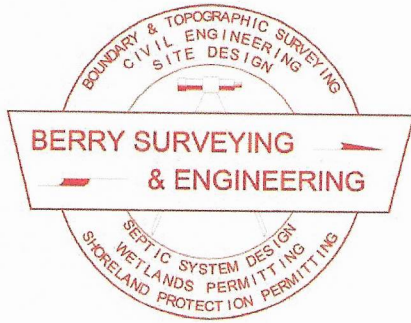




BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

City of Rochester Planning Department
Attention Mr. Ryan O'Connor, Senior Planner
33 Wakefield Street
Rochester, NH 03867

November 22, 2022

Re: Lot Line Revision
Timothy & Sally Fontneau
14 Highland Street & 928 & 932 Portland Street
Rochester N.H.

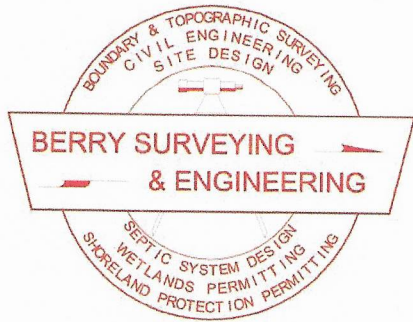
Mr. O'Connor,

Please find the following enclosed:

- 7 complete application/checklist
- 7 copies of narrative
- 7 copies of the waiver request
- 3 copies 22x34 plans
- 4 copies 11x17 plans
- Abutter list & labels
- PDF copies sent via email
- All required fees

Berry Surveying & Engineering

Joseph N. Berry
Project Manager



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November 22, 2022

Re: Lot Line Revision
Timothy & Sally Fontneau
14 Highland Street & 928 & 932 Portland Street
Tax Map 103, Lots 72, 104, & 105
Rochester N.H.

Mr. O'Connor,

On behalf of Timothy & Sally Fontneau, Berry Surveying & Engineering (BS&E) submits for Planning Board review a Lot Line Revision to revise the lot lines of the 3 above parcels.

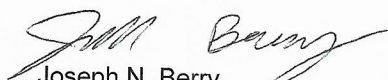
Background and General Narrative:

Timothy & Sally Fontneau own the parcels known as 14 Highland Street & 928 & 932 Portland Street. The parcels have been surveyed by Berry Surveying & Engineering in the Fall of 2022 and a wetlands analysis was conducted by John P. Hayes III, CWS. There were no wetlands or hydric soils found on site or within 50' of the lot lines. All three lots are currently developed with single or two-family buildings. These lots use municipal water & sewer. We have supplied a 1-sheet plan set along with this proposal. One waiver is being requested at this time (utilities within 100').

Proposal:

The applicants are proposing to revise the lot lines between all three lots. All three lots will meet the zoning regulations regarding lot size in the NMU Zone and any existing non-conformities, will not become more non-conforming with these transfers. The proposal is for Lot 104 to transfer 5' of frontage along Portland Street to Lot 105, this will allow more room between the existing building and the lot line of Lot 105. This will leave Lot 104 with 93.14' of frontage. These two lots currently share a driveway entrance with deeded rights to access the lots. A 12' wide access easement is proposed and shown on the plan. Lot 104 will also be transferring the rear of the parcel to Lot 72. Lot 105 will be transferring the rear of its lot to Lot 72 as well.

BERRY SURVEYING & ENGINEERING


Joseph N. Berry
Project Manager



LOT LINE REVISION APPLICATION

City of Rochester, New Hampshire

Date: _____ [office use only. Check # _____ amount \$ _____ date _____]

Property information

Tax map #: 103; lot #'s: 72, 104, 105; zoning district: NMU/Neighborhood Mixed Use

Property address/location: 14 Highland Street, 928 & 932 Portland Street

Name of project (if applicable): Fontneau Lot Line Revision

Property owner – Parcel A

Name (include name of individual): Timothy & Sally Fontneau

Mailing address: P.O. Box 1293, Rochester, NH 03866-1293

Telephone #: 603-312-0607 Email: timf@hcarealestate.com

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

Name (include name of individual): All lots under common ownership

Mailing address: _____

Telephone #: _____ Email: _____

Surveyor

Name (include name of individual): Kenneth A. Berry

Mailing address: 335 Second Crown Point Road, Barrington, NH 03825

Telephone #: 603-332-2863 Fax #: 603-335-4623

Email address: joeberry@berrysurveying.com Professional license #: 805

Proposed project

What is the purpose of the lot line revision? The purpose of the LLR is to give Lot 105 additional frontage from Lot 104. Also to transfer a total of 29,742 SF from Lot 104 & 105 to Lot 72.

