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# **JEROME H. GROSSMAN**

194 SOUTH MAIN STREET  
ROCHESTER, NH 03867

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**ATTORNEY AT LAW**

PHONE (603) 332-9900 FAX (603) 332-1571  
JEROMEGROSSMANLAW@GMAIL.COM

**DATE: March 4, 2020**

**TO: Rochester ZBA**

**FROM: Jerry Grossman**

**RE: Variance Request  
The Boudreau Living Trust**

**Enclosed are ten copies of the following:**

- 1. Completed Variance Application form**
- 2. "Criteria for a Variance" sheet**
- 3. Variance Narrative**
- 4. Preliminary subdivision Plan prepared for the ZBA**
- 5. Roadside Photograph**
- 6. Aerial Photograph**
- 7. Abutters List**

**Also enclosed is the \$175.00 application Fee plus the \$129.60 postage fee for a total of \$304.60.**



# City of Rochester, New Hampshire

## Zoning Board of Adjustment

### Variance Application

TO: BOARD OF ADJUSTMENT  
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. Z-20-8

DATE FILED 4/21/2020

Dee Mondou

ZONING BOARD CLERK

Applicant:

Boudreau Living Trust, Bruce Boudreau, Trustee

E-mail: rugman@metrocast.net

Phone: 603-335-3068

Applicant Address: 68 Ten Rod Road, Rochester, NH 03867

Property Owner: Boudreau Living Trust, Bruce & Laura Boudreau, Trustees

Property Owner Address: 68 Ten Rod Road, Rochester, NH 03867

Variance Address: 68 Ten Rod Road, Rochester, NH 03867

Map Lot and Block No: Map 221 Lot 49

Description of Property: Ranch House and Commercial Building

Proposed use or existing use affected: Ranch House and Commercial Building

The undersigned hereby requests a variance to the terms of the Rochester Zoning Ordinance, Ch. 275, Sections 109-146 and 109-146 and Table 19-A and asks that said terms be waived to permit the subject lot to be subdivided into

2 Lots consistent with R-1 frontage and lot area requirements

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:

Bruce B. Boudreau

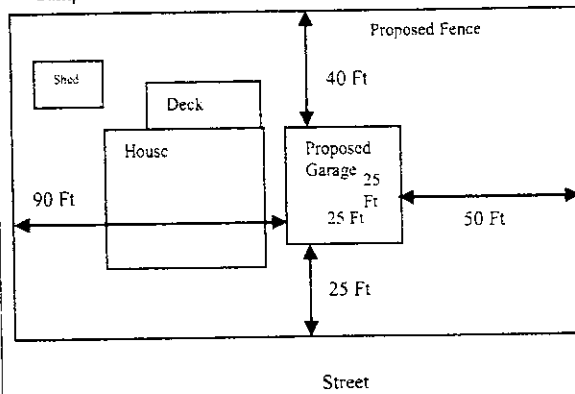
Date: 2/18/20

# 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:



SEE ATTACHED PROPOSED PRELIMINARY  
SUBDIVISION PLAN FOR ZONING BOARD  
OF ADJUSTMENT PREPARED BY NORWAY  
PLAINS ASSOCIATES

Signature *[Handwritten Signature]*

Date *2/18/20*



I WENT/ CERTAIN THAT THIS PLAN, PREPARED UNDER MY DIRECTION, IS THE RESULT OF A SURVEY MADE ON THE GROUND AS PER SECOND OBSERVATIONS AND IS CORRECT THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLAN

TAX MAP 221, LOT 60  
CAROL L. FORD REVOCABLE TRUST  
71 TEN BLO BOND  
DOCHESSTER, NH 03867-4286

TEN ROD ROAD

TAX MAP 223, LOT 61  
 BEHIND 11 CAROLINE SCOTT  
 67 TEN 200 ROAD  
 ROCKFORD, NH 03087-1086

NOV 2008 10 10  
1000 1200 1400 1600  
C00 011.580-0208

TAS MAP 221, LOT 48-50  
PAUL B. & ELOVINE B. THOMPSON

TAX MAP 221, LOT 48-57  
BOCARISTE PINEWOOD  
REAL ESTATE DEVELOPMENT, LLC  
PO BOX 2005  
BOCARISTE, NM 87808-2005  
4105 ROCKY MT. ROAD CHEN

BOX 2008  
PO BOX 2008  
DOUGHERTER, NH 03846-2008

TAX MAP 233, LOT 95  
ELIZABETH A. BAI  
645 TEN BOD ROAD  
ROCKBURY, MA 01567-4355

**GENERAL PLAN NOTES:**

- [illegible]

TAX MAP 223, LOT 49  
OWNER OF RECORD:  
LAUREL S. BUCKLEY, BUCKLEY,  
TRUSTEES OF  
THE BUCKLEY LIVING TRUST  
68 TEN EDD ROAD  
ROCHESTER, NH 03066  
N.C.R.D. BOOK 1887, PAGE 1023

PRELIMINARY SUBDIVISION PLAN  
FOR ZONING BOARD OF ADJUSTMENT  
68 TEN ROD ROAD  
ROCHESTER  
STRAFFORD COUNTY  
NEW HAMPSHIRE

THE BODREAU LIVING TRUST



**2015/10/15**

FINAL APPROVAL BY THE  
ROCHESTER PLANNING BOARD ON \_\_\_\_\_  
DATE \_\_\_\_\_

HEARD BY \_\_\_\_\_ / \_\_\_\_\_  
DATE \_\_\_\_\_

MADE \_\_\_\_\_  
DATE \_\_\_\_\_

As a result of the above, the Commission has decided to recommend that the Government should not proceed with the proposed legislation. The Commission has also decided to recommend that the Government should not proceed with the proposed legislation.

