

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

Date: 01/17/2023 [office use only. Check # \_\_\_\_\_ amount \$ \_\_\_\_\_ date \_\_\_\_\_ ]

**Property information**

Tax map #: 259; lot #'s: 29 & 30; zoning district: Agricultural

Property address/location: 139 & 133 Flagg Road

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

**Property owner – Parcel A**

Name (include name of individual): Great Wood Development LLC, Steve Miller

Mailing address: 95 Blackwater Road, Rochester, NH 03866

Telephone #: 603-332-8772 Email: smgc89@yahoo.com

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

Name (include name of individual): Lionel Paradis

Mailing address: 180 Toland Road, Dover, NH 03820

Telephone #: \_\_\_\_\_ Email: \_\_\_\_\_

**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 land from tax map 259 lot 29 to tax map 259 lot 30.

Will any encroachments result? No

(Continued Lot Line Revision application Tax Map: 259 Lot: 29 & 30 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: 1-23-23

Signature of property owner:  
(Parcel B)



Date: 1-23-23

Signature of agent: \_\_\_\_\_

Date: \_\_\_\_\_

# NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

P.O. Box 249  
Continental Blvd. (0367)  
Rochester, NH 03866-0249  
Phone: (603) 335-3948 / (800) 479-3948  
Fax: (603) 332-0098  
[rtetreault@norwayplains.com](mailto:rtetreault@norwayplains.com)  
Randolph R. Tetreault, President



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

January 24, 2023

Ryan O'Connor, Chief Planner  
Department of Planning and Development  
City Hall Annex  
33 Wakefield Street  
Rochester, NH 03867-1917

RE: NARRATIVE – Lot Line Revisions;  
Great Woods Development, LLC  
Tax Map 259, Lot 29, 139 Flagg Road, Rochester, NH  
Lionel R. Paradis, Jr., and Kristina L. Paradis  
Tax Map 259, Lot 30, 133 Flagg Road, Rochester, NH

Dear Mr. O'Connor,

On behalf of Great Woods Development, Norway Plains Associates, Inc. is pleased to submit plans for a Lot Line Revision between Tax Map 259, Lots 29 and 30.

The two subject parcels are located on Flagg Road.

The purpose of this Lot Line Revision is to correct any errors that may exist in the current deed descriptions of both parcels prior to subdividing Lot 29.

Thank you for your consideration in this matter.

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

Joel D. Runnals, LLS

## LAND SURVEYORS

## CIVIL ENGINEERS

LINE	BEARING	DISTANCE
L1	N 56°02'28" W	143.63'
L2	S 25°10'02" W	53.70'
L3	S 56°02'28" E	132.87'
L4	S 56°02'28" E	17.33'
L5	N 36°56'05" E	53.14'
L6	S 56°02'28" E	6.37'
L7	N 25°10'02" E	53.70'
L8	S 25°10'02" W	31.18'
L9	N 36°56'05" E	30.85'
L10	N 36°56'05" E	67.53'
L11	S 25°10'02" W	68.82'
L12	N 56°02'28" W	7.00'
L13	N 51°16'41" W	7.00'
L14	N 51°16'41" W	50.02'
L15	N 51°16'41" W	50.02'
L16	N 51°16'41" W	30.23'
L17	N 50°35'13" W	139.63'
L18	N 37°20'37" E	50.15'
E1	S 51°16'41" E	50.02'

