

LOT LINE REVISION APPLICATION
City of Rochester, New Hampshire

Date: 05-16-22 [office use only. Check # _____ amount \$ _____ date _____]

Property information

Tax Map 211, Lot 7-1 & Tax Map 211, Lot 7-2 zoning district: Agricultural (A)

Property address/location: 185 & 187 Salmon Falls Road, Rochester, NH

Property owner – Parcel A (Tax Map 211, Lot 7-1)

Name: Jeffrey & Nikki Metayer

Mailing address: 812 Salmon Falls Road, Rochester, NH 03868-5920

Telephone #: 603-923-9030 Email: jeffsauto4@yahoo.com

Property owner – Parcel B (Tax Map 211, Lot 7-2)

Same as Parcel A

Surveyor

Name: Joel D. Runnals, Norway Plains Associates, Inc.

Mailing address: PO Box 249, Rochester, NH 03866

Telephone #: 603-335-3948

Email address: jrunnals@norwayplains.com Professional license #: NHLLS 685

Proposed project

What is the purpose of the lot line revision?

To allow Lot 7-1 to have 150' of frontage.

Will any encroachments result? No

Comments:

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

See enclosed Narrative.

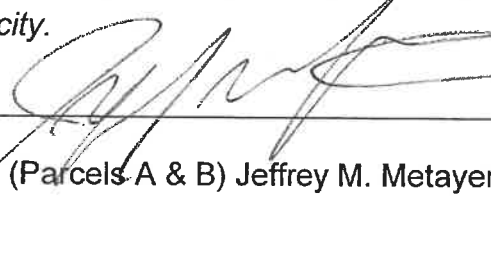
Waivers: same as the subdivision requests.

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:

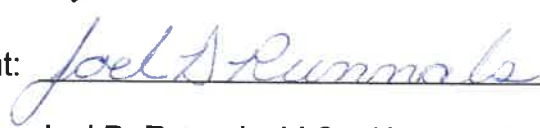


(Parcels A & B) Jeffrey M. Metayer

05-16-22

Date:

Signature of agent:



Joel D. Runnals, LLS – Norway Plains Associates Inc.

05-16-22

Date:

NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

P.O. Box 249
Continental Blvd. (0367)
Rochester, NH 03866-0249
Phone: (603) 335-3948 / (800) 479-3948
www.norwayplains.com



P. O. Box 268
31 Mooney Street
Alton, NH 03809
Phone & Fax: (603) 875-3948

May 16, 2022

Mr. Ryan O'Connor, Chief Planner
City of Rochester Dept. of Planning & Development
33 Wakefield Street
Rochester, NH 03867

RE: NARRATIVE –

**Proposed Lot Line Revision between Tax Map 211, Lot 7-1 and Lot 7-2
Proposed Two (2) Lot Subdivision of Tax Map 211, Lot 7-1
185 and 187 Salmon Falls Road, Rochester, NH
Owners, Jeffrey M. & Nikki M. Metayer**

Dear Mr. O'Connor,

Jeffrey & Nikki Metayer wish to subdivide their property located at 185 Salmon Falls Road, Tax Map 211, Lot 7-1 (29.5 +/- acres), into two lots. Lot 7-1 new area will be 29.0+/- acres. Lot 7-3 area will be 24,680 sf / 0.57 acres.

As part of the subdivision we are proposing a Lot Line Revision between Lots 7-1 and 7-2. This proposal is to increase the frontage of Lot 7-1 to 150'. Both Lots are currently owned by the Jeff and Nikki Metayer.

The proposed plan shows lots 7-1 and 7-2 with dwellings, accessory buildings, and driveways. The lots shall be serviced by municipal water and sewer. The topography of the lot is very minimum so spot elevations are shown. Wetlands on the proposed parcel were delineated by Marc Jacobs, CWS in March of 2022.

The properties are in the Agricultural zone and will abide by the required dimensional standards.

Thank you for your consideration in this matter.

