



LOT LINE REVISION APPLICATION

City of Rochester, New Hampshire

Date: 09/21/2021 [office use only. Check # _____ amount \$ _____ date _____]

Property information

Tax map #: 121 ; lot #'s): 372, 399 ; zoning district: Downtown Commercial

Property address/location: 55 North Main Street

Name of project (if applicable): N/A

Property owner – Parcel A

Name (include name of individual): G&P Boston Properties

Mailing address: PO Box 290452, Charlestown, Massachusetts 02129

Telephone #: (617) 233-1305 Email: gppropertiesgp@gmail.com

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

Name (include name of individual): City of Rochester

Mailing address: 31 Wakefield Street, Rochester, NH 03867

Telephone #: (603) 335-7500 Email: N/A

Surveyor

Name (include name of individual): Fuss & O'Neill, Greg Brown

Mailing address: 50 Commercial Street, Unit 2S, Manchester, NH 03101

Telephone #: 603-668-8223 x 2176 Fax #: N/A

Email address: gbrown@fando.com Professional license #: NH LLS #849

Proposed project

What is the purpose of the lot line revision? Extend lot lines at 55 N Main St site for proposed multi-use building .G&P Boston to purchase additional land area from City of Rochester in the city owned parking lot to the north of site.

Will any encroachments result? No

(Continued Lot Line Revision application Tax Map: 121 Lot: 372 Zone Downtown Commercial)

Comments

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

Existing tax map 121 lots 372, 373, and 400 are to be combined into a single lot. Fuss & O'Neill has submitted
a separate City of Rochester Lot Combination Application for these lots in conjunction with this Lot Line Revision
application.

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: 9/24/2021

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: 55 North Main Street Map: 121 Lot: 372 Date: 09/21/21

Applicant/agent: G&P Boston Properties / Fuss & O'Neill Signature: 

(Staff review by: _____ Date: _____)

General items

	Yes	No	N/A	Waiver Requested	Comments
4 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"/>	_____
4 copies of narrative	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
3 sets of full-size plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
2 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	<u>Downtown Commercial</u>
Zoning overlay districts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Special Downtown</u>

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

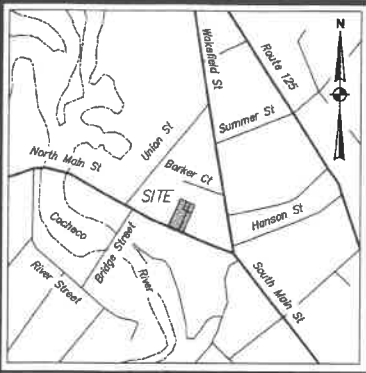
	Yes	No	N/A	Waiver Requested	Comments
Existing buildings/structures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing driveways and access points	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Water features (ponds, streams)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	None
Wetlands	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	None
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"/>	Zone X, no flood elevation

Utilities

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

Water lines/well (with protective radius)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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"/>	
Telephone/cable TV	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

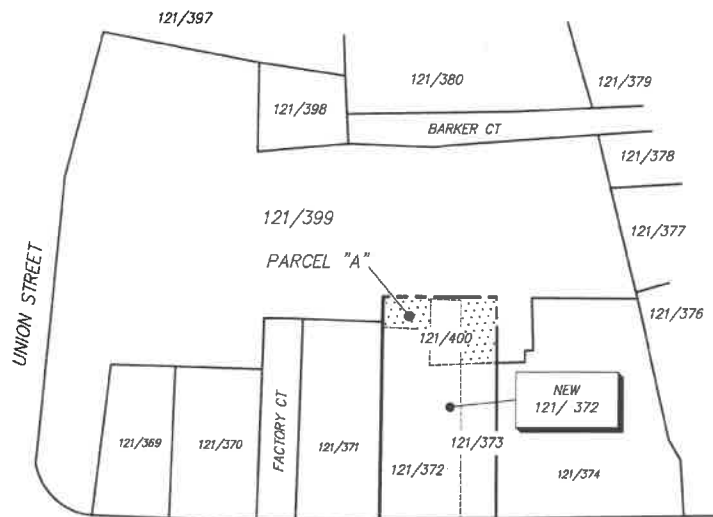
Additional Comments:



LOCUS
N.T.S.

