

LOT LINE REVISION APPLICATION
City of Rochester, New Hampshire

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

Property information

Tax map #: 121; lot #'s: 226; zoning district: Downtown commercial

Property address/location: 168 North Main Street

Name of project (if applicable): Strafford Square Intersection Improvements

Property owner – Parcel A

Name (include name of individual): Decoeur Realty Trust, Lawrence A. Boudreau

Mailing address: 31 Wakefield Street, Rochester, NH

Telephone #: 603-332-4096 Email: bbdlawoffice@metrocast.net

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

Name (include name of individual): City of Rochester

Mailing address: 31 Wakefield St Rochester

Telephone #: _____ Email: _____

Surveyor

Name (include name of individual): WSP USA Inc.

Mailing address: 9 Executive Park Drive, Suite 101, Merrimack, NH 03054

Telephone #: 603-595-7900 Fax #: _____

Email address: david.prince@wsp.com Professional license #: _____

Proposed project

What is the purpose of the lot line revision? The lot line revision is part of the Strafford Square Intersection Improvements project.

The revision is part of an acquisition by the City, that will allow a new sidewalk to be constructed along North Main Street.

Will any encroachments result? There will be no encroachments.

(Continued Lot Line Revision application Tax Map: 121 Lot: 226 Zone)

Comments

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

See attached narrative for a description of the need.

See attached waiver request to Subdivision Regulation 4.2.6.

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: Barbara B. Dwyer-Greene
(Parcel A)

Signature of property owner: Blaine Cox
(Parcel B)

DocuSigned by: Blaine Cox
Date: 11/25/2020
City Manager

Signature of agent: McNamara, David
Date: 11/30/2020

Digitally signed by McNamara, David
Date: 2020.11.17 10:25:21 -05'00'

Date: 11/17/2020



Memo

To:	City of Rochester Planning Board	From:	David McNamara, PE Auburn, NH
File:	Lot Line Revision Narrative - Map 121, Lot 226	Date:	September 21, 2020

Reference: Lot Line Revision Narrative

This Lot Line Revision proposal is resulting from the Strafford Square Intersection Improvements Project being undertaken by the City of Rochester. The intent of the project is to improve safety and circulation for all users of the roadway network in vicinity of the intersection of Washington Street, Walnut Street, and North Main Street, known as Strafford Square. The intersection is proposed to be reconstructed as a modern multi-lane roundabout.

As part of the proposed roadway improvements, the property at #168 North Main Street (Map 121, Lot 226) will be impacted and require a small sliver acquisition to accommodate a new sidewalk.

The land acquisition has been agreed to by the property owner.

There are no proposed changes to utilities, drives, or other property elements due to the lot line adjustments.

Stantec Consulting Services Inc.

David McNamara P.E.
Project Manager

Phone: 603 263 4653
Fax: 603 669 7636
David.McNamara@stantec.com

Attachment:

c.



Application for Waiver from Regulation

City of Rochester, New Hampshire

Project name _____Strafford Square Intersection Improvements_

Case # _____

Subdivision: _____ Lot line revision: __x__ Site Plan: _____ Minor Site Plan: _____

Section and subsection of the Subdivision Regulations from which the waiver is requested (including identifying number, title, and description of provision):

_____Regulation 4.2.6_____

OR - Article, section, and subsection of the Site Plan Regulations from which the waiver is requested (including identifying number, title, and description of provision):

Reason/justification(s) for waiver request _____

____Right of Way lines that are relevant to the lot line adjustment were surveyed. Full property surveys were not included as part of this project. Impacted existing lot lines have been surveyed for this parcel, and are shown.

