



## City of Rochester, New Hampshire

Department of Building, Zoning and Licensing Services  
31 Wakefield Street \* Rochester, NH 03867  
(603) 332-3508 \* Fax (603) 509-1912



### APPLICATION FOR A VARIANCE

TO: **BOARD OF ADJUSTMENT  
CITY OF ROCHESTER**

DO NOT WRITE IN THIS SPACE

CASE NO. 2017-12

DATE FILED 9/20/17

Julia Libby  
ZONING BOARD CLERK

Phone No: 603-475-5702 rigazio4@comcast.net

Name of applicant: RIGZ Enterprises, LLC, Rich Rigazio

Address: 167 Lafayette Road, Seabrook, NH 03874

Owner of property concerned: same  
(If the same as applicant, write "same")

Address: same  
(If the same as applicant, write "same")

Location: 17 Signal Street, Rochester, NH 03867

Map No.: 120 Lot No.: 19 Zone: Downtown Commercial

Description of property: Existing 4800+/- SF building with limited parking. Used as power equipment sales and service business.

Proposed use or existing use affected: 1000 SF building addition to existing building with additional parking and stormwater infrastructure.

The undersigned hereby requests a variance to the terms of Article 42.6.c.3.B.ii.b, Section Table 19-B (footnote 1) and asked that said terms be waived to permit The addition to the existing building on Map 120 Lot 19 to be allowed to have a 3.1 ft side setback.

The undersigned alleges that the following circumstances exist which prevent the proper enjoyment of his land under the strict terms of the Zoning Ordinance and thus constitute grounds for a variance.

Signed [Signature] 09/20/17  
(Applicant)

EMAIL: rigazio4@comcast.net

## CRITERIA FOR VARIANCE

Case # \_\_\_\_\_

Date: 9/20/17

A Variance is requested by \_\_\_\_\_

from Section 42.6.c.3.B.ii.b Subsection Table 19-B (footnote 1)

of the Zoning Ordinance to permit: A side yard setback of 3.1ft (min.) for the 1000sf addition off the northeast corner of the rear of the existing building

at 17 Signal Street Map 120 Lot 19 Zone DC

Facts supporting this request:

1) The proposed use would not diminish surrounding property values because: The proposed addition will not diminish surrounding property values because it will be attached to an existing commercial use. The proposed addition was oriented to have its rear wall running along the same plane as the existing building and not make the non-conformity of the existing building more non-conforming. As recently as 1997 the building on Lot 19 extended to the paved area along the northern property line and was within 0.8 ft of the side property line. The existing structure is within 5.7 ft of the side property line today. The setback is 10 ft according to the footnote of the dimensional table which requires the Residential zone setback to be applied to the Downtown Commercial zone property when the zones are adjacent. Surrounding Property values will not be diminished because the use of the building and property on Map 120 lot 19 has always been commercial. The proposal will not change this.

2) Granting the variance is not contrary to the public interest because: \_\_\_\_\_  
Granting the variance is in the public interest because the addition for which the variance is sought does not make the existing building any more non-conforming. The non-conformance of the existing building and its proposed addition creates no change to the public interest.

3.) Denial of the variance would result in unnecessary hardship to the owner because of the following special circumstances of the property: The existing building was built circa 1998 which pre-dates the current Zoning Section & Subsection in question; so it too is in non-conformance. Surrounding properties are also non-conforming, many more so than the property in question. Map 120 Lot 18, for instance, is supposed to have a 10 ft side setback and 25 ft rear setback. The structure on lot 18 has a 1 ft side setback and a 0.5 ft +/- rear setback. Denial of the variance for the proposed addition would result in unnecessary hardship because the surrounding properties are all in non-conforming configurations, the existing building that is being added onto was built at a time where the footnote creating the non-conformity did not exist in the dimensional table. The existing building being added on

to is itself is within the side setback today. If the 10 ft setback had existed at the time of construction the building would have been built to respect that setback and also likely would have been oriented to run parallel to the side property line to avoid the issue we are addressing with the variance. By adding on to the non-conforming structure and following the same plane of the existing building's side wall the proposal does not make the structure any more non-conforming.

