



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

Date: January 19, 2020 [office use only. Check # \_\_\_\_\_ amount \$ \_\_\_\_\_ date \_\_\_\_\_ ]

**Property information**

Tax map #: 246; lot #(s): 24 & 24-4; zoning district: R1

Property address/location: 92 & 86 Chesley Hill Road

Name of project (if applicable): Thone

**Property owner – Parcel A**

Name (include name of individual): Dorothy K. Thone

Mailing address: 92 Chesely Hill Road, Rochester, NH 03839

Telephone #: 603-833-3139 Email: joelthone6@gmail.com

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

Name (include name of individual): same

Mailing address: \_\_\_\_\_

Telephone #: \_\_\_\_\_ Email: \_\_\_\_\_

**Surveyor**

Name (include name of individual): Berry Surveying & Engineering Kenneth A. Berry

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 to have a strait line from the road to the existing stonewall

Will any encroachments result? No

(Continued Lot Line Revision application Tax Map: 246 Lot: 24 & 24-1 Zone R-1)

## Comments

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

See attached narrative

## 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: er: Dorothy K. Thone [Redacted]  
(Parcel A)

Date: 1-19-21

Signature of property owner: \_\_\_\_\_  
(Parcel B)

Date: \_\_\_\_\_

Signature of agent: 

Date: 1-15-21

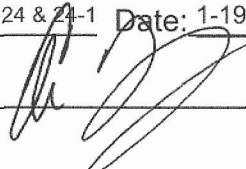
## **Lot Line Revision Checklist**

*\*To be filled out by applicant/agent (with notes to be inserted by staff)*

See regulations for other specific requirements

City of Rochester Planning & Development Department

Project Name: Thone Lot Line Revision Map: 246 Lot: 24 & 24-1 Date: 1-19-21

Applicant/agent: Berry Surveying & Engineering Signature: 

(Staff review by: \_\_\_\_\_ Date: \_\_\_\_\_)

### **General items**

	Yes	No	N/A	Waiver Requested	Comments
<u>4</u> sets completed application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Total application fee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>4</u> copies of narrative	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>3</u> sets of full-size plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>2</u> sets of 11 X 17 reductions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Completed abutters list	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Copy of existing covenants, easements, and deed restrictions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

### **Plan Information**

Basic information including:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Name of project					_____
• Date					_____
• North arrow					_____
• Scale					_____
• Legend					_____
• Revision block					_____
• Vicinity sketch - not less than 1" = 1,000					_____
Name and address of developer/applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Name, stamp, and NH license # of land surveyor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

### **General items Continued**

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

### **Platting**

Clear delineation of area affected by lot line revision	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Surveyed property lines including:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• existing and proposed bearings					
• existing and proposed distances					
• monuments					
• benchmarks					
Existing & proposed square footage for each lot	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Show all of the following within 100 feet of the affected area.

**Topographic Features**

	Yes	No	N/A	Waiver Requested	Comments
Existing buildings/structures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing driveways and access points	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Water features (ponds, streams)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	None in the area of concern
Wetlands	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	None in the area of concern
Statement whether located in flood area, and, if so, 100 year flood elevation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**Utilities**

Show all of the following within 100 feet of the affected area

Water lines/well (with protective radius)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	City Water
Sewer lines/septic system and leach field	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See Tax Map Sketch with EDA areas
Electric (overhead or underground)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Telephone/cable TV	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas lines	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

**Additional Comments:**

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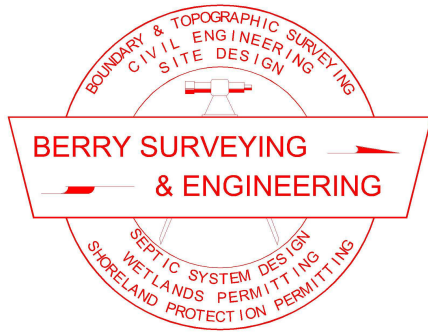


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## **BERRY SURVEYING & ENGINEERING**

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

[www.BerrySurveying.Com](http://www.BerrySurveying.Com)