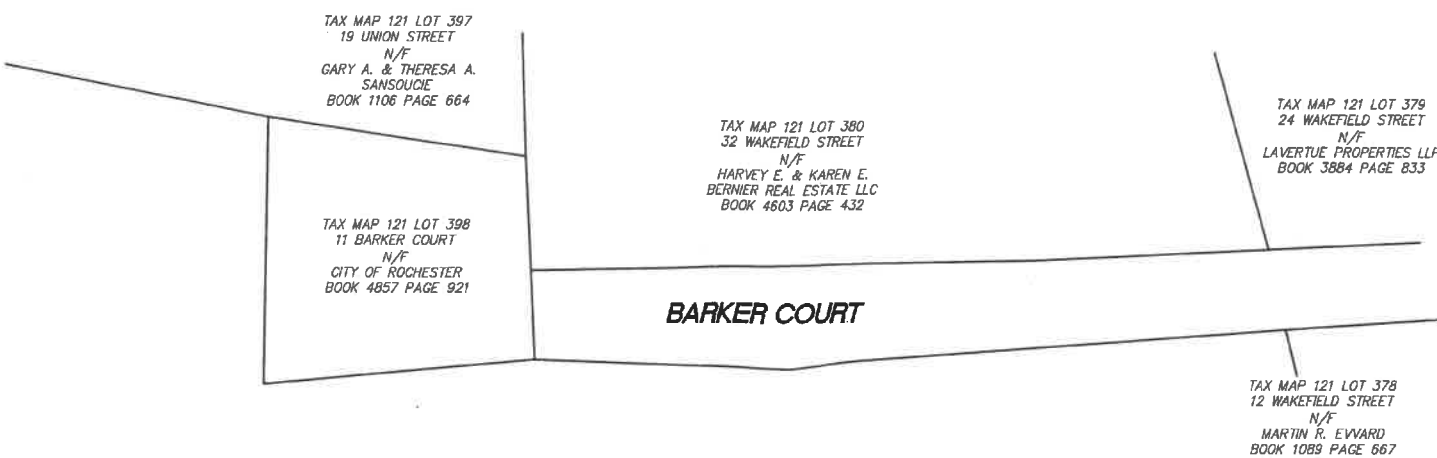
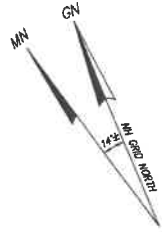
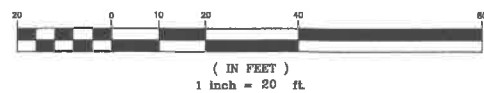
LEGEND

Granite Bound Found	Sewer Line
Iron Pin Found	Electric Line
Iron Pipe Found	Gas Line
Telephone Manhole	Cable/TV Line
Sewer Manhole	Sign
Drain Manhole	Deciduous Tree
Manhole	Light Pole
Bollard	Utility Pole
Handicap Parking	Gas Valve
	Water Valve



OVERVIEW KEY
N.T.S.