4.) Granting the variance would do substantial justice because: Substantial justice will be done by allowing the variance because the existing building was constructed circa 1998 at a time when there was no side setback. The building on Map 120 Lot 19 existed prior to the conflicting Zoning dimensional table footnote requiring the setback of the adjacent residential zone be applied, in this case a 10 ft side and 25 ft rear. Additionally, all other adjacent buildings, in both the DC and R2 zones, pre-date the current Zoning Section & Subsection and are also non-conforming in either the side or rear setbacks. The proposed addition was oriented to have its rear wall running along the same plane as the existing building, and thus not be any more non-conforming than the existing structure. As stated previously the building on lot 18 is 1 ft from its side property line. The proposed addition would be 3.1 ft from the side property line of lot 19. All other requirements of the dimensional ordinance for the Downtown Commercial Zone are respected.

5.) The use is not contrary to the spirit of the ordinance because: The proposal is not contrary to the spirit to the ordinance because the Downtown Commercial District allows Commercial buildings to have no side or rear setback when the surrounding properties are also in the DC Zone. All of the abutting properties are also non-conforming, some much more so than the proposal on lot 19. This non-conformity was created by revision to the ordinance and rezoning over the years. As we've demonstrated, the existing subject building, and all other adjacent buildings in both the DC and R2 zones, pre-date the current Zoning Section & Subsection. Granting this variance would be in the spirit, and consistency, of the existing neighborhood setbacks. And more importantly, consistent with the true intent of Section 42.6.c.3.B.ii.a; stating there are no side or rear yard setbacks in within the DC Zone.

Name

  
Richard R. Lundborn, P.E.

Date: 9/20/17

# CLD | Fuss & O'Neill

September 20, 2017

James Grant  
Director of Building, Zoning, and Licensing Services  
Rochester City Hall  
31 Wakefield Street  
Rochester, NH 03867

Re: City Beverage Site Development  
17 Signal Street, Rochester, NH 03867  
Tax Map 102, Lot 19  
Variance Application Narrative  
CLD | Fuss & O'Neill Reference No. 17-0235

Dear Mr. Grant,

On behalf of RIGZ Enterprises, LLC, CLD | Fuss & O'Neill is submitting a variance from Section 42.6.c.3.B.ii.b Subsection Table 19-B (footnote 1) of the Zoning Ordinance to permit a non-conforming side yard setback for the proposed addition to the existing 17 Signal Street building. The property is located within the Downtown Commercial Zone, and Special Downtown Overlay District, and abuts the R2 Zone.

The property owner of 17 Signal Street wishes to build an addition, in the rear of the property, which will facilitate the conversion of the existing business to a package store. The addition and associated pavement will create a loading dock, bathroom facilities, and employee parking area. This addition of 1000sf will maintain a consistent plane along the building's eastern façade. In doing so, the rear corner of the addition will be 3.1ft from the side property line (to the east). Per Section 42.6.c.3.B.ii.b, and Table 19-B (footnote 1) of the Zoning Ordinance, this proposed setback does not meet minimum side yard setback of 10ft. Although the eastern corner of the existing building is 5.7ft, which is also non-conforming. Due to the existing building and the proposed addition being non-conforming, and as further outlined in the Variance Application submitted herein, the property owner is requesting a variance.

If you have any questions, please do not hesitate to contact me at (207) 363-0669 x314 or [RickL@cldengineers.com](mailto:RickL@cldengineers.com).

Very truly yours,



Rick R. Lundborn, P.E.

