



LOT LINE REVISION APPLICATION
City of Rochester, New Hampshire

Date: 12/18/2021 [office use only. Check # _____ amount \$ _____ date _____]

Property information

Tax map #: 220 & 217 ; lot #'s: 4 & 34 ; zoning district: Agricultural

Property address/location: 11 & 51 Four Rod Road

Name of project (if applicable): Lot Line Adjustment

Property owner – Parcel A

Name (include name of individual): Grand View Camping Area c/o Robert Williams

Mailing address: 30 Bellevue Ave, Wakefield Ma 01880

Telephone #: 1-617-908-0698 Email: leisa@grandviewcamping.com

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

Name (include name of individual): Robert T Williams 1998 Family Trust c/o Robert Williams

Mailing address: 30 Bellevue Ave, Wakefield Ma 01880

Telephone #: 1-617-908-0698 Email: leisa@grandviewcamping.com

Surveyor

Name (include name of individual): James M O'Neil

Mailing address: 31 West Drive, Bedford, NH 03110

Telephone #: 603-714-6574 Fax #: N/A

Email address: jmolandsurvey@yahoo.com Professional license #: NH LLS # 928

Proposed project

What is the purpose of the lot line revision? The purpose of the adjustment is to bring the properties into conformity in regards to some camp sites on Map 217 lot 34 that belong with Map 220 Lot 4.

Will any encroachments result? No the adjustment will resolve any encroachments

(Continued Lot Line Revision application Tax Map: 220 & 217 Lot: 4 & 34 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: _____
(Parcel A)

Date: _____

Signature of property owner: _____
(Parcel B)

Date: _____

Signature of agent:  _____

Date: 12-23-21

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: Lot Line Adjustment Map: 220 & 217 Lot: 4 & 34 Date: 12/18/2021

Applicant/agent: James M O'Neil Signature: 

(Staff review by: _____ Date: 12-23-21)

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Wetlands	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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

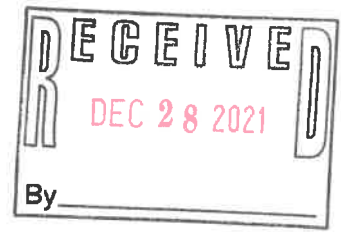
Show all of the following within 100 feet of the affected area

Water lines/well (with protective radius)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sewer lines/septic system and leach field	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Electric (overhead or underground)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Telephone/cable TV	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas lines	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Additional Comments:

December 27, 2021

Mr. Ryan O'Conner: Planner
Rochester Planning Department
City Hall Annex
33 Wakefield Street
Rochester, NH 03867



Re: Project Authorization
Williams Lot Line Adjustment
Map 200 Lot 4 & Map 217 Lot 34
11 & 51 Four Rod Road

I, Robert Williams, I hereby authorize James M. O'Neil to submit any necessary applications, plans, etc. on behalf of Grandview Camping Area, the Robert T. Williams 1998 Family Trust as well as myself to the City of Rochester. I also authorize Mr. O'Neil to represent the above for any internal meeting or Planning Board meetings.

Sincerely,

A handwritten signature in dark ink, appearing to read "Robert T. Williams", followed by a long horizontal line extending across the page.

Robert T. Williams

**James M. O'Neil LLC
Licensed Land Surveyor # 928
31 West Drive
Bedford NH 03110
603-471-1699**



December 23, 2021

Mr. Ryan O'Conner: Planner
Rochester Planning Department
City Hall Annex
33 Wakefield Street
Rochester, NH 03867

Re: Project Narrative
Williams Lot Line Adjustment
Map 200 Lot 4 & Map 217 Lot 34
11 51 Four Rod Road


On behalf of Robert Williams, I am submitting the attached Lot Line Adjustments plans for review and approval by the City of Rochester Planning Board.

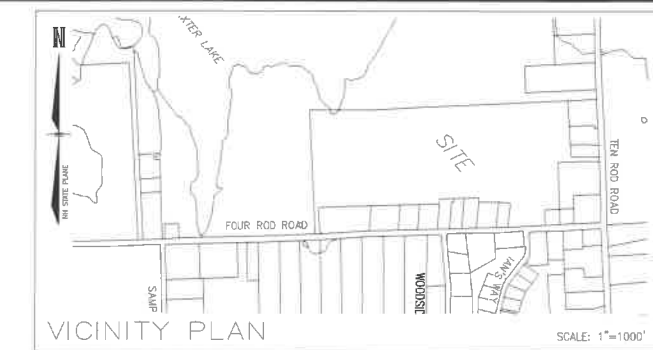
Map 200 Lot 4 (51 Four Rod Road) is known as Grand View Campground. Mr. Williams has been the owner Grandview Campground for a number of years as well as later purchasing Map 217 Lot 34 (Farm Lot) a few years later. It appears that at some time prior to Mr. Williams ownership, some camp sites were placed on the abutting Map 217 Lot 34 instead of Map 200 Lot 4.

