

NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

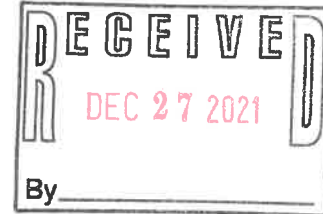
P.O. Box 249
Continental Blvd. (0367)
Rochester, NH 03866-0249
Phone: (603) 335-3948 / (800) 479-3948
rtetreault@norwayplains.com
Randolph R. Tetreault, President



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

December 7, 2021

Shanna Saunders, Director of Planning and Development
Department of Planning and Development
City Hall Annex
33 Wakefield Street
Rochester, NH 03867-1917



**RE: NARRATIVE - Proposed Lot Line Revision of Tax Map 224, Lots 324-37, 324-38 & 324-48;
Great Woods Development LLC – Bailey Drive, Rochester, NH**

Dear Shanna,

On behalf of Great Woods Development, Norway Plains Associates, Inc. is pleased to submit plans for a Lot Line revision between Tax Map 224, Lots 324-37, 324-38 and 324-48.

The subject parcels are located on Bailey Drive. The purpose of this lot line revision is to remove a 20-foot-wide strip of land between lot 324-37 and 324-38. The strip of land is part of lot 324-48. The strip is no longer needed for its original intended purpose.

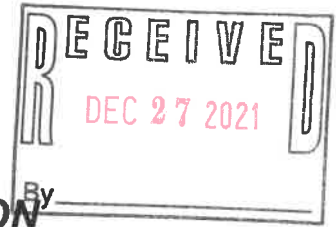
The area to be conveyed from lot 324-48 to lot 324-37 will be 1,788 square feet.
The area to be conveyed from lot 324-48 to lot 324-38 will be 1,791 square feet.

Thank you for your consideration in this matter.

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

Joel D. Runnals, LLS



LOT LINE REVISION APPLICATION
City of Rochester, New Hampshire

Date: 12/7/2021 [office use only. Check # _____ amount \$ _____ date _____]

Property information

Tax map #: 224 ; lot #'s): 324-37, 324-38, 324-48 ; zoning district: Residential 1 (R1)

Property address/location: Bailey Drive

Name of project (if applicable): _____

Property owner – Parcel A

Name (include name of individual): Great Woods Development LLC

Mailing address: 95 Blackwater Road, Rochester, NH 03867

Telephone #: 603-332-8772 Email: smgc89@yahoo.com

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

Name (include name of individual): William Gregory

Mailing address: PO Box 1981, Rochester, NH 03866

Telephone #: 603-512-4107 Email: willforce71@protonmail.com

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

Name (include name of individual): Same as Parcel A

Mailing address: _____

Telephone #: _____ Email: _____

Surveyor

Name (include name of individual): Joel D. Runnals, LLS; Norway Plains Associates, Inc.

Mailing address: P.O. Box 249, Rochester, NH 03866-0249

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

Email address: jrunnals@norwayplains.com Professional license #: 865

(Continued Lot Line Revision application Tax Map: 224 Lot: 324-37, 324-38, 324-48 Zone R1)

Proposed project

What is the purpose of the lot line revision? To remove the 20 foot wide strip of land between lot 324-38 and 324-37.

Will any encroachments result? No encroachments will result from the lot line revision

Comments

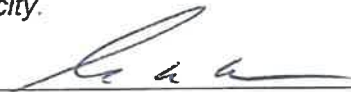
Please feel free to add any comments, additional information, or requests for waivers here:

Submission of application

This application must be signed by the property owner(s) and/or the agent.