RRL:fsd

Enclosures

cc w/encls.: RIGZ Enterprises, LLC

**TABLE 19-B DIMENSIONAL STANDARDS - COMMERCIAL DISTRICTS 8/7/2014**

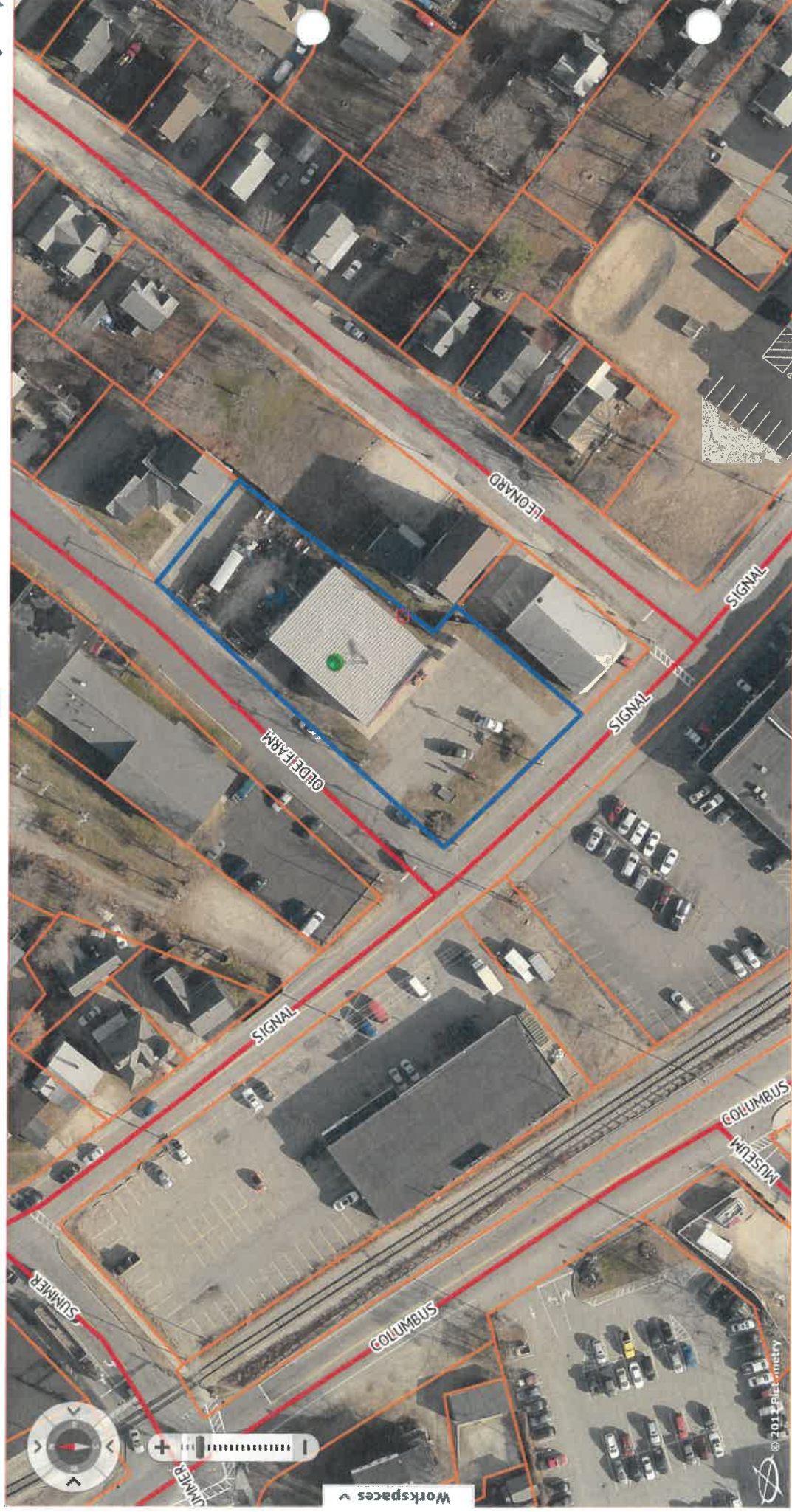
COMMERCIAL ZONING DISTRICTS	Lots				Setbacks				Standards				Notes, and References
	Minimum Lot Area (Square feet)	Minimum Frontage (feet)	Minimum Lot Areal Dwelling Unit (Square feet)	Maximum Lot Coverage (%)	Minimum Front (Feet)	Maximum Front (Feet)	Minimum Side (Feet)	Minimum Rear (Feet)	Maximum Number of Stories	Minimum Number of Stories	Maximum Height (Feet)	Minimum Height (Feet)	
<b>COMMERCIAL ZONING DISTRICTS</b>													
<b>DOWNTOWN COMMERCIAL (DC)</b>													
All Uses	4,000	40	5000/7500 <sup>2</sup>	-	-	10	- <sup>1</sup>	15	5	2	-	20	See Section 42.19(B)(8) Density Rings
<b>OFFICE COMMERCIAL</b>													
All Uses	10,000	80	5000 <sup>2</sup>	75	10	-	10 <sup>1</sup>	25	3	-	-	-	See Section 42.19 - Dimensional Standards
<b>HIGHWAY COMMERCIAL</b>													
All Uses	20,000	100	5000/7500 <sup>2</sup>	85	20	-	10 <sup>1</sup>	25	3	-	-	-	See Section 42.19 - Dimensional Standards and 42.19(B) (8) Density Rings
<b>GRANITE RIDGE</b>													
All Uses	-	50	-	-	-	-	-	-	-	-	-	-	