Will any encroachments result? No

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

Comments

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

Submission of application

This application must be signed by the property owner(s) *and/or* the agent.

I (we) hereby submit this Lot Line Revision application to the City of Rochester Planning Board pursuant to the City of Rochester Subdivision Regulations and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As agent, I attest that I am duly authorized to act in this capacity.

Signature of property owner:
(Parcel A)

Tim Fontneau

dotloop verified
11/21/22 10:06 AM EST
ZXE5-UYOG-PXSW-PMOG

Date: 11/21/2022

Signature of property owner:
(Parcel B)

Sally Fontneau

dotloop verified
11/21/22 10:15 AM EST
LGX5-UGML-CV04-JNSH

Date: 11/21/2022

Signature of agent:

Jim Baum

Date: 11-21-22

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: Fontneau Lot Line Revisision Map: 103 Lot: 72,104,105 Date: 11-22-22

Applicant/agent: Joseph Berry (Agent) Signature: 

(Staff review by: _____ Date: _____)

General items

	Yes	No	N/A	Waiver Requested	Comments
<u>4</u> sets completed application	☒	☐	☐	☐	
Total application fee	☒	☐	☐	☐	
<u>4</u> copies of narrative	☒	☐	☐	☐	
<u>3</u> sets of full-size plans	☒	☐	☐	☐	
<u>2</u> sets of 11 X 17 reductions	☒	☐	☐	☐	
Completed abutters list	☒	☐	☐	☐	
Copy of existing covenants, easements, and deed restrictions	☒	☐	☐	☐	

Plan Information

Basic information including:	☒	☐	☐	☐	
• Name of project					
• Date					
• North arrow					
• Scale					
• Legend					
• Revision block					
• Vicinity sketch - not less than 1" = 1,000					
Name and address of developer/applicant	☒	☐	☐	☐	
Name, stamp, and NH license # of land surveyor	☒	☐	☐	☐	

General items Continued

	Yes	No	N/A	Waiver Requested	Comments
City tax map & lot #'s	☒	☐	☐	☐	
Subdivision approval statement (per regulations)	☒	☐	☐	☐	
Statement that no encroachments will result from the adjustment	☒	☐	☐	☐	
Notation on plans: For more information about this lot line adjustment contact.	☒	☐	☐	☐	
Approval block (for signature by staff attesting to Planning Board approval)	☒	☐	☐	☐	
References to neighboring plans and subdivisions	☒	☐	☐	☐	
Information on abutting properties:	☒	☐	☐	☐	
• owner name					
• owner address					
• tax map and lot #					
Zoning designations of subject tract and in vicinity of tract	☒	☐	☐	☐	
Zoning overlay districts	☒	☐	☐	☐	

Platting

Clear delineation of area affected by lot line revision	☒	☐	☐	☐	
Surveyed property lines including:	☒	☐	☐	☐	
• existing and proposed bearings					
• existing and proposed distances					
• monuments					
• benchmarks					
Existing & proposed square footage for each lot	☒	☐	☐	☐	

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

Topographic Features

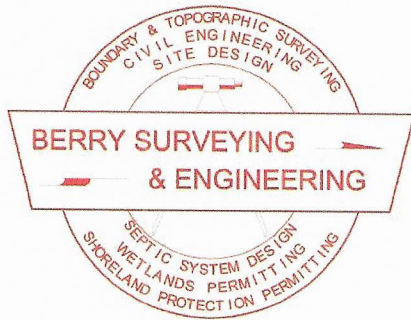
	Yes	No	N/A	Waiver Requested	Comments
Existing buildings/structures	☒	☐	☐	☐	
Existing driveways and access points	☒	☐	☐	☐	
Water features (ponds, streams)	☐	☐	☒	☐	
Wetlands	☐	☐	☒	☐	
Statement whether located in flood area, and, if so, 100 year flood elevation	☒	☐	☐	☐	