[crberry@metrocast.net](mailto:crberry@metrocast.net)

City of Rochester Planning Board  
Attention: Chief Planner, Seth Creighton  
33 Wakefield Street  
Rochester, NH 03867,

January 19, 2021

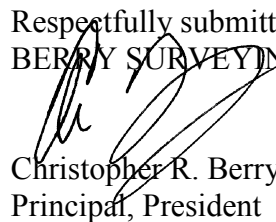
Re: Dorothy K. Thone  
Lot Line Revision  
92 Chesley Hill Road  
Rochester, NH 03867  
Tax Map 246, Lot 24

Mr. Creighton,

On behalf of our client, Dorothy K. Thone, Berry Surveying & Engineering (BS&E) is submitting for Planning Board, a lot line revision between two parcels she owns on Chesley Hill road. Tax Map 246, Lots 24 & 24-1

The area to be transferred is 3,658 square feet from Lot 24-1 to Lot 24. The revision is to simply the boundary between the two parcels. The transfer does not affect any utilities and does not cause there to be any encroachments on either property.

Respectfully submitted,  
BERRY SURVEYING & ENGINEERING

  
Christopher R. Berry, SIT  
Principal, President

ADDITIONAL ABUTTERS:

N/F CITY OF ROCHESTER  
31 WAKEFIELD STREET  
ROCHESTER, NH 03839  
TAX MAP 246 LOT 20  
S.C.R.D. BOOK 983, PAGE 571  
VACANT LAND

N/F OCW RETAIL ROCHESTER LLC  
CO WILDER COMPANY  
800 BOYLSTON ST.  
SUITE 1300 PRU  
BOSTON, MA 02199  
TAX MAP 246 LOT 21  
S.C.R.D. BOOK 3525, PAGE 855  
VACANT LAND

N/F OCW RETAIL ROCHESTER LLC  
CO WILDER COMPANY  
800 BOYLSTON ST.  
SUITE 1300 PRU  
BOSTON, MA 02199  
TAX MAP 130 LOT 38  
S.C.R.D. BOOK 3525, PAGE 855  
COMMERCIAL USE

N/F HOMELESS CENTER FOR STRAFFORD COUNTY  
9 ISINGLASS DRIVE  
PO BOX 7306  
ROCHESTER, NH 03839  
TAX MAP 246 LOT 22  
S.C.R.D. BOOK 4748, PAGE 605  
HC ZONE COMMERCIAL USE APPROVED

N/F RHEAUME, JACOB & KATELYN  
62 CHESLEY HILL ROAD  
ROCHESTER, NH 03839  
TAX MAP 246 LOT 24-1  
S.C.R.D. BOOK 4696, PAGE 774  
RESIDENTIAL USE

N/F ST. LAURENT, PAUL JR.  
960 COLUMBIA TER.  
PORT CHARLOTTE, FL 33948  
56 CHESLEY HILL ROAD  
TAX MAP 246 LOT 23  
S.C.R.D. BOOK 2288, PAGE 329  
RESIDENTIAL USE