Note 1: For lots that adjoin a residential district, the side setback on the side adjoining the residential district shall be the larger of the required side setback in the subject commercial zone or the adjoining residential zone.

Note 2: For lots without both water and sewer, 10,000 square feet of lot area is required per additional dwelling unit beyond one.

Note: For lots without City sewer, the New Hampshire Division of Environmental Services (NHDES) requires minimum lot sizes which may be larger than those shown here.







Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
321	171,400	6,700	0.560	131,400	309,500		27169

Unit #:

Total Card	171,400	6,700	0.560	131,400	309,500
Total Parcel	171,400	6,700	0.560	131,400	309,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:	64.48	/Parcel:	64.48
					Entered Lot Size
					Total Land: 0.56
					Land Unit Type: AC
<b>GIS Ref</b>					
<b>Insp Date</b>					

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

Tax Yr	Use Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Assets Value	Notes	Date
2017	321	FV	171 400	6700	.56	131 400	309 500	309 500 Year End Roll	9/7/2017

[illegible]

---

This Parcel contains .56 AC. of land mainly classified as HARDWR-BLDG with a(n) W DISC STORE Building Built about 1997, Having Primarily CORREG MTL Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 0 Baths, 1 HalfBaths, 0 3/4 Baths, 0 Rooms Total, and 0 Bdrms.

[illegible]

MICHAEL GEORGE 938-29/ 12/11/19/3 N6 N6

100

12/18/2007	07-1705	WATER HE	1,000 CE	3/18/2008	4/20/2015	DEED CHANGE	VK
12/17/2007	07-1678	ELECTRIC	4,000 CE	3/18/2008	1/21/2005	OWN ADD CHG	VW
12/17/2007	07-1682	REPAIRS	1,000 CE	3/18/2008	12/3/2004	OWN ADD CHG	VW
3/26/2004	239	SIGN	1,890 C	10/27/2004	9/10/2004	PROP LOC CHG	VW
8/1/1997	767		160,000 C		8/30/2002	OWN ADD CHG	VW

[illegible]

Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh Infl	Neigh Mod	Infl 1 %	Infl 2 %	Infl 3 %	Appraised Value	Alt Class	% Land	Spec J Code	Use Fact
3	1.0		0 135,000.	1.739 3010						131,436				1