Utilities

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

Water lines/well (with protective radius)	☐	☐	☐	☒	
Sewer lines/septic system and leach field	☐	☐	☐	☒	
Electric (overhead or underground)	☐	☐	☐	☒	
Telephone/cable TV	☐	☐	☐	☒	
Gas lines	☐	☐	☐	☒	

Additional Comments:



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City Of Rochester Planning Board
33 Wakefield Street
Rochester, N.H.

November 22, 2022

RE: Lot Line Revision
Timothy & Sally Fontneau
14 Highland Street & 928 & 932 Portland Street
Rochester N.H.

Dear Chairman and Members of the Rochester Planning Board,

On behalf of Timothy & Sally Fontneau, Berry Surveying & Engineering requests a waiver to Section 3.6 which requires showing utilities within 100' of the affected area.

We request that the Planning Board waive the requirement to show utilities within 100' of the affected area. These lots are already developed and utilize municipal water and sewer. No utilities are in the area of the land transfers. We feel that strict conformity to the regulation would cause unnecessary hardship to the applicant in financial costs associated with the additional surveying and plan preparation. Providing this information would not result in a dataset which would allow the board to make a more informed decision on the project.

Thank you for your time and attention to this matter.

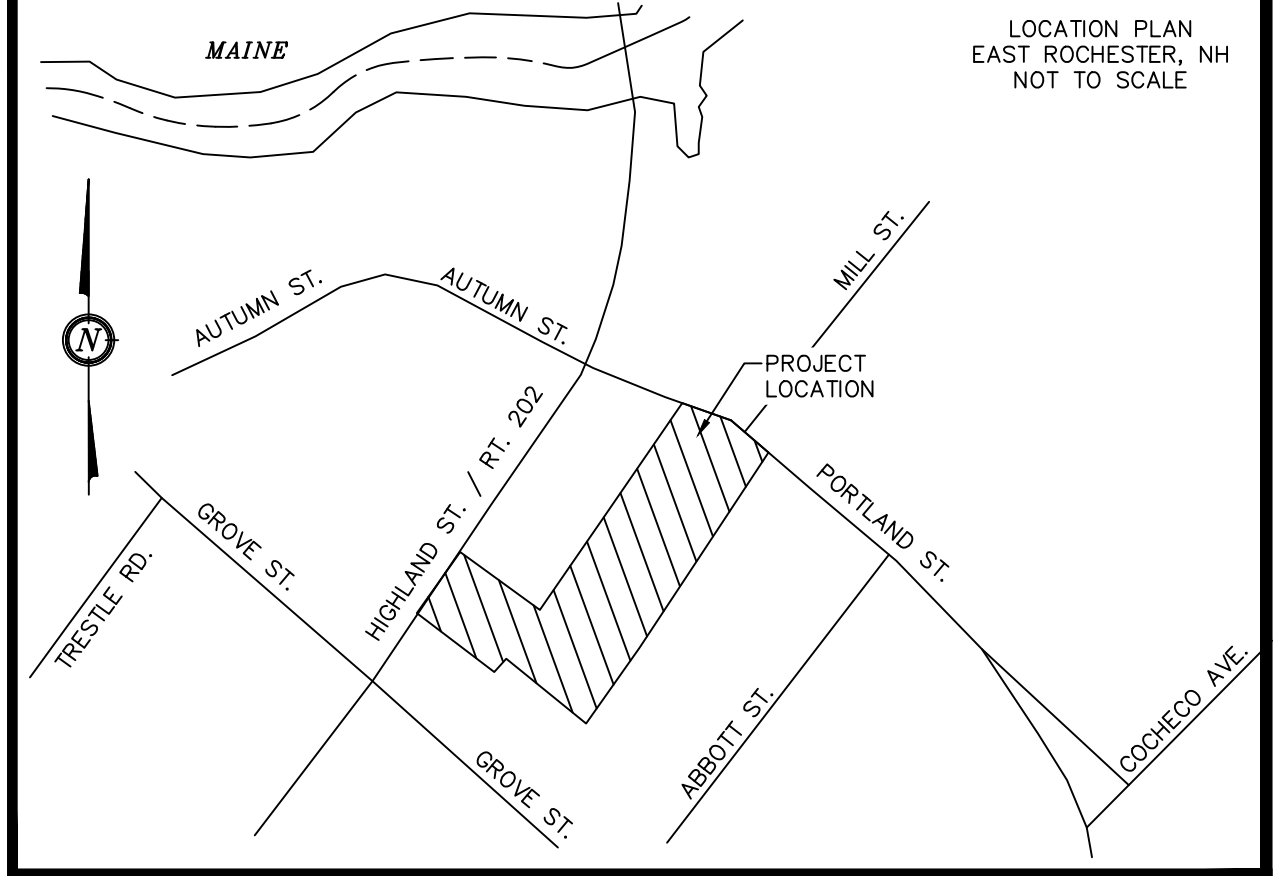
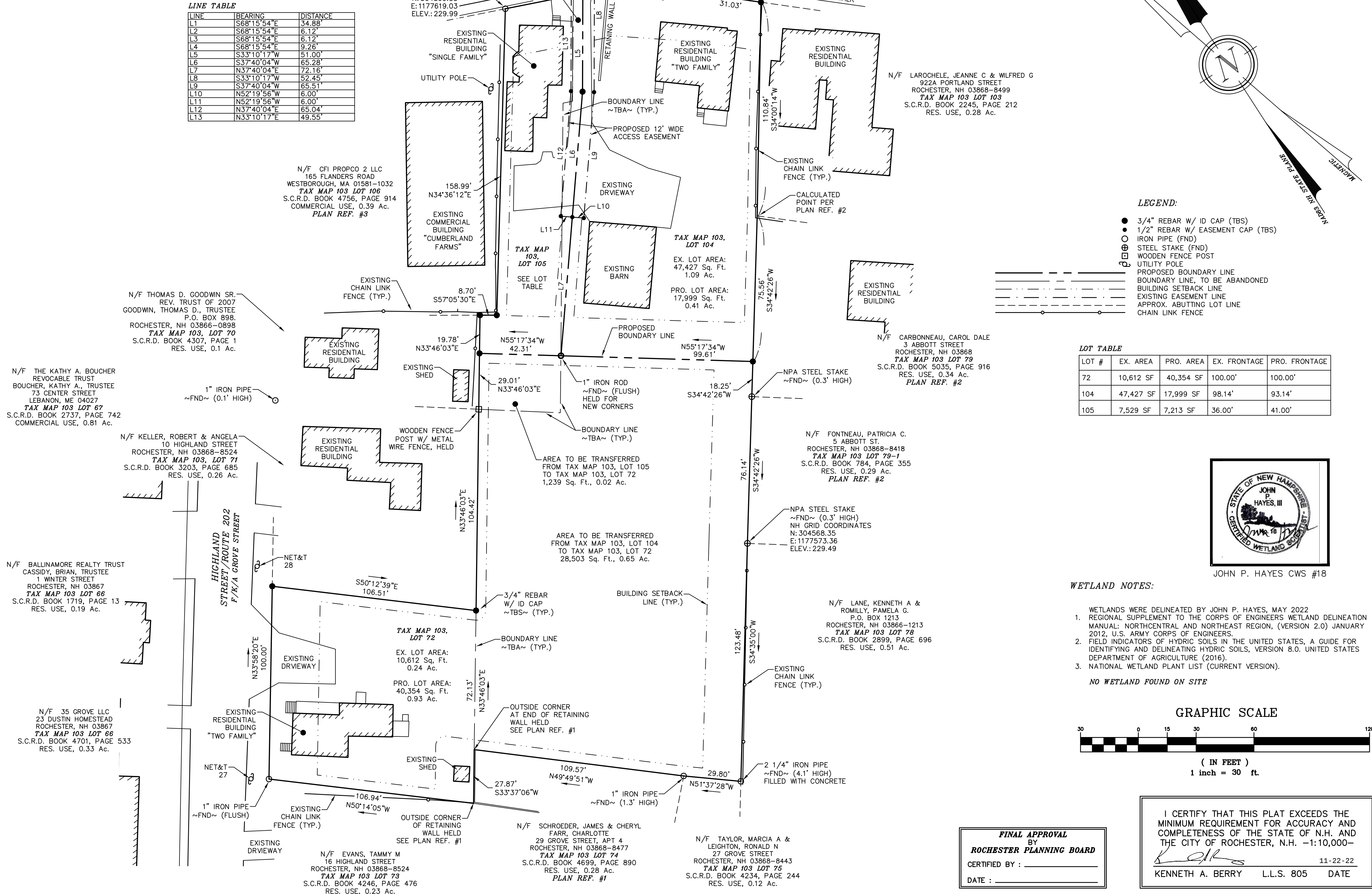
BERRY SURVEYING & ENGINEERING