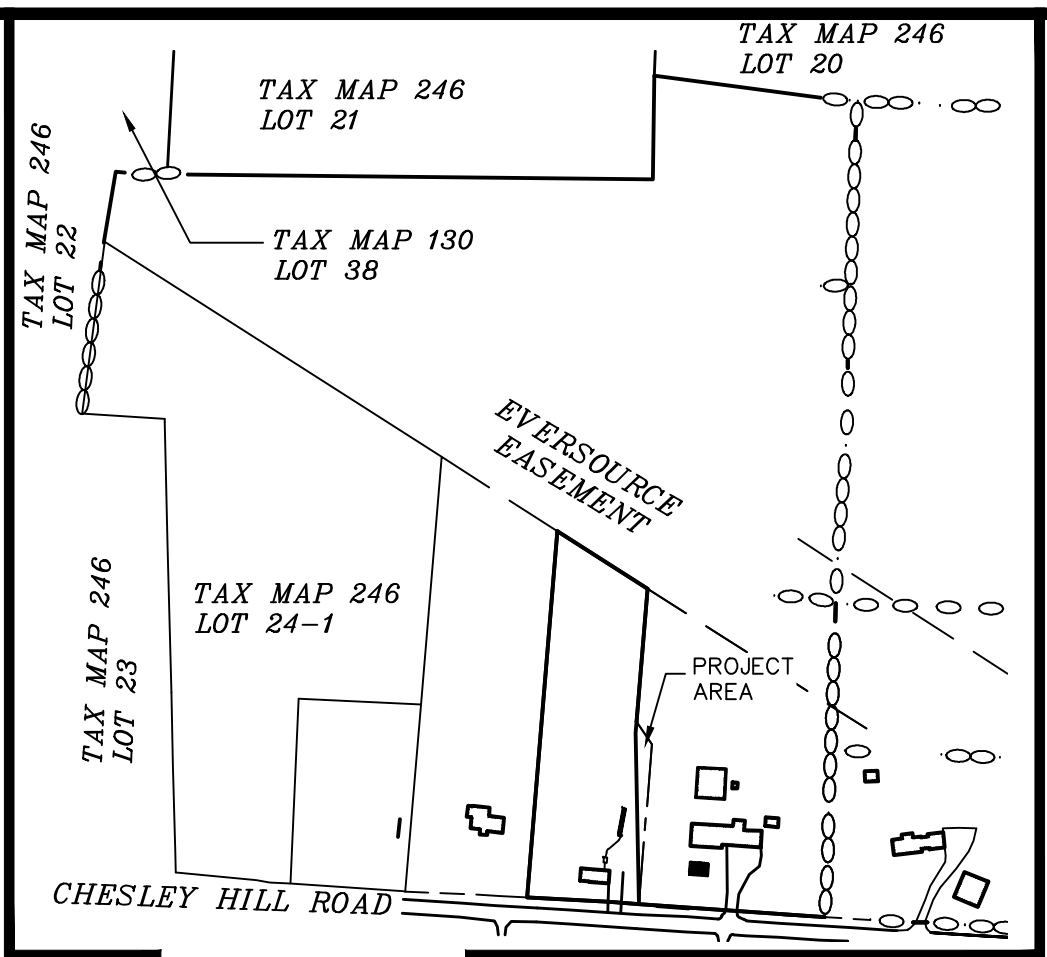
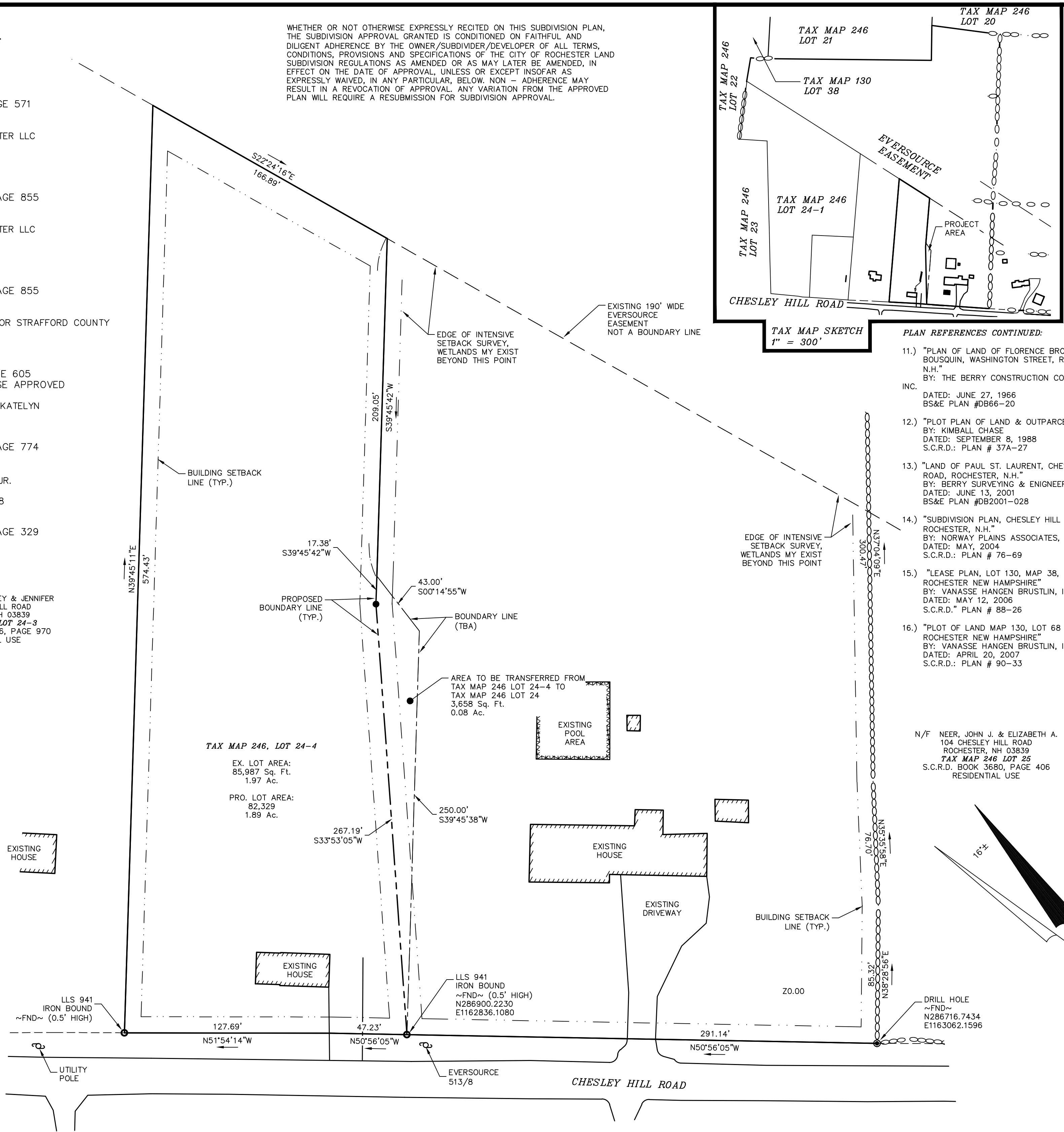
N/F GOODSELL, CASEY & JENNIFER  
74 CHESLEY HILL ROAD  
ROCHESTER, NH 03839  
TAX MAP 246 LOT 24-3  
S.C.R.D. BOOK 4726, PAGE 970  
RESIDENTIAL USE