## ACTIVITY INFORMATION

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By
12/4/2014	9463	PLUMBING	685 C		2/27/2015				6/29/2016	OWN ADD CHG	LA
12/18/2007	07-1705	WATER HE	1,000 CE		3/18/2008				4/20/2015	DEED CHANGE	VK
12/7/2007	07-1678	ELECTRIC	4,000 CE		3/18/2008				1/21/2005	OWN ADD CHG	VW
12/7/2007	07-1682	REPAIRS	1,000 CE		3/18/2008			FIRE DAMAGE	12/3/2004	OWN ADD CHG	VW
3/26/2004	239	SIGN	1,890 C		10/27/2004				9/10/2004	PROP LOC CHG	VW
8/1/1997	767		160,000 C					NEW BLDG	8/30/2002	OWN ADD CHG	VW

--	--

Date	Result	By	Name
6/29/2016	OWN ADD CHG	LA	LEONA
4/20/2015	DEED CHANGE	VK	VERNA
1/21/2005	OWN ADD CHG	VW	VIRGINIA
12/3/2004	OWN ADD CHG	VW	VIRGINIA
9/10/2004	PROP LOC CHG	VW	VIRGINIA
8/30/2002	OWN ADD CHG	VW	VIRGINIA

Sign:

raised value	Alt % Class	Spec Land	J Code	Fact Use Value	Notes
131,436				131,400	

Total:	131,436		
		Spl Credit	Total: 131,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro

julia	2018
-------	------

## Variance Application Checklist


- ☒ Complete the application form.
- ☒ **You must complete the "Criteria for a Variance" sheet, addressing the 5 items set forth by the NH Supreme Court governing the granting of Variances.**
- ☒ A narrative explaining what you are requesting the variance for.
- ☐ If the applicant is not the property owner, he/she must supply a note signed by the property owner stating his/her knowledge of the application being submitted to the Zoning Board of Adjustment. The property owner will receive a copy of the public hearing notice by certified mail along with the abutters.
- ☒ A sketch (see attached example) including the following.
  - ☒ Measurements of the distances from any existing structure to the lot lines.  
If the proposed structure is not attached to the building you will need the distance between buildings.
  - ☒ Dimensions of the lot. ***(If the variance is requesting relief from a setback regulation – The Zoning Board of Adjustment requires a certified plot plan of the property, if that is not available, you can ask for a waiver – see the secretary for details)***
- ☐ Photographs, if you have them.
- ☒ Abutter's list. **This information must be obtained from the Zoning Clerk in the Building, Zoning and Licensing Office from their computer.** The applicant must pay the cost of the certified fee for each abutter, applicant and any other applicable person on the abutter list, including applicant (at this time the fee is **\$3.81** each)(See Zoning Secretary for Current Fee )
- ☐ If there are wetlands on the parcel, refer to the City's Ordinance Chapter 42.12 (c) for wetland buffers of 50' and 75'
- ☐ Prior to applying for a variance regarding wetlands, the applicant must receive all necessary State permits.
- ☒ Application fee \$175.00 (make check payable to City of Rochester). A check for the certified mail amount is also due when the application is submitted. One check is sufficient for both fees.  
One Electronic (PDF) and ten (10) copies are required.

All of the above information must be completed and submitted to the Building, Zoning Department on or before the deadline date, or the application will be considered incomplete and will be postponed until the next scheduled meeting, or until all the requirements have been met.

NOTE: All applications will be allowed **one (1) postponement of the hearing on their application**, and shall notify the Building & Zoning Office in writing of their intent to postpone such hearing at **least two (2) days prior to the meeting** at which their application is to be considered. **If the applicant requests a second (2<sup>nd</sup>) postponement of the hearing, the application will be considered to have been withdrawn and the applicant must file a new application with the Board in order to receive a hearing.** The provisions of this paragraph shall not apply to any postponement requested by an applicant as a result of the inability of the Zoning Board of Adjustment to provide the applicant with a five-member board for the hearing on the application.

