

LOT LINE REVISION APPLICATION
City of Rochester, New Hampshire

Date: APRIL 26, 2021 [office use only. Check # _____ amount \$ _____ date _____]

Property information

Tax map #: 246; lot #'s: 3 & 3-1; zoning district: AGRICULTURAL

Property address/location: 233 & 247 WASHINGTON STREET

Name of project (if applicable): CHESLEY HILL PARTNERS

Property owner – Parcel A

Name (include name of individual): CHESLEY HILL PARTNERS, LLC

Mailing address: 260 WASHINGTON STREET, ROCHESTER, NH 03839-5426

Telephone #: 603-332-5986 Email: _____

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

Name (include name of individual): JAMES E. & MACKENZIE R. COLBY

Mailing address: 247 WASHINGTON STREET, ROCHESTER, NH 03839-5426

Telephone #: 603-866-1803 Email: _____

Surveyor

Name (include name of individual): JOEL RUNNALS ON BAHALF OF NORWAY PLAINS ASSOCIATES, INC

Mailing address: PO BOX 249, ROCHESTER, NH 03866

Telephone #: 603-335-3948 Fax #: _____

Email address: JRUNNALS@NORWAYPLAINS.COM Professional license #: LLS 865

Proposed project

What is the purpose of the lot line revision? THE PURPOSE OF THIS REVISION IS TO TRANSFER 5.28 ACRES
FROM LOT 3 TO LOT 3-1 RESULTING IN BOTH LOTS BEING IN EXCESS OF 5 ACRES.

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: Ronald J. Gilbert
(Parcel A)

Date: April 27, 21

Signature of property owner: [Signature]
(Parcel B)

Date: 4/27/21

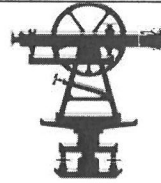
Signature of agent: Joel D. Rummals

Date: 04-27-21

NORWAY PLAINS ASSOCIATES, INC.

SURVEYORS • SEPTIC SYSTEM DESIGNERS • ENGINEERS

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



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www.norwayplains.com
Phone & Fax (603) 875-3948
rtetreault@norwayplains.com

April 26, 2021

Seth Creighton, Chief Planner
Department of Planning and Development
Second Floor, City Hall
31 Wakefield Street
Rochester, NH 03867-1917

Re: Proposed Lot Line Revision – 233 & 247 Washington Street - Tax Map 246, Lots 3 & 3-1

Dear Mr. Creighton,

On behalf of Chesley Hill Partners LLC, and James & Mackenzie Colby, Norway Plains Associates, Inc. is pleased to submit a Lot Line Revision Application. Chesley Hill Partners LLC is the owner of the parcel located at 233 Washington Street identified by the City of Rochester assessors as Tax Map 246, Lot 3, with a total area of 10.32 acres. James and Mackenzie Colby are the owners of the parcel located at 247 Washington Street identified by the City of Rochester assessors as Tax Map 246, Lot 3-1, with a total area of 1.46 acres. The parcels are located in the Agricultural Zoning District.

The proposed project transfer 5.28 acres from Lot 3 to Lot 3-1, resulting in Lot 3-1 containing 6.74 acres, and Lot 3 containing 5.01 acres. Both lots are serviced by onsite septic systems and wells, and will be larger than the minimum 45,000 square feet. Both lots have the required 150 feet of frontage on, and access from, Washington Street.

With their size in excess of five acres, the lots will not require approval from the NHDES Subsurface Bureau for Subdivision. Both lots have existing drive permits from NHDOT.

Should the Board need additional information or have any questions, please feel free to contact our office. Otherwise, we look forward to discussing this project with staff and the Planning Board. Thank you for your consideration.

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

By: Joel D. Runnals
Joel D. Runnals, LLS 865

cc: Donald Gilbert

LAND SURVEYORS



NOTE:
WETLAND AREAS WERE FIELD DELINEATED BY RANDY R. ORVIS C.W.S., 104 OF 650 METRES BLUE HILLS LLC, 2ND HORNETOWN ROAD, FARMINGTON, N.H. (TEL. 603-744-4000), DURING THE MONTH OF DECEMBER, 1999. DELINEATION OF THE WETLAND BOUNDARIES WERE CONDUCTED IN ACCORDANCE WITH THE TECHNIQUES OUTLINED IN THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL.



NOTE:
THE WETLAND BOUNDARY AS DEPICTED ON THIS PLAN (BOLD LINE PORTIONS ONLY) WAS DELINEATED/PLANNED BY JOSEPH W. NOEL, NH CERTIFIED SOIL SCIENTIST #017 AND NH CERTIFIED WETLAND SCIENTIST #086, ON MARCH 24, 2021. THE PLANS WERE LOCATED BY NORWAY PLAINS ASSOCIATES, INC. THE DELINEATION WAS CONDUCTED IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS DOCUMENT CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, (1987) ALONG WITH THE REQUIRED REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL - NORTHEASTAL AND NORTHEAST REGION, (VERSION 2, JANUARY 2012).