N/F GILBERT, DONALD J. & RUTH E.  
75 CHESLEY HILL ROAD  
ROCHESTER, NH 03839  
TAX MAP 246 LOT 33  
S.C.R.D. BOOK 960, PAGE 474  
RESIDENTIAL USE

N/F PLANTE, SARAH B.  
89 CHESLEY HILL ROAD  
ROCHESTER, NH 03839-5500  
TAX MAP 246 LOT 32-1  
S.C.R.D. BOOK 4675, PAGE 556  
RESIDENTIAL USE

N/F DUBOIS, DAVID & LINDA  
3 WHITMAN DRIVE  
ROCHESTER, NH 03839-5434  
TAX MAP 246 LOT 32-2  
S.C.R.D. BOOK 4616, PAGE 931  
RESIDENTIAL USE

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



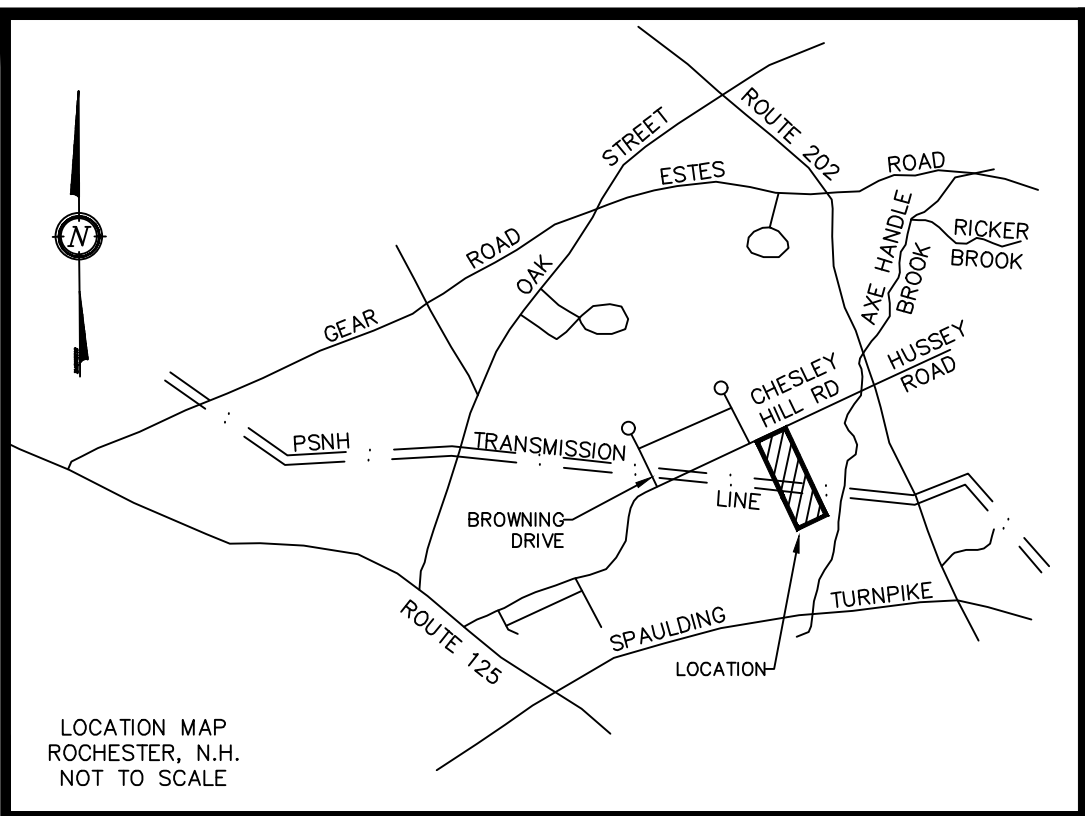
PLAN REFERENCES CONTINUED:

- "PLAN OF LAND OF FLORENCE BROOK BOUSQUIN, WASHINGTON STREET, ROCHESTER, N.H." BY: THE BERRY CONSTRUCTION COMPANY, INC. DATED: JUNE 27, 1966 BS&E PLAN #DB66-20
- "PLOT PLAN OF LAND & OUTPARCELS" BY: KIMBALL CHASE DATED: SEPTEMBER 8, 1988 S.C.R.D.: PLAN # 37A-27
- "LAND OF PAUL ST. LAURENT, CHESLEY HILL ROAD, ROCHESTER, N.H." BY: BERRY SURVEYING & ENGINEERING DATED: JUNE 13, 2001 BS&E PLAN #DB2001-028
- "SUBDIVISION PLAN, CHESLEY HILL ROAD, ROCHESTER, N.H." BY: NORWAY PLAINS ASSOCIATES, INC. DATED: MAY, 2004 S.C.R.D.: PLAN # 76-69
- "LEASE PLAN, LOT 130, MAP 38, IN ROCHESTER NEW HAMPSHIRE" BY: VANASSE HANGEN BRUSTLIN, INC. DATED: MAY 12, 2006 S.C.R.D.: PLAN # 88-26
- "PLOT OF LAND MAP 130, LOT 68 IN ROCHESTER NEW HAMPSHIRE" BY: VANASSE HANGEN BRUSTLIN, INC. DATED: APRIL 20, 2007 S.C.R.D.: PLAN # 90-33

N/F NEER, JOHN J. & ELIZABETH A.  
104 CHESLEY HILL ROAD  
ROCHESTER, NH 03839  
TAX MAP 246 LOT 25  
S.C.R.D. BOOK 3680, PAGE 406  
RESIDENTIAL USE