Joseph N. Berry
Project Manager

PLAN REFERENCES:

- 1.) "PLAN OF LAND, CARL L. JONES JR., ROCHESTER, NEW HAMPSHIRE" BY: G. L. DAVIS & ASSOCIATES DATED: DECEMBER 1965 S.C.R.D.: PLAN #47, POCKET #3, FOLDER #3
- 2.) "SUBDIVISION PLAN, ABBOTT STREET, EAST ROCHESTER, N.H., FOR PATRICA C. FONTNEAU" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: APRIL 2004 S.C.R.D.: PLAN #76-8
- 3.) "PHYSICAL EVIDENCE SURVEY OF TAX LOT #57-54, E. ROCHESTER N.H., OWNER: V.S.H. REALTY INC., 777 DEDHAM ST., CANTON MA. 02021" BY: B.V. PEARSON ASSOCIATES DATED: NOVEMBER 4, 1977 NOT RECORDED, PHOTOS WERE RECEIVED BY CHARLIE PEARSON, SOME WERE ILLEGIBLE, NO FULL COPY EVER RECEIVED

LINE	BEARING	DISTANCE
L1	S68°15'54"E	34.58'
L2	S68°15'54"E	6.12'
L3	S68°15'54"E	6.12'
L4	S68°15'54"E	9.26'
L5	S33°10'17"W	51.00'
L6	S37°40'04"W	65.28'
L7	N37°40'04"E	72.16'
L8	S33°10'17"W	52.45'
L9	S37°40'04"W	65.51'
L10	N52°19'56"W	8.00'
L11	N52°19'56"W	6.00'
L12	N37°40'04"E	65.04'
L13	N33°10'17"E	49.55'



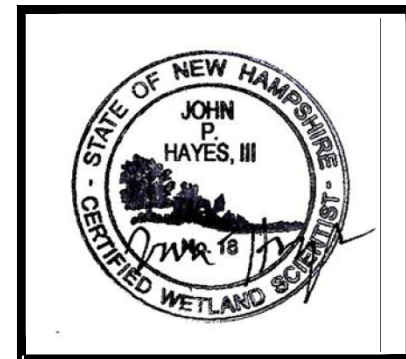
- NOTES:**
- 1.) OWNER: TIMOTHY & SALLY FONTNEAU P.O. BOX 1293 ROCHESTER, NH 03866-1293
 - 2.) TAX MAP 103, LOT 72
 - 3.) EX. LOT AREA: 10,612 Sq. Ft., 0.24 Ac. PRO. LOT AREA: 40,354 Sq. Ft., 0.93 Ac.
 - 4.) S.C.R.D. BOOK 4240, PAGE 148
 - 5.) OWNER: TIMOTHY & SALLY FONTNEAU P.O. BOX 1293 ROCHESTER, NH 03866-1293
 - 6.) TAX MAP 103, LOT 104
 - 7.) EX. LOT AREA: 47,427 Sq. Ft., 1.09 Ac. PRO. LOT AREA: 17,999 Sq. Ft., 0.41 Ac.
 - 8.) S.C.R.D. BOOK 3228, PAGE 134
 - 9.) OWNER: TIMOTHY & SALLY FONTNEAU P.O. BOX 1293 ROCHESTER, NH 03866-1293
 - 10.) TAX MAP 103, LOT 105
 - 11.) EX. LOT AREA: 7,529 Sq. Ft., 0.17 Ac. PRO. LOT AREA: 7,213 Sq. Ft., 0.17 Ac.
 - 12.) S.C.R.D. BOOK 4368, PAGE 448
 - 13.) ZONING: NMU / NEIGHBORHOOD MIXED USE DISTRICT: FRONTAGE ~ 60.0' MINIMUM LOT SIZE ~ 6,000 Sq. Ft. MAX. FRONT SETBACK ~ 25.0' REAR SETBACK ~ 20.0' SIDE SETBACK ~ 5.0' MAX. LOT COVERAGE ~ 90% MIN. BUILDING HEIGHT ~ 20.0'
 - 14.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY #330150, MAP #33017C02040, DATED MAY 17, 2005.
 - 15.) VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.
 - 16.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN AUGUST OF 2022, WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000
 - 17.) THE INTENT OF THIS PLAN SET IS TO REVISE THE LOT LINE BETWEEN TAX MAP 103, LOTS 72, 104, & 105.
 - 18.) THIS IS A ONE SHEET PLAN SET TO BE RECORDED AT THE STAFFORD COUNTY REGISTRY OF DEEDS. FOR MORE INFORMATION ON THIS LOT LINE REVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 335-1338.
 - 19.) NO ENCROACHMENTS WILL RESULT FROM THIS ADJUSTMENT. THE EXISTING SHARED DRIVEWAY WILL HAVE A PROPOSED 12' ACCESS EASEMENT FOR THE BENEFIT OF LOT 104 & 105.