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

Joel D. Runnals, LLS
jrunnals@norwayplains.com

TAX MAP 211
LOT 22

TAX MAP 211
LOT 23

TAX MAP 211
LOT 34

SALMON FALLS ROAD

PROPOSED

BULL DOZER 31

GENERAL PLAN NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 211, LOT 7-1 CREATING ONE NEW LOT 7-3. 2. TO PERFORM A LOT LINE REVISION BETWEEN LOTS 7-1 AND 7-2.
2. DIMENSIONAL STANDARDS.
ZONE (C0D) CONSERVATION OVERLAY DISTRICT.
ZONE (AG) AGRICULTURAL DISTRICT (WITH MUNICIPAL WATER & SEWER).
LOT SIZE= 20,000 SF; FRONTAGE= 150', FYE 20', SY= 10', RYE 20'
3. LOT AREAS:
TAX MAP 211, LOT 7-1: OLD AREA= 29.3 +/- acres
PROPOSED AREA= 29.4 +/- acres
TAX MAP 211, LOT 7-2: OLD AREA= 20,137 sf / 0.46 acres
PROPOSED AREA= 21,587 sf / 0.50 acres
TAX MAP 211, LOT 7-3: PROPOSED AREA= 24,680 sf / 0.57 acres
BUILDABLE AREA= 3,100 sf
4. ORIENTATION: HORIZONTAL DATUM - ROCHESTER GIS / VERTICAL DATUM - NAVD8S.
5. LOTS ARE NOT LOCATED WITHIN (100% FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 33017C0212D EFFECTIVE ON 05-17-2005.
6. THE LOTS ARE SERVICED BY MUNICIPAL WATER AND SEWER SYSTEMS.
7. SOILS PER NRCS, (S B) SB SAUSGATUCK LOAMY SAND.
8. ALL PROPOSED UTILITIES MUST BE INSTALLED UNDERGROUND.
9. IN 2006, MAP 211 LOT 7 WAS SUBDIVIDED INTO MAP 211 LOT 7-1 AND MAP 211 LOT 7-2. IN 2008, THE ZBA GRANTED AN EQUITABLE WAIVER TO ALLOW A STRUCTURE 31.8 FEET FROM THE JURISDICTIONAL WETLAND WHERE 50 FEET IS REQUIRED. A SLAB HAD BEEN POURED AND MANUFACTURED HOME INSTALLED WITHOUT ANY PERMITS. THE SLAB IS IN THE WETLAND BUFFER. THE EXISTING GARAGE IS ALSO IN THE BUFFER AND WAS THERE PRIOR TO THE SUBDIVISION.
10. THE WETLAND BOUNDARIES ON LOT 7-1 ARE SHOWN ON REFERENCE PLAN 2.
WETLANDS ON LOT 7-2 WERE DELINEATED APRIL 2019 AND LOT 7-3 ON MARCH 2022.
11. NO ENCROACHMENTS WILL RESULT FROM THIS PROPOSED LOT LINE REVISION.
12. ANY FUTURE CONSTRUCTION WITHIN THE 50' WETLAND BUFFER WILL REQUIRE A CONDITIONAL USE PERMIT AND THE BUFFER SHALL BE FLAGGED PRIOR TO CONSTRUCTION.
13. A PORTION OF THE LAND IS IN CURRENT USE AND THE ASSESSING DEPARTMENT SHALL BE CONTACTED PRIOR TO CONSTRUCTION OR CHANGE IN USE
14. FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, ANNEX BUILDING, 33 WAKEFIELD STREET, ROCHESTER, NY 03867. (603) 335-1338.

REFERENCE PLANS:

1. "PLAN OF LAND IN ROCHESTER, N.H. PREPARED FOR NORTHERN LAND TRADERS, INC."
DATED JULY 13, 1972 BY ROBERT G. COLBROTH
S.C.R.D. PLAN 40-90
2. "SUBDIVISION PLAN, SALMON FALLS ROAD, ROCHESTER, NH FOR JEFFREY M. & NIKKI M. METAYER"
DATED DECEMBER 2005 BY NORWAY PLAINS ASSOCIATES, INC.
S.C.R.D. PLAN 85-65
3. "SUBDIVISION PLAN, 185 SALMON FALLS ROAD, ROCHESTER, STRAFFORD COUNTY, NEW HAMPSHIRE,
FOR JEFFREY M. & NIKKI M. METAYER"
DATED JULY 2020 BY NORWAY PLAINS ASSOCIATES, INC.
S.C.R.D. PLAN 12243

RECEIVED
MAY 17 2022
By _____

TAX MAP 211, LOT 7-1
OWNER OF RECORD:
JEFFREY M. & NIKKI M. METAYER
812 SALMON FALLS ROAD
ROCHESTER, NH 03868-5920
S.C.R.D. BOOK 3666, PAGE 874