PLAN REFERENCES:

- "SUBDIVISION PLAN OF LAND ON CHESLEY - HILL - ROAD, ROCHESTER, N.H. FOR RONALD P. LAVALLEE" BY: JOHN N. RANAGAN DATED: NOVEMBER 13, 1971 S.C.R.D.: POCKET 9, FOLDER 1, NUMBER 4
- "SUBDIVISION OF LAND, ROCHESTER, N.H., FOR VINCENT J. & LAVERGNE T. DENOBILE" BY: J.W. DURGIN ASSOCIATES, INC. DATED: JANUARY 24, 1986 S.C.R.D.: PLAN # 29-18
- "SUBDIVISION OF LAND, ROCHESTER, N.H., FOR VINCENT J. & LAVERGNE T. DENOBILE" BY: DOUGET SURVEY INC. DATED: JULY 1986 S.C.R.D.: PLAN # 29A-74
- "SUBDIVISION PLAN, 128 CHESLEY HILL ROAD, TAX MAP 246, LOT 26, ROCHESTER, NH, FOR JAN L. JONES" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: JANUARY 2005 S.C.R.D.: PLAN # 80-6
- "LOT LINE ADJUSTMENT & SUBDIVISION PLAN PREPARED FOR DOROTHY K. THONE & JACOB & KATELYN RHEAUME OF LANDS IDENTIFIED AS TAX MAP 246 LOTS 24, 24-1 FOR LANDS LOCATED ON CHESLEY HILL ROAD CITY OF ROCHESTER, COUNTY OF STRAFFORD STATE OF NEW HAMPSHIRE" BY: JASON POHOPEK DATED: MAY 30, 2018 S.C.R.D.: PLAN # 11939
- "SUBDIVISION PLAN BIRCHWOOD PONDS RESIDENTIAL DEVELOPMENT LAND OF MAKRIS REAL ESTATE DEVELOPMENT, LLC TAX MAP 137, LOTS 9,9-5, 9-6 & 10 CHESLEY HILL ROAD & DONALD STREET ROCHESTER, NEW HAMPSHIRE" BY: DOUGET SURVEY INC. DATED: JANUARY 9, 2017 S.C.R.D.: PLAN # 117-085
- "PLAN OF LAND OF NORMAND A. RAMSEY FOUNDATION CHESLEY HILL ROAD, DONALD STREET, NORMAN STREET & RAMSEY DRIVE ROCHESTER, NEW HAMPSHIRE" BY: DOUGET SURVEY INC. DATED: MARCH 11, 2016 S.C.R.D.: PLAN # 111-039
- "PROPOSED MAJOR SUBDIVISION FOR MORGAN RYAN REALITY TRUST CHESLEY HILL ROAD ROCHESTER, N.H." BY: BERRY SURVEYING & ENGINEERING DATED: AUGUST 6, 2002 S.C.R.D. PLAN # 75-10 FILE NO. DB 2002-108
- "OVERVIEW SUBDIVISION PLAN, LAND OF JOHN J. & ELIZABETH A. NEER, 104 CHESLEY HILL ROAD, ROCHESTER, N.H., TAX MAP 246, LOT 25" BY: BERRY SURVEYING & ENGINEERING DATED: MARCH 10, 2020 S.C.R.D. PLAN # 12126 FILE NO. DB 2020-007
- "DETAIL SUBDIVISION PLAN, LAND OF JOHN J. & ELIZABETH A. NEER, 104 CHESLEY HILL ROAD, ROCHESTER, N.H., TAX MAP 246, LOT 25" BY: BERRY SURVEYING & ENGINEERING DATED: MARCH 10, 2020 S.C.R.D. PLAN 12127 FILE NO. DB 2020-007