REVISION	DATE	DESCRIPTION
LOT LINE REVISION LAND OF TIMOTHY & SALLY FONTNEAU 14 HIGHLAND STREET 928 & 932 PORTLAND STREET ROCHESTER, N.H. TAX MAP 103, LOTS 72, 104 & 105		
BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT RD. BARRINGTON, N.H. (603)332-2863 SCALE : 1 IN. EQUALS 30 FT. DATE : NOVEMBER 22, 2022 FILE NO. : DB 2022 - 059		

WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBDIVISION REGULATIONS AS AMENDED OR AS MAY LATER BE AMENDED, IN EFFECT ON THE DATE OF APPROVAL, UNLESS OR EXCEPT INSOFAR AS EXPRESSLY WAIVED, IN ANY PARTICULAR, BELOW. NON - ADHERENCE MAY RESULT IN A REVOCATION OF APPROVAL. ANY VARIATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SUBDIVISION APPROVAL.

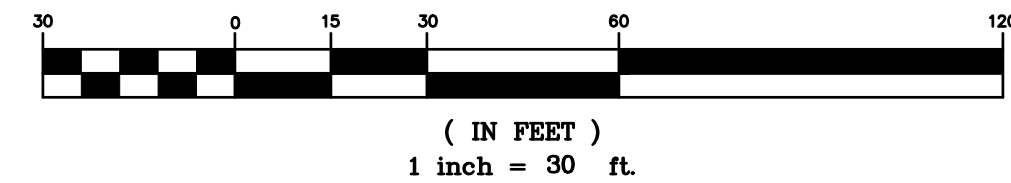
LEGEND:

- 3/4" REBAR W/ ID CAP (TBS)
- 1/2" REBAR W/ EASEMENT CAP (TBS)
- IRON PIPE (FND)
- ⊕ STEEL STAKE (FND)
- ⊞ WOODEN FENCE POST
- ⊞ UTILITY POLE
- PROPOSED BOUNDARY LINE
- BOUNDARY LINE, TO BE ABANDONED
- BUILDING SETBACK LINE
- EXISTING EASEMENT LINE
- APPROX. ABUTTING LOT LINE
- CHAIN LINK FENCE



JOHN P. HAYES CWS #18

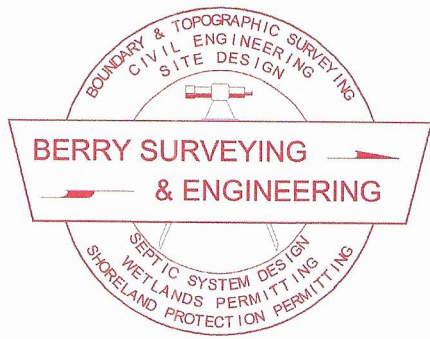
GRAPHIC SCALE



FINAL APPROVAL
ROCHESTER PLANNING BOARD
CERTIFIED BY : _____
DATE : _____

I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND THE CITY OF ROCHESTER, N.H. -1:10,000-

