



# City of Rochester, New Hampshire

## Zoning Board of Adjustment

### Special Exception Application

TO: BOARD OF ADJUSTMENT  
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. Z-20-5

DATE FILED 3-18-20

Dee Mondak

ZONING BOARD CLERK

Applicant: NORMAN + STACIA VETTER

E-mail: normanvetterfoundations.com Phone: 603 817 9359

Applicant Address: PO Box 181 Rochester NH 03866

Property Owner: NORMAN + STACIA VETTER

Property Owner Address: 19 Sheephurst Rd Rochester NH

Variance Address: 19 Sheephurst Rd Rochester NH

Map Lot and Block No: 0234 - 0033 - 0000

Description of Property (give length of lot lines): 78 Acre Parcel

Proposed use or existing use affected: Add home to custody duty on parcel for family member.

The undersigned hereby requests a special exception as provided in section 2B-23.2.A of the Zoning Ordinance to

permit an detached accessory apartment

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]

Date: 2/22/20



# City of Rochester, New Hampshire

## Zoning Board of Adjustment

### 275.22 Special Exception Sheet

#### (a) General Provisions

- (1) Certain uses, structures, or conditions are designed as Special Exceptions (E) in this ordinance. Upon application, the Board of Adjustment may, subject to the appropriate conditions and safeguards, grant a permit for these special exceptions and no others.
- (2) Special Exceptions, for which conformance to additional standards is required, may be permitted in their respective districts, subject to the satisfaction of the requirements and standards set forth in this section 275.22, in addition to all other requirements of this ordinance. All such uses are hereby declared to possess such special characteristics that each shall be considered as an individual case.
- (3) The Board of Adjustment may require that a site plan for development for a proposed special exception be submitted showing the location of all buildings, parking areas, traffic access, open spaces, landscaping, and any other pertinent information that may be necessary to determine if the proposed special exception is in harmony with the intent of this ordinance.

(b) Considerations Governing Granting Special Exceptions: In acting upon an application for a special exception, the Board of Adjustment shall take into consideration whether:

- (1) The specific site is an appropriate location for the proposed use or structure. ☒ Yes ☐ No

Reasoning: It's a 70 acre site

- (2) The proposal is detrimental, injurious, obnoxious, or offensive to the neighborhood. ☐ Yes ☒ No

Reasoning: It is a single family home abutting duplex and mobile homes as well as other single family homes

- (3) There will be undue nuisance or serious hazard to pedestrian or vehicular traffic, including the location and design of access ways and off street parking. ☐ Yes ☒ No Reasoning: No more traffic

impact

- (4) Adequate and appropriate facilities and utilities will be provided to ensure the proper operation of the proposed use or structure. ☒ Yes ☐ No Reasoning: Underground utilities

- (5) The proposed use or structure is consistent with the spirit of the ordinance and the intent of the Master Plan. ☒ Yes ☐ No Reasoning: An accessory dwelling was built

for 65 year old son who is autistic. Although he has some independence he needs to be close to mother.

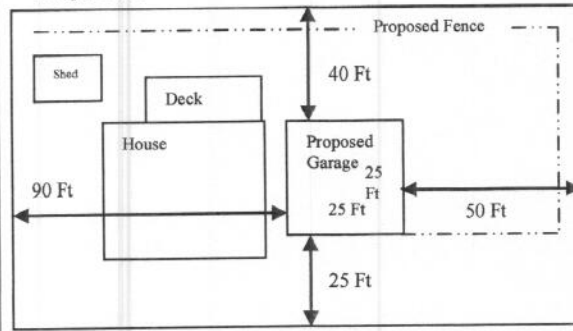
Please check section 275.22 of the Zoning Ordinance for any additional specific conditions that apply to your Special Exception request.

# Sketch Plan

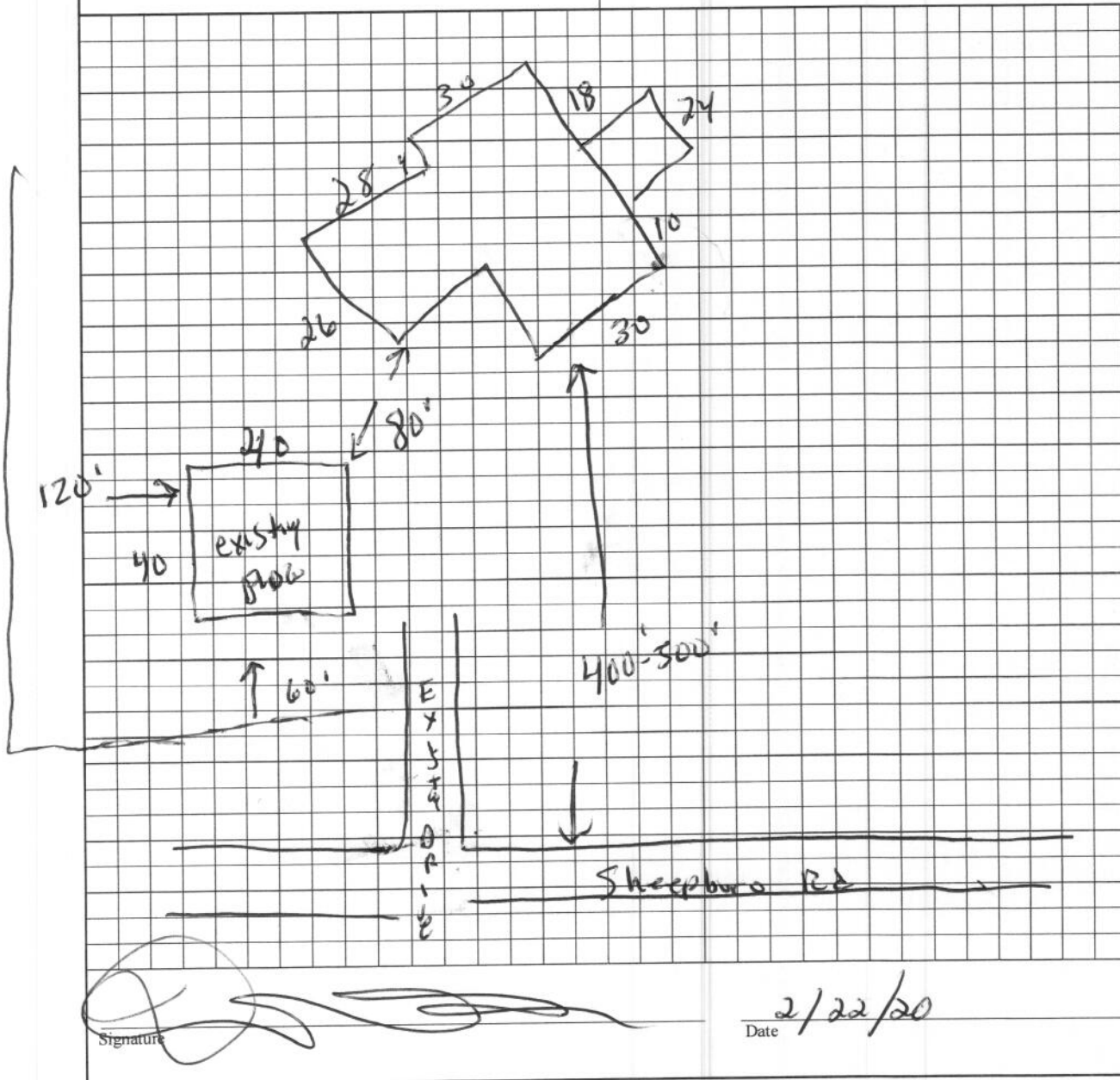
## Instructions:

- 1) Show the Property lines and road(s).
- 2) Show the proposed Structure and all existing structures.
- 3) Show the Measurements from the proposed structure to all lot lines, measure straight through existing structures if needed.
- 4) Include the dimensions of the proposed structure.
- 5) If installing a fence – show the location.