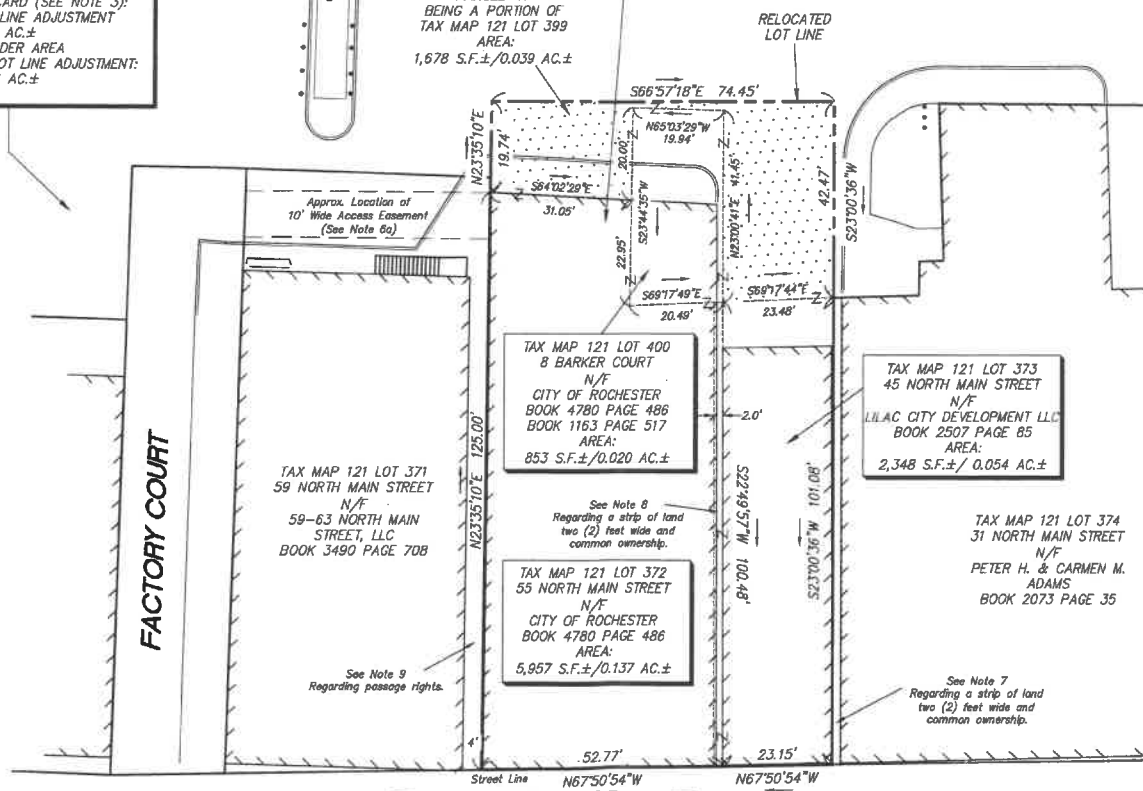
GRAPHIC SCALE



TAX MAP 121 LOT 399
0 FACTORY COURT
N/F
CITY OF ROCHESTER
BOOK 473 PAGE 79
BOOK 587 PAGE 25
BOOK 1170 PAGE 497
AREA PER TAX CARD (SEE NOTE 3):
PRIOR TO LOT LINE ADJUSTMENT
1.2 AC.±
REMAINDER AREA
SUBSEQUENT TO LOT LINE ADJUSTMENT:
1.16 AC.±

NEW
TAX MAP 121 LOT 372
CONSOLIDATED AREA:
10,836 S.F.±/0.249 AC.±

PARCEL "A"
BEING A PORTION OF
TAX MAP 121 LOT 399
AREA:
1,678 S.F.±/0.039 AC.±



TAX MAP 121 LOT 400
8 BARKER COURT
N/F
CITY OF ROCHESTER
BOOK 4780 PAGE 486
BOOK 1163 PAGE 517
AREA:
853 S.F.±/0.020 AC.±

TAX MAP 121 LOT 373
45 NORTH MAIN STREET
N/F
LLC CITY DEVELOPMENT LLC
BOOK 2507 PAGE 85
AREA:
2,348 S.F.±/0.054 AC.±

TAX MAP 121 LOT 374
31 NORTH MAIN STREET
N/F
PETER H. & CARMEN M.
ADAMS
BOOK 2073 PAGE 35

TAX MAP 121 LOT 372
55 NORTH MAIN STREET
N/F
CITY OF ROCHESTER
BOOK 4780 PAGE 486
AREA:
5,957 S.F.±/0.137 AC.±

REFERENCE PLANS:

- 1) "PLAN OF CERTAIN LAND IN ROCHESTER, NEW HAMPSHIRE", DATED MARCH 7, 1938, BY SUMNER SCHEIN, CIVIL ENGINEER, S.C.R.D. PLAN P010-F005-020.
- 2) "PLAN OF LAND, KLEIN-ABUZA PROPERTY, ROCHESTER N.H.", DATED FEBRUARY 3, 1948, BY GRANT L. DAVIS, S.C.R.D. PLAN P005-F005-025.
- 3) "PARCEL DISPOSITION PLAN OF LAND TO BE CONVEYED TO THE CITY OF ROCHESTER, N.H. BY PETER H. SR. & CATHERINE ADAMS", DATED APRIL 25, 1985, BY PAUL M. DUNGIN, S.C.R.D. PLAN P0027-0053.
- 4) "EXISTING CONDITIONS PLAN, TAX MAP 121 LOTS 372, 373 & 400, 45 & 55 NORTH MAIN STREET & BAKER COURT ROCHESTER, NEW HAMPSHIRE, STRAFFORD COUNTY", DATED MARCH 26, 2021, BY FUSS & O'NEILL, INC.

NOTES:

- 1) THE INTENT OF THIS PLAN IS TO:
 - a) CONSOLIDATE TAX MAP 121 LOTS 372, 373 & 400 AT SUCH TIME SAID LOTS ARE IN COMMON OWNERSHIP (THE CONSOLIDATED LOT).
 - b) ADJUST THE LOT LINE BETWEEN TAX MAP 121 LOT 399, LAND N/F OF THE CITY OF ROCHESTER AND THE OWNER OF THE CONSOLIDATED LOT.
- 2) THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND DURING MARCH 2021.
- 3) A BOUNDARY SURVEY OF TAX MAP 121 LOT 399, LAND N/F OF THE CITY OF ROCHESTER, HAS NOT BEEN PERFORMED FOR THE PURPOSE OF ADJUSTING THE LOT LINE OF SAID PARCEL WITH THE CONSOLIDATED LOT (SEE NOTE 1).
- 4) BASIS OF BEARING IS NH GRID NORTH.
- 5) THE SUBJECT PROPERTY IS LOCATED IN THE (DC) DOWNTOWN COMMERCIAL ZONING DISTRICT PER THE CITY OF ROCHESTER ZONING ORDINANCE AS LAST AMENDED.
- 6) SUBJECT PREMISES ARE LOCATED IN ZONE X AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP(S) FIRM, EFFECTIVE DATE: 33017C0211D. FLOOD ZONE X IS NOT A SPECIAL FLOOD HAZARD AREA.
- 7) EASEMENTS AND/OR RIGHTS-OF-WAY AS SHOWN ARE THOSE FOUND DURING OUR RESEARCH OF THE SUBJECT PROPERTY AND ABUTTING TRACTS. IN ADDITION, THE SUBJECT PREMISES MAY BE SUBJECT TO AND/OR WITH THE BENEFIT OF THE FOLLOWING:

TAX MAP 121 LOT 372, 55 NORTH MAIN STREET

 - a) WITH THE BENEFIT "...TO PASS AND REPASS ON FOOT AND WITH VEHICLES FROM FACTORY COURT TO SAID MCCOLLIS LAND OVER A STRIP OF LAND TEN FEET IN WIDTH ... SEE RECITATION IN DEED FROM M.H. PARSONS & SONS LUMBER CO. TO RICHARD F. AND NORMA L. ELLIS DATED DECEMBER 10, 1980, BOOK 1059 PAGE 35. ALSO SEE DEEDS FROM HARRY L. FARNHAM ET AL TO CHARLES W. MCCOLLIS ET AL DATED JUNE 22, 1937 AT BOOK 476 PAGE 158 AND DATED JUNE 25, 1938 AT BOOK 483 PAGE 213.
 - b) "SUBJECT TO THE RIGHTS OF THE HEIRS OF NATHANIEL BURNHAM IN A STRIP TWO (2) FEET IN WIDTH ALONG THE SOUTHEASTERLY SIDE OF THE PARCEL...", SEE RECITATION IN DEED FROM CHRISTOPHER M. HAUGHEY ET AL TRUSTEES OF THE ROCHSHIRE TRUST TO THE CITY OF ROCHESTER DATED JUNE 30, 2020, BOOK 4780 PAGE 486.
 - c) SUBJECT TO THE CONDITION THAT THE "... STRIP OF LAND TWO (2) FEET IN WIDTH RUNNING THE WHOLE LENGTH OF LAND (WEST SIDE OF PREMISES)... IS TO BE USED IN COMMON ... FOR THE PURPOSE OF MAKING REPAIRS ... AND IT IS ONE OF THE CONDITIONS THAT THE GRANTEE HIS HEIRS OR ASSIGNS SHALL NOT ENLARGE SAID BUILDING OR ERECT A BUILDING ON SAID STRIP OF LAND BUT THAT IT SHALL BE OWNED AND USED IN COMMON FOR EAVES PROJECTION AND OTHER USES ... " AND SUBJECT TO THE CONDITION THAT A "... STRIP OF LAND TWO (2) FEET IN WIDTH RUNNING THE WHOLE LENGTH ON THE SOUTHEASTERLY SIDE LINE ... TO BE USED ... IN COMMON ... FOR THE PURPOSE OF MAKING REPAIRS ... AND THAT NEITHER PARTY, ... SHALL HAVE THE RIGHT TO ENLARGE OR ERECT A BUILDING ON SAID STRIP OF LAND, BUT IT SHALL BE OWNED AND USED IN COMMON FOR EAVES PROJECTION AND OTHER USES ... " SEE RECITATION IN DEED FROM ALBERT W. HAYES TO NATHANIEL BURNHAM BOOK 270 PAGE 565, DATED APRIL 18, 1881. THE EXTENTS AND RIGHTS ASSOCIATED WITH SAID "STRIP OF LAND" ARE AMBIGUOUS.
 - d) "SUBJECT TO SUCH RIGHTS, IF ANY, AS THE CITY OF ROCHESTER MAY HAVE TO UTILIZE THE ROADWAY SITUATE ON THE EASTERLY SIDE OF SAID PREMISES...", AND "RESTRICTION THAT THE BUILDING LOCATED ON SAID PROPERTY WILL NOT BE ENLARGED BEYOND ITS PRESENT LOCATION", SEE RECITATION IN DEED FROM CHRISTOPHER M. HAUGHEY ET AL TRUSTEES OF THE ROCHSHIRE TRUST TO THE CITY OF ROCHESTER DATED JUNE 30, 2020, BOOK 4780 PAGE 486.
- 8) LANGUAGE IN THE EXISTING DEEDS FOR THE SUBJECT AND ABUTTER PARCEL INDICATE A STRIP OF LAND: "... STRIP OF LAND TWO (2) FEET IN WIDTH RUNNING THE WHOLE LENGTH OF LAND ... IS TO BE USED IN COMMON ... FOR THE PURPOSE OF MAKING REPAIRS ... AND IT IS ONE OF THE CONDITIONS THAT THE GRANTEE HIS HEIRS OR ASSIGNS SHALL NOT ENLARGE OR ERECT A BUILDING ON SAID STRIP OF LAND BUT THAT IT SHALL BE OWNED AND USED IN COMMON FOR EAVES PROJECTION AND OTHER USES ... " SEE RECITATION IN DEED FROM ALBERT W. HAYES TO NATHANIEL BURNHAM BOOK 270 PAGE 565, DATED APRIL 18, 1881. THE EXTENTS AND RIGHTS ASSOCIATED WITH SAID "STRIP OF LAND" ARE AMBIGUOUS.
- 9) LANGUAGE IN THE EXISTING DEEDS FOR THE SUBJECT AND ABUTTER PARCEL INDICATE A STRIP OF LAND: "... STRIP OF LAND TWO (2) FEET IN WIDTH RUNNING THE WHOLE LENGTH ON THE SOUTHEASTERLY SIDE LINE ... TO BE USED ... IN COMMON ... FOR THE PURPOSE OF MAKING REPAIRS ... AND THAT NEITHER PARTY, ... SHALL HAVE THE RIGHT TO ENLARGE OR ERECT A BUILDING ON SAID STRIP OF LAND, BUT IT SHALL BE OWNED AND USED IN COMMON FOR EAVES PROJECTION AND OTHER USES ... " SEE RECITATION IN DEED FROM ALBERT W. HAYES TO NATHANIEL BURNHAM BOOK 270 PAGE 565, DATED APRIL 18, 1881. THE EXTENTS AND RIGHTS ASSOCIATED WITH SAID "STRIP OF LAND" ARE AMBIGUOUS.
- 10) RIGHTS IN "... A FOUR (4) FOOT PASSAGE...EXTENDING NORTHEASTERLY FROM A DOOR IN SAID FIRST NATIONAL STORES, INC. STORE OPENING ON SAID PASSAGE..." TO A TEN (10) FOOT RIGHT-OF-WAY, ALL AS AS RECITED IN DEED FROM LEI WANG ET AL TO 59-63 NORTH MAIN STREET, LLC DATED FEBRUARY 5, 2007, BOOK 3490 PAGE 708.
- 11) UTILITY STRUCTURES AT OR ABOVE THE GROUND SURFACE OBSERVED FROM SURFACE EVIDENCE ARE SHOWN ON REFERENCE PLAN 4 AND ARE NOT DEPICTED HEREON FOR THE PURPOSE OF CLARITY. ALL UNDERGROUND UTILITIES SHOULD BE LOCATED IN THE FIELD PRIOR TO COMMENCEMENT OF ALL SITE WORK. CALL DIG SAFE 1-888-344-7233 A MINIMUM OF 72 HOURS PRIOR TO PLANNED ACTIVITY.