FILE NO. 141  
PLAN NO. C-3023-S  
DWC NO. 19280-LDD/S-1

31 Meeney Street, Allon, N.H. 603-878-3948

**NORWAY PLAINS ASSOCIATES, INC.**



# City of Rochester, New Hampshire

## Zoning Board of Adjustment

### Variance Criteria

1) Granting the variance would not be contrary to the public interest because:

Abutting lots which are in the R-1 zone are of similar size  
and frontage.

2) If the variance were granted, the spirit of the ordinance would be observed because:

The lot size and frontage will be consistant with the immediate area

3) Granting the variance would do substantial justice because:

The size of the two lots would be similar to the size of the  
abutting R-1 lots.

4.) If the variance were granted, the values of the surrounding properties would not be diminished because:

There will be no changes in the use of the properties after  
the subdivision.

5.) Unnecessary Hardship:

a. Owning to special **conditions of the property that distinguish it from other properties in the area**, denial of the variance would result in an unnecessary hardship because:

i. 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 because:

There currently exists both the residential use and the  
commercial use on the same lot. The subdivision would  
allow the property to be treated similar to surrounding R-1 Lots  
with no change in use.

And:

ii. The proposed use is a reasonable one because:

It will allow the R-1 size and frontage requirements to be  
applied similar to abutting properties. The subject property was  
previously partially zoned R-1 but for an unknown reason was changed  
to A in 2014.

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

The subject property is differnet from the other properties in the  
area in that it has both a residential use and a commercial use on the  
same lot. With out being separated by a subdivision it is affecting  
the ability to both insure and finance the two differnet uses as long  
as they are on the same lot.

## **REQUEST FOR VARIANCE – NARRATIVE**

BRUCE AND LAURA BOUDREAU, TRUSTEES OF THE BOUDREAU LIVING TRUST ARE REQUESTING A VARIANCE TO ALLOW FRONTAGE AND AREA REQUIREMENTS FOR THE R-1 ZONE APPLIED TO THEIR PROPERTY AT 68 TEN ROD ROAD, WHICH IS CURRENTLY ZONED A.

The lot consists of our home and a commercial building used for our rug cleaning business. It was originally zoned ½ R-1 and ½ A but was changed to all A in 2014. In 2014 the half in the R-1 zone was changed to A. All of the property behind us and across the street remains R-1.

The variance we are requesting will allow the lot to be subdivided in two conforming R-1 lots which will enable the home to be on one lot and the commercial building on the other lot. This will enable us to separate the house from the business to help for insurance and financing purposes.

There will be no change in the use and the two lots will be similar to the other lots in the area. It will not affect property values or be contrary to any public interest. If we had known the City was contemplating the change from R-1 to A in 2014, we would have requested that it remain fully R-1 rather than being “carved-out” of the R-1 area and moved to all A.