## Sample Plan:



Street



**ROCHESTER ZONING BOARD OF ADJUSTMENT**  
**VARIANCE & SPECIAL EXCEPTION CRITERIA**

2. **Variances.** The board may authorize, upon appeal in specific cases, a variance from the terms of the zoning ordinance if it determines that all of the following conditions are met:
- A. The variance will not be contrary to the public interest;
  - B. The spirit of the ordinance is observed;
  - C. Substantial justice is done;
  - D. The values of surrounding properties are not diminished; and
  - E. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.

- i. For purposes of this condition, "unnecessary hardship" means that, owing to special conditions of the property that distinguish it from other properties in the area:

- (a) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property; and

- (b) The proposed use is a reasonable one.

- ii. If the criteria in subparagraph i, above, are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

Notwithstanding Section 2., above, the board may grant a variance from the terms of a zoning ordinance without finding a hardship arising from the condition of a premises subject to the ordinance, when reasonable accommodations are necessary to allow a person or persons with a recognized physical disability to reside in or regularly use the premises, provided that:

- A. Any variance granted under this paragraph shall be in harmony with the general purpose and intent of the zoning ordinance.
- B. In granting any variance pursuant to this paragraph, the zoning board of adjustment may provide, in a finding included in the variance, that the variance shall survive only so long as the particular person has a continuing need to use the premises.

3. **Special Exceptions.** The board grants special exceptions for particular uses and activities as listed in the Tables of Uses in Section 18-Use Regulations and as articulated in Section 22-Special Exceptions.

The board shall grant a special exception only if it reasonably determines that *all of the following base criteria are met* (in addition to those criteria and conditions included for specific uses in Section 22):

- A. **Location.** The specific site is an appropriate location for the proposed use or structure;
- B. **Neighborhood.** The proposed use would not be detrimental, injurious, obnoxious, or offensive to the neighborhood;
- C. **Traffic.** The proposed use would not create an undue hazard or nuisance to vehicular or pedestrian traffic;
- D. **Public Facilities.** Adequate and appropriate facilities and utilities would be provided to ensure the proper operation of the proposed use or structure; and,
- E. **Master Plan.** The proposed use or structure is consistent with the spirit of this chapter and the intent of the Master Plan.

# Requirements for Granting a Variance: A Suggested Approach

THE APPLICANT MUST ESTABLISH **ALL** OF THE FOLLOWING.

Requirement	Explanation
1. The variance is not contrary to the public interest.	The proposed use must not conflict with the explicit or implicit purpose of the ordinance, and must not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure "public rights."
2. The spirit of the ordinance is observed.	
3. Substantial justice is done.	The benefit to the applicant should not be outweighed by harm to the general public or to other individuals.
4. The values of surrounding properties are not diminished.	Expert testimony on this question is not conclusive, but cannot be ignored. The board may also consider other evidence of the effect on property values, including personal knowledge of the members themselves.
<p>5. Literal enforcement of the ordinance would result in unnecessary hardship. Unnecessary hardship means:</p> <p><i>Because of</i> special conditions of the property that distinguish it from other properties in the area:</p> <p>(a) There is no fair and substantial relationship between the general public purposes of the ordinance provision and the specific application of that provision to the property; <i>and</i></p> <p>(b) The proposed use is a reasonable one.</p> <p><i>Alternatively</i>, unnecessary hardship means that, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance.</p>	<p>The applicant must establish that the property is burdened by the zoning restriction in a manner that is distinct from other similarly situated property.</p> <p>(a) Determine the purpose of the zoning restriction in question. The applicant must establish that, because of the special conditions of the property, the restriction as applied to the property does not serve that purpose in a "fair and substantial" way.</p> <p>(b) The applicant must establish that the special conditions of the property cause the proposed use to be reasonable. The use must not alter the essential character of the neighborhood.</p> <p>As an alternative to (a) and (b) above, the applicant can satisfy the unnecessary hardship requirement by establishing that, because of the special conditions of the property, there is no reasonable use that can be made of the property that would be permitted under the ordinance. If there is any reasonable use (including an existing use) that is permitted under the ordinance, this alternative is not available.</p>



Narrative

We are proposing building a single family home adjacent to our sons home + barn. Although he has some independence he still requires, monitoring as well as help in day to day activities.

This will create an environment of him having his own space but being close enough to call or walk if help is needed or required