Name of applicant or agent filling out this form _____Stantec Consulting, Inc._____

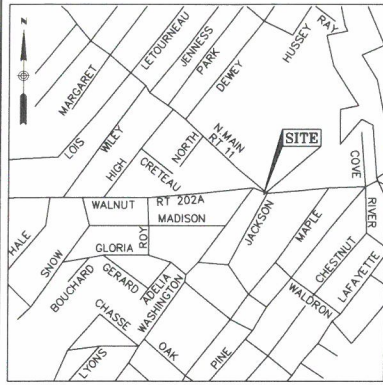
Applicant? _____ Agent? __x__ Today's date _____9/21/20_____

----- Office use below -----

Waiver approved: _____ Waiver denied: _____

Comments: _____

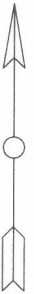
Signature: _____ Date: _____



LOCUS MAP
(1"=900')

FOR USE OF REGISTER OF DEEDS

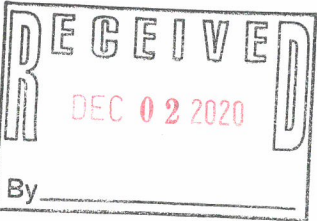
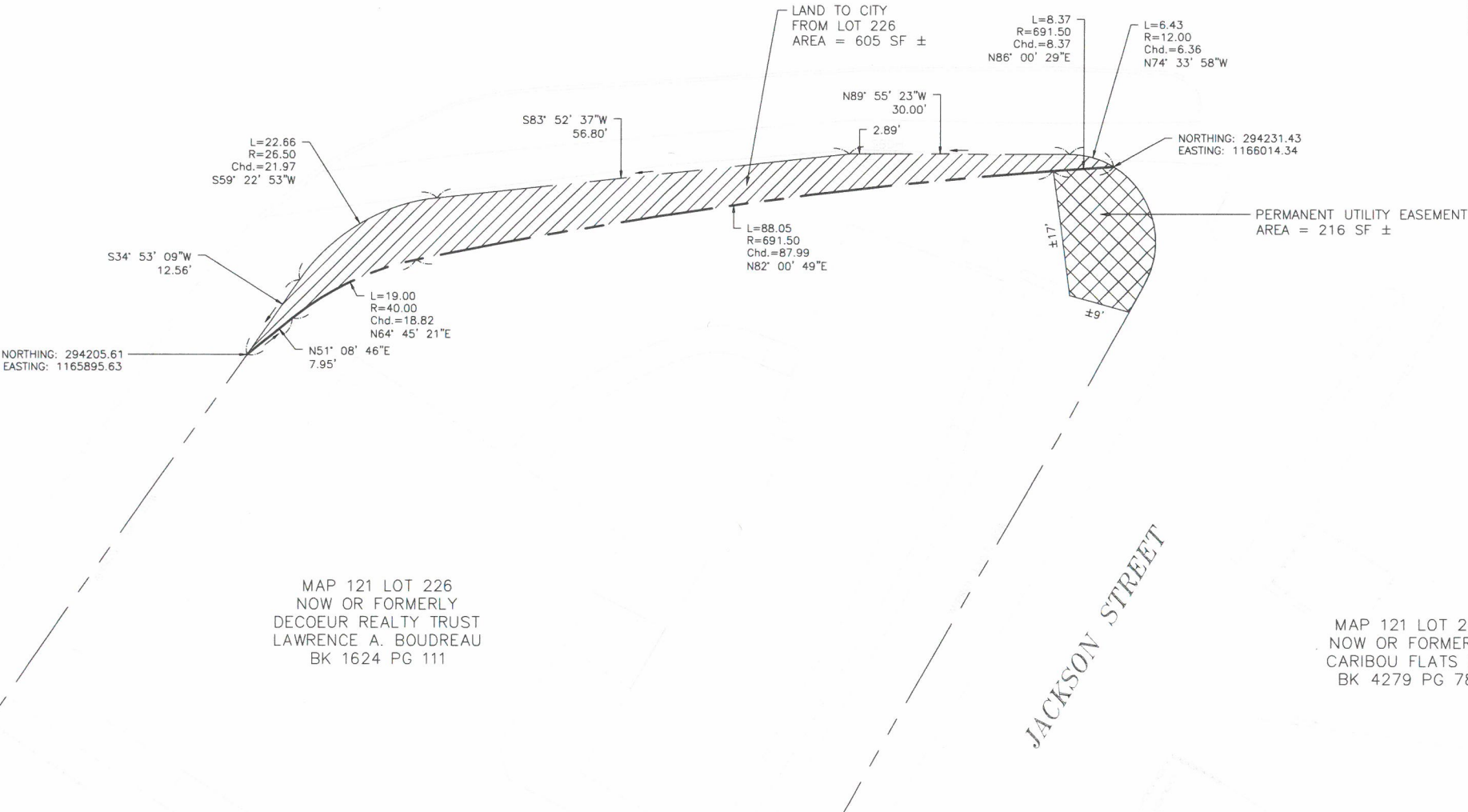
- NOTES
1. THE INTENT OF THIS PLAN IS TO SHOW A TAKING TO BENEFIT THE CITY OF ROCHESTER FOR THE STRAFFORD SQUARE ROUNDABOUT PROJECT FOR MAP 121 LOT 226.
MAP 121, LOT 226
CURRENT OWNER:
DECOEUR REALTY TRUST LAWRENCE A. BOUDREAU
EXISTING LOT AREA: 11,326± SF
POST ACQUISITION LOT AREA: 10,721± SF
 2. THIS PARCEL IS ZONED DOWNTOWN COMMERCIAL, AND IS IN THE SPECIAL DOWNTOWN OVERLAY DISTRICT.
 3. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY REAL TIME KINEMATIC TECHNIQUES USING CORRECTIONS FROM THE LEICA SPIDER NETWORK.