**The applicant or their representative MUST attend the Zoning Board of Adjustment meeting to present their case, or no action will be taken.**

If you have any questions with any of these requirements, please call **Karen Grenier** 603-332-3976 or e-mail at [karen.grenier@rochesternh.net](mailto:karen.grenier@rochesternh.net)

  
Applicant Signature & Date

09/20/17

EMAIL: [rigazio4@comcast.net](mailto:rigazio4@comcast.net)





# 0 Abutters List Report

Rochester, NH  
September 20, 2017

## Subject Property:

Parcel Number: 0120-0019-0000  
CAMA Number: 0120-0019-0000  
Property Address: 17 SIGNAL ST

Mailing Address: RIGZ ENTERPRISES LLC  
167 LAFAYETTE RD  
SEABROOK, NH 03874-4511

\$210.07

## Abutters:

Parcel Number: 0120-0011-0000  
CAMA Number: 0120-0011-0000  
Property Address: 10 OLDE FARM LN

Mailing Address: SALVATION ARMY THE  
10 OLDE FARM LN  
ROCHESTER, NH 03867-2310

Parcel Number: 0120-0018-0000  
CAMA Number: 0120-0018-0000  
Property Address: 11 OLDE FARM LN

Mailing Address: LABBE DEVELOPMENT INC  
4 ALBERT ST  
SOMERSWORTH, NH 03878

Parcel Number: 0120-0019-0000  
CAMA Number: 0120-0019-0000  
Property Address: 17 SIGNAL ST

Mailing Address: RIGZ ENTERPRISES LLC  
167 LAFAYETTE RD  
SEABROOK, NH 03874-4511

Parcel Number: 0120-0021-0000  
CAMA Number: 0120-0021-0000  
Property Address: 0 SIGNAL ST

Mailing Address: THIBAudeau DANIEL & LOUISE R  
REVOC LIVING TRUST %  
31 HANCOCK ST  
ROCHESTER, NH 03867-3528

Parcel Number: 0120-0022-0000  
CAMA Number: 0120-0022-0000  
Property Address: 2 LEONARD ST

Mailing Address: 2 LEONARD STREET LLC & MOSER  
DOLUNAY  
12 PLEASANT ST APT 1  
SAUGUS, MA 01906

Parcel Number: 0120-0315-0000  
CAMA Number: 0120-0315-0000  
Property Address: 24 SIGNAL ST

Mailing Address: LAM JW BROTHERS LLC  
24 SIGNAL ST  
ROCHESTER, NH 03867-2733

Parcel Number: 0120-0316-0000  
CAMA Number: 0120-0316-0000  
Property Address: 0 SIGNAL ST

Mailing Address: LAM JW BROTHERS LLC  
24 SIGNAL ST  
ROCHESTER, NH 03867-2733

7016 2710 0000 9112 3729

7016 2710 0000 9112 3736

7016 2710 0000 9112 3743

7016 2710 0000 9112 3712

7016 2710 0000 9112 3750

7016 2710 0000 9112 3927



www.cai-tech.com

9/20/2017

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

Page 1 of 1

THE SALVATION ARMY  
36 AUTUMN STREET  
ROCHESTER, N.H. 03867

THE  
SALVATION  
ARMY

120/316  
CITY OF ROCHESTER  
31 WAKEFIELD STREET  
ROCHESTER, N.H. 03867

120/315  
LAM BROTHERS  
PARTNERSHIP  
24 SIGNAL STREET  
ROCHESTER, N.H.

AUTUMN STREET EXT.

SIGNAL STREET

LEONARD STREET

ROBERT &  
MARILYN ANN WATSON  
14 SANDERSON ROAD  
GREENLAND, N.H. 03840  
1235/473 (TRACT II)

REFERENCE PLAN:

"PLAN OF LAND IN ROCHESTER, N.H. - FOR ROBERT J. MARYLYN WATSON" DATED SEPTEMBER 1986 BY MORIWAY PLAINS SURVEY ASSOCIATES, INC. - PLAN NO. A-1007-1. RECORDED S.C.R.D. AS PLAN NO. 28A-B1.