# Tax Map Sketch

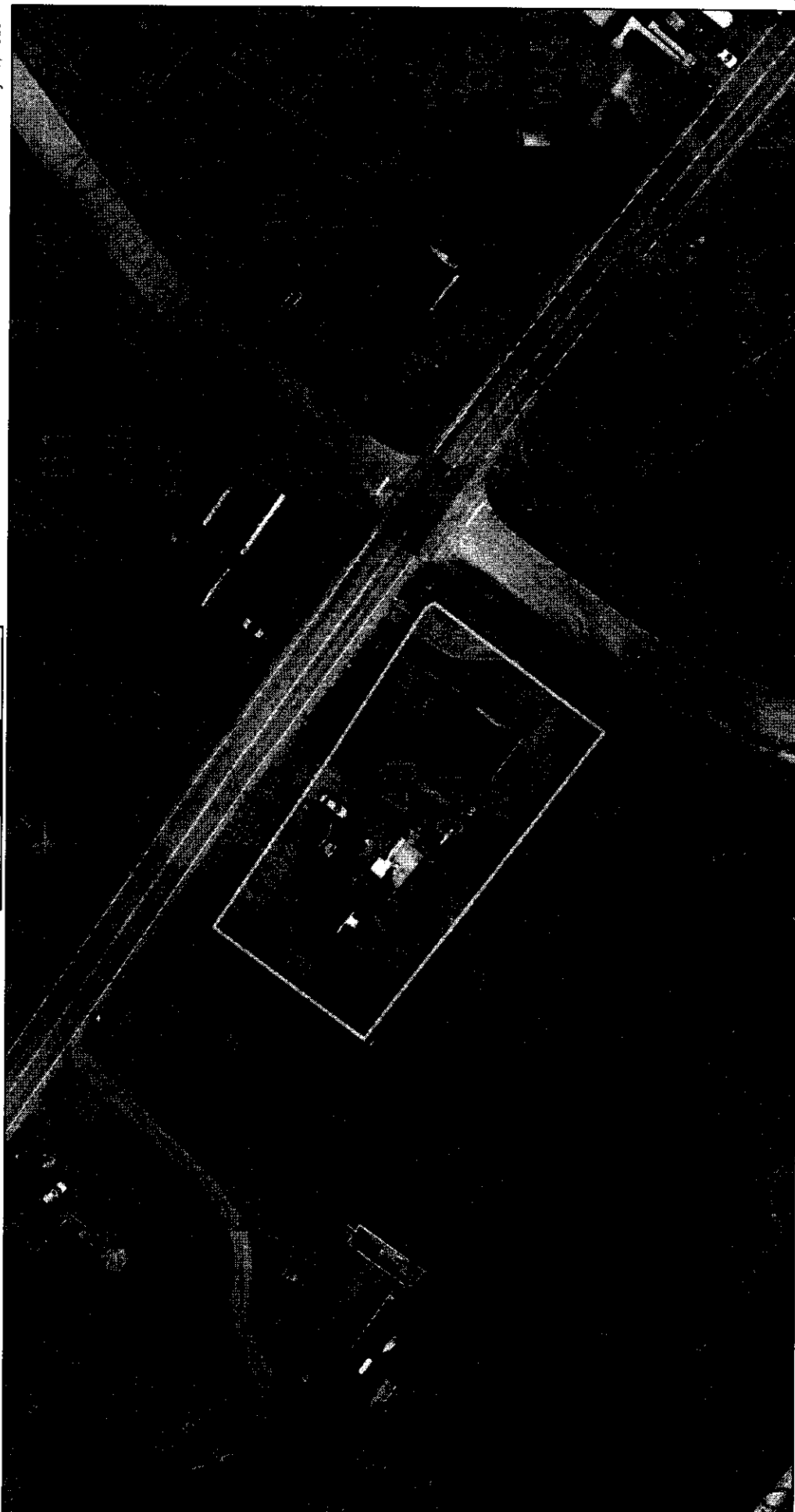
Rochester, NH

1 inch = 50 Feet



CAI Technologies  
Aerial Mapping Solutions, Inc.

February 18, 2020



Data shown on this map 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 map.