NORTH MAIN STREET

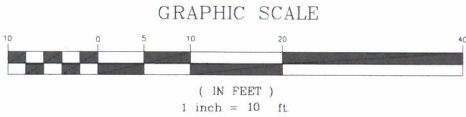
WASHINGTON STREET

JACKSON STREET



LEGEND

---	ABUTTERS LOT LINE
---	NEW RIGHT OF WAY LINE
---	EXIST. RIGHT OF WAY LINE
---	PERMANENT EASEMENT LINE



REVISION

DATE	DESCRIPTION
---/---/---	---

TAKING PLAN
MAP 121 LOT 226
ROCHESTER, NEW HAMPSHIRE
PREPARED FOR
THE CITY OF ROCHESTER

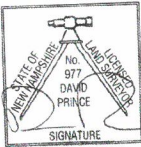


WSP USA Inc.
9 Executive Park Dr. Suite 101
Merrimack, NH 03054
603.595.7900

Drawn By	TJG (STN)	Date	OCTOBER 28, 2020	Job No.	190070C
Surveyed By	WP/MK	Checked By	DPP	Scale	1" = 10'
Book No.	N-270	Sheet No.	1 OF 1		

CERTIFICATION:
"I CERTIFY THAT THE STREET LINES AND PHYSICAL FEATURES SHOWN HEREON ARE ACCURATE AND TRUE TO THE BEST OF MY KNOWLEDGE."

