

NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

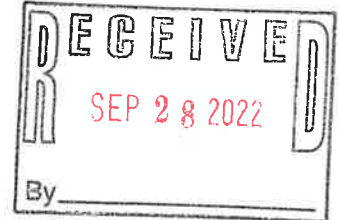
P.O. Box 249
2 Continental Blvd.
Rochester, NH 03866-0249
603-335-3948
www.norwayplains.com



P.O. Box 268
31 Mooney Street
Alton, NH 03809-0268
603-875-3948

September 27, 2022

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



Re: Narrative: Lot Line Revision
Norman P. Vetter Revocable Trust of 2004
Stacia R. Vetter Revocable Trust of 2004
Tax Map 234, Lot 32, 25 Sheepboro Road, Rochester, NH
Tax Map 234, Lot 33, 19 Sheepboro Road, Rochester, NH

Dear Mr. O'Connor,

The Vetter's are proposing a Lot Line Revision between their two properties. They reside at 19 Sheepboro Road, Lot 33 and recently purchased 25 Sheepboro Road, Lot 32. The purpose of this Lot Line Revision is to move the westerly property line that runs near their driveway.

Lot 32 was created as part of a two-lot subdivision approved by the City in 1991. The existing driveways is on 20' wide common driveway easement and is shared with abutting lot 31. The lot has been developed with a three-bedroom dwelling (25 Sheepboro Road), driveway, well, and an on-site septic system (NHWS&PCC approval 204678). Because the of the Proposed Lot Line Revision will decrease the lot size, we will be applying to NHDES for a revised subdivision approval.

Because the lot area that is being revised is only on Lot 32, we limited the wetland delineation and topographic survey to just this area of interest. The existing lot size was 2.02 acres and will become 1.25 acres.

Lot 33 currently is 74.72 acres and with the Lot Line Revision it will be 78.49 acres. 19 Sheepboro has been developed and is the residence of the Vetter's with a 3-bedroom house, a barn with attached two-bedrooms, driveway, patio, well and two on-site septic systems (NHDES approvals, eCA2016090625 and eCA2016090626). Because the area of interest is only located on Lot 32, we will request a waiver for a full topographic survey and wetland delineation on Lot 33.

Please feel free to contact us with any questions concerning this application. Thank you for your consideration.

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.


Joel D. Runnals, LLS



LOT LINE REVISION APPLICATION
City of Rochester, New Hampshire

Date: 9/26/22 [office use only. Check # _____ amount \$ _____ date _____]

Property information

Tax map #: 234; lot #(s): 32 & 33; zoning district: Agriculture

Property address/location: 19 & 25 Sheepboro Road

Name of project (if applicable): _____

Property owner – Parcel A

Name (include name of individual): Norman Vetter Revocable Trust & Stacia Vetter
Revocable Trust; Norman Vetter

Mailing address: PO Box 181, Rochester, NH 03866-0181

Telephone #: 603-332-0354 Email: norm@normvetterfoundations.com

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

Name (include name of individual): Same as Parcel A

Mailing address: _____

Telephone #: _____ Email: _____

Surveyor

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

Mailing address: PO Box 249, Rochester, NH 03866-0249

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 parcel 234-32 to 234-33 to create privacy for the driveway of 234-33.

Will any encroachments result? _____

(Continued Lot Line Revision application Tax Map: 234 Lots: 32 & 33 Zone A)

Comments

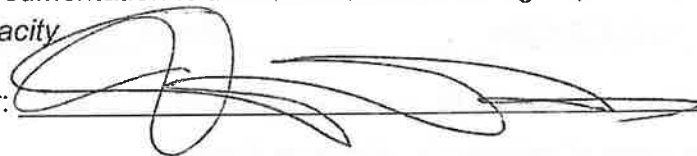
Please feel free to add any comments, additional information, or requests for waivers here:

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)



09-27-22

Date: _____

Signature of property owner:
(Parcel B)

Date: _____

Signature of agent:



Date: 09-27-22

NORWAY PLAINS ASSOCIATES, INC.

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Rochester, NH 03866-0249
Phone: (603) 335-3948 / (800) 479-3948
www.norwayplains.com



P. O. Box 268
31 Mooney St.
Alton, NH 03809
Phone & Fax: (603) 875-3948

September 26, 2022

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



RE: Letter of Authorization for Lot Line Adjustment between Tax Map 234, Lots 32 & 33.