ZONING

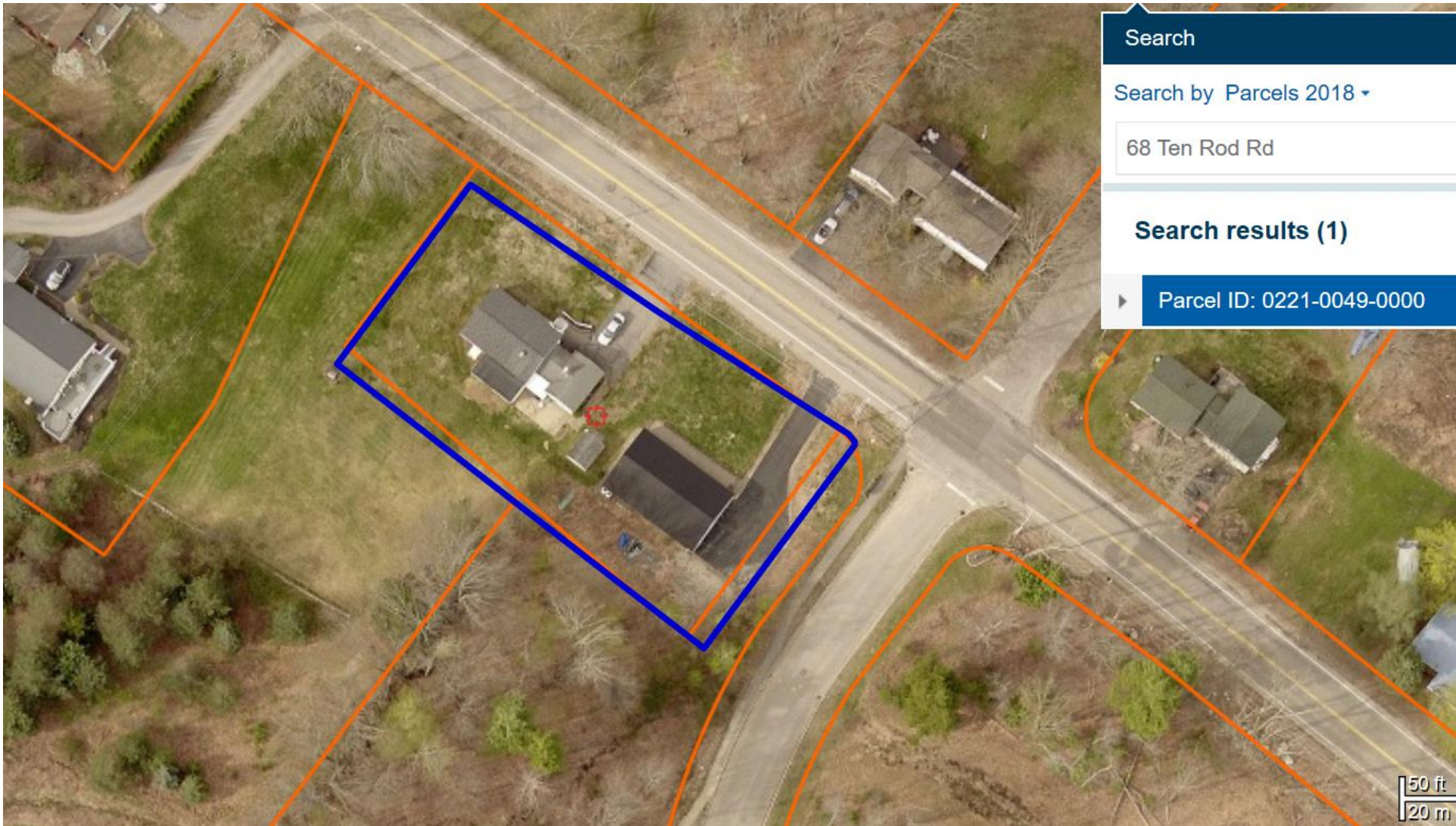
275 Attachment 6

City of Rochester

**Table 19-A** Dimensional Standards - Residential Districts  
[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]

Residential Districts	Lots			Setbacks				Other					Standards, Notes and References
	Minimum Lot Area (square feet)	Minimum Frontage (feet)	Minimum Lot Area/ Dwelling Unit (square feet)	Minimum Front (feet)	Maximum Front (feet)	Minimum Side (feet)	Minimum Rear (feet)	Maximum Building Footprint	Maximum Lot Coverage	Maximum Number of Stories	Minimum Building Height (feet)	Maximum Building Height (feet)	A "—" means there is no dimensional standard for this item
<b>Residential-1 (R1)</b>													
Single-family	10,000	100	—	10		10	20	30%	35%			35	See Article 19, Dimensional Standards
All other uses	10,000	100	—	10		10	20	30%	35%			35	
<b>Residential-2 (R2)</b>													
Single-family	6,000	60	—	10		8	20	30%	35%			35	See Article 19, Dimensional Standards
Two-family	9,000	80	—	10		8	20	30%	45%			35	See Article 19, Dimensional Standards
Three- and four-family	12,000 and 15,000	80	—	15		10	25	30%	60%			35	See Article 19, Dimensional Standards
Five- or more family	30,000	100	5,000 or 7,500	15		10	25	30%	60%			35	See Article 19, Dimensional Standards
All other uses	9,000	80	—	10		8	20	30%	35%			35	
<b>Neighborhood Mixed Use (NMU)</b>													
All uses	6,000	60	— <sup>2</sup>	—	25	5 <sup>1</sup>	20		90%	3	20	20	See Article 19, Dimensional Standards
<b>Agricultural (AG)</b>													
Single-family, conventional subdivision, municipal water and sewer	20,000	150	—	20		10	20	30%	35%			35	See Article 19, Dimensional Standards
Single-family, conventional subdivision, municipal water or sewer	30,000	150	—	20		10	20	30%	35%			35	See Article 19, Dimensional Standards
Single-family, conventional subdivision, neither municipal water nor sewer	45,000	150	—	20		10	20	30%	35%			35	See Article 19, Dimensional Standards
Two-family	150% of single	150	—	20		10	20	30%	40%			—	See Article 19, Dimensional Standards
Single-family dwelling - conservation subdivision	6,000	60	—	20		10	20		35%			35	See Article 33, Conservation Subdivisions
All other uses	45,000	150	5,000 or 7,500	20		10	20		40%			35	