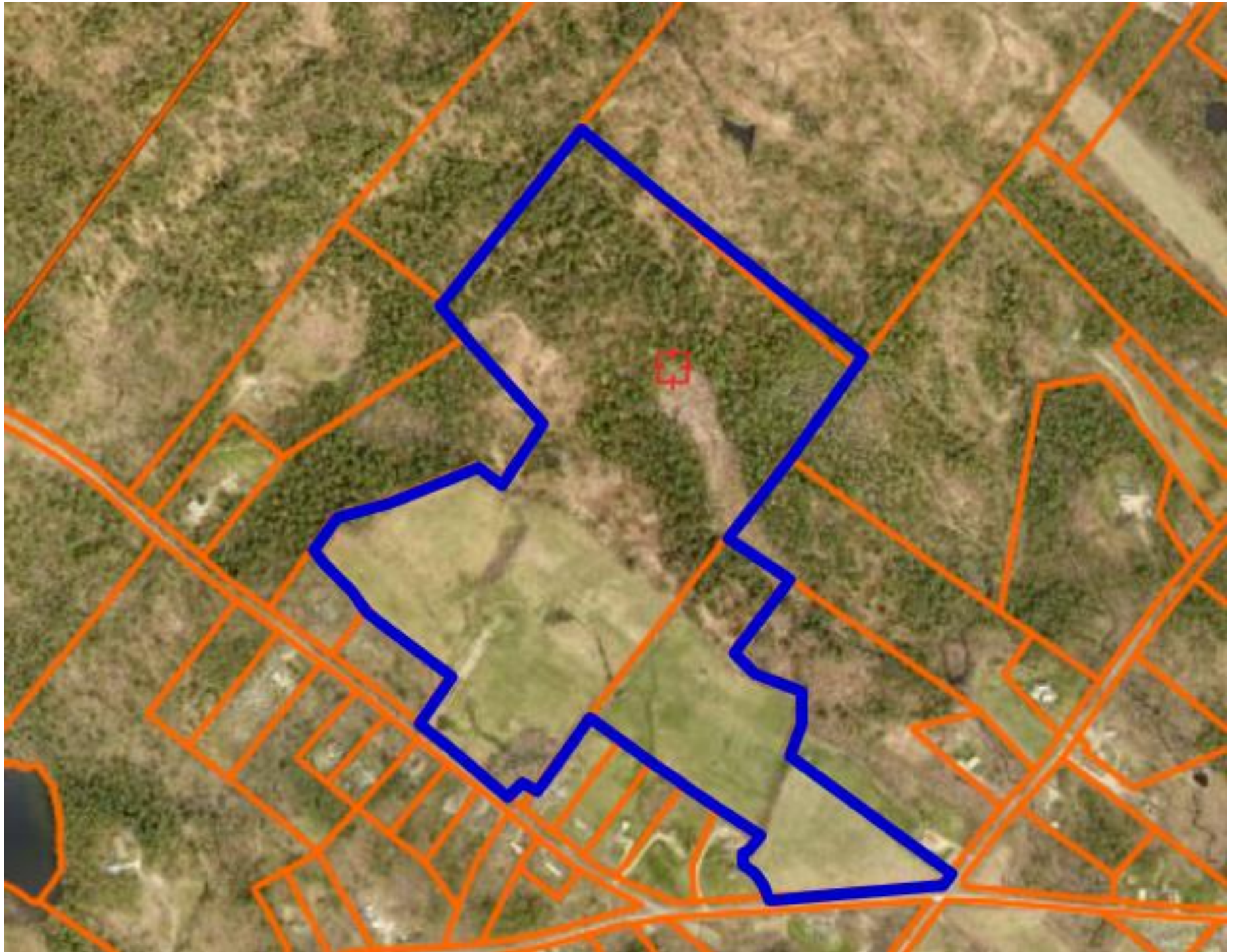


**§ 275-23.2. Standards for specific accessory uses.**

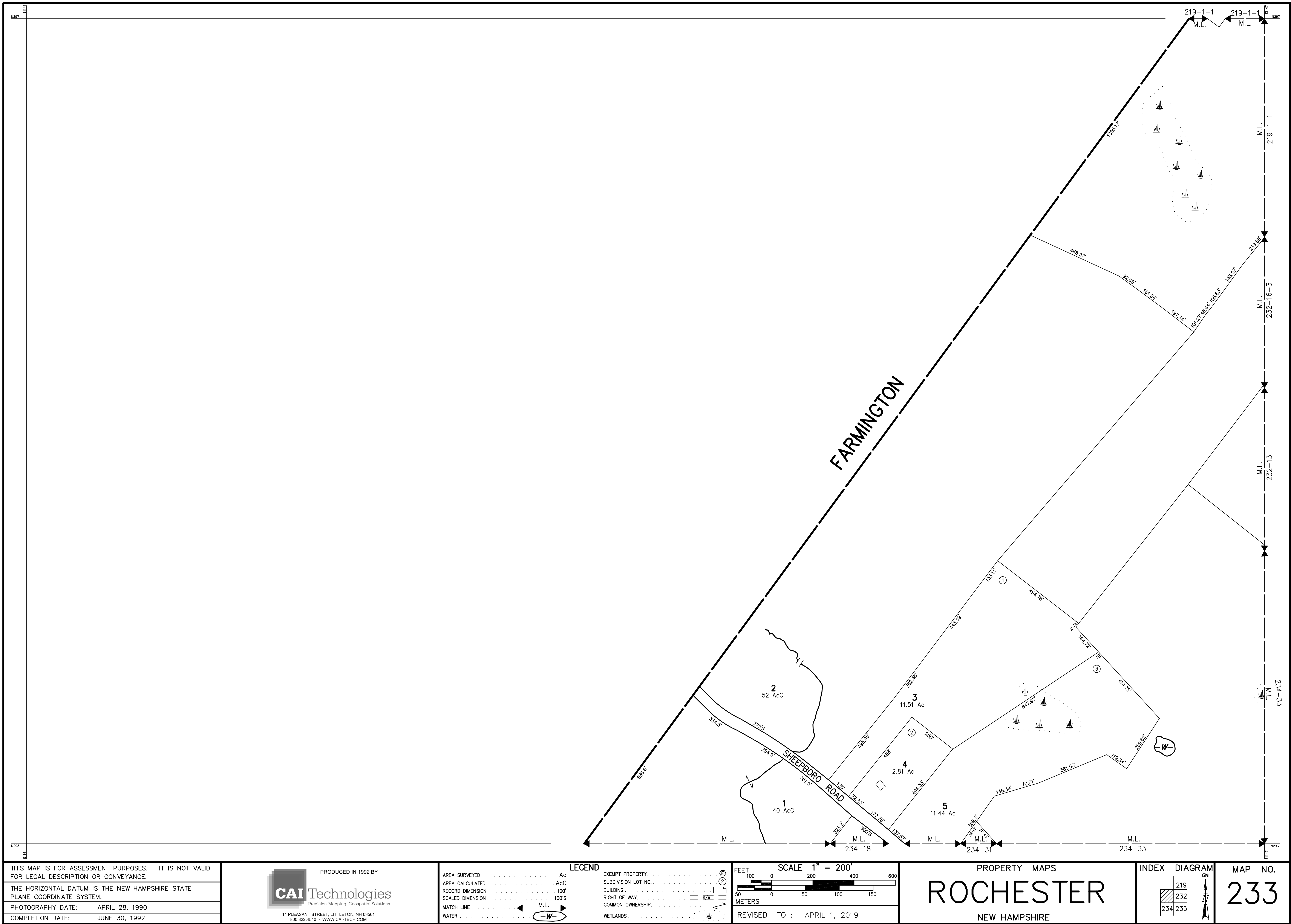
A. The following standards shall apply to these specific accessory uses, activities, structures, and situations wherever they are allowed:

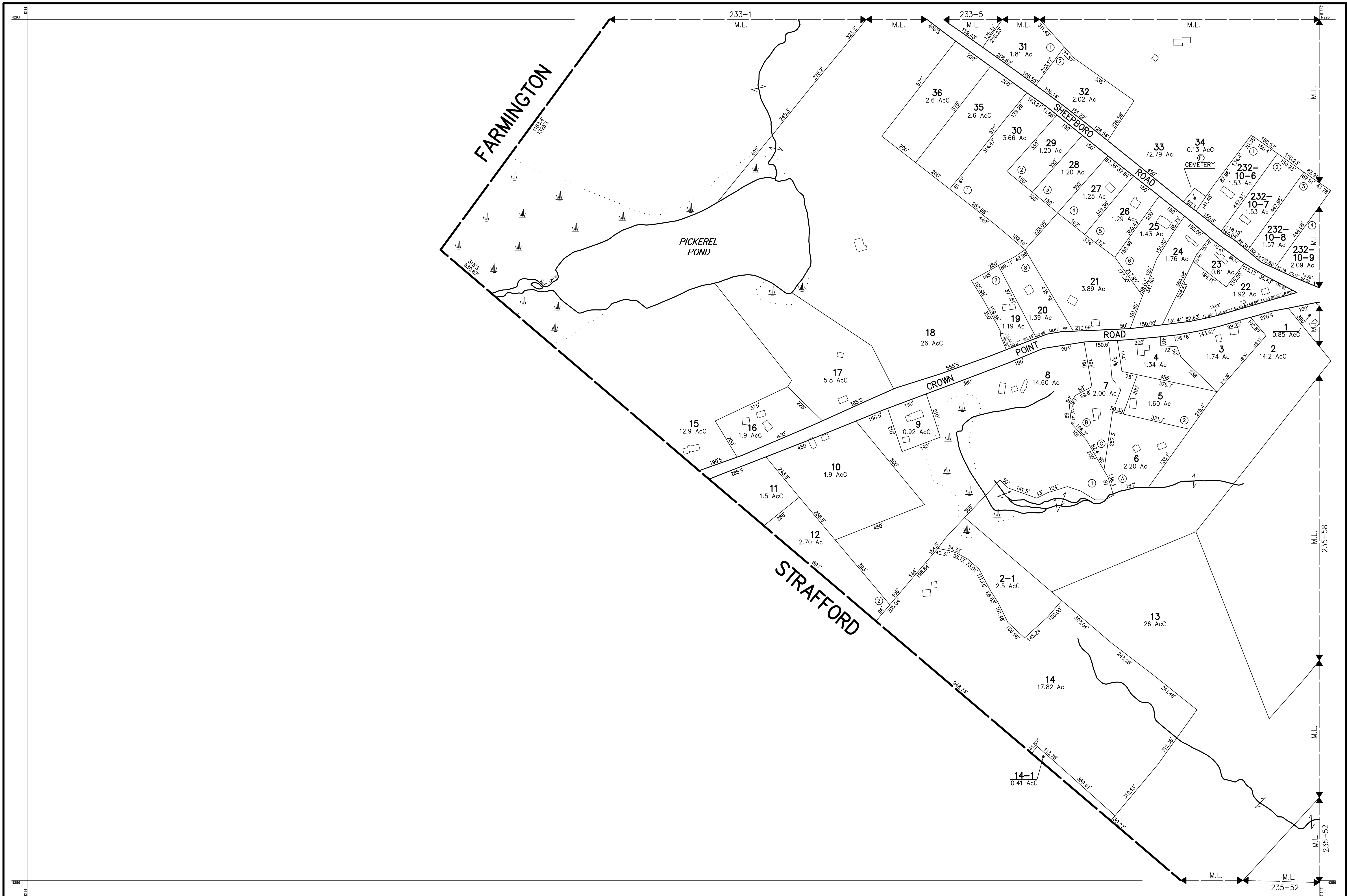
(1) Accessory apartment. An accessory apartment is permitted subject to compliance with all of the following standards and procedures: **[Amended 4-4-2017]**

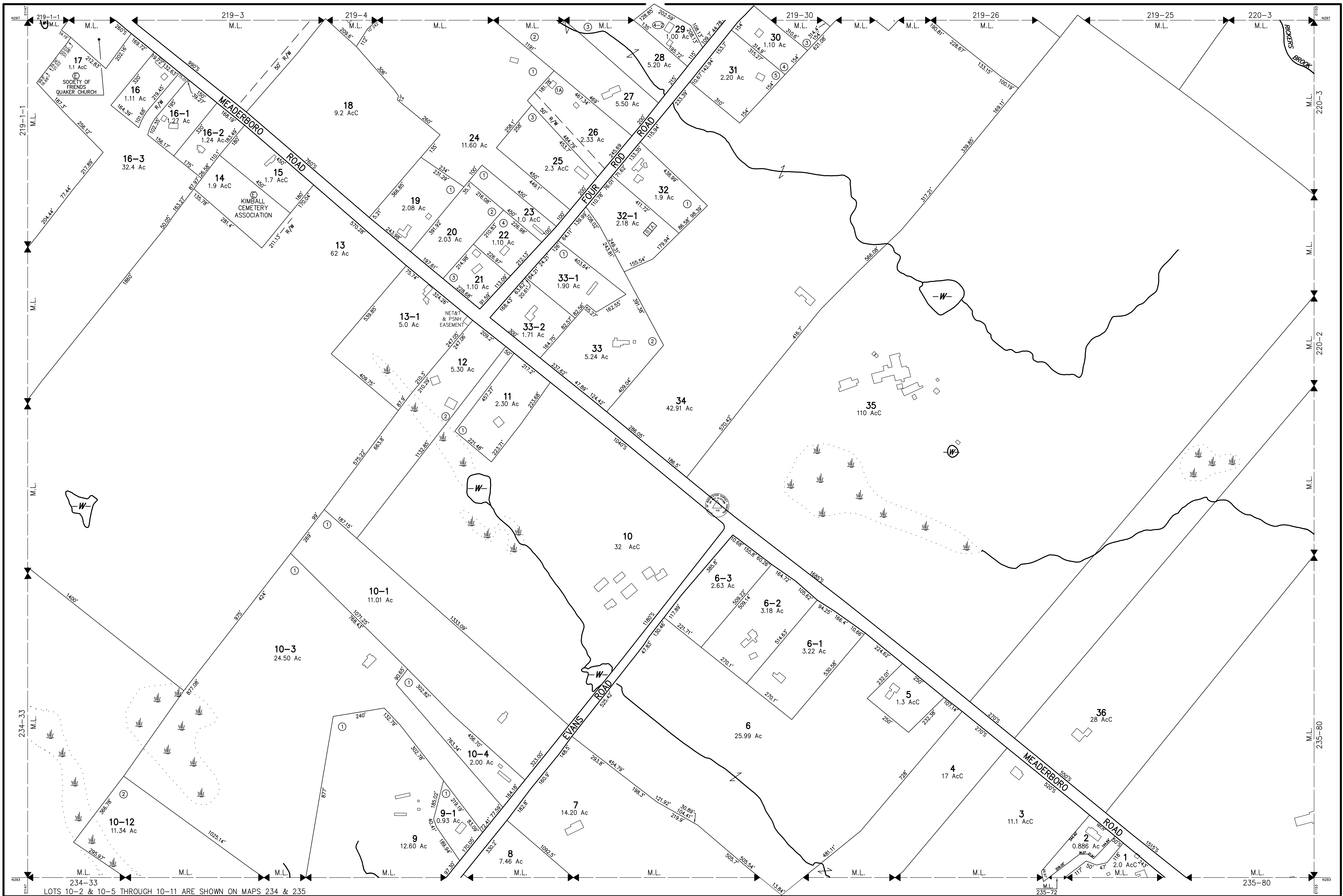
- (a) It is permitted where and as specified in the Tables of Uses (by right or by special exception). However, if the accessory dwelling is detached from the single-family dwelling, it must be approved by a special exception;
- (b) It is accessory to a single-family dwelling only and if detached from the single-family dwelling it is similar in architectural style;
- (c) It must be two bedrooms or less;
- (d) It may not exceed 800 square feet;
- (e) It may be either part of the single-family dwelling or in a separate building, such as above a garage; if it is part of the single-family dwelling, an interior door shall be provided between the principal dwelling unit and the accessory dwelling unit; **[Amended 3-5-2019]**
- (f) There may be only one per lot;
- (g) The owner of the property must occupy one of the dwelling units and the owner must demonstrate that one of the dwelling units is his/her principal place of residence;
- (h) At least one parking space must be provided for the unit;
- (i) Where municipal sewer service is not provided, the septic system shall meet NHDES requirements for the combined system demand for total occupancy of the property; and
- (j) It is exempt from site plan review but a letter of intent must be submitted to the Building Inspector to ensure that the above conditions are met.
- (k) If it is a security apartment, it shall not exceed 800 square feet and it shall be attached to or located with an allowed commercial, office or industrial use. Such unit may be occupied by the business owner, family member or employee whose purpose is to provide security and/or protection of the business premises. This use shall require site plan review.
- (l) If it is a caretaker apartment it shall be attached to or located with an allowed residential or nonresidential use and it shall be occupied by the owner, family member or employee of the principal use and the gross floor area does not exceed 800 square feet. This use shall require site plan review.











THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.

PHOTOGRAPHY DATE: APRIL 28, 1990

COMPLETION DATE: JUNE 30, 1992

PRODUCED IN 1992 BY

**CAI Technologies**  
Precision Mapping/ Geospatial Solutions.

11 PLEASANT STREET, LITTLETON, NH 03561  
800.322.4540 • WWW.CAI-TECH.COM

**LEGEND**

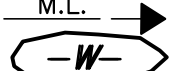
AREA SURVEYED . . . . . Ac


AREA CALCULATED . . . . . AcC


RECORD DIMENSION . . . . . 100'


SCALED DIMENSION . . . . . 100'S


MATCH LINE . . . . . M.L.


WATER . . . . . 


EXEMPT PROPERTY. . . . . 

SUBDIVISION LOT NO. . . . . 

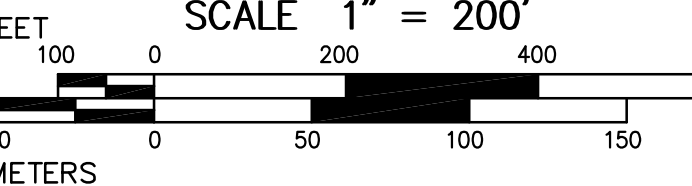
BUILDING . . . . . 

RIGHT OF WAY. . . . . 

COMMON OWNERSHIP. . . . . 

WETLANDS . . . . . 

**SCALE 1" = 200'**



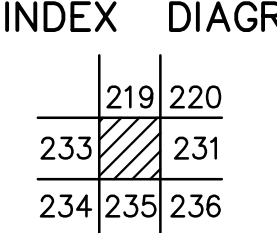
REVISD TO : APRIL 1, 2019

PROPERTY MAPS

**ROCHESTER**

NEW HAMPSHIRE

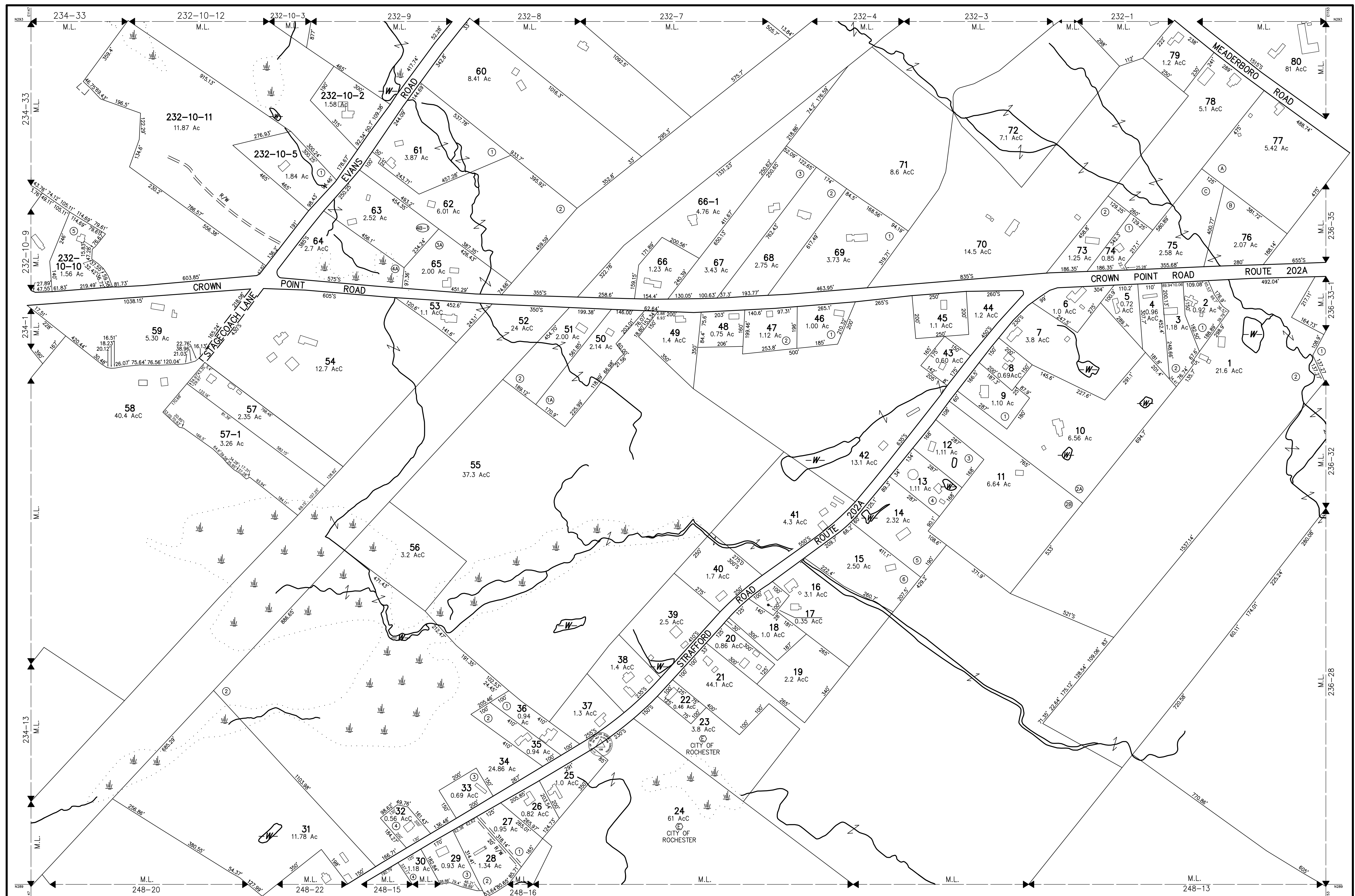
**INDEX DIAGRAM**



**MAP NO.**

**232**







THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.	
THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.	
PHOTOGRAPHY DATE:	APRIL 28, 1990
COMPLETION DATE:	JUNE 30, 1992



PRODUCED IN 1992 BY

**CAI Technologies**  
Precision Mapping. Geospatial Solutions.

11 PLEASANT STREET, LITTLETON, NH 03561  
800.322.4540 - [WWW.CAI-TECH.COM](http://WWW.CAI-TECH.COM)

AREA SURVEYED . . . . .	Ac
AREA CALCULATED . . . . .	AcC
RECORD DIMENSION . . . . .	100'
SCALED DIMENSION . . . . .	100'S
MATCH LINE	
WATER	

## LEGEND

EXEMPT PROPERTY. . . . .  
SUBDIVISION LOT NO. . . . .  
BUILDING. . . . .  
RIGHT OF WAY. . . . .  
COMMON OWNERSHIP. . . . .  
WETLANDS. . . . .