Dear Mr. O'Connor,

I, **Norman Vetter**, owner of both Tax Map 234, Lots 32 & 33, hereby authorize Norway Plains Associates, Inc. and its professionals as decision-making representatives and designate them as signatories regarding the above referenced lot line adjustment application. We additionally authorize Norway Plains Associates, Inc. to represent us before the Boards and/or Committees affiliated with the City of Rochester in this approval process.

By: 

Norman Vetter, Owner/Applicant

Date: 09/26/2022

LAND SURVEYORS

CIVIL ENGINEERS



MAP LOT OWNER'S NAME

ADDRESS

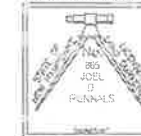
202	10-12	Gary E. & Cheryl V. Kuzler Rev. Living Trust
202	10-3	S.C.R.D. book 4411, page 571
202	10-3	Edin & Ebon Libby
202	10-6	S.C.R.D. book 4587, page 4
202	10-7	Sean P. Rooney
202	10-7	S.C.R.D. book 4289, page 445
202	10-8	Andrew & Kelsie Poley
202	10-8	S.C.R.D. book 3996, page 177
202	10-8	Matthew D. & Jessica A. McCrellis
202	10-8	S.C.R.D. book 3332, page 386
202	10-8	Jeffrey M. & Stacy L. Raab
202	10-8	S.C.R.D. book 3441, page 233
202	10-10	Daniel G. Budge
202	10-10	S.C.R.D. book 2806, page 133
202	10-11	Robert L. Williams 1988 Family Trust
202	10-11	S.C.R.D. book 4353, page 273
202	13	Norman P. & Stacia R. Vetter Rev. Trust of 2004
202	13	S.C.R.D. book 4777, page 781
202	16-3	Matthew G. Sontori
202	16-3	S.C.R.D. book 3455, page 702
202	3	Paul A. Spenser
202	3	S.C.R.D. book 3022, page 908
202	5	Dora M. & Lorraine S. Rhoads
202	5	S.C.R.D. book 1125, page 769
202	25	Michael D. & Colleen J. French
202	25	S.C.R.D. book 3022, page 908
202	25	Kate Bedford & Alexander De Geofroy
202	27	Dennis & Sara Hammett
202	29	Michael R. & Linda K. Chik
202	29	South Grandin
202	30	David E. & Bernice L. Ray, Trust
202	31	David C. & Hilary F. Corley
202	32	Norman P. & Stacia R. Vetter Rev. Trust of 2004
202	34	Norman P. & Stacia R. Vetter Rev. Trust of 2004
202	34	Sheepboro Road Cemetery c/o City of Rochester
202	54	Virginia M. Lamontagne
202	59	Jeff A. & Lilia M. Brown
202	64	David & Rachelle Laroque

63 Meadowboro Road, Rochester, NH 03857-4235
33 Evans Road, Rochester, NH 03867-4131
13 Sheepboro Road, Rochester, NH 03867-4109
9 Sheepboro Road, Rochester, NH 03867-4109
5 Sheepboro Road, Rochester, NH 03867
3 Sheepboro Road, Rochester, NH 03867
121 Crown Point Road, Rochester, NH 03867
51 Four Rod Road, Rochester, NH 03867-4239
PO Box 181, Rochester, NH 03866-0181
185 Ten Rod Road, Rochester, NH 03867-4246
49 Sheepboro Road, Rochester, NH 03867-4109
1103 Solihon Falls Road, Rochester, NH 03866-5706
18 Sheepboro Road, Rochester, NH 03867-4108
18 Sheepboro Road, Rochester, NH 03867-4108
20 Sheepboro Road, Rochester, NH 03867-4108
22 Sheepboro Road, Rochester, NH 03867-4108
25 Sheepboro Road, Rochester, NH 03867-4108
165 Crown Point Road, Rochester, NH 03867-4105
759 2nd Crown Point Road, Strafford, NH 03868-0206
PO Box 181, Rochester, NH 03866-0181
31 Wakefield Street, Rochester, NH 03867-4107
85 Crown Point Road, Rochester, NH 03867-4103
114 Crown Point Road, Rochester, NH 03867-4107
95 Crown Point Road, Rochester, NH 03867-4103

I HEREBY CERTIFY THAT THIS SURVEY PLAN IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS OR WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

I FURTHER CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECTION AND 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
ON BEHALF OF NORWAY PLAINS ASSOCIATES, INC.