KENNETH A. BERRY L.L.S. 805 DATE 11-22-22



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

November 21, 2022

Abutters List

Owner of Record

Tax Map 103, Lot 72

Tax Map 103, Lot 105

Tax Map 103, Lot 104

Timothy & Sally Fontneau
PO Box 1293
Rochester, NH 03866-1293
Book 4240, Page 148
Book 4368, Page 448
Book 3228, Page 134

Abutters

Tax Map 103, Lot 106

CFI PROPCO 2 LLC
165 Flanders Rd
Westborough, MA 01581
Book 4756, Page 914

Tax Map 103, Lot 70

Thomas D Goodwin Sr Rev Tst
Thomas D Goodwin Sr, Trustee
PO Box 898
Rochester, NH 03866-0898
Book 4307, page 001

Tax Map 103, Lot 71

Robert G & Angela M Keller
10 Highland St
Rochester, NH 03868
Book 3203, Page 685

22-059 Fontneau, Tim
Portland & Highland St., Rochester

Page 2 of 4

Tax Map 103 Lot 73

Tammy M Evans
16 Highland St
Rochester, NH 03868
Book 4246, Page 476

Tax Map 103, Lot 74

James & Cheryl Schroeder
Charlotte Farr
29 Grove St, Apt 4
Rochester, NH 03868
Book 4699, Page 890

Tax Map 103, Lot 75

Marcia A Taylor
Ronald N Leighton
27 Grove St
Rochester, NH 03868
Book 4234, Page 244

Tax Map 103, Lot 78

Kenneth A Lane
Pamela G Romilly
PO Box 1213
Rochester, NH 03866
Book 2899, Page 696

Tax Map 103, Lot 79-1

Patricia C Fontneau
5 Abbott St
Rochester, NH 03868
Book 784, Page 355

Tax Map 103, Lot 79

Carol Dale Carbonneau
3 Abbott St
Rochester, NH 03868
Book 5035, Page 916



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(603) 332-2863 / (603) 335-4623 FAX
www.BerrySurveying.Com

22-059 Fontneau, Tim
Portland & Highland St., Rochester

Page **3** of **4**

Tax Map 103, Lot 103

Jeanne C & Wilfred G Larochelle
922 A Portland St
Rochester, NH 03868
Book 2245, Page 212

Tax Map 103, Lot 116

Unified Properties, LLC
22 Colony Cover Road
Durham, NH 03824
Book 5045, Page 1026

Tax Map 103, Lot 115

Michelle D. Boylan
Wilfred J. Fortier
1 Mill Street
Rochester, NH 03868-5839
Book 4548, Page 163

Tax Map 103, Lot 114

Respite Place, LLC
931 Portland Street
Rochester, NH 03868
Book 4875, Page 962

Tax Map 103, Lot 114

East Rochester Library Association
935 Portland Street
Rochester, NH 03868-8556
Book 476, Page 178

Tax Map 103, Lot 67

The Kathy Boucher A. Revocable Trust
Kathy A. Boucher, Trustee
73 center Road
Lebanon, ME 04027
Book 2737, Page 742



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335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
www.BerrySurveying.Com

22-059 Fontneau, Tim
Portland & Highland St., Rochester

Page 4 of 4

Tax Map 103, Lot 66

Ballinamore Realty Trust
Brian Cassidy, Trustee
1 Winter St, STE 3
Rochester, NH 03867
Book 1719, Page 13

Tax Map 103, Lot 65

35 Grove, LLC
23 Dustin Homestead
Rochester, NH 03867
Book 4701, Page 533

Professionals

Kenneth A. Berry PE LLS
Joseph N. Berry, Project Manager
Berry Surveying & Engineering
335 Second Crown Point Road
Barrington, NH 03825

John P Hayes, III, CWS
7 Limestone Way
N Hampton, NH 03862



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