NH CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED BY THIS OFFICE AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION AND/OR ACCURACY REQUIREMENTS FOR SURVEY CLASSIFICATION "U" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS, EFFECTIVE 11/1/18.

DATE: 10-07-2021



GREGORY S. BROWN, L.L.S. #849
For and on Behalf of
Fuss & O'Neill, Inc.

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

FUSS & O'NEILL
50 COMMERCIAL STREET
ROCHESTER, NEW HAMPSHIRE 0301
(603) 448-8223
www.fussandoneill.com

CLIENT: G&P BOSTON PROPERTIES
P.O. BOX 280452
CHARLESTOWN, MASSACHUSETTS 02129
DEED HOLDERS:
CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03019
TAX MAP 121 LOT 372, 55 NORTH MAIN STREET
TAX MAP 121 LOT 373, 45 NORTH MAIN STREET
TAX MAP 121 LOT 374, 31 NORTH MAIN STREET
TAX MAP 121 LOT 372, 55 NORTH MAIN STREET
TAX MAP 121 LOT 373, 45 NORTH MAIN STREET
TAX MAP 121 LOT 374, 31 NORTH MAIN STREET

CONSOLIDATION &
LOT LINE ADJUSTMENT
TAX MAP 121 LOTS 372, 373 & 400
45 & 55 NORTH MAIN STREET, 8 BARKER COURT
TAX MAP 121 LOT 399, 6 BARKER COURT
ROCHESTER, NEW HAMPSHIRE
STAFFORD COUNTY

PROJ. No.: 20210234.A10
DATE: 10/04/2021
SCALE: 1"=20'

SD-101