A PARTIAL WETLAND DELINEATION WAS REQUESTED TO UPDATE A PREVIOUS DELINEATION AND LIMITED TO SPECIFIC AREAS. THE UPDATED BOUNDARY IS DESIGNATED WITH A BOLD LINE INSTEAD OF THE DASHED LINE THAT REPRESENTS THE OLDER DELINEATION CONDUCTED BY OTHERS. THE SCOPE OF THE WORK WAS TO FLAG THE JURISDICTIONAL WETLAND BOUNDARY. VERY POORLY DRAINED AND POORLY DRAINED SOIL BOUNDARIES ARE NOT INCLUDED.

NOTE:
SUBDIVISION APPROVAL, WHETHER OR NOT OTHERWISE EXPRESSLY REGIED 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.

FINAL APPROVAL BY
ROCHESTER PLANNING BOARD

CERTIFIED BY _____ DATE _____

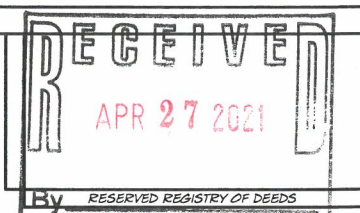
CIVIL ENGINEERS

LEGEND

●	MONUMENT	=====	GRAVEL
□	BOUND	-----	EDGE OF WETLAND (ORVIS DELINEATION)
○	NO MONUMENT FOUND OR SET	-----	EDGE OF WETLAND (NOEL DELINEATION)
●	UTILITY POLE	-----	SETBACK LINE
≡	WETLAND	-----	EASEMENT
—	PROPERTY LINE	==	FENCE
-----	STONEWALL		
EP	EDGE OF PAVEMENT		

ABBREVIATION & MEANING:
DHF - DRILL HOLE FOUND
DHF - DRILL HOLE WITH IDENTIFICATION CAP FOUND
FND - FOUND
RFB - REBAR FOUND
ROW - RIGHT OF WAY
SSF - STEEL STAKE FOUND
TAB - IDENTIFICATION DISK FOUND
(40') - DENOTES HEIGHT OF THE MONUMENT
TM - TAX MAP & LOT NUMBER
RCP - REINFORCED CONCRETE PIPE
CPP - CORRUGATED PLASTIC PIPE
SCRD - STRAFFORD COUNTY REGISTER OF DEEDS
LTA - PROPERTY LINE TO BE ABANDONED

MONUMENT IDENTIFICATION INSCRIPTIONS:
"N191" - NORWAY PLAINS ASSOCIATES
"B101" - GRANT L. DAVIS ASSOCIATES



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
ON BEHALF OF NORWAY PLAINS ASSOCIATES, INC.

NOTES:

- THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE A PROPOSED LOT LINE ADJUSTMENT BETWEEN TAX MAP 246, LOT 3 & TAX MAP 246, LOT 3-1.
- LOT AREAS:
TAX MAP 246, LOT 3: OLD AREA: 418,044 SF / 10.29 ACRES
NEW AREA: 218,020 SF / 5.01 ACRES
NEW UPLAND AREA: 52,512 SF / 1.21 ACRES
AREA TO BE CONVEYED FROM 246-3 TO 246-3-1: 230,025 SF / 5.28 ACRES
TAX MAP 246, LOT 3-1: OLD AREA: 63,450 SF / 1.46 ACRES
NEW AREA: 293,475 SF / 6.74 ACRES
NEW UPLAND AREA: 59,446 SF / 1.37 ACRES
- PARCELS ARE ZONED AGRICULTURAL.
- MINIMUM LOT REQUIREMENTS: LOT SIZE = 45,000 SF, FRONTAGE = 150'
- BUILDING SETBACKS: FRONT YARD = 20', SIDE YARD = 10', REAR YARD = 20'
- THE PROPOSED LOTS ARE SERVED BY ON-SITE WELLS AND SEWERAGE DISPOSAL SYSTEMS.
- A PORTION OF THESE LOTS ARE IN ZONE 141, HAVING NO BASE FLOOD ELEVATION DETERMINED, PER FEMA / FIRM COMMUNITY PANEL NO. 330170019SD, EFFECTIVE DATE MAY 17, 2005.
- SEE CONSTRUCTION APPROVAL NUMBER CA1999014781, ISSUED JANUARY 21, 1999.
- EXISTING ACCESS ROAD FOR THE PURPOSES OF REACHING PROPOSED WELL LOCATION. SEE RIDES WETLANDS BUREAU FILE NUMBER 2010-00385.
- FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT AT 33 WAKEFIELD STREET, ROCHESTER, NH 03867. (603)-335-1338.
- THERE WAS NO EVIDENCE FOUND DURING THE COURSE OF THIS SURVEY THAT THE SEPTIC SYSTEMS OR WELLS ASSOCIATED WITH LOTS 246-3 & 246-4 ENDOACH ONTO THE SUBJECT PARCELS. THERE WILL BE NO ENDOACHMENTS AS A RESULT OF THIS LOT LINE REVISION.