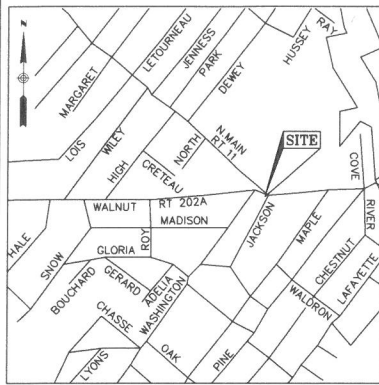
DATE: OCTOBER 28, 2020



MAP 121 LOT 225
NOW OR FORMERLY
MICHAEL D. & LAURA M. JONES
BK 3680 PG 863

DAVID PRINCE, LLS
REG. NO. 977
WSP USA, Inc.
9 EXECUTIVE PARK DRIVE
MERRIMACK, NEW HAMPSHIRE

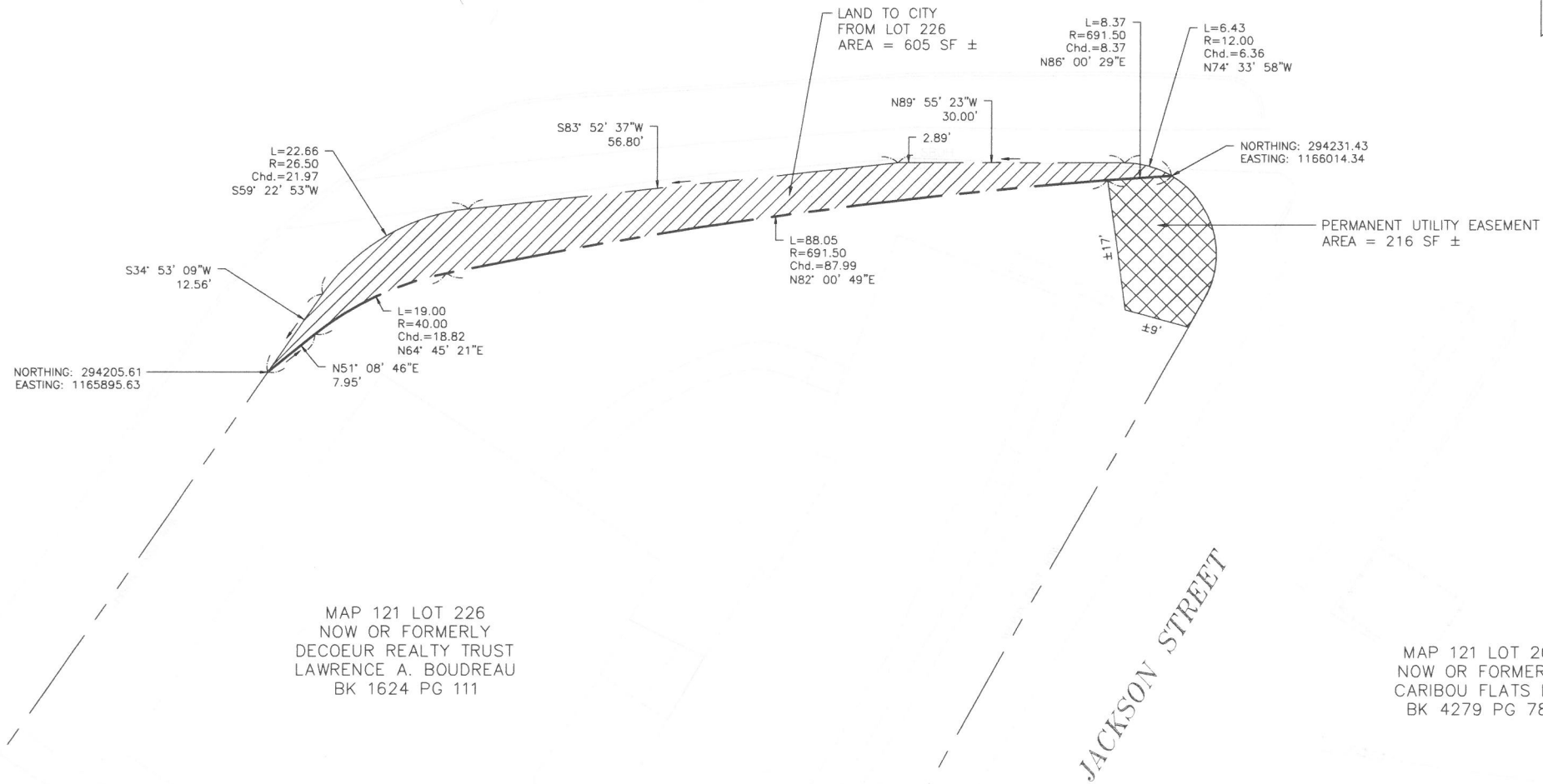
MAP 121 LOT 207
NOW OR FORMERLY
ALLAN G. STEWART TRUST
BK 1777 PG 68



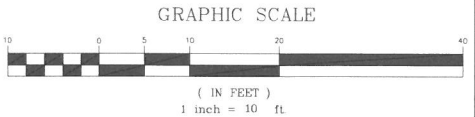
LOCUS MAP
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FOR USE OF REGISTER OF DEEDS

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- LEGEND
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 - NEW RIGHT OF WAY LINE
 - EXIST. RIGHT OF WAY LINE
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REVISION	
DATE	DESCRIPTION