**NOTES:**  
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.



Search

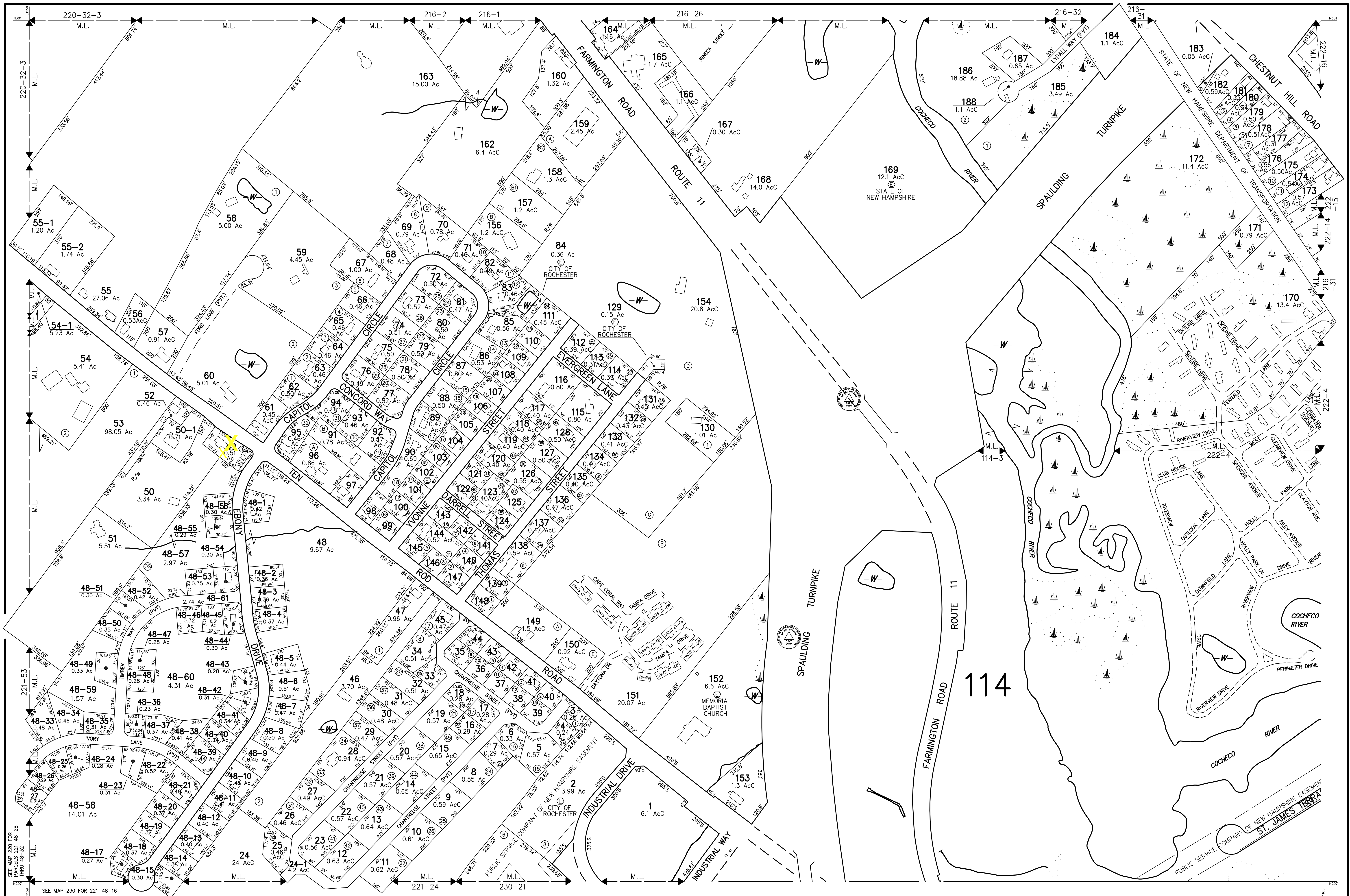
Search by Parcels 2018 ▾

68 Ten Rod Rd

Search results (1)

▶ Parcel ID: 0221-0049-0000

50 ft  
20 m



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 03061  
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 ..... W  
WETLANDS ..... W

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

217 216 215  
220 222  
231 230 229

MAP NO.

**221**

022100490000

MapBlockLot

Building Location  
68 TEN ROD RD

RESIDENTIAL

Acct: 7664

APPRaised:  
USE VALUE:  
ASSESSed:

Total Card205,400 /

Total Parcel205,400

0 /

205,400 /

205,400



Patriot  
Properties Inc.  
User Defined

City of Rochester

Property Location

No.	Alt No.	Direction/Street/City
68		TEN ROD RD, ROCHESTER

Ownership

Owner 1	BOUDREAU LIVING TRUST %				
Owner 2	BOUDREAU L L B & B B )				
Owner 3	TRUSTEES				
Street 1	68 TEN ROD RD				
Street 2					
Town/City	ROCHESTER				
St/Prov	NH	Country		Occ	Y
Postal	03867			Type	

Previous Owner

Owner 1	BOUDREAU BRUCE B		
Owner 2			
Street 1	68 TEN ROD RD		
Town/City	ROCHESTER		
St/Prov	NH	Country	
Postal	03867		

Narrative Description

This parcel contains 0.51000 AC of land mainly classified as SINGLE FAM with a RANCH Building built about 1951, having primarily ALUM/VINYL Exterior and 1,522 Square Feet, with 1 Residential Unit, 1 Bath, 6 Rooms, and 3 Bdrms.

Other Assessments

Code	Description	Amount	Com Int

Property Factors

Item	Code	Description	%	Item	Code	Description
Zone 1	A	AGRICULTURAL	100	Utility 1	1	CITY WATER R
Zone 2				Utility 2	2	CITY SEWER
Zone 3				Utility 3	4	NONE
Census Tract				Exempt	80	ELDERLY 80+
Flood Hazard						
District 1	RO	ROCHESTER	0	Topo	2	ABV ST
District 2				Street	1	PAVED
District 3				Traffic	4	MEDIUM

Land Section (First 9 Lines Only)

Use Code	Description	LUC Factor	No of Units	Depth/ PriceUnit	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
101	SINGLE FAM	1.0000	0.5100		PRIMARY ACRE	SITE	1.00000		50,000.00	90,784.31	1030	1.000								46,300		0			1.00000	46,300	
Total AC/HA		0.51000		Total SF/SM		22,215.60000		Parcel LUC		101	SINGLE FAM		Prime NB Desc		RESIDENTIAL		Total		46,300.00		Total		Total		Total		46,300

In Process Appraisal Summary (First 4 Lines Only)

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.51	129,500.00	29,600.00	46,300.00	205,400.00
Total Card	0.51	129,500.00	29,600.00	46,300.00	205,400.00
Total Parcel	0.51	129,500.00	29,600.00	46,300.00	205,400.00
Source	Mkt Adj Cost	Total Value per Sq Unit /Card		134.95	/Parcel 134.95