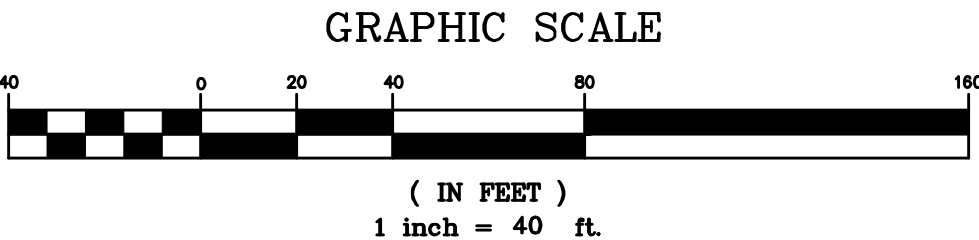
NOTES:

- OWNER: DOROTHY K. THONE 92 CHESLEY HILL ROAD ROCHESTER, NH 03839
- TAX MAP 246, LOT 24
- EX. LOT AREA: 771,012 Sq. Ft.±, 17.7 Ac.± PRO. LOT AREA: 774,670 Sq. Ft.±, 17.7 Ac.±
- S.C.R.D. BOOK 1751, PAGE 345
- OWNER: DOROTHY K. THONE 92 CHESLEY HILL ROAD ROCHESTER, NH 03839
- TAX MAP 246, LOT 24-4
- EX. LOT AREA: 85,987 Sq. Ft.±, 1.97 Ac.± PRO. LOT AREA: 82,328 Sq. Ft.±, 1.89 Ac.±
- S.C.R.D. BOOK 1751, PAGE 345
- ZONING: R1 / RESIDENTIAL-1 DISTRICT: FRONTAGE ~ 100.0' MINIMUM LOT SIZE ~ 10,000 Sq. Ft. FRONT SETBACK ~ 10.0' REAR SETBACK ~ 20.0' SIDE SETBACK ~ 10.0' DRIVEWAY SETBACK ~ 5.0' FROM SIDE MAX. LOT COVERAGE ~ 35% MAX. BUILDING FOOTPRINT ~ 30% MAX. BUILDING HEIGHT ~ 35.0'
- I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY #330150, MAP #330170021D, DATED MAY 17, 2005.
- VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN JANUARY OF 2020, WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000
- THE INTENT OF THIS PLAN SET IS TO REVISE THE LOT LINE BETWEEN TAX MAP 246 LOT 24 AND 24-4.
- THIS IS A ONE SHEET PLAN SET TO BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. FOR MORE INFORMATION ON THIS LOT LINE REVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 335-1338.
- EACH LOT WILL CONTINUE TO CONTAIN 3,000 Sq.Ft. OF BUILDABLE LAND.
- PORTIONS OF THE SUBJECT PARCEL ARE WITHIN CURRENT LAND USE. THE APPLICANT IS TO WORK WITH THE ASSESSING DEPARTMENT TO DETERMINE WHAT LAND USE CHANGE IS APPLICABLE.

LEGEND:

- 3/4" REBAR W/ ID CAP (TBS)
- IRON PIPE (FND)
- IRON BOUND/REBAR (FND)
- DRILL HOLE (FND OR SET)
- UTILITY POLE
- PROPOSED BOUNDARY LINE
- BOUNDARY LINE, TO BE ABANDONED
- BUILDING SETBACK LINE
- EXISTING EASEMENT LINE
- STONE WALL

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 -  
KENNETH A. BERRY LLS 805 DATE

REVISION	DATE	DESCRIPTION

LOT LINE ADJUSTMENT PLAN  
LAND OF  
DOROTHY K. THONE  
92 CHESLEY HILL ROAD  
ROCHESTER, NH  
TAX MAP 246, LOT 24 & 24-4

BERRY SURVEYING & ENGINEERING  
335 SECOND CROWN POINT ROAD  
BARRINGTON, NH 03825 (603)332-2863  
SCALE: 1 IN. EQUALS 40 FT.  
DATE : JANUARY 13, 2021  
FILE NO. : DB 2020 - 134

STATE OF NEW HAMPSHIRE  
No. 805  
KENNETH A. BERRY  
LICENSED LAND SURVEYOR  
SIGNATURE