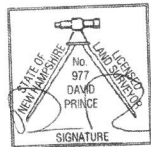
TAKING PLAN
MAP 121 LOT 226
ROCHESTER, NEW HAMPSHIRE
PREPARED FOR
THE CITY OF ROCHESTER

wsp
WSP USA Inc.
9 Executive Park Dr. Suite 101
Merrimack, NH 03054
603.595.7900

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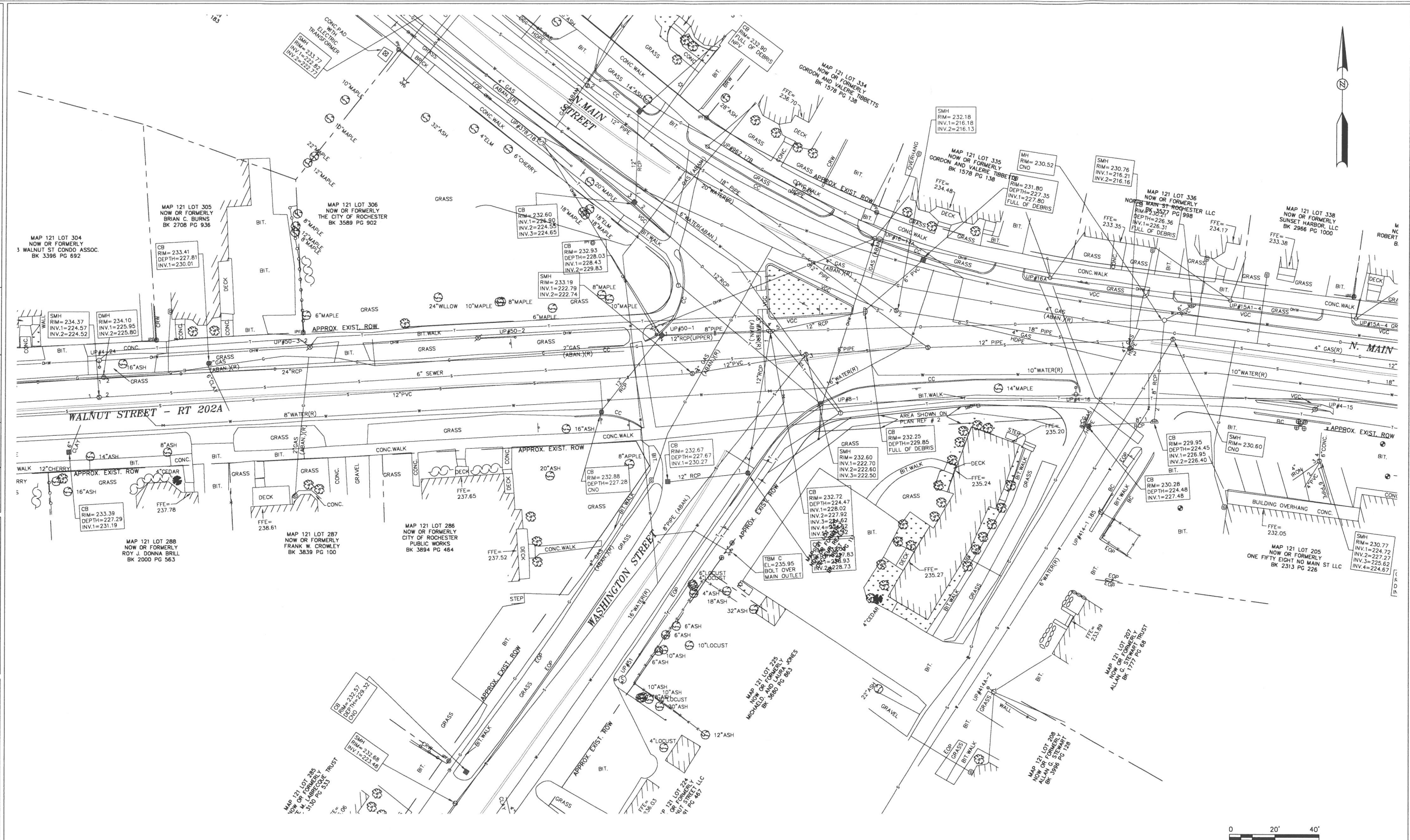
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MAP 121 LOT 207
NOW OR FORMERLY
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14530_ROWPlans.dwg