LOT LINE REVISION
SUBDIVISION PLAN
185 & 187 SALMON FALLS ROAD
ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE

PREPARED FOR:
JEFFREY M. & NIKKI M. METAYER

SCALE: 1" = 30' APRIL 2022

REVISIONS:
05-07-22 ADDED LLR INFORMATION

ABITERS LIST		ADDRESS
MAP / LOT	COWNER'S NAME	
211 / 7-1	JEFFREY M. & NIKKI M. METAYER	812 SALMON FALLS ROAD, ROCHESTER, NH 03668
MAP / LOT	ABITERS NAME	ADDRESS
106 / 12	HOMESOWNERS OF KINGSLE DRIVE	KINGSLE DRIVE, ROCHESTER, NH 03667
210 / 154	NATHAN SMITH	SCRD BOOK 2707, PAGE 978 141 NORTHEAST POND ROAD, MILTON, NH 03851 SCRD BOOK 3159, PAGE 319
210 / 166	NATHAN SMITH	141 NORTHEAST POND ROAD, MILTON, NH 03851 SCRD BOOK 3159, PAGE 319
211 / 2	PHILIP STOCK	PO BOX 591, ROCHESTER, NH 03666 SCRD BOOK 4823, PAGE 706
211 / 5-2	GUY PAUL BEALDON	221 SALMON FALLS ROAD, ROCHESTER, NH 03668 SCRD BOOK 4521, PAGE 417
211 / 7	MOISES SANGHER	177 SALMON FALLS ROAD, ROCHESTER, NH 03668 SCRD BOOK 4652, PAGE 888
211 / 7-2	JEFFREY M. & NIKKI M. METAYER	812 SALMON FALLS ROAD, ROCHESTER, NH 03668
211 / 8	JERRY & JOYCE DESBIENS	169 SALMON FALLS ROAD, ROCHESTER, NH 03668 SCRD BOOK 2289, PAGE 383
211 / 9	NATHAN SMITH	141 NORTHEAST POND ROAD, MILTON, NH 03851 SCRD BOOK 3159, PAGE 319
211 / 22	HAROLD & JOSEPHINE JACOBS	518 PORTLAND STREET, ROCHESTER, NH 03667
211 / 23	RITA ANN HOWARD	181 SALMON FALLS ROAD, ROCHESTER, NH 03668
211 / 24	RICHARD BLOU	170 SALMON FALLS ROAD, ROCHESTER, NH 03668
211 / 25	ALAN & JESSICA COWELL	174 SALMON FALLS ROAD, ROCHESTER, NH 03668

CERTIFICATION NOTE: JURISDICTIONAL WETLANDS WITHIN THE AREA-OF-INTEREST DEPICTED WERE DELINEATED IN MAY 2020 BY MARG JACOBS, CERTIFIED WETLAND SCIENTIST NUMBER 0940, ACCORDING TO THE U.S. ARMY CORPS OF ENGINEERS' (USACE) REGIONAL GUIDANCE DOCUMENT, "MANUALLY THE 2015 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHERN AND NORTHEAST REGION: THE CODES OF ADMINISTRATIVE RULES, AN DEPARTMENT OF ENVIRONMENTAL SERVICES - WETLANDS AND SOILS AND CHAPTER 10 OF THE 2015 REGIONAL SUPPLEMENT TO THE DISTRICT OF THE CITY OF ROCHESTER ZONING. SOILS WERE EVALUATED UTILIZING THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4, APRIL 2019 AND THE FIELD CRITERIA OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8, 2016. THE 2015 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, THE U.S. ARMY CORPS OF ENGINEERS - NORTHERN AND NORTHEAST 2016 REGIONAL WETLAND PLANT LIST, CORPS OF SITE PLANS WHICH HAVE BEEN REVIEWED BY THE DISTRICT OF THE CITY OF ROCHESTER, STAMPED, SIGNED AND DATED. THIS NOTE HAS BEEN CUSTOMIZED FOR THIS PROJECT.



MARC E. JACOBS, C.W.S. 90

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.



WORLD BIODIVERSITY: A CONCERN

WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBMISSION PLAN, THE SUBMISSION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBMITTER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS, AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBMISSION 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 BE CONSIDERED A REVIATION AND AN APPLICATION APPROVAL

FINAL APPROVAL BY THE
ROCHESTER PLANNING BOARD ON _____
DATE _____
SIGNED BY _____ / _____ DATE _____
NAME POSITION

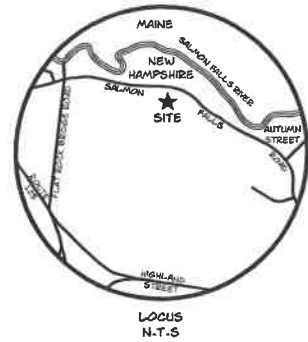
PRELIMINARY PRINT for APPLICATION SUBMITTAL 05-07-22

NORWAY PLAINS ASSOCIATES, INC.