SCALE 1" = 200'

FEET 100 0 200 400 600

METERS 50 0 50 100 150

REVISED TO : APRIL 1, 2019


PROPERTY MAPS

# ROCHESTER

NEW HAMPSHIRE

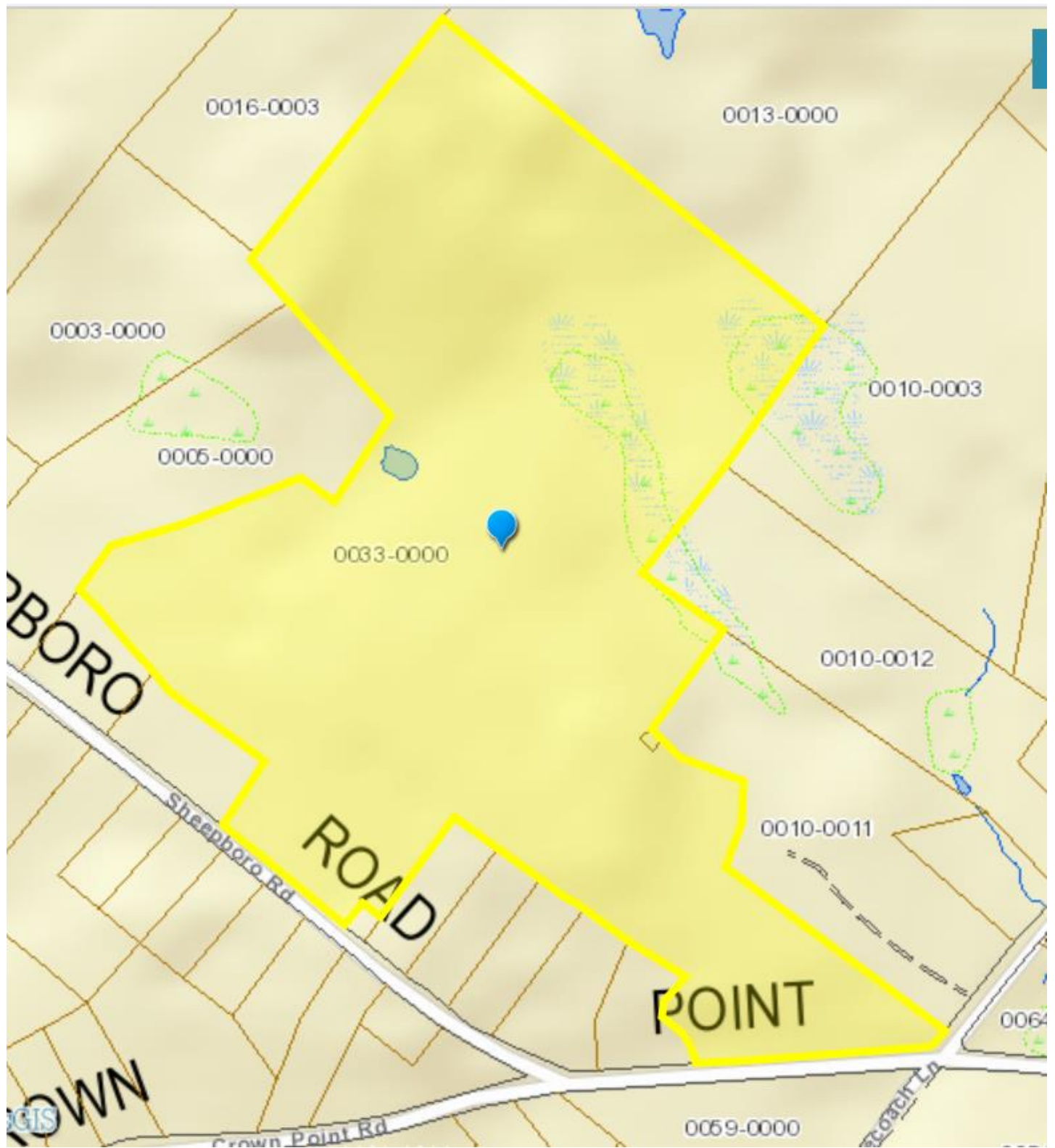
**INDEX      DIAGRAM**

233	232	231
234		236
	248	247

GN  


MAP NO.  
235





0234      0033      0000

Map      Block      Lot

Building Location  
19 SHEEPBORO RD

Acct: 8492

City of Rochester

APPAISED:  
USE VALUE:  
ASSESSED:

Total Card      Total Parcel

191,345 /      191,345

14,194 /      14,194

64,194 /      64,194



**Patriot**  
Properties Inc.  
User Defined

Property Location

No.	Alt No.	Direction/Street/City
19		SHEEPBORO RD, ROCHESTER

Ownership

Owner 1	VETTER NORMAN P REVOC TRUST &				
Owner 2	VETTER STACIA R REVOC TRUST %				
Owner 3	VETTER NP & SR TRUSTEES				
Street 1	P O BOX 181				
Street 2					
Town/City	ROCHESTER				
St/Prov	NH	Country		Occ	N
Postal	03866			Type	

Previous Owner

Owner 1	VICKERY NATALIE S REV TRUST		
Owner 2			
Street 1			
Town/City			
St/Prov		Country	
Postal			

Narrative Description

This parcel contains 72.79000 AC of land mainly classified as DEV RES LAND with a Building, having primarily Exterior.

Other Assessments

Code	Description	Amount	Com Int

Property Factors

Item	Code	Description	%	Item	Code	Description
Zone 1	A	AGRICULTURAL	100	Utility 1	4	NONE
Zone 2				Utility 2		
Zone 3				Utility 3		
Census Tract				Exempt		
Flood Hazard						
District 1	RO	ROCHESTER	0	Topo	4	ROLLNG
District 2				Street	1	PAVED
District 3				Traffic	2	LIGHT

Land Section (First 9 Lines Only)

