLAN 30-133.
- 2) SUBDIVISION OF LAND "BLUE HILLS" IN ROCHESTER, N.H. FOR DAVID D. WALTON & GEORGE A. BAILEY. PREPARED BY NORWAY PLAINS SURVEY ASSOCIATES, INC. DATED AUGUST 1986. S.C.R.D. PLAN 30A-127.
- 3) SUBDIVISION OF LAND, BLUE HILLS EXTENSION, ROCHESTER, N.H. FOR DAVID D. WALTON & GERALD A. BAILEY. PREPARED BY NORWAY PLAINS SURVEY ASSOCIATES, INC. DATED JUNE 1988. S.C.R.D. PLAN 38A-114.
- 4) LIMITED SUBDIVISION, RICHARD A. NORTON, ROCHESTER, N.H. PREPARED BY FREDERICK E. DREW ASSOCIATES. DATED APRIL 1980. S.C.R.D. PLAN 20D-39.

CURVE TABLE

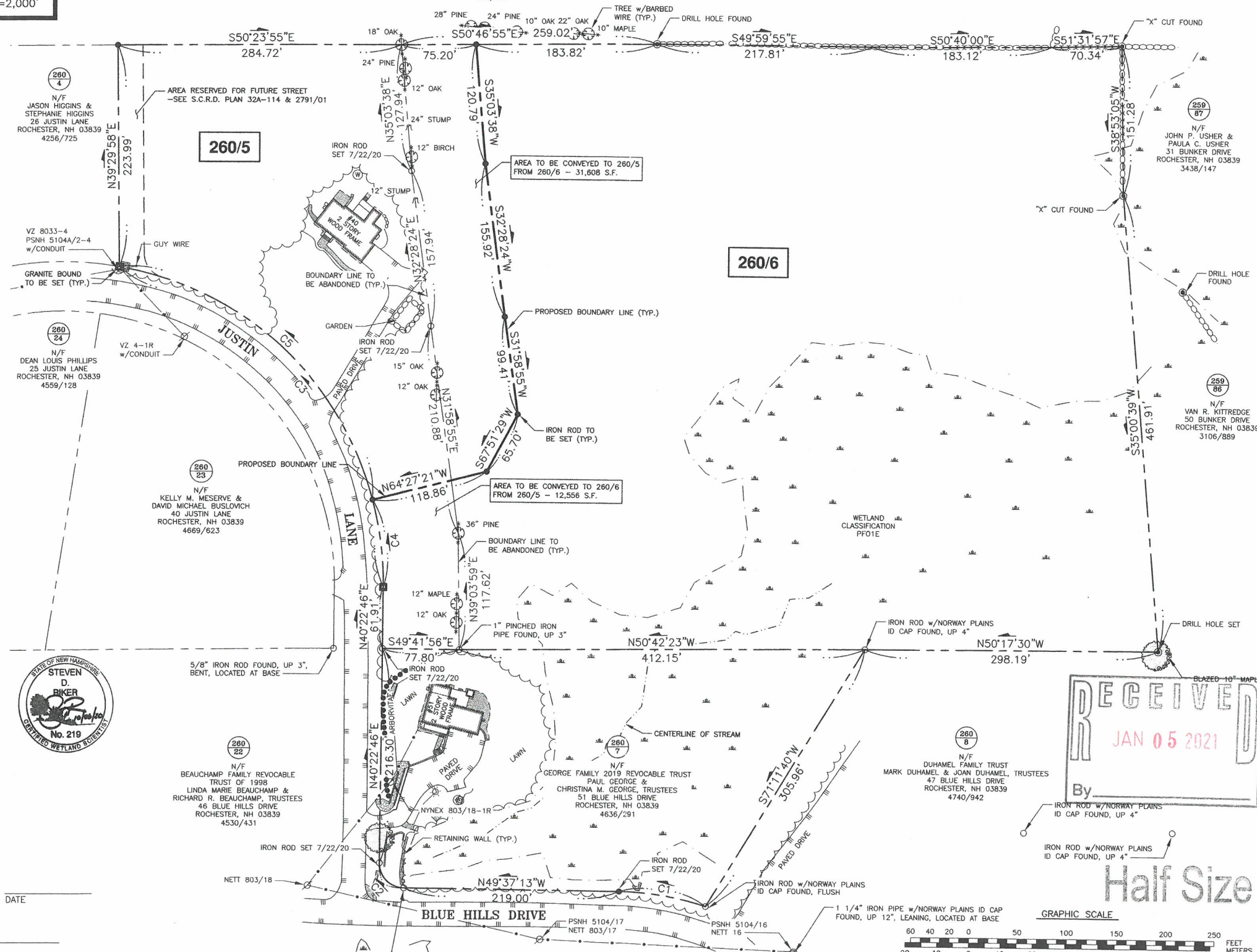
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	300.00'	90.51'	90.17'	N40°58'38"W	17°17'10"
C2	25.00'	39.27'	35.36'	S04°37'14"E	89°59'58"
C3	325.00'	455.78'	419.34'	N00°12'14"E	80°21'04"
C4	325.00'	89.09'	88.81'	N32°31'35"E	15°42'22"
C5	325.00'	366.69'	347.54'	N07°38'57"W	64°38'42"