2022

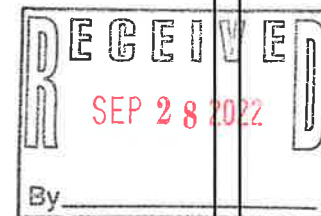
DATE

GENERAL PLAN NOTES:

1. THE PURPOSE OF THIS PLAN IS TO PERFORM A LOT LINE REVISION BETWEEN TAX MAP 234, LOT 32 AND TAX MAP 234, LOT 33.
2. LOT AREAS:
TAX MAP 234, LOT 32
OLD AREA = 87,938 sf / 2.02 acres
NEW AREA = 54,472 / 1.25 ACRES
AREA TO BE CONVEYED TO TAX MAP 234, LOT 33 = 33,466 sf / 0.77 acres
TAX MAP 234, LOT 33
OLD AREA = 3,294,741 sf / 74.72 acres
NEW AREA = 3,288,207 sf / 75.49 acres
3. THESE LOTS ARE ZONED AGRICULTURAL.
DIMENSIONAL REGULATIONS PER ZONING ORDINANCE:
MINIMUM LOT SIZE (WITH NO WATER NOR SEWER) = 45,000 SF
MINIMUM LOT FRONTAGE = 150 FEET
MINIMUM YARD SETBACKS:
FRONT = 20 FEET
SIDE = 10 FEET
REAR = 20 FEET
4. ORIENTATION: HORIZONTAL DATUM - CITY OF ROCHESTER GIS.
5. THE PARCELS ARE SERVICED BY INDIVIDUAL WELLS AND SEWER SYSTEMS.
6. PARCELS ARE NOT LOCATED WITHIN ZONE A (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 33017031850, EFFECTIVE ON 05-17-2005.
7. DEVELOPMENT ON THESE 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.
8. 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.
9. NHDES SUBDIVISION APPROVAL NUMBER: pending.
10. FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 335-1338.

PLAN REFERENCES:

1. "SUBDIVISION OF LAND, ROCHESTER, N.H. FOR WILLIAM D. & NATALIE VICKERY" DATED MAY 1990 BY NORWAY PLAINS ASSOCIATES, INC. S.C.R.D. PLAN 38A-89
2. "LOT LINE REVISION PLAN, CROWN POINT ROAD, EVANS ROAD & SHEEPBORO ROAD, ROCHESTER, STRAFFORD COUNTY, NEW HAMPSHIRE PREPARED FOR: NORMAN P. VETTER REVOCABLE TRUST, STACIA R. VETTER REVOCABLE TRUST, NATALIE S. VICKERY REVOCABLE TRUST DATED JUNE 2015, BY NORWAY PLAINS ASSOCIATES, INC. S.C.R.D. PLAN 110-44
3. "PLAN OF LAND, 18 SHEEPBORO ROAD, ROCHESTER, STRAFFORD COUNTY, NEW HAMPSHIRE, PREPARED FOR: NORMAN P. VETTER REVOCABLE TRUST OF 2004 & STACIA R. VETTER REVOCABLE TRUST OF 2004 DATED APRIL 2020 BY NORWAY PLAINS ASSOCIATES, INC. S.C.R.D. PLAN



TAX MAP 234, LOTS 32 & 33
OWNER OF RECORD:
NORMAN P. VETTER REVOCABLE TRUST of 2004
STACIA R. VETTER REVOCABLE TRUST of 2004
PO BOX 181, ROCHESTER, NH 03866-0181
S.C.R.D. BOOK 5041, PAGE 443 (LOT 32)
S.C.R.D. BOOK 4336, PAGE 487 (LOT 33)

**LOT LINE REVISION
19 & 25 SHEEPBORO ROAD,
EVANS ROAD, and
CROWN POINT ROAD
ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE**

PREPARED FOR:
**NORMAN P. VETTER
REVOCABLE TRUST of 2004
STACIA R. VETTER
REVOCABLE TRUST of 2004**

SCALE: 1" = 150' SEPTEMBER 2022



(IN FEET)
1 INCH = 150 FEET
REVISIONS:

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 _____

SIGNED BY _____ / _____ / _____
NAME POSITION DATE

FOR LINDSEY PRUITT
APPROVAL SIGNATURE
09-28-22



FILE NO. 184
PLAN NO. C-2743-LLR-1
DWG NO. 15088-LDD/LLR-1

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

NORWAY PLAINS ASSOCIATES, INC.

