



LOT LINE REVISION APPLICATION
City of Rochester, New Hampshire

Date: 08-22-21 [office use only. Check # _____ amount \$ _____ date _____]

Property information

Tax map #: (A) 228 & (B) 239; lot #(s): 6 & 8; zoning district: Argicultural (A)

Property address/location: 110 Chamberlain Street (228-6) and 116 Chamberlain Street (239-8)

Name of project (if applicable): _____

Property owner – Parcel A

Name (include name of individual): The Cormier Family Revocable Trust of 2001

Mailing address: 24 Old Dover Road, Rochester, NH 03867

Telephone #: 603-833-7395 Email: mike_9151r@yahoo.com

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

Name (include name of individual): The Hardscrabble Trust

Mailing address: 116 Chamberlain Street, Rochester, NH 03867-3308

Telephone #: 603-617-0098 Email: mrs.pixley@hotmail.com

Surveyor

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

Mailing address: PO Box 249, Rochester, NH 03867

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

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

Proposed project

What is the purpose of the lot line revision? To transfer 10,000 square feet from 228-6 to 239-8

Will any encroachments result? There will be no encroachments

(Continued Lot Line Revision application Tax Map: 228 & 239 Lot: 6 & 8 Zone (A))

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) CORMIER

Date: 08-22-21

Signature of property owner:

(Parcel B) HARDSCRABBLE

Date: 08-22-21

Signature of agent:

Joel A. Rummalo

Date: 08-22-21

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



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

August 22, 2021

Shanna B. Saunders, Director
City of Rochester Planning & Development
City Hall Annex
33 Wakefield Street
Rochester, New Hampshire 03867

**RE: NARRATIVE – Lot Line Revision Application for:
The Cormier Family Revocable Trust of 2001
Tax Map 228, Lot 6, 110 Chamberlain Street, Rochester, NH
The Hardscrabble Trust
Tax Map 239, Lot 8, 116 Chamberlain Street, Rochester, NH**

Dear Shanna Saunders,

The Cormier Family Revocable Trust of 2001, owners of Tax Map 228, Lot 6 are proposing a Lot Line Revision with their neighbor The Hardscrabble Trust, owners of Tax Map 239, Lot 8.

This proposal will convey 10,000 square feet from Lot 6 to Lot 8. Currently the subject area is a 50' right-of-way for Lot 8, across Lot 6 and will now become part of Lot 8.

Tax Map 228, Lot 6 (39+/- acres) is undeveloped and any future development is not part of this application and will need to be permitted when the situation becomes necessary in the future.

Tax Map 239, Lot 8 has been developed as a single family residential use with a house and out buildings, driveway and walkways, septic system and well. This proposal does not include any development but will also need to be permitted in the future.

Municipal sewer and water are not available along this section of Chamberlain Street.

Since there is no proposed development and with very minimal impact for this Lot Line Revision Application the Owners are requesting a few waivers to Rochester's Subdivision Regulations.

Thank you for your consideration in this matter.

Sincerely,

Joel D. Runnals, LLS / NORWAY PLAINS ASSOCIATES, INC.

NORWAY PLAINS ASSOCIATES, INC.

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August 22, 2021

Shanna B. Saunders, Director
City of Rochester Planning & Development
City Hall Annex
33 Wakefield Street
Rochester, New Hampshire 03867

**RE: Waiver Requests – Lot Line Revision Application for:
The Cormier Family Revocable Trust of 2001
Tax Map 228, Lot 6, 110 Chamberlain Street, Rochester, NH
The Hardscrabble Trust
Tax Map 239, Lot 8, 116 Chamberlain Street, Rochester, NH**

Dear Shanna Saunders,

We are requesting waivers to the Subdivision Regulations:

Section 3.5: Location of existing lot lines...wetlands...

Section 4.3: Topography and Soil Plan.

Section 4.4.3: Location of existing utilities.

Tax Map 228, Lot 6 (39+/- acres) is undeveloped and any future development is not part of this application and will need to be permitted when the situation becomes necessary in the future.

Tax Map 239, Lot 8 has been developed as a single family residential use with a house and out buildings, driveway and walkways, septic system and well. This proposal does not include any development but will also need to be permitted in the future.

Sections 4.2.6 and 4.2.8: Lot lines.

The submitted plan shows the entire boundary of Lot 239-8. We are asking for a waiver to the entire boundary of Lot 228-6. The boundary lines of Lot 228-6 have previously been surveyed and are shown on recorded plans at the S.C.R.D. which are referenced on this submitted LLR Plan but are not part of this survey.

