



LOT LINE REVISION APPLICATION
City of Rochester, New Hampshire

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

Property information

Tax map #: _____; lot #'s): _____; zoning district: _____

Property address/location: _____

Name of project (if applicable): _____

Property owner – Parcel A

Name (include name of individual): _____

Mailing address: _____

Telephone #: _____ Email: _____

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

Name (include name of individual): _____

Mailing address: _____

Telephone #: _____ Email: _____

Surveyor

Name (include name of individual): _____

Mailing address: _____

Telephone #: _____ Fax #: _____

Email address: _____ Professional license #: _____

Proposed project

What is the purpose of the lot line revision? _____

Will any encroachments result? _____

(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)

Date: _____

Signature of property owner: _____
(Parcel B)

Date: _____

Signature of agent: _____



Date: _____

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: _____ Map: _____ Lot: _____ Date: _____

Applicant/agent: _____ Signature: _____

(Staff review by: _____ Date: _____)

General items

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

Plan Information

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

General items Continued

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

Platting

Clear delineation of area affected by lot line revision	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Surveyed property lines including:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• existing and proposed bearings					_____
• existing and proposed distances					_____
• monuments					_____
• benchmarks					_____
Existing & proposed square footage for each lot	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

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

Topographic Features

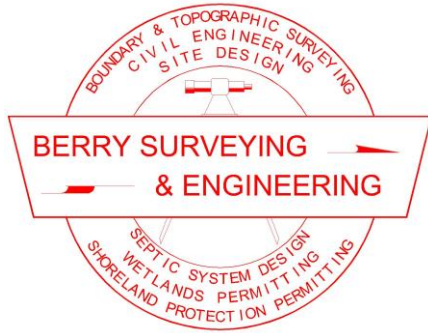
	Yes	No	N/A	Waiver Requested	Comments
Existing buildings/structures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing driveways and access points	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Water features (ponds, streams)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Wetlands	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Statement whether located in flood area, and, if so, 100 year flood elevation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Utilities

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

Water lines/well (with protective radius)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Sewer lines/septic system and leach field	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Electric (overhead or underground)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Telephone/cable TV	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Gas lines	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Additional Comments:



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
Re: Lot Line Revision
Glenn Davids Integrity Automotive &
Frances M. & John A. & John W. Mee
321 & 415 North Main Street
Rochester N.H.

September 27, 2022


Ryan,

On behalf of the applicant, Berry Surveying & Engineering (BS&E) submits for Planning Board review of a Lot Line Revision located at 321 & 415 North Main Street.

Background and General Narrative:

In the fall of 2019 we received an approval for Glenn Davids Integrity Automotive for an expansion to their facility at 415 North Main Street. Since then, the building has been revised to add two stories to the front façade, for the purposes of providing dedicated office space and living quarters for the owner. This has necessitated the need to add additional egress to the upper stories. With the close proximity to the existing northerly property line this would not be possible. We are proposing to transfer 4,117 SF from lot 3 to lot 4 to allow Glenn David Integrity Automotive to have space for this additional egress. Lot 3 will still meet the regulations of the HC zone after this transfer.

BERRY SURVEYING & ENGINEERING



Christopher R. Berry, SIT, Project Manager
Principal, President

WETLAND NOTES:

WETLANDS WERE DELINEATED BY DEIDRA BENJAMIN. IN SPRING OF 2022 UTILIZING THE FOLLOWING STANDARDS:

- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
- FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
- NATIONAL WETLAND PLANT LIST (CURRENT VERSION).

DEIDRA BENJAMIN, CWS #295



NOTES:

- OWNER: GLENN DAVIDS INTEGRITY AUTOMOTIVE INC.
415 NORTH MAIN STREET
ROCHESTER, NH 03867
A.) TAX MAP 114, LOT 4
B.) EXISTING LOT AREA: 88,078 Sq.Ft.±, 2.02 Ac.±
PROPOSED LOT AREA: 92,195 Sq.Ft.±, 2.12 Ac.±
C.) S.C.R.D. BOOK 4816, PAGE 646
- OWNER: FRANCES M., JOHN A. & JOHN W. MEE
321 NORTH MAIN STREET
ROCHESTER, NH 03867
A.) TAX MAP 114, LOT 3
B.) EXISTING LOT AREA: 4.4 Ac.± (PER TAX MAP)
PROPOSED LOT AREA: 4.3 Ac.±
C.) S.C.R.D. BOOK 1296, PAGE 490
- ZONING: HC - HIGHWAY COMMERCIAL DISTRICT
SETBACKS:
FRONTAGE: 100 FEET
MIN. LOT AREA: 20,000 Sq. Ft.
MIN. LOT COVERAGE: 80 %
FRONT SETBACK: 20 FEET
SIDE SETBACK: 10 FEET
REAR SETBACK: 25 FEET
PAVEMENT SETBACKS:
FRONT PAVEMENT: 10 FEET
SIDE PAVEMENT: 5 FEET
REAR PAVEMENT: 10 FEET

