

**LOT LINE REVISION APPLICATION**  
**City of Rochester, New Hampshire**

Date: 02-21-23 [office use only. Check # \_\_\_\_\_ amount \$ \_\_\_\_\_ date \_\_\_\_\_ ]

**Property information**

Tax map #: 235; lot #'s): 44 & 45; zoning district: Agricultural

Property address/location: 46 Crown Point Road & 3 Strafford Road

Name of project (if applicable): \_\_\_\_\_

**Property owner – Parcel A**

Name (include name of individual): Timothy E. and Deborah Congram

Mailing address: PO Box 1560, Rochester, NH 03866

Telephone #: 603-765-4573 Email: tecelectric@metrocast.net

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

Name (include name of individual): Frederick S. Leslie

Mailing address: 46 Crown Point Road, Rochester, NH 03867

Telephone #: 603-978-0765 Email: .fsl1960@aol.com

**Surveyor**

Name (include name of individual): Norway Plains Associates, Inc.; Joel Runnals, LLS

Mailing address: PO Box 249, Rochester, NH 03866

Telephone #: 603-335-3948 Fax #: \_\_\_\_\_

Email address: jrunnals@norwayplains.com Professional license #: 865

**Proposed project**

What is the purpose of the lot line revision? To convey an equal exchange of land between Tax Map 235, Lots 44 and 45.

Will any encroachments result? No

(Continued Lot Line Revision application Tax Map: 235 Lot: 44 & 45 Zone A)

### Comments

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

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### 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: 02-18-23

Signature of property owner:  
(Parcel B)



Date: 2/18/2023

Signature of agent:



Date: 02-18-23

# NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

P.O. Box 2492  
Continental Blvd. (03867)  
Rochester, NH 03866-0249  
Phone: (603) 335-3948 / (800) 479-3948  
Fax: (603) 332-0098



P. O. Box 268  
31 Mooney St.  
Alton, NH 03809  
Phone & Fax: (603) 875-3948  
[www.norwayplains.com](http://www.norwayplains.com)

February 20, 2023

Ryan O'Connor, Chief Planner  
City of Rochester Planning & Development  
City Hall Annex  
33 Wakefield Street  
Rochester, New Hampshire 03867

**RE: NARRATIVE – Lot Line Revision Application for:**  
**Timothy E. and Deborah Congram**  
**Tax Map 235, Lot 44, 3 Strafford Road, Rochester, NH**  
**Frederick E. Leslie**  
**Tax Map 235, Lot 45, 46 Crown Point Road, Rochester, NH**

Dear Mr. O'Connor,

The owners of Tax Map 235, Lots 44 and 45 are proposing a Lot Line Revision between their two parcels. The configuration of Lot 44 is odd and has a narrow buildable area. Mr. Leslie, owner of Lot 45 has agreed to an equal land swap that would give Mr. and Mrs. Congram, Lot 44 more land behind their building. The exchange would give Lot 45 a triangular piece of land with additional frontage along Crown Point Road.

Lot 44 is currently being developed. A septic design by Jeffrey Brownell has been approved by NHDES. NHDOT has approved a driveway on NH Route 202A. These items will be included in the owner's City Building Permit Application. Currently the City is installing a new water main along Strafford Road which Lot 44 will be contacted up to.

Lot 45 has already been developed with buildings, driveways, well, and septic system. No new development is being propose as part of this application.

Both Lots have wetlands that were delineated by Joseph W. Noel, CWS. These wetlands are shown along with the wetland buffers. As part of the lot monumentation, wetland placards will be set at approximately 50-foot intervals along the 25-foot buffer on both lots.

Thank you for your consideration in this matter.

Sincerely,

Joel D. Runnals, LLS / NORWAY PLAINS ASSOCIATES, INC.

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February 17, 2023

Ryan O'Connor, Chief Planner  
City of Rochester Planning & Development  
City Hall Annex  
33 Wakefield Street  
Rochester, New Hampshire 03867

**RE: Letter of Authorization for Lot Line Revision between Tax Map 235, Lot 44 and Tax Map 235, Lot 45.**

Dear Mr. O'Connor,

We, Timothy E. and Deborah Congram and owners of Tax Map 235, Lot 44, hereby authorize Norway Plains Associates, Inc. and its professionals as decision-making representatives and designate them as signatories regarding the above referenced lot line revision application. We additionally authorize Norway Plains Associates, Inc. to represent us before the Boards &/or Committees affiliated with the City of Rochester in this approval process.