Thank you for your consideration in this matter.

Sincerely,

Joel D. Runnals, LLS / NORWAY PLAINS ASSOCIATES, INC.

NORWAY PLAINS ASSOCIATES, INC.

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August 22, 2021

Shanna B. Saunders, Director
City of Rochester Planning & Development
City Hall Annex
33 Wakefield Street
Rochester, New Hampshire 03867

RE: Letter of Authorization for Lot Line Revision between Tax Map 228, Lot 6 and Tax Map 239, Lot 8.

Dear Shanna Saunders,

We, Michael R. Cormier and Matthew D. Cormier, Trustees of The Cormier Family Revocable Trust of 2001 and owners of Tax Map 228, Lot 6, 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: _____

Date: 08-22-21

Michael R. Cormier

By: _____

Date: 08-22-21

Matthew D. Cormier

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NORWAY PLAINS ASSOCIATES, INC.

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Shanna B. Saunders, Director
City of Rochester Planning & Development
City Hall Annex
33 Wakefield Street
Rochester, New Hampshire 03867

RE: Letter of Authorization for Lot Line Revision between Tax Map 228, Lot 6 and Tax Map 239, Lot 8.

Dear Shanna Saunders,

We, Katherine J. Pixley and Charles W. Pixley, Trustees of The Hardscrabble Trust and owners of Tax Map 239, Lot 8, 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: Katherine J. Pixley Date: 08-22-21

Katherine J. Pixley

By: C.W. Pixley Date: 08-22-21

Charles W. Pixley

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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: _____ Map: 228 & 239 Lot: 6 & 8 Date: 08-22-21

Applicant/agent: Norway Plains Associates Inc. Signature: Joel A. Rumrals

(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 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Existing driveways and access points	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Water features (ponds, streams)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Wetlands	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	
Sewer lines/septic system and leach field	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Electric (overhead or underground)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Telephone/cable TV	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Gas lines	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Additional Comments:

City of Rochester, NH
Please Print or Type

Project Address: 110 Chamberlain Street – Tax Map 228 / Lot 6

Map	Lot	Owner Name	Mailing Address
228	6	Cormier Family Rev Trust	42 Old Dover Road, Rochester, NH 03867
239	8	Hardscrabble Trust	116 Chamberlain Street, Rochester, NH 03867

[illegible]

Name of Professional or Easement Holder	Mailing Address
Norway Plains Associates, Inc.	PO Box 249; Rochester, NH 03866-0249

Applicant or Agent: Norway Plains Associates, Inc. **Staff Verification:** _____

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.

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.

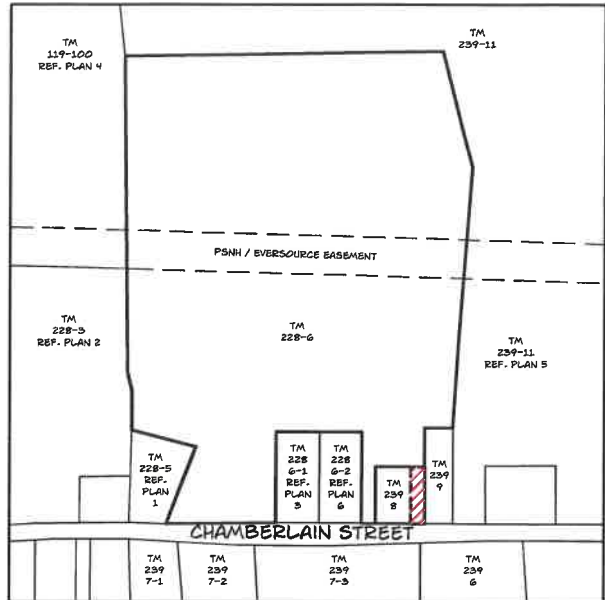


FINAL APPROVAL BY THE
ROCHESTER PLANNING BOARD ON _____ DATE _____
SIGNED BY _____ / _____ DATE _____
NAME POSITION

JOEL D. RUNNALS, L.L.S. #65 DATE

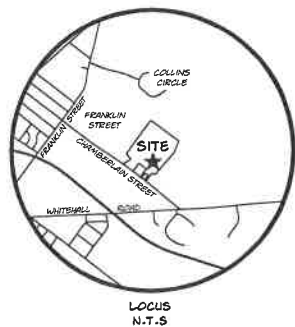
GENERAL PLAN NOTES:

1. THE PURPOSE OF THIS PLAN IS TO REVISE THE BOUNDARY LINES BETWEEN TAX MAP 228, LOT 6 AND TAX MAP 239, LOT 8.
2. DIMENSIONAL STANDARDS.
ZONE (A) AGRICULTURAL DISTRICT.
SINGLE FAMILY, CONVENTIONAL SUBDIVISION, NEITHER MUNICIPAL WATER NOR SEWER.
LOT SIZE= 45,000 SF, FRONTAGE= 150', FY= 20', SY= 10', RY= 20'
3. LOT AREAS:
TAX MAP 228, LOT 6: OLD AREA= 39 +/- acres (PER REF. PLAN 6)
NEW AREA= 39 +/- acres
AREA TO BE CONVEYED FROM 228-6 TO 239-8 = 10,000 sf / 0.23 acre
TAX MAP 239, LOT 8: OLD AREA= 25,000 sf / 0.57 acre
NEW AREA= 35,000 sf / 0.80 acre
4. ORIENTATION: HORIZONTAL DATUM - NHSPC2800 / CITY OF ROCHESTER GIS.
5. PARCEL IS NOT LOCATED WITHIN (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 330170212D EFFECTIVE ON 05-17-2005.
6. THE PARCELS ARE NOT 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, 31 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 335-1338.



TAX MAP SKETCH
1" = 300'

ADJACENTS LIST	
TAX MAP 119, LOT 10	CHAMBERLAIN INVESTMENT PROPERTIES, LLC SCRD BOOK 2070, PAGE 652
TAX MAP 228, LOT 5	NANCY PICKETT SCRD BOOK 4795, PAGE 72
TAX MAP 228, LOT 5	PAUL & NANCY BURKE REV. TRUST SCRD BOOK 4845, PAGE 977
TAX MAP 228, LOT 6-1	MICHAEL R. & KAREN M. CORMIER SCRD BOOK 2968, PAGE 590
TAX MAP 228, LOT 6-2	MICHAEL R. & KAREN M. CORMIER SCRD BOOK 4645, PAGE 412
TAX MAP 239, LOT 6	JEANNE A. GROVER REV. TRUST WILLIAM & LYNN MCGILLISTER ARON & MEGHAN LACOSS GREGORY JANDRIS HARDSCRABBLE TRUST SCRD BOOK 4672, PAGE 959
TAX MAP 239, LOT 9	JAKS PERRON & STEPHINE FINCH SCRD BOOK 4586, PAGE 232
TAX MAP 239, LOT 11	RAYMOND COLLINS & COLLINS FAMILY TRUST SCRD BOOK 5975, PAGE 84



FILE NO. 196
PLAN NO. C-3188 LLR-1
DWG NO. 21156-LDD\LLR-1
F.B. NO. "TJR"

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

TAX MAP 228
LOT 6-2
PLAN REFERENCE 5

TAX MAP 228, LOT 6
39 +/- acres

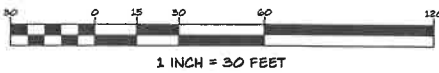
TAX MAP 239
LOT 9
PLAN REFERENCE 6

TAX MAP 228, LOT 6
OWNER OF RECORD:
MICHAEL D. CORMIER AND MATTHEW R. CORMIER,
TRUSTEES
THE CORMIER FAMILY REVOCABLE TRUST OF 2001
24 OLD DOVER ROAD, ROCHESTER, NH 03867
S.C.R.D. BOOK 2459, PAGE 122
TAX MAP 239, LOT 8
OWNER OF RECORD:
KATHERINE J. PIXLEY AND CHARLES W. PIXLEY, TRUSTEES
THE HARDSCRABBLE TRUST
116 CHAMBERLAIN STREET, ROCHESTER, NH 03867-3308
S.C.R.D. BOOK 4672, PAGE 959

LOT LINE REVISION
110 & 116 CHAMBERLAIN STREET
ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE

PREPARED FOR:
THE CORMIER FAMILY TRUST OF 2001
&
THE HARDSCRABBLE TRUST

SCALE: 1" = 30' AUGUST 2021
GRAPHIC SCALE



1 INCH = 30 FEET

REVISED:
PRELIMINARY PRINT
for
APPLICATION SUBMITTAL
08-22-21

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

NORWAY PLAINS ASSOCIATES, INC.