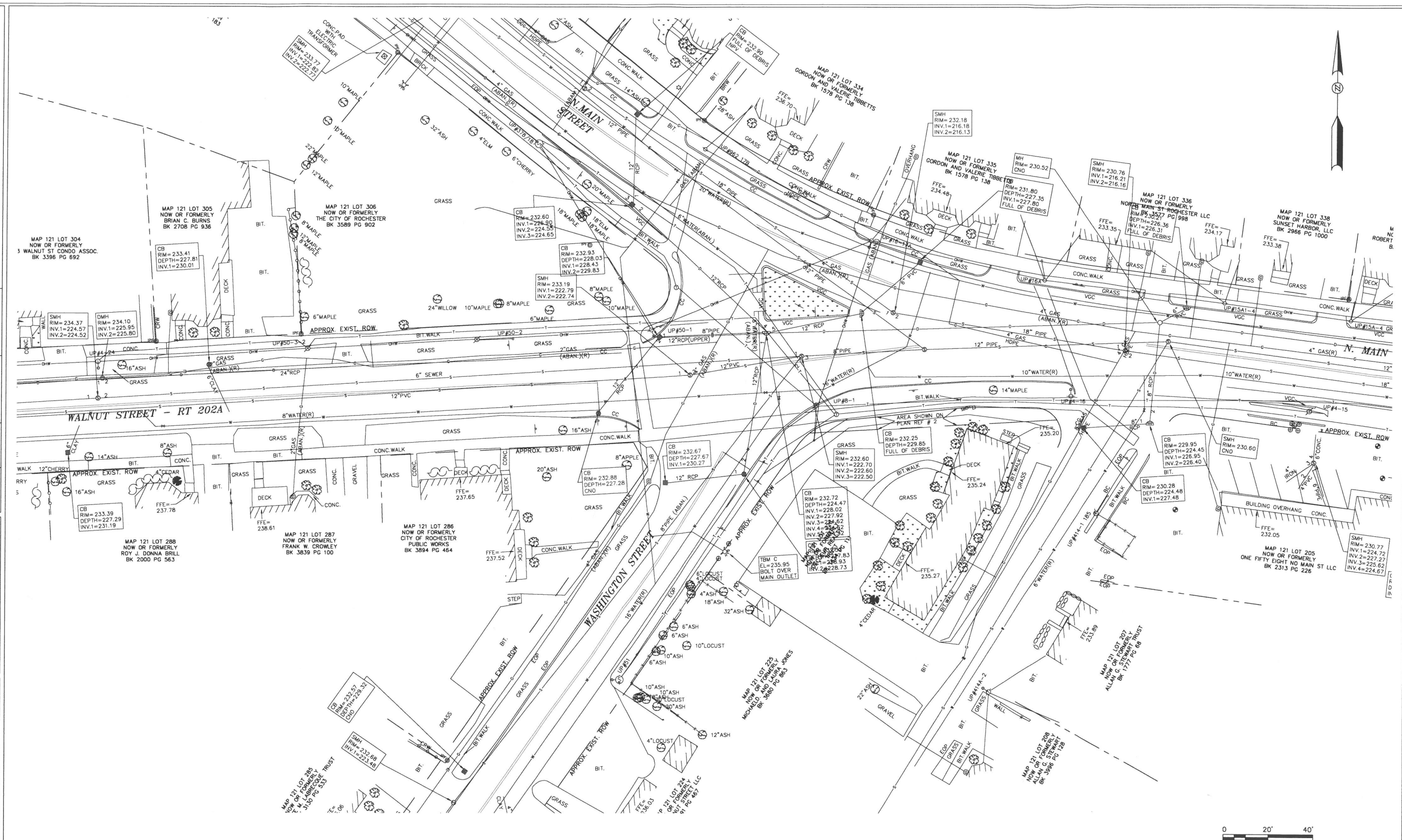
SDR PROCESSED	REVISIONS AFTER PROPOSAL			
	NUMBER	DATE	STATION	DESCRIPTION
NEW DESIGN	NOTESBOOKS			
	BOOK	PAGE	BOOK	PAGE
SHEET CHECKED	DATE			
	TJC	08/20	DEM	08/20
AS BUILT DETAILS	DATE			



CITY OF ROCHESTER			
PUBLIC WORKS DEPARTMENT			
EXISTING CONDITIONS			
FEDERAL PROJECT NO.	STATE PROJECT NO.	SHEET NO.	TOTAL SHEETS
X-A000(320)	14530	-	61



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