The intent of the lot line adjustment is to rectify the overlap of camp sites as well as add additional area currently being utilized for storage of maintenance equipment and supplies needed for Grandview Campground. This will result in a net change of about 14 acres being transferred to Grandview Campground and will resolve any potential encroachments as well as not create any new encroachments.

If you have any questions or need additional information please feel free to contact me.

Sincerely,


James M. O'Neil
Licensed Land Surveyor



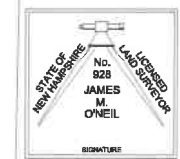
- NOTES**
- OWNER OF RECORD OF MAP 220 LOT 4: GRANDVIEW CAMPING AREA C/O ROBERT WILLIAMS 51 FOUR ROD ROAD, ROCHESTER, NH MAP 217 LOT 34: ROBERT T WILLIAMS 1998 FAMILY TRUST C/O ROBERT WILLIAMS 30 BELLEVUE AVE, WAKEFIELD, MA DEED REFERENCE TO PARCELS IS BK. 936 PG. 134 & BK. 3174 PG. 14
 - 217-034 INDICATES TAX MAP AND LOT NUMBER PER CITY OF ROCHESTER ASSESSOR.
 - THE PURPOSE OF THIS PLAN IS TO DEPICT A LOT LINE ADJUSTMENT BETWEEN MAP 220 LOT 4 AND MAP 217 LOT 34. NO ENCROACHMENTS WILL RESULT FROM THE LOT LINE ADJUSTMENT.
 - CURRENT ZONING IS AGRICULTURAL (AG)
 - EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR xx COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS), MAP NUMBER , EFFECTIVE DATE , INDICATES THAT THE SUBJECT PARCELS ARE NOT LOCATED WITHIN A FLOOD HAZARD AREA.
 - HORIZONTAL DATUM IS NAD 83(CONUS) VERTICAL DATUM IS NAVD 88 BENCHMARKS SET: AS NOTED
 - EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE XX COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
 - THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. THIS OFFICE MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
 - FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, ANNEX BUILDING 33 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 335-1338.
- SUBDIVISION APPROVAL 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 EXPECT 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 GRANTED WAIVERS:

APPROVED BY THE ROCHESTER PLANNING BOARD ON _____ DATE _____

SIGNED BY _____ NAME _____ POSITION _____

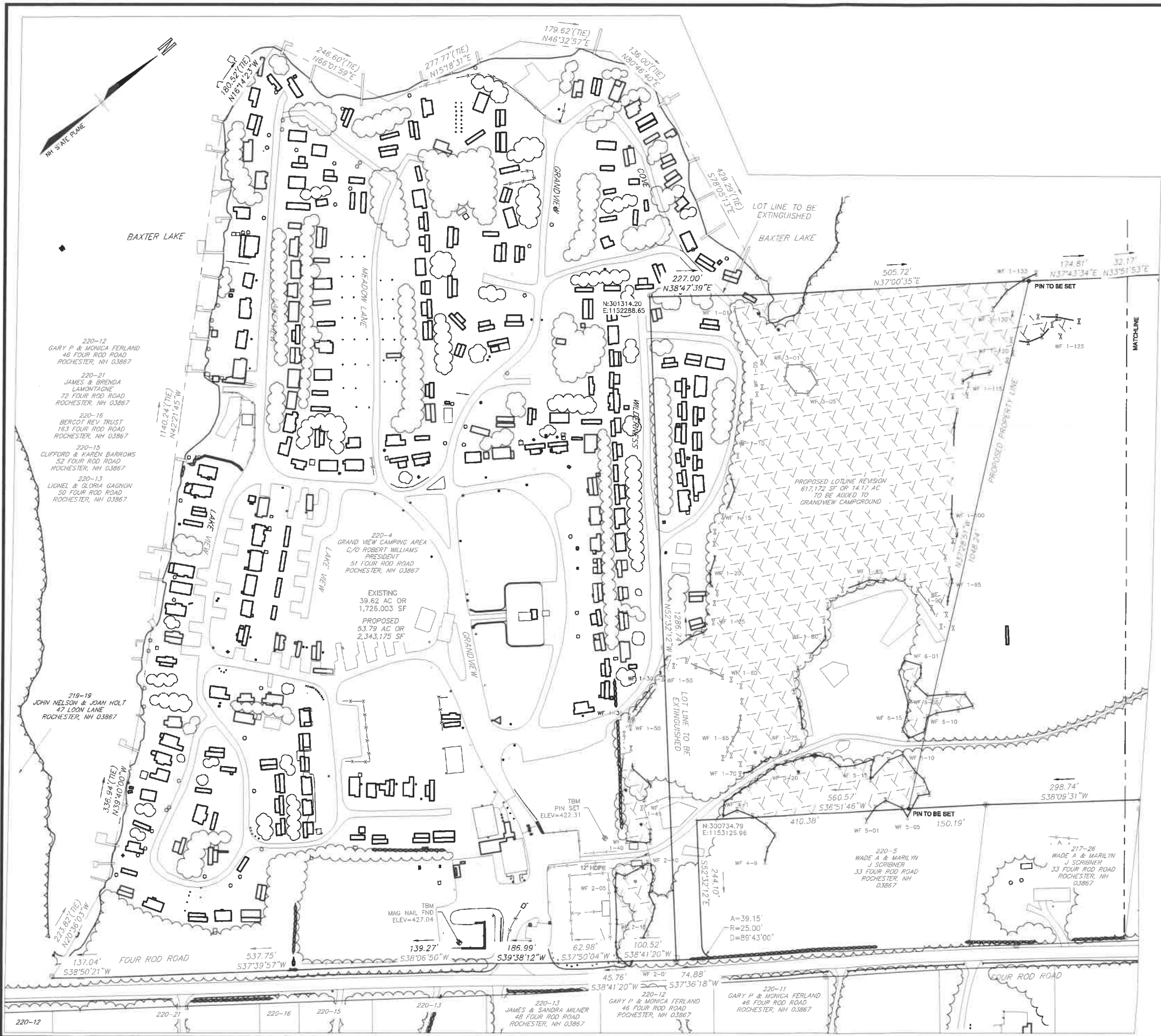


I CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION AND THAT THE FIELD WORK PERFORMED IN THE PREPARATION OF THIS PLAT, IN MARCH AND APRIL OF 2016, HAS AN ERROR OF CLOSURE NO GREATER THAN ONE PART TEN THOUSAND.



LOT LINE ADJUSTMENT
TAX MAP 220 LOT 4 & MAP 217 LOT 34
GRANDVIEW CAMPING AREA AND
ROBERT T. WILLIAMS 1998 FAMILY TRUST
LOCATED ON
FOUR ROD ROAD
ROCHESTER NH
PREPARED BY
JAMES M O'NEIL LLC
31 WEST DRIVE BEDFORD NH 03110
603-714-6574

No.	DATE	DESCRIPTION	BY
1	12/15/21	Scale: 1"=100'	Drawn: JMO
2	12/15/21	Date: 12/15/21	Checked: JMO
3	12/15/21	Sheet: 1 OF 2	Job: 21-003



REFERENCE PLANS

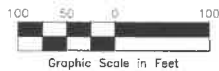
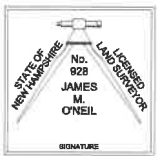
1. PLOT PLAN, FRANK PINKHAM, NOVEMBER 1972, SCRD 1-1-45.
2. BOUNDARY PLAN, FRANK GILE, JULY 1971, SCRD 4-4-50.
3. PLAN OF LAND, G. H. VARNEY, OCT 1973, SCRD 11-1-59.
4. PLAN OF FRANK PINKHAM ROCHESTER NH JUNE 1975 SCRD 15-1-61
5. PROPOSED SUBDIVISION JOSEPH MURTAH, TEN ROD ROAD, ROCHESTER NH AUGUST 1984, SCRD 25-23.
6. BOUNDARY LINE REVISION, JOSEPH MURTAH, MARCH 1985, SCRD 25-92.
7. PROPOSED SUBDIVISION, C. TOBEY & SANDRA BARRY, 21 FOUR ROD ROAD AUGUST 1987, SCRD 33-7.
8. PLAN OF LAND, GRAND VIEW CAMPGROUND, FOUR ROD ROAD, ROCHESTER, NH, SEPTEMBER 2002, SCRD 67-49.
9. LOT LINE ADJUSTMENT FOR SAMUEL WILLIAM REVOCABLE TRUST, SEPTEMBER 2003, SCRD 74-1.
10. FRANK PINKHAM AUGUST 1970, SCRD 11-2-35.

SUBDIVISION APPROVAL. 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 EXPECT 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. GRANTED WAIVERS:

APPROVED BY THE ROCHESTER PLANNING BOARD ON _____ DATE _____

SIGNED BY _____ NAME _____ POSITION _____

I CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION AND THAT THE FIELD WORK PERFORMED IN THE PREPARATION OF THIS PLAT, IN MARCH AND APRIL OF 2016, HAS AN ERROR OF CLOSURE NO GREATER THAN ONE PART IN TEN THOUSAND.



LOT LINE ADJUSTMENT
TAX MAP 220 LOT 4 & MAP 217 LOT 34
GRANDVIEW CAMPING AREA AND
ROBERT T. WILLIAMS 1998 FAMILY TRUST

LOCATED ON
FOUR ROD ROAD
ROCHESTER NH

PREPARED BY
JAMES M O'NEIL LLC
31 WEST DRIVE BEDFORD NH 03110
603-714-6574

Scale: 1"=100' Date: 12/15/21 SHEET 2 OF 2
Drawn: JMO Checked: JMO Job: 21-003

No.	DATE	DESCRIPTION	BY
		REVISION	