TAX MAP 259, LOT 16  
RPE ROCHESTER LLC  
PO BOX 823  
NEW HAMPTON, NH  
SCRD BOOK 4282, PAGE 337

TAX MAP 259  
LOT 29  
AREA:  
324,540 sf  
7.45 acres

TAX MAP 259, LOT 27  
JOANNE OLSSON  
141 FLAGG ROAD  
ROCHESTER, NH  
SCRD BOOK 1083, PAGE 51

TAX MAP 259, LOT 28  
JOANNE OLSSON  
141 FLAGG ROAD  
ROCHESTER, NH  
SCRD BOOK 874, PAGE 51

TAX MAP 259, LOT 49  
ROBERT & GINA WARNER  
142 FLAGG ROAD  
ROCHESTER, NH

TAX MAP 259, LOT 49  
PHILIP & BARBARA REILLY  
136 FLAGG ROAD  
ROCHESTER, NH

TAX MAP 259, LOT 47  
TISHA M. FAUCHER  
REV. LIVING TRUST  
134 FLAGG ROAD  
ROCHESTER, NH

TAX MAP 259, LOT 46  
JACQUES FAUCHER &  
BEVERLY COOK  
PO BOX 256  
ROCHESTER, NH

TAX MAP 259, LOT 31  
NEIL & SALLY JUDD  
129 FLAGG ROAD, ROCHESTER, NH  
SCRD BOOK 1023, PAGE 924

TAX MAP 259, LOT 38  
119 FLAGG ROAD DEVELOPMENT LLC  
35 THIRD STREET, DOVER, NH  
SCRD BOOK 3549, PAGE 545

WETLANDS WERE DELINEATED BY RANDOLPH R. TETREAULT ON OR ABOUT NOVEMBER 2022 ON THE BASIS OF HYDROPHILIC VEGETATION, HYDRIC SOILS, AND WETLANDS HYDROLOGY IN ACCORDANCE WITH THE TECHNIQUES OUTLINED IN THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, JANUARY 1987. THE HYDRIC SOIL COMPONENT WAS DETERMINED BY USING THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW FLAGG, VERSION 2, JULY 1987. (SEE ENV-WS 1014.03 DELINEATION OF WETLANDS; HYDRIC SOILS DETERMINATION).



RANDOLPH R. TETREAULT, CWS 030  
2023  
DATE

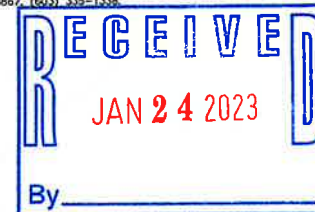
I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY DIRECTION, IS THE RESULT OF A SURVEY MADE ON THE GROUND AS PER RECORD DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLAN CLOSURE EXCEEDS 1:10,000.



JOEL D. RUNNALS, L.L.S. 865  
2023  
DATE

## GENERAL PLAN NOTES:

- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 259, LOT 29 INTO THREE LOTS AND TO PREPARE A LOT LINE REVISION WITH TAX MAP 259, LOT 30.
- 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'  
REGULATIONS FOR CONDITIONAL USE / PORKCHOP SUBDIVISION.  
MINIMUM LOT SIZE = 40,000 sf  
MINIMUM FRONTAGE = 50'
- LOT AREAS:  
TAX MAP 259, LOT 29: EXISTING AREA = 429,650 sf / 9.86 acres  
PROPOSED AREA = 324,540 sf / 7.45 acres  
TAX MAP 259, LOT 29-1: PROPOSED AREA = 53,935 sf / 1.24 acres  
TAX MAP 259, LOT 29-2: PROPOSED AREA = 43,273 sf / 0.99 acres  
AREA A (476 sf) & AREA D (7,332 sf) TO BE CONVEYED FROM LOT 29 TO LOT 30  
AREA B (88 sf) & AREA C (629 sf) TO BE CONVEYED FROM LOT 30 TO LOT 29
- ORIENTATION: HORIZONTAL DATUM - CITY OF ROCHESTER GIS (NAD83).  
VERTICAL DATUM - NGVD25.
- SOIL TYPES ARE PER USDA - NRCS.  
(C/D) CHARLTON FINE SANDY LOAM 15-25% SLOPES  
(H/S) WINDLEY LOAMY SAND 3-8% SLOPES  
(S/S) SAUGATUCK LOAMY SAND  
(W/S) WINDSOR LOAMY SAND 0-3% SLOPES  
(W/S) WINDSOR LOAMY SAND 3-8% SLOPES  
LOTS ARE NOT LOCATED WITHIN (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 33017002150 EFFECTIVE DATE ON 05-17-05.
- THE PARCELS SHALL BE SERVICED BY INDIVIDUAL WELLS AND SEWER SYSTEMS.
- NO ENCROACHMENTS WILL RESULT FROM THIS PROPOSED LOT LINE REVISION.
- PER PORKCHOP SUBDIVISION ORDINANCE:  
ALL LOTS SHALL BE ENTERED FROM A COMMON ACCESS POINT.  
NO FURTHER SUBDIVISION OF ANY OF THE PORKCHOP LOTS OTHER THAN LOT LINE REVISIONS.  
THE ALL SEASON PASSABLE WIDTH OF ANY SHARED DRIVEWAY SHALL BE 20 FEET.  
AN ACCEPTABLE TURNAROUND FOR FIRE TRUCKS MAY BE REQUIRED.
- DEVELOPMENT ON THE PROPOSED LOTS SHALL BE IN ACCORDANCE WITH THE CITY OF ROCHESTER CHAPTER 218, STORMWATER MANAGEMENT AND EROSION CONTROL, AS PART OF THE BUILDING PERMIT PROCESS. THE LOT OWNER SHALL FILE A CITY OF ROCHESTER STORMWATER MANAGEMENT AND EROSION CONTROL PERMIT APPLICATION WITH THE ROCHESTER DEPARTMENT OF PUBLIC WORKS.
- RESIDENTIAL DWELLINGS SHALL MEET THE CITY OF ROCHESTER FIRE DEPARTMENT REQUIREMENTS FOR FIRE PROTECTION, SUCH AS RESIDENTIAL FIRE SPRINKLERS AND INSTALLED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 335-1338.