By: 

Date: 02-18-23

Timothy E. Congram

By: 

Date: 02-18-23

Deborah Congram



LAND SURVEYORS



CIVIL ENGINEERS

GENERAL PLAN NOTES:

- THE PURPOSE OF THIS PLAN IS TO REVISE THE BOUNDARY LINES BETWEEN TAX MAP 235, LOT 44 AND LOT 45. BOTH LOTS WILL EXCHANGE THE EXACT SAME AMOUNT OF AREA.
- DIMENSIONAL STANDARDS.  
ZONE (A) AGRICULTURAL DISTRICT.  
SINGLE FAMILY, CONVENTIONAL SUBDIVISION, NEITHER MUNICIPAL WATER NOR SEWER.  
LOT SIZE= 45,000 SF, FRONTAGE= 150', FY= 20', SY= 10', RY= 20'  
SINGLE FAMILY, CONVENTIONAL SUBDIVISION, MUNICIPAL WATER, INDIVIDUAL SEWER.  
LOT SIZE= 30,000 SF, FRONTAGE= 150', FY= 20', SY= 10', RY= 20'
- LOT AREAS:  
TAX MAP 235, LOT 44: OLD AREA= 45,769 sf / 1.05 acres  
NEW AREA= 45,769 sf / 1.05 acres  
TAX MAP 235, LOT 45: OLD AREA= 49,672 sf / 1.14 acre  
NEW AREA= 49,672 sf / 1.14 acre
- ORIENTATION: HORIZONTAL DATUM - NHSPC2800 / CITY OF ROCHESTER GIS.  
VERTICAL DATUM - NAVD88.
- PARCEL IS NOT LOCATED WITHIN (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 53017C0175D EFFECTIVE ON 05-17-2005.
- WETLANDS WERE DELINEATED BY JOSEPH W. NOEL, CWS ON 04-25-22 & 12-08-22.
- LOT 44 WILL BE SERVICED BY MUNICIPAL WATER AND INDIVIDUAL SEWER SYSTEM.  
LOT 45 IS SERVICED BY INDIVIDUAL WATER AND SEWER SYSTEMS.
- NO ENCROACHMENTS WILL RESULT FROM THIS PROPOSED LOT LINE REVISION.
- FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 335-1338.

LINE	BEARING	DISTANCE
L1	N 85°42'05" E	25.00'
L2	S 09°49'34" W	102.44'
L3	N 04°17'55" W	99.35'
L4	S 85°42'05" W	25.00'
L5	N 09°49'34" E	102.44'
L6	S 04°17'55" E	99.35'

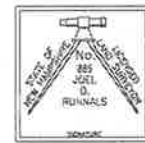
REFERENCE PLAN:

"PLAN OF LAND, CROWN POINT ROAD, STRAFFORD ROAD, NH ROUTE 202A, ROCHESTER, STRAFFORD COUNTY, NEW HAMPSHIRE" DATED MARCH 2022 BY NORWAY PLAINS ASSOCIATES, INC. S.C.R.D. PLAN 12622

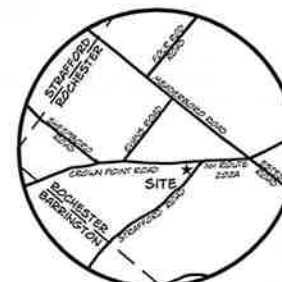
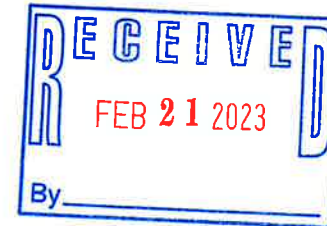


JOSEPH W. NOEL, CWS OBS

I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY DIRECTION, IS THE RESULT OF A SURVEY MADE ON THE GROUND AS PER RECORD DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLAN CLOSURE EXCEEDS 1:10,000.



JOEL D. RUNNALS, LLS DATE  
ON BEHALF OF NORWAY PLAINS ASSOCIATES, INC.



LOCUS  
N.T.S

TAX MAP 235, LOT 44  
OWNERS OF RECORD:  
TIMOTHY E. and DEBORAH CONGRAM  
PO BOX 1560  
ROCHESTER, NH 03866  
S.C.R.D. BOOK 5060, PAGE 723

TAX MAP 235, LOT 45  
OWNERS OF RECORD:  
FREDERICK S. LESLIE  
46 CROWN POINT ROAD, ROCHESTER, NH 03867  
S.C.R.D. BOOK 3936, PAGE 360

LOT LINE REVISION  
46 CROWN POINT ROAD  
3 STRAFFORD ROAD  
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ROCHESTER  
STRAFFORD COUNTY  
NEW HAMPSHIRE

PREPARED FOR:  
TIMOTHY E. & DEBORAH CONGRAM  
and FREDERICK S. LESLIE

SCALE: 1" = 30' FEBRUARY 2023

GRAPHIC SCALE



1 INCH = 30 FEET

REVISED:

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 THIS 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 VIOLATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SUBDIVISION APPROVAL.

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

SIGNED BY \_\_\_\_\_ / \_\_\_\_\_ DATE \_\_\_\_\_  
NAME POSITION

FILE NO. 108  
PLAN NO. C-3208 LLR-1  
DWG NO. 22383-LDD\LLR-1  
F.B. NO. "TJR"

31 Mooney Street, Alton, N.H. 603-875-3948

NORWAY PLAINS ASSOCIATES, INC.