Use Code	Description	LUC Factor	No of Units	Depth/ Price/Unit	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adjusted Unit Price	Neigh	Neigh Infil	Neigh Modifier	Infil 1	%	Infil 2	%	Infil 3	%	Appraised Value	Alt Class	%	Spec Land	Juris	Land Factor	Assessed Value	Notes
130	DEV RES LAND	1.0000	1.0000		PRIMARY ACRE	JNDEVELOPEC	1.00000		50,000.00	50,000.00	1030	1.000								50,000		0			1.00000	50,000	
130	DEV RES LAND	1.0000	4.0000		FRONT ACRES	FRONT ACRE	1.00000		3,500.00	3,500.00	1030	1.000								14,000	612	100	425.00		1.00000	1,428	
130	DEV RES LAND	1.0000	30.7900		EXCESS ACRES	EXCESS	1.00000	0.00	2,500.00	1,960.88	1030	1.000								60,375	612	100	425.00		1.00000	10,992	
130	DEV RES LAND	1.0000	34.0000		EXCESS ACRES	EXCESS	1.00000	0.00	2,500.00	1,960.88	1030	1.000								66,670	671	100	57.00		1.00000	1,705	
130	DEV RES LAND	1.0000	3.0000		WASTE ACRES	WASTE	1.00000		100.00	100.00	1030	1.000								300	692	100	23.00		1.00000	69	
Total AC/HA			72.79000		Total SF/SM			3,170,732.40000		Parcel LUC	061	MIX CUI/RES		Prime NB Desc	RESIDENTIAL		Total			191,345.00	Total		930.00	Total			64,194

In Process Appraisal Summary (First 4 Lines Only)

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
130	1.00	0.00	0.00	50,000.00	50,000.00
612	34.79	0.00	0.00	74,375.00	74,375.00
671	34.00	0.00	0.00	66,670.00	66,670.00
692	3.00	0.00	0.00	300.00	300.00
Total Card	72.79	0.00	0.00	191,345.00	191,345.00
Total Parcel	72.79	0.00	0.00	191,345.00	191,345.00
Source	Mkt Adj Cost	Total Value per Sq Unit /Card	N/A	/Parcel	N/A

Previous Assessment (First 9 Lines Only)

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Assessed Value	Notes	Date
2019	061	FV	0	0	72.7900	191,345	191,345	64,194		10/30/2019
2018	016	FV	0	0	72.7900	186,344	186,344	59,162	Year End Roll	09/19/2018
2017	016	FV	0	0	72.7900	180,187	180,187	58,820	Year End Roll	09/07/2017
2016	016	FV	0	0	72.7900	180,187	180,187	58,820	Year End Roll	09/08/2016
2015	016	FV	0	0	56.0000	148,604	148,604	52,826	Year-end	10/01/2015
2014	016	FV	28,000	200	56.0000	148,604	176,804	81,026	Year End Roll	09/29/2014
2013	016	FV	20,400	200	56.0000	204,926	225,526	88,462	Year End Roll	09/04/2013
2012	016	FV	20,400	200	56.0000	204,926	225,526	89,210	Year End Roll	09/20/2012
2011	016	FV	61,600	200	56.0000	204,926	266,726	131,697	Year End Roll	09/27/2011

Sales Information (First 5 Lines Only)

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	TSF	Verification	Notes
VICKERY NATALIE S REV TRUST	4336-487	1	10/22/2015	Boundary Adj	80,000.00	No	No	OTHER	LLR 232-10-12 TO 234-33 16.79 AC
VICKERY WILLIAM D & NATALIE S	4029-525	1	06/25/2012	Current Use	210,000.00	No	No	PA-34	
VICKERY WILLIAM D & NATALIE S	1997-222		04/14/1998	DNU Trust	0.00	No	No	OTHER	

Building Permits (First 8 Lines Only)

Date	Number	Description	Amount	CIO	Last Visit	Fed Code	F. Description	GeneralNotes
08/26/2019	M-19-339	STG TANK	500.00	O		1	RES CONST	1 - 500 gallon underground
08/21/2019	P-19-156	PLUMBING	8,500.00	O		1	RES CONST	
08/21/2019	M-19-330	HEATING SYS	15,000.00	O		1	RES CONST	Rheem gas fired furnace an
07/09/2019	E-19-290	ELECTRIC	5,200.00	O		1	RES CONST	service to apartment and ga
07/09/2019	B-19-422	RES BLDG	140,000.00	O		1	RES CONST	
06/13/2019	B-19-423	FOUNDATION	0.00	O		1	RES CONST	

Activity Information (First 11 Lines Only)

Date	Result	By	Name
11/29/2017	VACANT LOT	NM	NANCY
01/28/2016	DEED CHANGE	VK	VERNA
01/25/2016	MAPPING CHG	VK	VERNA
12/08/2014	EXT ONLY	TG	THERESA
02/04/2014	PROP LOC CHG	TM	TOM
06/28/2012	MEAS+INSPCTD	NM	NANCY
06/27/2012	DEED CHANGE	VK	VERNA
05/19/2010	C U CHANGE	TM	TOM
04/28/2005	CORRECTION	TG	THERESA
10/18/2004	CORRECTION	GN	GAYE

Sign:

\_\_\_/\_\_\_/\_\_\_

Exterior Information

Type			
Story Height			
(Liv) Units		Total	
Foudation			
Frame			
Prime Wall			
Sec Wall			
Roof Struct			
Roof Cover			
Color			
View/Desir			
Bld Name			

General Information

Grade			
Year Blt	Eff Yr Blt		
Alt LUC	Alt %		
Jurisdic	Fact	1.00000	
Const Mod			
Lump Sum Adj			

Interior Information

Avg Ht/Ft			
Prime Int Wall			
Sec Int Wall			
Partition			
Prim Floors			
Sec Floors			
Basement Floors			
Subfloor			
Basement Garage			
Electric			
Insulation			
Int vs Ext			
Heat Fuel			
Heat Type			
# Heat Sys			
% Heated	0	% AC	0
Solar HW	No	Cntrl Vac	No
% Com Wall	0	% Sprinkled	0

Special Features/Yard Items (First 20 Lines Only)

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB	Fact	Appr Value	J Code	J Fact	Juris Value
More	N	Total Yard Items						Total Special Features						Total SFY					

Bath Features

Full Bath	Rating	
A Bath	Rating	
3/4 Bath	Rating	
A 3QBath	Rating	
1/2 Bath	Rating	
A HBath	Rating	
Othr Fix	Rating	

Other Features

Kitchen	Rating	
A Kitchen	Rating	
Fireplace	Rating	
WSFlues	Rating	

Condo Information

Location		
Total Units	0	
Floor		
% Own		
Name		

Depreciation

Phys Cond	AV - Average	
Functional		
Economic		
Special		
Override		
Total		

Calc Summary

Basic \$ / SQ	0.00000
Size Adj	1.00000
Const Adj	1.00000
Adj \$ / SQ	0.00000
Other Features	0.00
Grade Factor	1.00000
NBHD Inf	1.00000
NBHD Mod	1.00000
LUC Factor	1.00000
Adj Total	0
Depreciation	0
Depricated Total	0

Comments

--	--	--	--

Res Breakdown (First 4 Only)

No Unit	Rooms	Bed Rooms	Floor
Totals			

Remodeling

Exterior	
Interior	
Additions	
Kitchen	
Baths	
Plumbing	
Electric	
Heating	
General	

Mobile Home

Make	
Model	
Serial #	
Year	0
Color	

0234-0033-0000

Parcel ID

Comparable Sales (First 7 Only)

Rating	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ		AvRate		
Ind Val				

Sketch

--	--	--	--

Sub Area (First 8 Only)

Code	Description	Area - SQ	Rate - AV	Undepr Value
Net Sketched Area			Total	
Size Adj		Gross Area		Fin Area