NOTES:

- I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, A PORTION OF THIS PARCEL DOES FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY #330150, MAP #33017C0203D, DATED: MAY 17, 2005. THE FLOOD ELEVATION IS 228.00. FIND SUBMITTED LETTER OF MAP AMENDMENT (LOMA). ADDITIONAL PLANS ON FILE IN ROCHESTER, NH PLANNING DEPARTMENT.
- VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN APRIL OF 2016, WITH AN ERROR OF CLOSURE OF 1 PART IN 89,448.
- THE INTENT OF THIS PLAN SET IS TO MODIFY THE LOT LINES OF TAX MAP 114, LOT 3 & TAX MAP 114, LOT 4.
- THIS IS 1 SHEET PLAN TO BE RECORDED AT THE STRAFFORD 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.
- NO ENCROACHMENTS WILL RESULT FROM THIS LOT LINE REVISION.
- EACH LOT CONTAINS 3,000 Sq. Ft. OF BUILDABLE AREA.

ADDITIONAL ABUTTERS:

N/F NEWHAUL PROPERTIES LLC
P.O. BOX 2040
ROCHESTER, NH 03866-2040
TAX MAP 222, LOT 4
S.C.R.D. BOOK 1900, PAGE 587
37.0 Ac., MOBILE HOME PARK

N/F NEWHAUL PROPERTIES LLC
P.O. BOX 2040
ROCHESTER, NH 03866-2040
TAX MAP 221, LOT 170
S.C.R.D. BOOK 1900, PAGE 587
13.4 Ac., MOBILE HOME PARK

N/F MURRAY MARKETING INC.
P.O. BOX 431 M.O.
SHREWSBURY, MA 01545-0431
TAX MAP 221, LOT 172
S.C.R.D. BOOK 2030, PAGE 466
11.4 Ac., VACANT

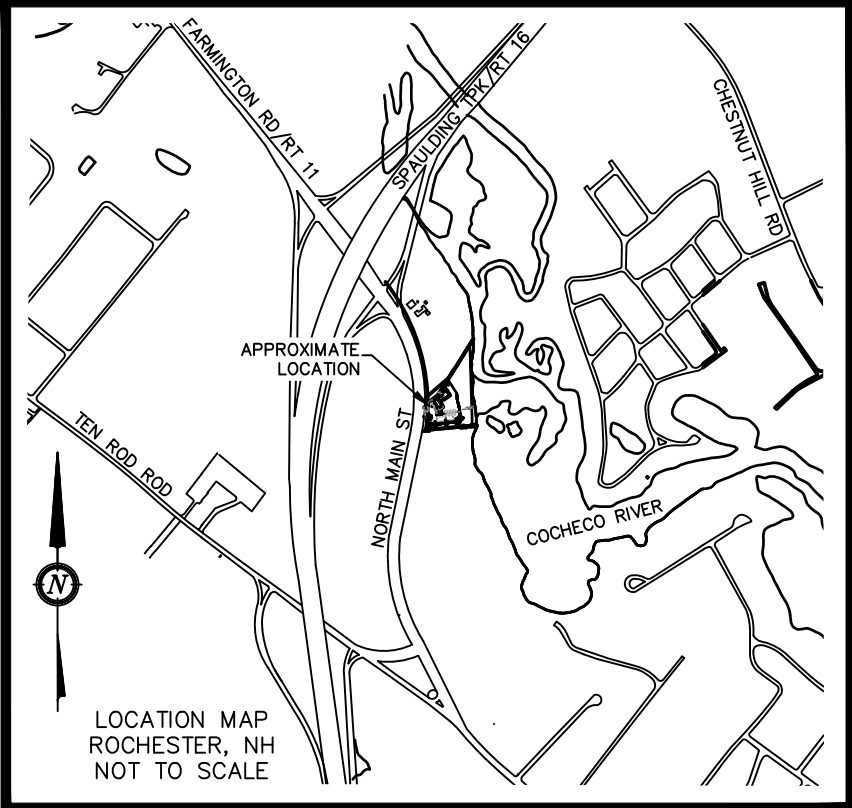
N/F LYDALL EASTERN INC. TECHNICAL
ATTN: ACCTS. PAYABLE
134 CHESTNUT HILL ROAD
ROCHESTER, NH 03867
TAX MAP 221, LOT 185
S.C.R.D. BOOK 2141, PAGE 753
3.49 Ac., VACANT

ADDITIONAL ABUTTERS:

N/F STATE OF NEW HAMPSHIRE
BUREAU OF TURNPIKE
P.O. BOX 2950
CONCORD, NH 03302-2950
TAX MAP 221, LOT 169
S.C.R.D. BOOK 687, PAGE 175
12.1 Ac., VACANT

N/F JEAN W. EDGERLY REVOCABLE TRUST OF 1991
EDGERLY, JEAN W. TRUSTEE
2 FARMINGTON ROAD
ROCHESTER, NH 03867-4304
TAX MAP 221, LOT 154
S.C.R.D. BOOK 3357, PAGE 1015
20.8 Ac., RESIDENTIAL

N/F CAPE CORRAL LLC
52 WHOLLEY WAY
PORTSMOUTH, NH 03801
TAX MAP 221, LOT 151
S.C.R.D. BOOK 5058, PAGE 150
19.4 Ac., RESIDENTIAL

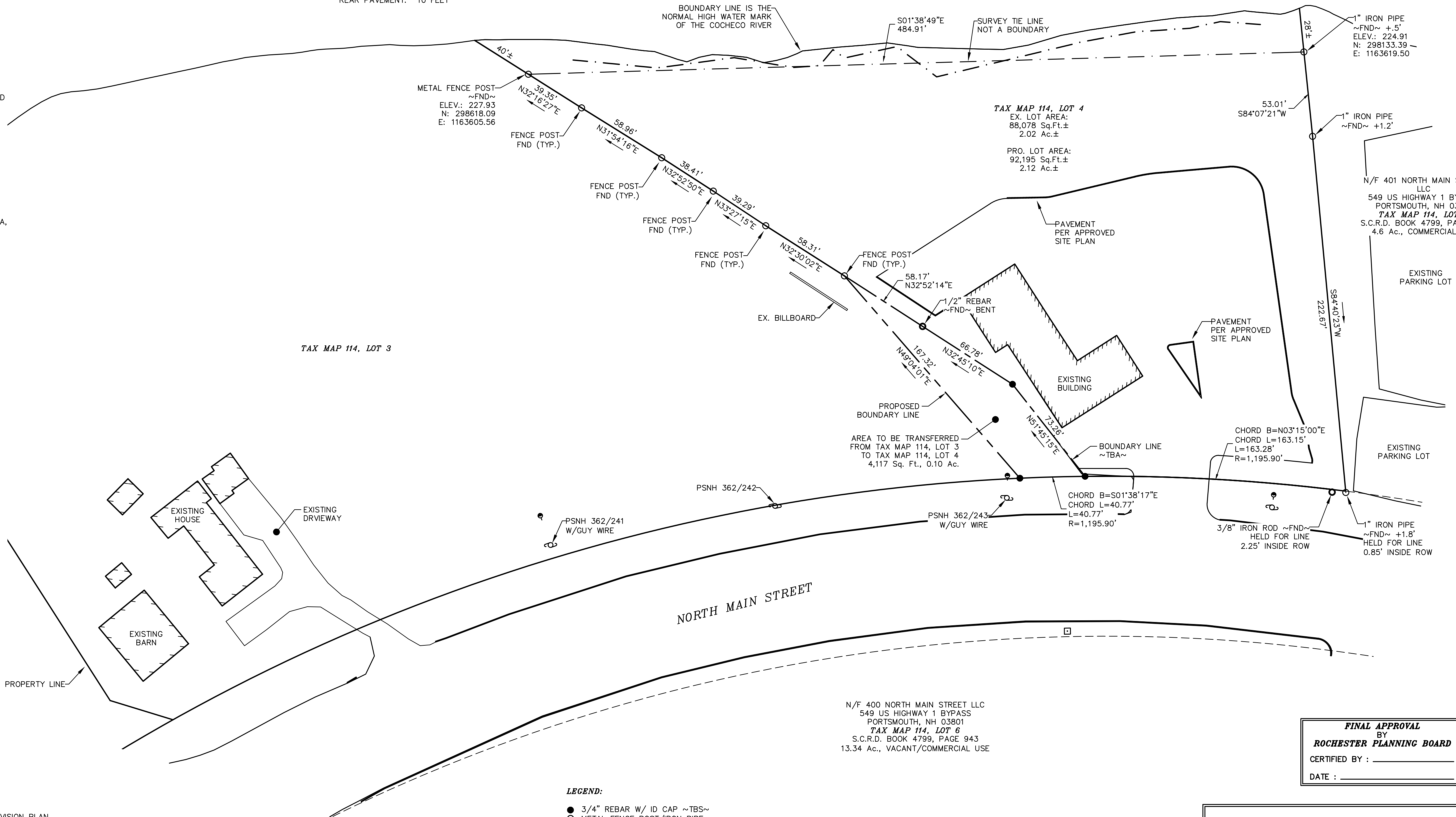


PLAN REFERENCES:

- "BOUNDARY SURVEY, GLENN DAVIDS INTEGRITY AUTOMOTIVE INC.
415 NORTH MAIN STREET, ROCHESTER, NH
TAX MAP 114, LOT 4"
BY: BERRY SURVEY & ENGINEERING
DATED: JUNE 18, 2013
FILE NO. : DB 2013-020 WORKING DRAWING ONLY, NOT RECORDED
- "SPAULDING TURNPIKE RIGHT-OF-WAY PLAN SHEET 4 - 9
COUNTY OF: STRAFFORD, TOWN OR: ROCHESTER"
BY: STATE OF NH DOT ENGINEER
DATED: JANUARY 11, 2011
S.C.R.D. PLAN #101-048 THRU #101-053
- "SPAULDING TURNPIKE RIGHT-OF-WAY PLAN SHEET 16
COUNTY OF: STRAFFORD, TOWN OR: ROCHESTER"
BY: STATE OF NH DOT ENGINEER
DATED: JANUARY 31, 2011
S.C.R.D. PLAN #104-101
- "NHDOT HIGHWAY PLAN - PROJECT NO. F 022-1(1)", SHEET 17-A,
SHEET 17-B, & SHEET 19
BY: STATE OF NH DOT ENGINEER
DATED: JANUARY 22, 1958
FILE # F 022-1(1)
- "PLANS OF PROPOSED FEDERAL AID PROJECT F 022-1(1),
N.H. PROJECT NO. P-3346, N.H. ROUTE 11 - HENRY
WILSON HIGHWAY"
BY: STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS
AND HIGHWAYS
DATED: APRIL 24, 1957
FILE # F 022-1(1)
- "PLANS OF PROPOSED LS 1827(1), N.H. NO. P-2692-V
SPAULDING TURNPIKE"
BY: STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS
AND HIGHWAYS
DATED: AUGUST 28, 1956
FILE # LS 1827(1)
- "NHDOT HIGHWAY PLAN - PROJECT NO. LS 1827(1), SHEET 40
BY: STATE OF NH DOT ENGINEER
DATED: APRIL 12, 1955
FILE # LS 1827(1)
- "NHDOT HIGHWAY PLAN - PROJECT NO. F 022-1(1), SHEET 17"
BY: STATE OF NH DOT ENGINEER
DATED: DECEMBER 19, 1956
FILE # F 022-1(1)
- "PLAN OF LAND, JOHN A MEE, JOHN W. MEE, FRANCES M. MEE
ROCHESTER, N.H."
BY FREDERICK E. DREW ASSOCIATES
DATED MARCH 1981
PLAN NO. A-1252
S.C.R.D. PLAN #17B-117
- "PLAN OF LAND, FOR ROBERT L STROGEN & DONALD E. RAND
ROCHESTER, NH"
BY NORWAY PLAINS SURVEY ASSOCIATES, INC.
DATED MAY 11, 1987
FILE 177, PLAN B-1047-1
S.C.R.D. PLAN 33-19

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.

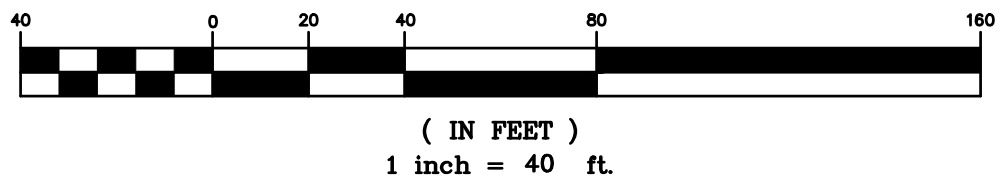
TAX MAP 114, LOT 3



LEGEND:

- 3/4" REBAR W/ ID CAP ~TBS~
- METAL FENCE POST/IRON PIPE
- IRON ROD ~FND~
- UTILITY POLE
- PROPOSED BOUNDARY LINE
- BOUNDARY LINE TO BE ABANDONED
- POORLY DRAINED WETLANDS
- FND FOUND
- TYP TYPICAL
- TBA TO BE ABANDONED
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

GRAPHIC SCALE



FINAL APPROVAL
BY
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 OF THE CITY OF ROCHESTER, N.H. - 1:10,000 -

KENNETH A. BERRY LLS 805 DATE

LOT LINE REVISION
LAND OF
GLENN DAVIDS INTEGRITY AUTOMOTIVE INC. &
FRANCES M. & JOHN A. & JOHN W. MEE
321 & 415 NORTH MAIN STREET
ROCHESTER, N.H.
TAX MAP 114, LOT 3 & 4

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 40 FT.

DATE : SEPTEMBER 27, 2022

FILE NO. : DB 2018-033