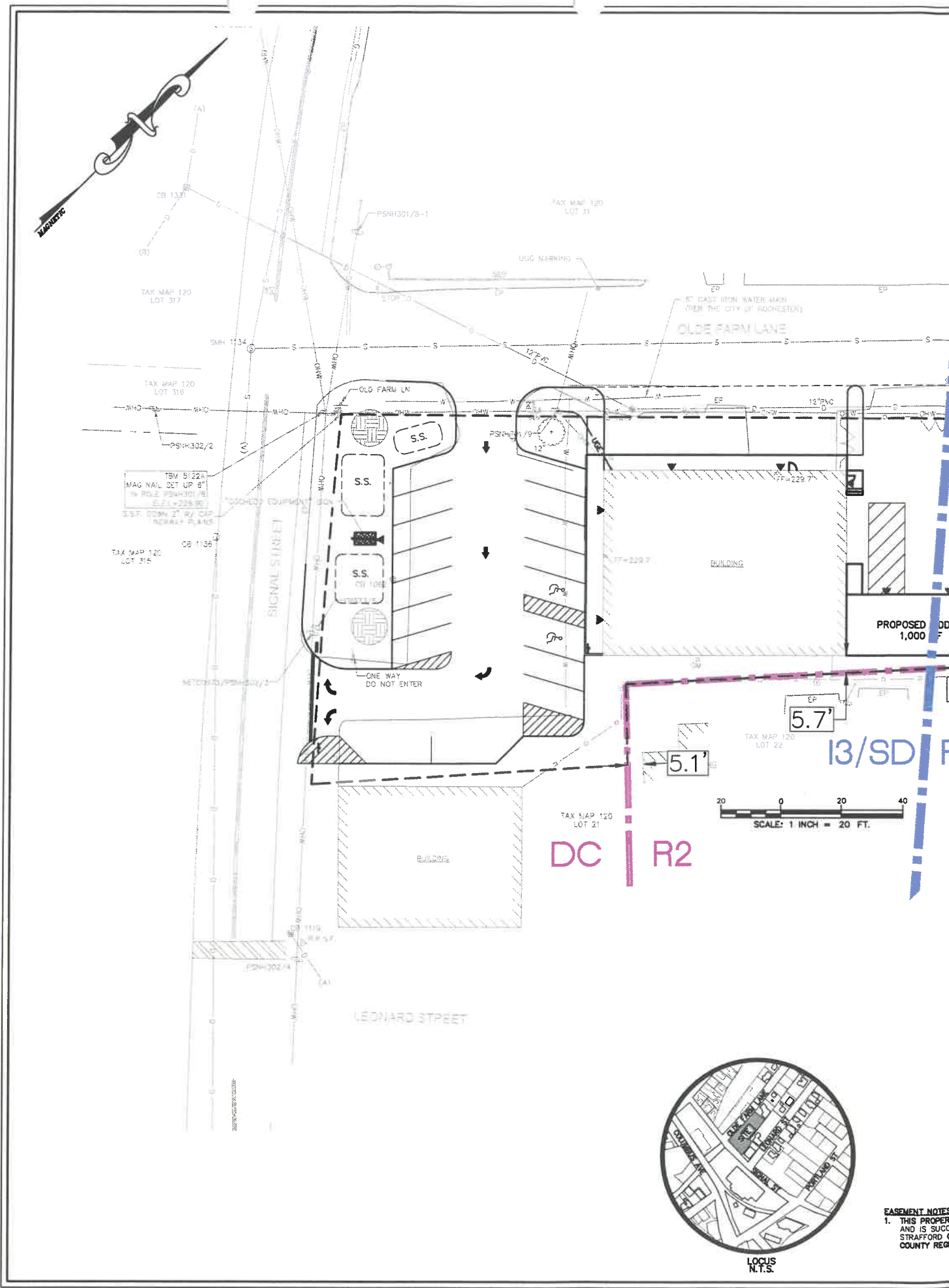


APPROVED FOR RECORD:

Timothy J. Ross 11/7/97  
ROCHESTER PLANNING BOARD

FILE NO: 11-4

### LOCATION 1 MAP



EASEMENT NOTES  
1. THIS PROPERTY  
AND IS SUCCESSOR  
STRAFFORD COUNTY REG