Sub Area Detail (First 10 Only)

Sub Area	% Usbl	Description	% Type	Qu	# of Tenants

Image





# Abutters List Report

Rochester, NH  
February 24, 2020

22 x \$4.05 = \$89.10

## Subject Property:

Parcel Number: 0234-0033-0000  
CAMA Number: 0234-0033-0000  
Property Address: 19 SHEEPBORO RD

Mailing Address: VETTER NORMAN P REVOC TRUST &  
VETTER STACIA R REVOC TRUST %  
P O BOX 181  
ROCHESTER, NH 03866-0181

## Abutters:

Parcel Number: 0232-0010-0003  
CAMA Number: 0232-0010-0003  
Property Address: 33 EVANS RD

Mailing Address: LIBBY ELSON L III & ERIN D  
33 EVANS RD  
ROCHESTER, NH 03867-4131

Parcel Number: 0232-0010-0006  
CAMA Number: 0232-0010-0006  
Property Address: 13 SHEEPBORO RD

Mailing Address: ROONEY SEAN P  
13 SHEEPBORO RD  
ROCHESTER, NH 03867-4109

Parcel Number: 0232-0010-0007  
CAMA Number: 0232-0010-0007  
Property Address: 9 SHEEPBORO RD

Mailing Address: PIXLEY ANDREW & KRISTEN  
9 SHEEPBORO RD  
ROCHESTER, NH 03867-4109

Parcel Number: 0232-0010-0008  
CAMA Number: 0232-0010-0008  
Property Address: 5 SHEEPBORO RD

Mailing Address: MCCRELLIS MATTHEW D & JESSICA A  
5 SHEEPBORO RD  
ROCHESTER, NH 03867

Parcel Number: 0232-0010-0009  
CAMA Number: 0232-0010-0009  
Property Address: 3 SHEEPBORO RD

Mailing Address: RAAB JEFFREY M & STACEY L  
3 SHEEPBORO RD  
ROCHESTER, NH 03867

Parcel Number: 0232-0010-0010  
CAMA Number: 0232-0010-0010  
Property Address: 121 CROWN PT RD

Mailing Address: BEGIN DANIEL G  
121 CROWN PT RD  
ROCHESTER, NH 03867

Parcel Number: 0232-0010-0011  
CAMA Number: 0232-0010-0011  
Property Address: 75 EVANS RD

Mailing Address: WILLIAMS ROBERT T 1998 FAMILY  
TRUST % TRUSTEE  
51 FOUR ROD RD  
ROCHESTER, NH 03867-4239

Parcel Number: 0232-0010-0012  
CAMA Number: 0232-0010-0012  
Property Address: 55 EVANS RD

Mailing Address: KUSNIERZ GE & CV REV LIV TRUST %  
KUSNIERZ GARY E & CHERYL V  
83 MEADERBORO RD  
ROCHESTER, NH 03867-4235

Parcel Number: 0232-0013-0000  
CAMA Number: 0232-0013-0000  
Property Address: 124 MEADERBORO RD

Mailing Address: GROEN CONSTRUCTION INC  
120 WASHINGTON ST  
ROCHESTER, NH 03867-5517

Parcel Number: 0232-0016-0003  
CAMA Number: 0232-0016-0003  
Property Address: 144 MEADERBORO RD

Mailing Address: SCRUTON MATTHEW G  
195 TEN ROD RD  
ROCHESTER, NH 03867-4246



www.cai-tech.com

2/24/2020

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 3





# Abutters List Report

Rochester, NH  
February 24, 2020

Parcel Number: 0233-0003-0000  
CAMA Number: 0233-0003-0000  
Property Address: 49 SHEEPBORO RD

Mailing Address: SPENCER PAUL A  
49 SHEEPBORO RD  
ROCHESTER, NH 03867-4109

Parcel Number: 0233-0005-0000  
CAMA Number: 0233-0005-0000  
Property Address: 0 SHEEPBORO RD

Mailing Address: RINES DANA M & LORRIANE S  
1103 SALMON FALLS RD  
ROCHESTER, NH 03868-5706

Parcel Number: 0234-0025-0000  
CAMA Number: 0234-0025-0000  
Property Address: 16 SHEEPBORO RD

Mailing Address: FRENCH MICHAEL D & COLLEEN J  
16 SHEEPBORO RD  
ROCHESTER, NH 03867-4108

Parcel Number: 0234-0026-0000  
CAMA Number: 0234-0026-0000  
Property Address: 18 SHEEPBORO RD

Mailing Address: DE GEOFROY KATE & DE GEOFROY  
ALEXANDER  
18 SHEEPBORO RD  
ROCHESTER, NH 03867-4108

Parcel Number: 0234-0027-0000  
CAMA Number: 0234-0027-0000  
Property Address: 20 SHEEPBORO RD

Mailing Address: RAMSDELL DENNIS JOHN & RAMSDELL  
SARA JEAN  
20 SHEEPBORO RD  
ROCHESTER, NH 03867-4108

Parcel Number: 0234-0028-0000  
CAMA Number: 0234-0028-0000  
Property Address: 22 SHEEPBORO RD

Mailing Address: CHICK MICHAEL R & LINDA K  
22 SHEEPBORO RD  
ROCHESTER, NH 03867-4108

Parcel Number: 0234-0031-0000  
CAMA Number: 0234-0031-0000  
Property Address: 33 SHEEPBORO RD

Mailing Address: CONLEY DAVID C & HILLERY F  
780 2ND CROWN POINT RD  
STRAFFORD, NH 03884-6208

Parcel Number: 0234-0032-0000  
CAMA Number: 0234-0032-0000  
Property Address: 25 SHEEPBORO RD

Mailing Address: AMES JUSTIN C & STEVENS REBECCA  
J  
25 SHEEPBORO RD  
ROCHESTER, NH 03867

Parcel Number: 0234-0033-0000  
CAMA Number: 0234-0033-0000  
Property Address: 19 SHEEPBORO RD

Mailing Address: VETTER NORMAN P REVOC TRUST &  
VETTER STACIA R REVOC TRUST %  
P O BOX 181  
ROCHESTER, NH 03866-0181

Parcel Number: 0234-0034-0000  
CAMA Number: 0234-0034-0000  
Property Address: 0 SHEEPBORO RD

Mailing Address: SHEEPBORO RD CEMETERY % CITY OF  
ROCHESTER  
31 WAKEFIELD ST  
ROCHESTER, NH 03867-1917

Parcel Number: 0235-0054-0000  
CAMA Number: 0235-0054-0000  
Property Address: 98 CROWN PT RD

Mailing Address: LAMONTAGNE LAROCQUE RACHELE &  
LAROCQUE DAVID W  
98 CROWN POINT RD  
ROCHESTER, NH 03867-4103

Parcel Number: 0235-0059-0000  
CAMA Number: 0235-0059-0000  
Property Address: 114 CROWN PT RD

Mailing Address: BROWN JEFF A & LISA M  
114 CROWN POINT RD  
ROCHESTER, NH 03867-4137



www.cai-tech.com

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.

2/24/2020

Page 2 of 3