2 Continental Blvd., Rochester, N.H. 603-335-3948



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CIVIL ENGINEERS

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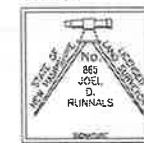
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THE WETLAND BOUNDARY AS DEPICTED ON THIS PLAN WAS DELINEATED/FLAGGED BY JOSEPH W. NOEL, NH CERTIFIED SOIL SCIENTIST #017 AND NH CERTIFIED WETLAND SCIENTIST #086, ON 04-25-22 & 12-08-22. THE FLAGS WERE SURVEY LOCATED BY NORWAY PLAINS ASSOCIATES, INC. THE DELINEATION WAS CONDUCTED IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS DOCUMENT CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (1987) ALONG WITH THE REQUIRED REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTAL AND NORTHEAST REGION, (VERSION 2, JANUARY 2012).

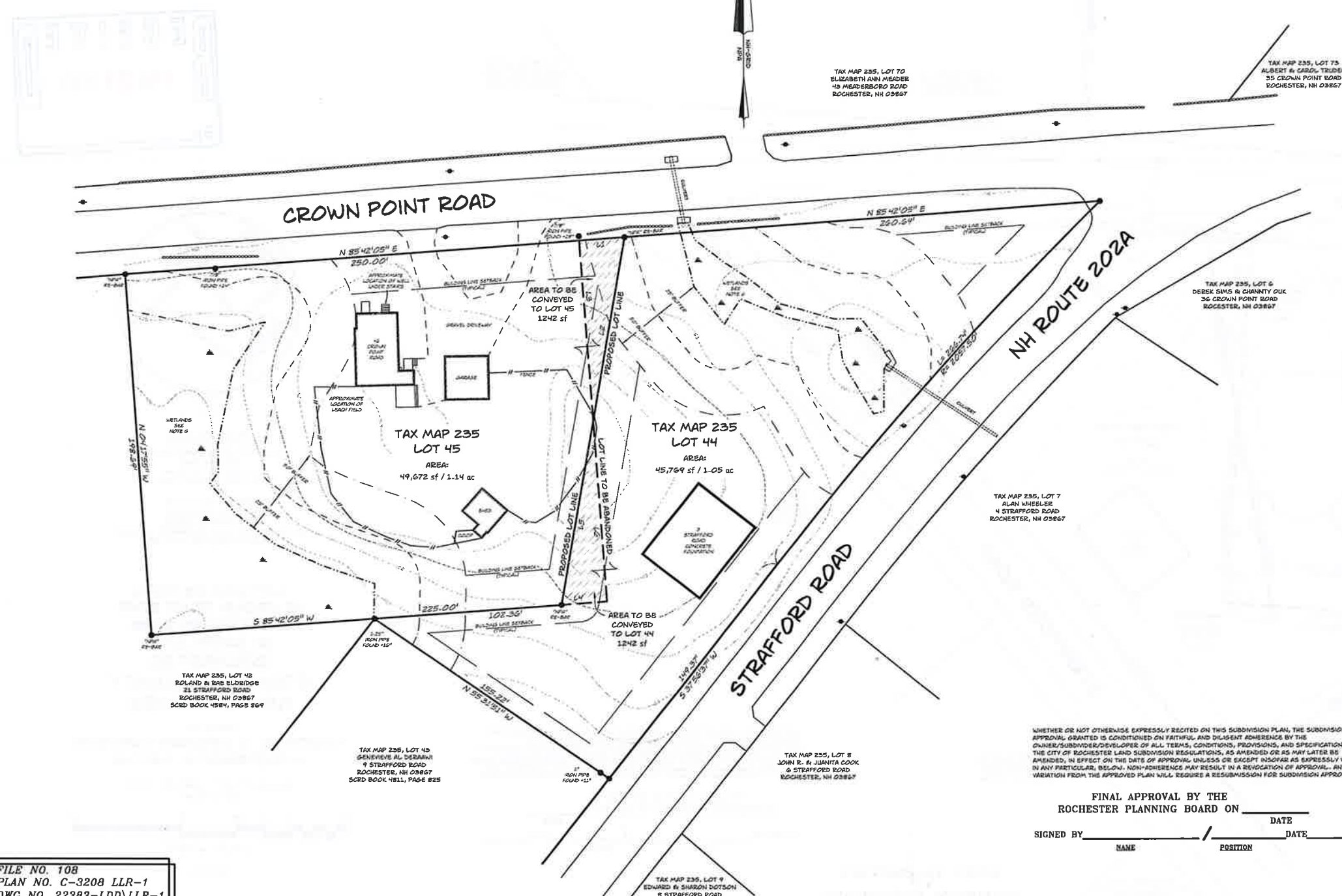


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TOPOGRAPHIC  
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