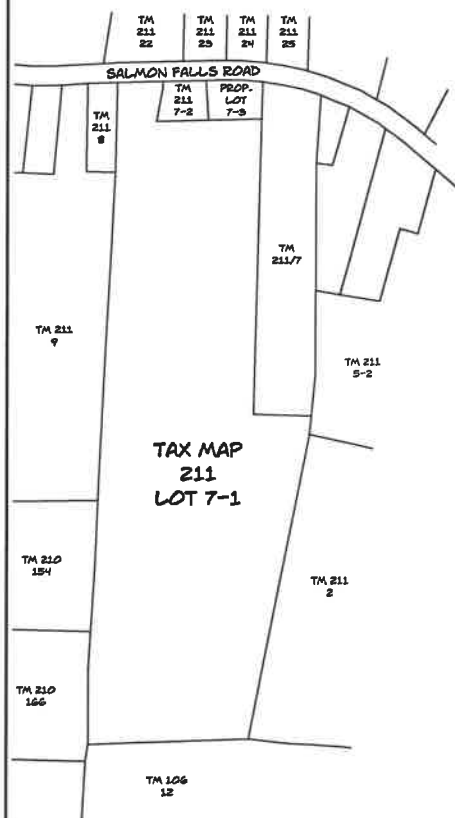
2 Continental Blvd., Rochester, N.H. 603-335-3948

FILE NO. 109
PLAN NO. C-3071-S
DWG NO. 16043-LDD\S-1

31 Mooney Street, Alton, N.H. 603-875-3948

TAX MAP 211
LOT 22TAX MAP 211
LOT 23TAX MAP 211
LOT 24

SALMON FALLS ROAD

TAX MAP
211
LOT 7-1TAX MAP SKETCH
1" = 300'TAX MAP 211
LOT 8TAX MAP 211
LOT 7-1TAX MAP 211
LOT 7

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DATED DECEMBER 2005 BY NORWAY PLAINS ASSOCIATES, INC.
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GRAPHIC SCALEREVISIONS:
05-07-22 ADDED LLR INFORMATION

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211 / 24	RICHARD BOKX	170 SALMON FALLS ROAD, ROCHESTER, NH 03868
211 / 25	ALAN & JESSICA COLUMBELL	194 SALMON FALLS ROAD, ROCHESTER, NH 03868

CERTIFICATION NOTE:
SUBJUNCTIONAL WETLANDS WITHIN THE AREA-OF-INTEREST DEPICTED WERE DELINEATED IN MAY 2020 BY MARC JACOBS, CERTIFIED WETLAND SCIENTIST NUMBER 090, ACCORDING TO THE STANDARDS OF THE U.S. ARMY CORPS OF ENGINEERS - WETLANDS DELINEATION MANUAL; THE 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL; NORTH-CENTRAL AND NORTHEAST REGION; THE CODE OF ADMINISTRATIVE RULES, NH DEPARTMENT OF ENVIRONMENTAL SERVICES - WETLANDS BUREAU - ENVIRONMENTAL 100-900 AND CHAPTER 42 - 42E.12 CONSERVATION OVERLAY DISTRICT OF THE CITY OF ROCHESTER ZONING. SOILS WERE EVALUATED UTILIZING THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4, APRIL 2019 AND THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8, 2016. THE INDICATOR STATUS OF VEGETATION AS HYDROPHYTIC WAS DETERMINED ACCORDING TO THE U.S. ARMY CORPS OF ENGINEERS - NORTH-CENTRAL AND NORTHEAST REGIONAL WETLAND PLANT LIST. COPIES OF SITE PLANS WHICH HAVE BEEN REVIEWED BY THE WETLAND SCIENTIST ARE INDIVIDUALLY STAMPED, SIGNED AND DATED. THIS NOTE HAS BEEN CUSTOMIZED FOR THIS PROJECT.



MARC E. JACOBS, C.W.S. 90

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JOEL D. RUNNALS, U.S. 865

2022

DATE

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