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	101	FV	129,500	29,600	0.5100	46,300	205,400	205,400		10/30/2019
2018	101	FV	115,700	26,400	0.5100	41,700	183,800	183,800	Year End Roll	09/19/2018
2017	101	FV	115,700	26,400	0.4900	41,600	183,700	183,700	Year End Roll	09/07/2017
2016	101	FV	111,900	26,400	0.4900	41,600	179,900	179,900	Year End Roll	09/08/2016
2015	101	FV	111,900	26,400	0.4900	41,600	179,900	179,900	Year-end	10/01/2015
2014	101	FV	111,900	26,400	0.4900	41,600	179,900	179,900	Year End Roll	09/29/2014
2013	101	FV	91,500	27,600	0.4900	55,400	174,500	174,500	Year End Roll	09/04/2013
2012	101	FV	91,500	27,600	0.4900	55,400	174,500	174,500	Year End Roll	09/20/2012
2011	101	FV	91,500	27,600	0.4900	55,400	174,500	174,500	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
BOUDREAU BRUCE B	4597-321	1	08/24/2018	Fam/Rel/Affi	0.00	No	No	OTHER	
BOUDREAU BRUCE B,	3046-655	1	08/04/2004	Life/Defer'd	0.00	No	No	OTHER	LIFE ESTATE TO BOUDREAU WILBUR J & LILLIAN M
BOUDREAU BRUCE B,	3046-652	2	08/04/2004	Boundary Adj	0.00	No	No	OTHER	
BOUDREAU BRUCE B	2016-352	1	05/22/1998	Boundary Adj	7,500.00	No	No	OTHER	
BOUDREAU WILBUR J & LILLIAN B	1804-1	2	05/25/1995	Fam/Rel/Affi	0.00	No	No	OTHER	

Building Permits (First 8 Lines Only)

Date	Number	Description	Amount	CIO	Last Visit	Fed Code	F. Description	GeneralNotes
05/11/1999	355		20,000.00					GARAGE

Activity Information (First 11 Lines Only)

Date	Result	By	Name
09/05/2018	DEED CHANGE	DM	DARCY
04/09/2018	MAPPING CHG	JR	JON
04/21/2011	EXMPT ADD	GN	GAYE
04/01/2011	EXMPT ADD	GN	GAYE
12/08/2010	DEED CHANGE	VB	VERNA
04/20/2009	EXMPT ADD	GN	GAYE
10/07/2008	DEED CHANGE	VB	VERNA
05/02/2005	EXMPT ADD	GN	GAYE
07/06/2001	MEAS+INSPCTD	TM	TOM
01/10/2000	NOT AT HOME	TM	TOM
04/21/1999	NO INSP	GN	GAYE

Sign:

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

Exterior Information

Type	01 - RANCH		
Story Height	1 - 1		
(Liv) Units	1	Total	1
Foudation	10 - FULL		
Frame	01 - WOOD		
Prime Wall	27 - ALUM/VINYL		
Sec Wall			
Roof Struct			
Roof Cover			
Color	YELLOW		
View/Desir			
Bld Name			

General Information

Grade	C - AVERAGE		
Year Blt	1951	Eff Yr Blt	
Alt LUC		Alt %	
Jurisdct		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	S - S		
Heat Fuel	1 - OIL		
Heat Type	1 - FORCED W/A		
# Heat Sys			
% Heated	100	% 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
01	SHED FRAME	D	Y	1	10.00x14.00	C	AV	1990	28.15	T	40%	101	1.00000	1030	1.00000	2,200.00		1.00000	2,200.00
04	GARAGE FR	D	Y	1	30.00x50.00	C	AV	1999	25.75	T	15%	101	1.00000	1030	1.00000	27,400.00		1.00000	27,400.00
More	N			Total Yard Items				29,600.00	Total Special Features							Total SFY			29,600.00

Bath Features

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

Other Features

Kitchen	1	Rating	SAME
A Kitchen		Rating	
Fireplace	1	Rating	SAME
WSFlues		Rating	

Condo Information

Location			
Total Units	0		
Floor			
% Own			
Name			

Depreciation

Phys Cond	GD - Good	39%
Functional		
Economic		
Special		
Override		
Total		39%

Calc Summary

Basic \$ / SQ	101.00000
Size Adj	1.00849
Const Adj	1.00000
Adj \$ / SQ	101.86000
Other Features	26,450.00
Grade Factor	1.00000
NBHD Inf	1.00000
NBHD Mod	1.00000
LUC Factor	1.00000
Adj Total	210,561
Depreciation	81,066
Depricated Total	129,495

Comments

4/99 BOUNDARY LINE ADJ. LIFE ESTATE TO BOUDREAU WILBUR J & LILLIAN M
--

Res Breakdown (First 4 Only)

No Unit	Rooms	Bed Rooms	Floor
1	6	3	
Totals			
1	6	3	

Remodeling

Exterior	
Interior	
Additions	
Kitchen	
Baths	
Plumbing	
Electric	
Heating	
General	1975