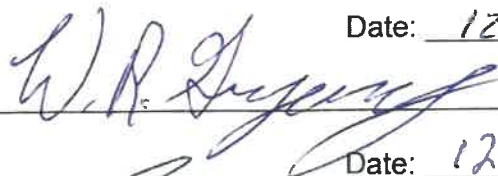
I/we hereby submit this Lot Line Revision application to the City of Rochester Planning Board pursuant to the City of Rochester Subdivision Regulations and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation 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: 12-23-21

Signature of property owner:
(Parcel B)



Date: 12-27-2021

Signature of property owner:
(Parcel C)



Date: 12-23-21

Signature of agent:

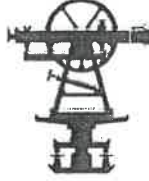


Date: 12-20-21

NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

P.O. Box 2492
Continental Blvd. (03867)
Rochester, NH 03866-0249
Phone: (603) 335-3948 / (800) 479-3948
Fax: (603) 332-0098
www.norwayplains.com



P. O. Box 268
31 Mooney St.
Alton, NH 03809
Phone & Fax: (603) 875-3948
rtetreault@norwayplains.com
Randolph R. Tetreault, President

December 7, 2021

Shanna Saunders, Director of Planning and Development
Department of Planning and Development
City Hall Annex
33 Wakefield Street
Rochester, NH 03867-1917

**RE: Letter of Authorization for reference plan:
Tax Map 224, Lots 324-37, 324-38 & 324-48, Lot Line Revision, Bailey Drive, Rochester,
Strafford County, New Hampshire Prepared for Great Woods Development, LLC
Dated December 2021 by Norway Plains Associates, Inc.**

Dear Shanna,

I, Great Woods Development LLC % Steven Miller, owner of Tax Map 224, Lots 324-37, 324-38 and 324-48 hereby authorize Norway Plains Associates, Inc. and its professionals as decision-making representatives and designate them as signatories regarding the above referenced lot line revision application. We additionally authorize Norway Plains Associates, Inc. to represent us before the Boards &/or Committees affiliated with the City of Rochester in this approval process.

By: 
Steven K. Miller, Owner/Applicant

Date: 12-23-21

NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

P.O. Box 2492
Continental Blvd. (03867)
Rochester, NH 03866-0249
Phone: (603) 335-3948 / (800) 479-3948
Fax: (603) 332-0098
www.norwayplains.com



P. O. Box 268
31 Mooney St.
Alton, NH 03809
Phone & Fax: (603) 875-3948
rtetreault@norwayplains.com
Randolph R. Tetreault, President

December 27, 2021

Shanna Saunders, Director of Planning and Development
Department of Planning and Development
City Hall Annex
33 Wakefield Street
Rochester, NH 03867-1917

**RE: Letter of Authorization for reference plan:
Tax Map 224, Lots 324-37, 324-38 & 324-48, Lot Line Revision, Bailey Drive, Rochester,
Strafford County, New Hampshire Prepared for Great Woods Development, LLC
Dated December 2021 by Norway Plains Associates, Inc.**

Dear Shanna,

I, **William Gregory**, owner of Tax Map 224, Lot 324-38 hereby authorize Norway Plains Associates, Inc. and its professionals as decision-making representatives and designate them as signatories regarding the above referenced lot line revision application. We additionally authorize Norway Plains Associates, Inc. to represent us before the Boards &/or Committees affiliated with the City of Rochester in this approval process.

By:


William Gregory

Date:

27 Dec 2021

LAND SURVEYORS

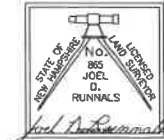
CIVIL ENGINEERS

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.

FINAL APPROVAL BY THE
ROCHESTER PLANNING BOARD ON _____

SIGNED BY _____ DATE _____
NAME POSITION

I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY DIRECTION, IS THE RESULT OF A SURVEY MADE ON THE GROUND AS PER RECORDED DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLAN CLOSURE EXCEEDS 1:10,000.