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

Sheet 1 of 2

CERTIFICATION NOTE:
JURISDICTIONAL WETLAND BOUNDARIES IDENTIFIED BY FLAGS X9-X19, Y1A-Y1F, AND Z21-Z210 WERE DELINEATED BY MARC JACOBS, CERTIFIED WETLAND SCIENTIST NUMBER 090, IN AUGUST 2022 ACCORDING TO THE STANDARDS OF THE U.S. ARMY CORPS OF ENGINEERS - 1987 WETLANDS DELINEATION MANUAL; THE 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL; NORTH-CENTRAL AND NORTH-EAST REGION; THE CODE OF ADMINISTRATIVE RULES, NH DEPARTMENT OF ENVIRONMENTAL SERVICES - WETLANDS BUREAU - ENV WT 100-900, PREDOMINANT HYDRIC SOILS WERE IDENTIFIED UTILIZING THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4, JUNE 2020 AND THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8, 2016. THE STATUS OF VEGETATION AS HYDROPHYTIC WAS DETERMINED ACCORDING TO THE U.S. ARMY CORPS OF ENGINEERS - NORTH-CENTRAL AND NORTH-EAST 2020 REGIONAL WETLAND PLANT LIST. COPIES OF SITE PLANS DEPICTING THE WETLAND DELINEATION WHICH HAVE BEEN REVIEWED BY THE WETLAND SCIENTIST ARE INDIVIDUALLY STAMPED, SIGNED AND DATED. THIS NOTE HAS BEEN CUSTOMIZED FOR THIS PROJECT.



MARC. E. JACOBS, CWS

2022

DATE

JOEL D. RUNNALS LLS 855
ON BEHALF OF NORWAY PLAINS ASSOCIATES, INC.

2022

DATE

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SIGNED BY _____ / _____ / _____
NAME POSITION DATE

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NEW AREA:
54,472 sf / 1.25 acres

TAX MAP 234
LOT 33
OLD AREA:
3,254,741 sf / 74.72 acres
NEW AREA:
3,288,207 sf / 75.49 acres

TAX MAP 232
LOT 10-6

TAX MAP 234
LOT 34
+

TAX MAP 234, LOTS 32 & 33
OWNER OF RECORD:
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STACIA R. VETTER REVOCABLE TRUST of 2004
PO BOX 181, ROCHESTER, NH 03066-0181
S.C.R.D. BOOK 5041, PAGE 443 (LOT 32)
S.C.R.D. BOOK 4336, PAGE 487 (LOT 33)

LOT LINE REVISION
19 & 25 SHEEPBORO ROAD,
EVANS ROAD, and
CROWN POINT ROAD
ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE

PREPARED FOR:
NORMAN P. VETTER
REVOCABLE TRUST of 2004
STACIA R. VETTER
REVOCABLE TRUST of 2004

SCALE: 1" = 50' SEPTEMBER 2022



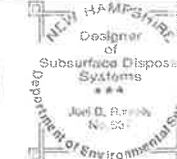
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1 INCH = 50 FEET
REVISIONS:

FILE NO. 184
PLAN NO. C-2743-LLR-1
DWG NO. 15088-LDD/LLR-1

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

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TEST PIT
observed on 04-18-90

00 - 04" Forest mul and dark brown loam; friable; granular; common roots.
04 - 18" Yellowish brown (10YR 5/6) sandy loam; friable; granular; many roots.
18 - 120" Yellowish brown (10YR 5/4) sandy loam; massive to granular; firm in place, friable in hand; distinct mottling at 32"; few cobble size stones; few roots to 48"; becomes more like sandy loam with depth.

120" Bottom of hole.

Notes: ESHWT @ 32"
Observed water @ 48"
Restrictive layers, none.

