

LOT LINE REVISION APPLICATION
City of Rochester, New Hampshire

Date: 5-24-22 [office use only. Check # _____ amount \$ _____ date _____]

Property information

Tax map #: 246; lot #(s): 25; zoning district: R-1

Property address/location: 104 Chesley Hill Road

Name of project (if applicable): Lot Line Revision

Property owner – Parcel A

Name (include name of individual): Elizabeth Neer

Mailing address: 104 Chesley Hill Road, Rochester, NH 03839

Telephone #: 603-833-5890 Email: bethhodil@msn.com

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

Name (include name of individual): Culling, Lauren & Ian

Mailing address: 6 Angus Court, Rochester, NH 03839

Telephone #: 603-608-9716 Email: _____

Surveyor

Name (include name of individual): Berry Surveying & Engineering Christopher R. Berry Project Manager

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 add land to created frontage lots.

Will any encroachments result? NO

(Continued Lot Line Revision application Tax Map: _____ Lot: _____ Zone _____)

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: 5/23/2022

Signature of property owner:
(Parcel B)



Date: 5/23/2022

Signature of agent: _____

Date: _____

(Continued Lot Line Revision application Tax Map: 246 Lot: 25 Zone R-1)

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: _____



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: Neer Lot Line Revision Map: 246 Lot: 25 Date: 5-24-22

Applicant/agent: Christopher R. Berry 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 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

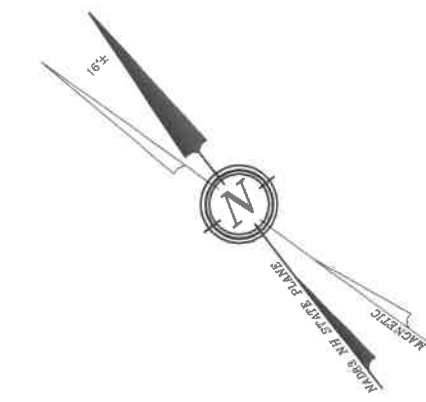
	Yes	No	N/A	Waiver Requested	Comments
Existing buildings/structures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing driveways and access points	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Water features (ponds, streams)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Wetlands	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>	WATER
Sewer lines/septic system and leach field	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Electric (overhead or underground)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ALONG SHARED DRIVEWAY
Telephone/cable TV	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ALONG SHARED DRIVEWAY
Gas lines	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Additional Comments:



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

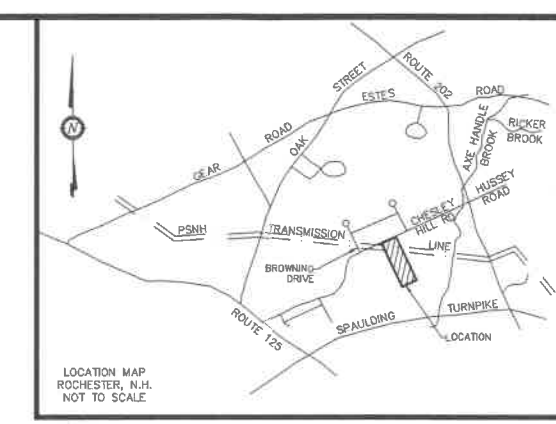
DETAIL "B"
SCALE: 1" = 5'

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. DENOBLE"
BY: J.W. DUGIN ASSOCIATES, INC.
DATED: JANUARY 24, 1986
S.C.R.D.: PLAN # 29-18
- "SUBDIVISION OF LAND, ROCHESTER, N.H., FOR VINCENT J. & LAVERGNE T. DENOBLE"
BY: DOUCET 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
- "SUBDIVISION OF LAND, GROVE STREET, ROCHESTER, N.H., FOR RAMSEY REALTY CO., INC."
BY: NORWAY PLAINS ASSOCIATES, INC.
DATED: SEPTEMBER, 1992
S.C.R.D.: PLAN # 45-25
- "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 # 11639

PLAN REFERENCES CONT.:

- "SUBDIVISION PLAN BIRCHWOOD PONDS RESIDENTIAL DEVELOPMENT LAND OF MAKRI REAL ESTATE DEVELOPMENT, LLC TAX MAP 137, LOTS 9,9-5, 9-6 & 10 CHESLEY HILL ROAD & DONALD STREET ROCHESTER, NEW HAMPSHIRE"
BY: DOUCET 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: DOUCET SURVEY INC.
DATED: MARCH 11, 2016
S.C.R.D.: PLAN # 111-039
- "PROPOSED MAJOR SUBDIVISION FOR MORGAN RYAN REALTY 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
- "SUBDIVISION PLAN LAND OF JOHN & ELIZABETH A. NEER 104 CHESLEY HILL ROAD, ROCHESTER, NH TAX MAP 246, LOT 25"
BY: BERRY SURVEYING & ENGINEERING
DATED: MARCH 10, 2020
S.C.R.D.: #12126, 12127, & REVISED EASEMENT #12251



NOTES:

- OWNERS:
1A.) JOHN J. & ELIZABETH A. NEER
104 CHESLEY HILL ROAD
ROCHESTER, NH 03839
1B.) LAUREN & IAN CULLING
6 ANGUS COURT
ROCHESTER, NH 03839
1C.) DAVID A. MORGAN & ERIN K. MCCARTHY
8 ANGUS COURT
ROCHESTER, NH 03839
- A) TAX MAP 246, LOT 25
B) TAX MAP 246, LOT 25-1
C) TAX MAP 246, LOT 25-2
- EXISTING LOT AREAS:
LOT 25: 606,591 Sq.Ft., 13.93 Ac.
LOT 25-1: 66,430 Sq.Ft., 1.53 Ac.
LOT 25-2: 63,910 Sq.Ft., 1.48 Ac.
PROPOSED LOT AREAS:
LOT 25: 588,707 Sq.Ft., 13.51 Ac.
LOT 25-1: 77,114 Sq.Ft., 1.77 Ac.
LOT 25-2: 71,010 Sq.Ft., 1.63 Ac.
- S.C.R.D. BOOK 3680, PAGE 406
S.C.R.D. BOOK 4848, PAGE 647
S.C.R.D. BOOK 4993, PAGE 379
- 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 #33017C0211D, DATED MAY 17, 2005.
- VERTICAL DATUM BASED ON NAVD83 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 MARCH OF 2020, WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000.
- THE INTENT OF THIS PLAN SET IS TO MODIFY THE LOT LINES OF TAX MAP 246, LOT 25 WITH 25-1 AND 25-2 TO INCREASE THE LAND AREA AROUND 25-1 AND 25-2 AND DECREASE THE LAND AREA OF 25.
- THIS IS 1 SHEET PLAN TO BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. SHEET TWO & FOUR WILL BE ON FILE AT THE CITY OF ROCHESTER OR THIS OFFICE. FOR MORE INFORMATION ON THIS LOT LINE REVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 335-1336.
- THERE ARE NO UTILITIES IN THE AREA TO BE TRANSFERRED TO THE TWO LOTS.
- NHDES SUBDIVISION APPROVAL WILL BE REQUIRED FOR TAX MAP 246, LOT 25-1, 25-2, 25-3. APPROVAL #ESA2020042101. NO REVISION IS REQUIRED TO THIS APPROVAL.
- EACH LOT CONTAINS 3,000 Sq. Ft. OF BUILDABLE AREA.
- 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.
- NO ENCROACHMENTS WILL RESULT FROM THESE TWO LOT LINE REVISIONS.

N/F DOROTHY K. THONE
92 CHESLEY HILL ROAD
ROCHESTER, NH 03839-5501
TAX MAP 246 LOT 24
S.C.R.D. BOOK 4683, PAGE 22
RESIDENTIAL USE

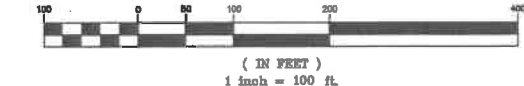
N/F NINE28 REAL ESTATE LLC.
12 PARTRIDGE LANE
DOVER, NH 03820-4406
TAX MAP 246 LOT 26-1
S.C.R.D. BOOK 4860, PAGE 330
RESIDENTIAL USE

TAX MAP 246,
LOT 26
PLAN REF. #4

LEGEND:

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

GRAPHIC SCALE



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 05/24/2022

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 IN. EQUALS 100 FT.
DATE: MAY 24, 2022
FILE NO.: DB 2020 - 007

KENNETH A. BERRY
LICENSED SURVEYOR
LLS 805

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.