Mobile Home

Make	
Model	
Serial #	
Year	0
Color	

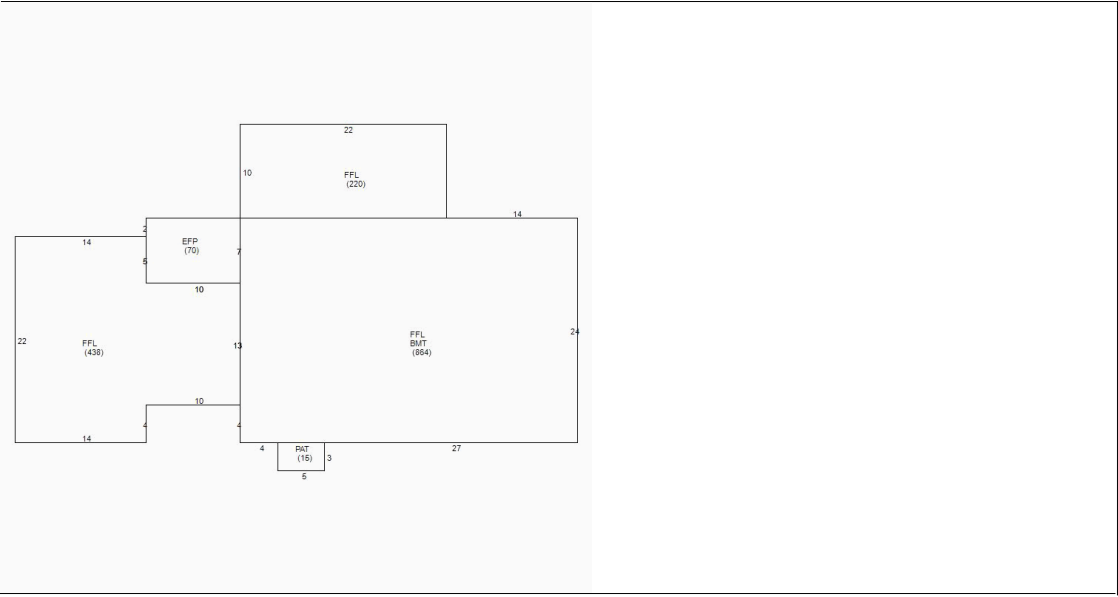
0221-0049-0000

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
FFL	1ST FLOOR	1,522.00	101.860	155,030.92
PAT	PATIO	15.00	14.470	217.05
BMT	BASEMENT	864.00	25.460	21,997.44
EFP	ENCL PORCH	70.00	98.090	6,866.30
Net Sketched Area		2,471.00	Total	184,111.71
Size Adj		1,522.00	Gross Area	2,471.00
			Fin Area	1,522.00

Sub Area Detail (First 10 Only)

Sub Area	% Usbl	Description	% Type	Qu	# of Tenants

Image



# **ABUTTER LIST**

City of Rochester, NH  
Please Print or Type

Applicant: Boudreau Living Trust

Phone 603-335-3068

**Project Address:**

68 Ten Rod Road, Rochester, NH 03867

List the names and addresses of all parties below. For abutting lot owners, list each owner whose lot adjoins or is directly across the street or a body of water from the subject property. This form may not be completed more than five (5) days prior to submitting the application.

**LEGAL OWNER OF SUBJECT LOT**

Map	Lot	Zone	Owner Name	Mailing Address
221	49	A	Boudreau Living Trust	68 Ten Rod Road, Rochester, NH 03867

**ABUTTING LOT OWNERS**

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
221	48-57	Rochester Pinewood Real Estate Development LLC	PO Box 2005 Rochester, NH 03866-2005
221	95	Elizabeth A. Raw	65 Ten Rod Road, Rochester NH 03867
221	61	George & Caroline Goodell	67 Ten Rod Road, Rochester, NH 03867
221	60	Carol L. Ford Revocable Trust	71 Ten Rod Road, Rochester, NH 03867
221	50	PAUL & BONNIE THERRIEN	70 TEN ROD ROAD, ROCHESTER, NH 03867
221	48-56	RYAN GRUHAN	11 EBONY DRIVE ROCHESTER, NH 03867
221	48-1	MELROY A. VIEL	12 EBONY DRIVE ROCHESTER, NH 03867
221	48-55	White Family Trust	15 EBONY DR Rochester, NH 03867
221	48-02	Bonnie Kay Lussier	26 EBONY DR Rochester N.H. 03867
221	48-03	Christopher Kimbly Largius	30 EBONY DR Rochester N. H. 03867

**PROFESSIONALS AND EASEMENT HOLDERS.** Engineers, Surveyors, Soil Scientists, and Architects whose seal appears or will appear on the plans (other than any agent submitting this application); holders of conservation, preservation, or agricultural easements; and upstream dam owners/NHDES.

Name of Professional or Easement Holder	Mailing Address

I, the undersigned, acknowledge that it is the responsibility of the applicant or his/her agent to fill out this form. I understand that any error or omission could affect the validity of any approval. The names and address listed on this form were obtained from the City of Rochester Assessing Office computer - Assess Pro (located in the Revenue Bldg at 19 Wakefield Street)

On this date: 3/28/20, This is page 1 of 4 pages.

Applicant or Agent: Ban to Ban

**ABUTTING LIST**  
**City of Rochester, NH**  
**Please Print or Type**

**Applicant:** Boulevard Living Trust **Phone** 603 335-3868

**Project Address:**  
66 Ten Rod Rd Rochester, N.H. 03867

List the names and addresses of all parties below. For abutting lot owners, list each owner whose lot adjoins or is directly across the street or a body of water from the subject property. This form may not be completed more than five (5) days prior to submitting the application.