"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

PAUL A. DOBBERSTEIN, LLS

DATE



AMBIT ENGINEERING, INC.  
Civil Engineers & Land Surveyors  
200 Griffin Road - Unit 3  
Portsmouth, N.H. 03801-7114  
Tel (603) 436-9282  
Fax (603) 436-2315

NOTES:

- 1) PARCELS ARE SHOWN ON THE CITY OF ROCHESTER ASSESSOR'S MAP 260 AS LOTS 5 & 6.
- 2) OWNERS OF RECORD:
- MAP 260 LOT 5  
THOMAS BUCHALSKI & LISA BUCHALSKI  
39 JUSTIN LANE  
ROCHESTER, NH 03839  
2791/01
- MAP 260 LOT 6  
GEORGE FAMILY 2019 REVOCABLE TRUST  
PAUL GEORGE & CHRISTINA M. GEORGE, TRUSTEES  
51 BLUE HILLS DRIVE  
ROCHESTER, NH 03839  
4636/288
- 3) PARCELS ARE NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33017C0195D. EFFECTIVE DATE MAY 17, 2005.
- 4) EXISTING & PROPOSED LOT AREAS:
- MAP 260 LOT 5  
EXISTING 111,628 S.F.  
2.5626 ACRES  
PROPOSED 130,680 S.F.  
3.0000 ACRES
- MAP 260 LOT 6  
EXISTING 435,586 S.F.  
9.9997 ACRES  
PROPOSED 416,534 S.F.  
9.5623 ACRES
- 5) PARCELS ARE LOCATED IN THE AGRICULTURAL ZONING DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS:
- MIN. LOT AREA: 45,000 S.F.  
FRONTAGE: 150 FEET  
SETBACKS: FRONT 20 FEET  
SIDE 10 FEET  
REAR 20 FEET  
MAXIMUM BUILDING HEIGHT: 35 FEET  
MAXIMUM BUILDING FOOTPRINT: 30%  
MAXIMUM LOT COVERAGE: 35%
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED LOT LINE REVISION BETWEEN ASSESSOR'S MAP 260 LOTS 5 & 6 IN THE CITY OF ROCHESTER.
- 8) HORIZONTAL DATUM IS NAD83(2011). BASIS OF HORIZONTAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	10/26/20

LOT LINE REVISION PLAN

BETWEEN  
TAX MAP 260 - LOTS 5 & 6  
OWNER TAX MAP 260 - LOT 5  
THOMAS BUCHALSKI &  
LISA BUCHALSKI  
OWNER TAX MAP 260 - LOT 6  
GEORGE FAMILY  
2019 REVOCABLE TRUST  
PROPERTIES LOCATED AT  
40 JUSTIN LANE &  
OFF BLUE HILLS DRIVE  
CITY OF ROCHESTER  
COUNTY OF STRAFFORD  
STATE OF NEW HAMPSHIRE

SCALE 1"=60'

OCTOBER 2020

FB 335 PG 34

3190