TAX MAP 259, LOT 29  
OWNER OF RECORD:  
GREAT WOODS DEVELOPMENT, LLC  
95 BLACKWATER ROAD  
ROCHESTER, NH 03867-4600  
S.C.R.D. BOOK 5059, PAGE 152

TAX MAP 259, LOT 29  
OWNER OF RECORD:  
LIONEL R. PARADIS, JR., and KRISTINA L. PARADIS  
180 TOLAND ROAD  
DOVER, NH 03820  
S.C.R.D. BOOK 1814, PAGE 136

LOT LINE REVISION  
SUBDIVISION PLAN  
FLAGG ROAD  
ROCHESTER  
STRAFFORD COUNTY  
NEW HAMPSHIRE  
PREPARED FOR:  
GREAT WOODS DEVELOPMENT, LLC

SCALE: 1" = 60' JANUARY 2023

GRAPHIC SCALE



(IN FEET)

1 INCH = 60 FEET  
REVISIONS:

## REFERENCE PLANS:

- "CLUSTER SUBDIVISION PLAN, FLAGG ROAD, ROCHESTER, N.H., FOR TRINITY CONSERVATION, LLC"  
DATED JANUARY 2006 BY NORWAY PLAINS ASSOCIATES, INC.  
S.C.R.D. PLANS 90-82, 90-83 & 90-84
- "SUBDIVISION PLAN AND ADDITION TO MOBILE HOME PARK, ROBERT B. DAIGLE, FRANCIS J. GRONDIEN, ROCHESTER, N.H."  
DATED OCTOBER 1981 BY FREDERICK E. DREW ASSOCIATES  
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- "PROPOSED SUBDIVISION LOTS 5, 6, 7, 8, 9 & 10, LAND OF PARADIS MOBILE HOMES ESTATES INC., CONIC, N.H."  
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DATED MAY, 1974 BY FREDERICK E. DREW ASSOCIATES  
S.C.R.D. POCKET 9, FOLDER 1, PLAN 16

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.

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

DATE

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

PRELIMINARY PRINT  
for  
APPLICATION SUBMITTAL  
01-23-23

NORWAY PLAINS ASSOCIATES, INC.

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

FILE NO. 134  
PLAN NO. C-2502-S2  
DWG NO. 07193-LDD\S-6

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



## LAND SURVEYORS

## CIVIL ENGINEERS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 56°02'28" W	143.63'
L2	S 25°10'02" W	53.76'
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DATE

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DATE

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119 FLAGG ROAD DEVELOPMENT LLC  
35 THIRD STREET, DOVER, NH  
SCRD BOOK 3545, PAGE 545

TAX MAP 259  
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324,540 sf  
7.45 acres

TAX MAP 259, LOT 27  
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SCRD BOOK 1063, PAGE 51

TAX MAP 259, LOT 28  
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TAX MAP 259, LOT 49  
ROBERT & GINA WARNER  
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TAX MAP 259, LOT 47  
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(C1) CHARLTON FINE SANDY LOAM 15-25% SLOPES  
(Hob) HINGKLEY LOAMY SAND 3-8% SLOPES  
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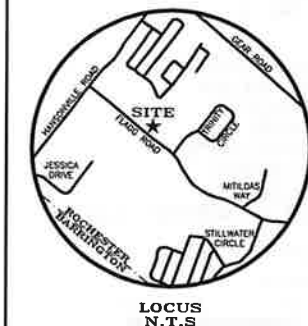
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DOVER, NH 03820  
S.C.R.D. BOOK 1814, PAGE 136

TOPOGRAPHIC  
LOT LINE REVISION  
SUBDIVISION PLAN  
FLAGG ROAD  
ROCHESTER  
STRAFFORD COUNTY  
NEW HAMPSHIRE  
PREPARED FOR:  
GREAT WOODS DEVELOPMENT, LLC  
SCALE: 1" = 60' JANUARY 2023



GRAPHIC SCALE  
(IN FEET)  
1 INCH = 60 FEET  
REVISIONS:



LOCUS  
N.T.S.

FILE NO. 134  
PLAN NO. C-2502-S2  
DWG NO. 07193-LDD\S-6

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

NORWAY PLAINS ASSOCIATES, INC.

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