**LEGAL OWNER OF SUBJECT LOT**

Map	Lot	Zone	Owner Name	Mailing Address
221	49	A	Boulevard Living Trust	66 Ten Rod Rd Rochester, N.H. 03867

**ABUTTING LOT OWNERS**

**Map**      **Lot**      **Owner Name**      **Owner Mailing Address (NOT property location)**

221	48-04	Felisha Furtin	30 EBONY DR, Rochester, N.H. 03867
221	48-05	Nancy Royce	42 EBONY DR Rochester, N.H. 03867
221	48-6	John Daniel & Lisa Clow	46 EBONY DR Rochester, N.H. 03867
221	48-07	Nathan Bahr	50 EBONY DR Rochester, N.H. 03867
221	48-08	Lori & Kenneth Gordon	54 EBONY DR Rochester, N.H. 03867
221	48-09	Linda Stalk	58 EBONY DR Rochester, N.H. 03867
221	48-10	Phillip & Marie Gosinski	64 EBONY DR Rochester, N.H. 03867
221	48-11	Michael & Candace Langdon	68 EBONY DR Rochester, N.H. 03867
221	48-12	Christopher / Sara Ross	74 EBONY DR Rochester, N.H. 03867
221	48-13	Robert & Lauren Alfonso	78 EBONY DR Rochester, N.H. 03867

**PROFESSIONALS AND EASEMENT HOLDERS.** Engineers, Surveyors, Soil Scientists, and Architects whose seal appears or will appear on the plans (other than any agent submitting this application); holders of conservation, preservation, or agricultural easements; and upstream dam owners/NHDES.

Name of Professional or Easement Holder	Mailing Address

I, the undersigned, acknowledge that it is the responsibility of the applicant or his/her agent to fill out this form. I understand that any error or omission could affect the validity of any approval. The names and address listed on this form were obtained from the City of Rochester Assessing Office computer - Assess Pro (located in the Revenue Bldg at 19 Wakefield Street)

On this date: 2/21/20, This is page 2 of 4 pages.

**Applicant or Agent:** [Signature]

# ABUTTER LIST

City of Rochester, NH  
Please Print or Type

Applicant: Boudreau Living Trust Phone 603-331-3066

Project Address: 68 Ten Vol Rd Rochester, N.H. 03867

List the names and addresses of all parties below. For abutting lot owners, list each owner whose lot adjoins or is directly across the street or a body of water from the subject property. This form may not be completed more than five (5) days prior to submitting the application.

## LEGAL OWNER OF SUBJECT LOT

Map	Lot	Zone	Owner Name	Mailing Address
221	49	A	Boudreau Living Trust	68 Ten Vol Rd Rochester, N.H. 03867

## ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
221	48-14	JA & HE Demmeck REV Farm Trust	82 E BONYON DR Rochester, N.H. 03867
221	48-15	Elvan Boudreau	15 E BONYON DR Rochester, N.H. 03867
221	48-16	Scott Brook REV Trust	95 E BONYON DR Rochester, N.H. 03867
221	48-17	Nicholas Wentworth	69 E BONYON DR Rochester, N.H. 03867
221	48-18	Sasha & Cassandra Contino	63 E BONYON DR Rochester, N.H. 03867
221	48-19	Victoria Petechuk-Gray	79 E BONYON DR Rochester, N.H. 03867
221	48-20	Mackay & Danielle Simpson	75 E BONYON DR Rochester, N.H. 03867
221	48-21	Dennis Limblom & EUGENE Limblom	71 E BONYON DR Rochester, N.H. 03867
221	48-22	Patricia Clement 2000 REV Trust	68 Ten Vol Rd Rochester
221	48-23	-33"	"

PROFESSIONALS AND EASEMENT HOLDERS. Engineers, Surveyors, Soil Scientists, and Architects whose seal appears or will appear on the plans (other than any agent submitting this application); holders of conservation, preservation, or agricultural easements; and upstream dam owners/NHDES.

Name of Professional or Easement Holder	Mailing Address

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On this date: 2/28/20, This is page 3 of 4 pages.

Applicant or Agent: Dr. B. B.

**City of Rochester, NH**  
Please Print or Type

**Applicant:** Boudreau Living Trust **Phone** 603 335-3068

**Project Address:**  
68 Ten Yd Rd Rochester, N.H. 03867

List the names and addresses of all parties below. For abutting lot owners, list each owner whose lot adjoins or is directly across the street or a body of water from the subject property. This form may not be completed more than five (5) days prior to submitting the application.

**LEGAL OWNER OF SUBJECT LOT**

Map	Lot	Zone	Owner Name	Mailing Address
221	49	A	Boudreau Living Trust	68 Ten Yd Rd Rochester, N.H. 03867

**ABUTTING LOT OWNERS**

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
221	48 12-21	Scott Brook REIT Trust	P.O. Box 2805 Rochester, N.H. 03866

**PROFESSIONALS AND EASEMENT HOLDERS.** Engineers, Surveyors, Soil Scientists, and Architects whose seal appears or will appear on the plans (other than any agent submitting this application); holders of conservation, preservation, or agricultural easements; and upstream dam owners/NHDES.

Name of Professional or Easement Holder	Mailing Address

I, the undersigned, acknowledge that it is the responsibility of the applicant or his/her agent to fill out this form. I understand that any error or omission could affect the validity of any approval. The names and address listed on this form were obtained from the City of Rochester Assessing Office computer - Assess Pro (located in the Revenue Bldg at 19 Wakefield Street)

On this date: 2/21/20 This is page 4 of 4 pages.

**Applicant or Agent:** Bruce B. B.