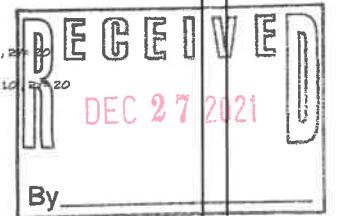


JOEL D. RUNNALS, L.L.S. No. 865
DATE

TAX MAP 224
LOT 324-30

GENERAL PLAN NOTES:

1. THE PURPOSE OF THIS PLAN IS TO REVISE THE LOT LINES BETWEEN TAX MAP 224, LOTS 324-37, 324-38 & 324-48.
2. DIMENSIONAL STANDARDS:
RESIDENTIAL-1 (R1) DISTRICT.
LOT SIZE= 10,000, FRONTAGE= 100', FY= 10', SY= 10', RY= 20'
ZONE AGRICULTURAL (A) DISTRICT.
LOT SIZE= 20,000 SF, FRONTAGE= 150', FY= 20', SY= 10', RY= 20'
3. LOT AREAS:
TAX MAP 224, LOT 324-37:
OLD AREA= 21,935 SF / 0.50 ACRE
NEW AREA= 23,723 SF / 0.54 ACRES
TAX MAP 224, LOT 324-38:
OLD AREA= 24,247 SF / 0.56 ACRE
NEW AREA= 26,038 SF / 0.60 ACRE
TAX MAP 224, LOT 324-48:
OLD AREA= 98,211 SF / 2.25 ACRES
NEW AREA= 94,632 SF / 2.17 ACRES
4. ORIENTATION: HORIZONTAL DATUM - NAD83/2011 (ROCHESTER GIS).
5. PARCELS NOT LOCATED WITHIN THE (LOOZE FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 3301TC0204D EFFECTIVE ON 05-17-2005.
6. LOTS ARE SERVICED BY MUNICIPAL WATER AND SEWER SYSTEMS.
7. NO ENCROACHMENTS WILL RESULT FROM THIS PROPOSED LOT LINE REVISION.
8. FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03607. (603) 335-1338.



OWNER OF RECORD:
TAX MAP 224, LOT 324-37
GREAT WOODS DEVELOPMENT LLC
95 BLACKWATER ROAD, ROCHESTER, NH 03607
SCRD BOOK 4242, PAGE 677

OWNER OF RECORD:
TAX MAP 224, LOT 324-38
WILLIAM R. GREGORY & DEBRA E. CHRISTIE-GREGORY
PO BOX 1981, ROCHESTER, NH 03666
SCRD BOOK 4948, PAGE 31

OWNER OF RECORD:
TAX MAP 224, LOT 324-48
GREAT WOODS DEVELOPMENT LLC
95 BLACKWATER ROAD, ROCHESTER, NH 03607
SCRD BOOK 3697, PAGE 729

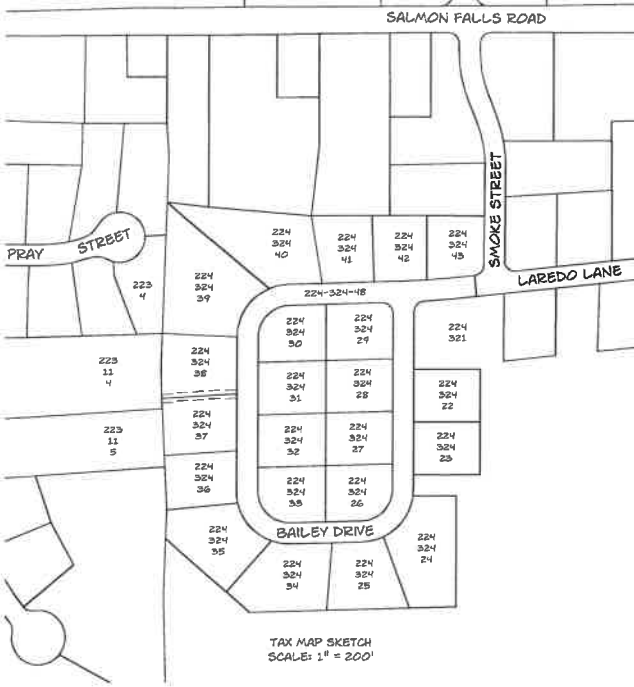
LOT LINE REVISION
BAILEY DRIVE
ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE

PREPARED FOR:
GREAT WOODS DEVELOPMENT LLC
and
WILLIAM R. GREGORY &
DEBRA E. CHRISTIE-GREGORY

SCALE: 1"= 20' DECEMBER 2021
GRAPHIC SCALE

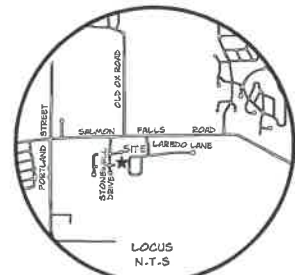


REVISIONS:



MAP/LOT	ADJUTERS
223/4	JOHN & SHARON ANDREWS; 2 PRAY STREET, ROCHESTER, NH 03608-5900
223/11-4	DAVID A. & LISA A. LAWRENCE REV. LIVING TRUST; 22 STONEWALL DRIVE, ROCHESTER, NH 03608-5917
223/11-5	JUSTIN GAGNON; 28 STONEWALL DRIVE, ROCHESTER, NH 03608-5917
224/321	GREAT WOODS SUBDIVISION HOMEOWNERS ASSOCIATION; 95 BLACKWATER ROAD, ROCHESTER, NH 03607
224/324-22	GREAT WOODS DEVELOPMENT LLC; 95 BLACKWATER ROAD, ROCHESTER, NH 03607
224/324-23	MORROW FAMILY REV. TRUST; 32 RIVER ROAD, LEBANON, NH 03057-4106
224/324-24	ROBERT TROTT & ANN TERESA DWYER; 55 BAILEY DRIVE, ROCHESTER, NH 03608
224/324-25	STEPHEN N. & JEAN M. CALCULATOR REV. TRUST; 51 BAILEY DRIVE, ROCHESTER, NH 03608
224/324-26	SAME AS 224/324-22
224/324-27	SAME AS 224/324-22
224/324-28	SAME AS 224/324-22
224/324-29	SAME AS 224/324-22
224/324-30	SAME AS 224/324-22
224/324-31	SAME AS 224/324-22
224/324-32	SAME AS 224/324-22
224/324-33	SAME AS 224/324-22
224/324-34	MICHAEL ALLEN; 55 CULMIN FARM DRIVE, ROCHESTER, NH 03607
224/324-35	CHRISTOPHER & KATHLEEN CAIRNS; 30 SOUTH SHORE ROAD, NEW DUBHAM, NH 03855-2107
224/324-36	SAME AS 224/324-22
224/324-37	SAME AS 224/324-22
224/324-38	WILLIAM R. GREGORY & DEBRA E. CHRISTIE-GREGORY; PO BOX 1981, ROCHESTER, NH 03666
224/324-39	MERRILL FAMILY 2014 REV. TRUST; 23 BAILEY DRIVE, ROCHESTER, NH 03608
224/324-40	SAME AS 224/324-22
224/324-41	SAME AS 224/324-22
224/324-42	SAME AS 224/324-22
224/324-43	ROBERT & BARBARA DUSTON; 21 SMOKE STREET, ROCHESTER 03608-5723
224/324-48	SAME AS 224/324-22
223/07	CITY OF ROCHESTER; 31 WAKEFIELD STREET; ROCHESTER, NH 03607-1916

REFERENCE PLAN:
"SUBDIVISION OF LAND, SALMON FALLS ROAD, TAX MAP 224, LOTS 321, 322, 324, 324-1, 324-2 & 328, ROCHESTER, NH, FOR GREAT WOODS DEVELOPMENT, LLC"
DATED FEBRUARY 2008 BY NORWAY PLAINS ASSOCIATES, INC.
S.C.R.D. PLANS 96-22, 96-23, 96-24, 96-25 & 96-26



FILE NO. 109
PLAN NO. C-2440-LLR37&38
DWG NO. 07153\LLR-Lot 37 & 38
F.B. NO. "TJR"

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

NORWAY PLAINS ASSOCIATES, INC.

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

PRELIMINARY PRINT
for
APPLICATION SUBMITTAL
12-27-21