Percolation: less than 12 minutes per inch @ 20"

LOT SIZE CALCULATIONS:

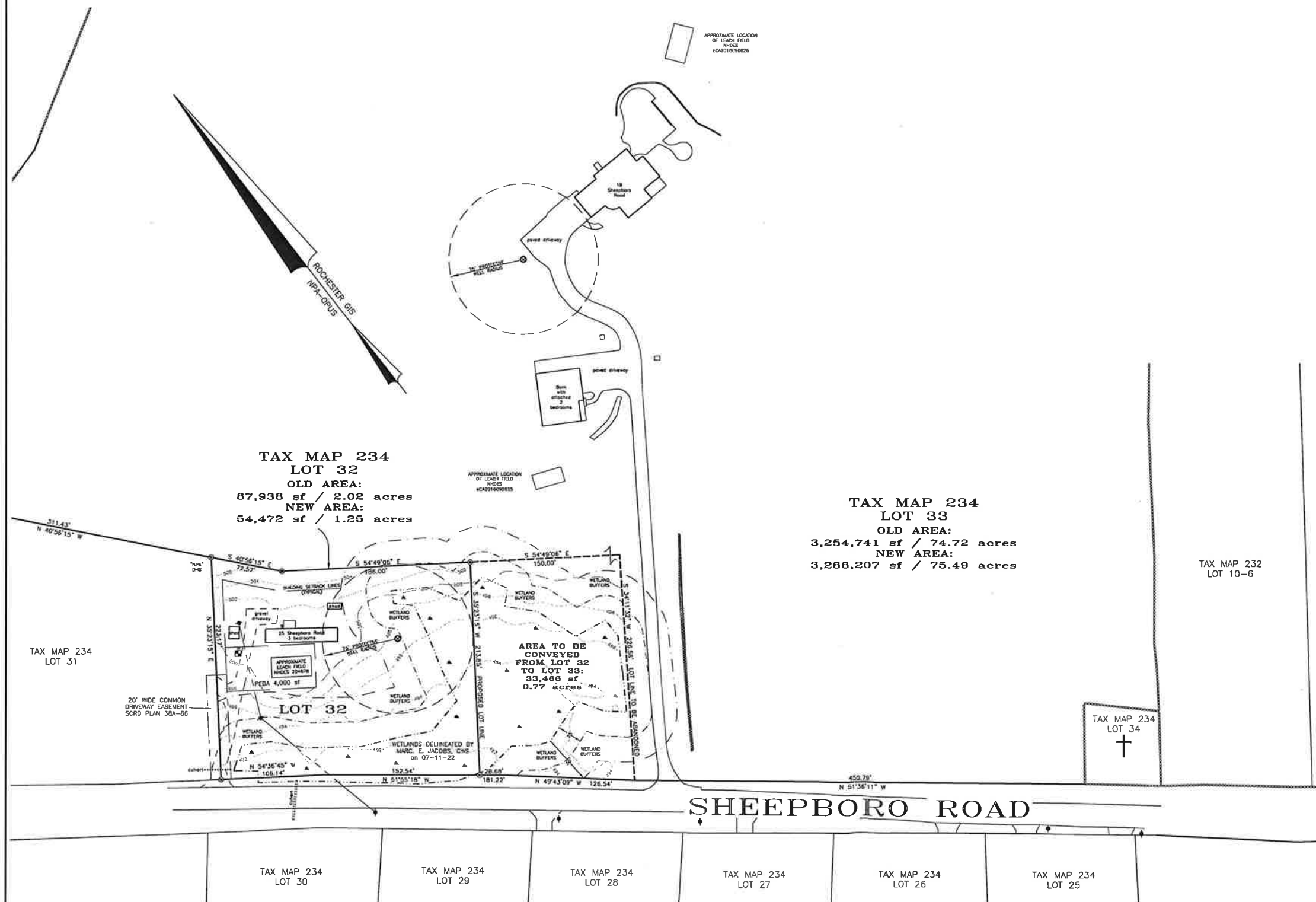
NRCS Soils, Charlton with an average of 6% slopes.

Required:
Group 2 / D - 8% slope = 39,000 SF

Provided:
Upland soils = 40,419 sf

Poorly drained wetlands = 14,053 sf

Total lot area = 54,472 sf



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DWC NO. 15088-LDD/LLR-1

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PRELIMINARY PRINT
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