REFERENCE PLANS:

- "PROPERTY SURVEY - HUSSEY HILL ROAD, ROCHESTER, NH - PREPARED FOR CHARLES W. HUSSEY & JOAN B. HARP."
DATED: DECEMBER 29, 1986 BY KIMBALL CHASE COMPANY, INC.
RECORDED AT THE S.C.R.D. AS PLAN 30-143
- "SUBDIVISION OF LAND - WASHINGTON STREET - ROUTE 202, ROCHESTER, NH, FOR ANNE P. BROCK REVOCABLE TRUST."
DATED: OCTOBER 1978 BY NORWAY PLAINS ASSOCIATES, INC.
RECORDED AT THE S.C.R.D. AS PLAN 55-11
- "BOUNDARY LINE ADJUSTMENT - ROCHESTER, STRAFFORD COUNTY, NEW HAMPSHIRE, PREPARED FOR CHESLEY HILL PARTNERS, LLC."
DATED: JANUARY 15, 2003 BY ORVIS/DREW, L.L.C. REVISED: MARCH 1, 2005
RECORDED AT THE S.C.R.D. AS PLAN 79-13
- NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION PLANS - F.A.S. PROJECT #269-B(1) ON FILE AT NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION - RIGHT OF WAY DIVISION, CONCORD, NH

TAX MAP 246, LOT 3
OWNER OF RECORD:
CHESLEY HILL PARTNERS, LLC
260 WASHINGTON STREET
ROCHESTER, N.H. 03839-5426
BOOK 2155, PAGE 547

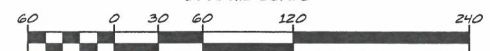
TAX MAP 246, LOT 3-1
OWNER OF RECORD:
JAMES E. & MACKENZIE R. COLBY
247 WASHINGTON STREET
ROCHESTER, N.H. 03839-5426
BOOK 3167, PAGE 596

LOT LINE REVISION PLAN
233 & 247 WASHINGTON STREET
ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE

FOR:
CHESLEY HILL PARTNERS, LLC &
JAMES E. & MACKENZIE R. COLBY

1" = 60' APRIL 2021

GRAPHIC SCALE



REVISIONS:

MAP 237, LOT 3-174
NF S.D.J. DEVELOPMENT OF ROCHESTER, LLC
C/O CHESAPEAKE DEVELOPMENT, LLC
746 DANIEL WEBSTER HIGHWAY - UNIT B
MERRIMACK, NH 03054-2700
SCRD BK. 3927, PG. 153

MAP 246, LOT 5
NF THE CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03867
SCRD BK. 515, PG. 319

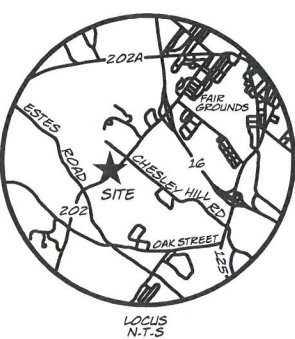
MAP 246, LOT 4
NF SARAH M. NORTHROP
235 WASHINGTON STREET
ROCHESTER, NH 03839-5426
SCRD BK. 1652, PG. 1003

MAP 246, LOT 34-1
NF DONALD J. & RUTH E. GILBERT
75 CHESLEY HILL ROAD
ROCHESTER, NH 03839-5500
SCRD BK. 1169, PG. 54

MAP 246, LOT 2
NF DYLAN J. GAEDT
251 WASHINGTON STREET
ROCHESTER, NH 03839-5425
SCRD BK. 4835, PG. 222

MAP 246, LOT 60
NF MICHAEL J. GILBERT
260 WASHINGTON STREET
ROCHESTER, NH 03839-5426
SCRD BK. 3774, PG. 214

MAP 246, LOT 1
NF MICHAEL R. GAUTHIER
259 WASHINGTON STREET
ROCHESTER, NH 03839-5425
SCRD BK. 3836, PG. 212



FILE NO. 110
PLAN NO. C-3128
DWG. NO. 19256 S-1.DWG
DRAWN BY: AFR

31 MOONEY STREET, ALTON, NH 603-875-3948

NORWAY PLAINS ASSOCIATES, INC.

2 CONTINENTAL BLVD., ROCHESTER, NH 603-335-3948