



LOT LINE REVISION APPLICATION
City of Rochester, New Hampshire

Date: 6/15/10 [office use only. fee paid _____ Amount \$ _____ date paid _____]

Property information

Tax map #: 122 ; Lot #(s): 2 & 10 ; Zoning district: R-1

Property address/location: 7 Stewart Court & Chasse Street

Name of project (if applicable): _____

Size of site: 1.2 acres; overlay zoning district(s)? CO

Property owner – Parcel A

Name (including name of individual): D.S. & B.R. Winson Trust

Mailing address: 7 Stewart Court; Rochester, NH 03867

Telephone #: 335-4546 Fax#: _____

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

Name (including name of individual): Both parcels owned by the same entity.

Mailing address: _____

Telephone #: _____ Fax#: _____

Surveyor

Name (including name of individual): Norway Plains Associates, Inc., Art Nickless

Mailing address: P.O. Box 249, Rochester, NH 03866-0249

Telephone #: 335-3948 Fax#: 332-0098

Email address: anickless@norwayplains.com Professional license #: 676

Proposed project

What is the purpose of the lot line revision? To revise the lot lines so that Lot 2 has a better building area.

Will any encroachments result? No

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, applicant/developer (if different from property owner), and/or the agent.

I (we) hereby submit this Site Plan application to the City of Rochester Planning Board pursuant to the City of Rochester Site Plan 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 applicant/developer (if different from property owner)/as agent, I attest that I am duly authorized to act in this capacity.

Signature of property owner: _____
(Parcel A)

Date: _____

Signature of applicant/developer: _____
(Parcel B)

Date: _____

Signature of agent: _____

Date: 6/15/10

NORWAY PLAINS ASSOCIATES, INC.

SURVEYORS - ENGINEERS - TRANSPORTATION PLANNERS

31 Mooney Street
Alton, New Hampshire 03809
Alton Office (603) 875-3948
E-MAIL: anickless@norwayplains.com
WEB: www.norwayplains.com

2 Continental Boulevard (03867) P. O. Box 249
Rochester, New Hampshire 03866-0249
Telephone (603) 335-3948
NH (800) 479-3948
Fax (603) 332-0098

June 15, 2010

Mr. Michael Behrendt
Planning, Development & Zoning
31 Wakefield Street
Rochester, NH 03867

Re: Lot Line Revision - Map 122, Lots 2 & 10 - 7 Stewart Court & Chasse Street

Dear Michael:

On behalf of David and Barbara Winson, Trustees of the D.R. & B.R. Winson Trust, we hereby submit application and plan to revise the lot lines between Lots 122-2 and 122-10. The Winsons reside at 7 Stewart Court on Lot 122-10. They purchased this property in 1998 from Archie T. Glover, Sr. In 2001, they purchased Lot 122-2 from Robert & Tina Roberge.

Lot 122-10 is situated at the terminus of Stewart Court. Lot 122-2 is situated at the end of the improved section of Chasse Street. This revision involves swapping an even amount of land between the two lots to improve the building area on Lot 122-2.

Another point worth noting is that in the past, the City had negotiated with the Winsons for land to extend Stewart Court. As it currently exists, the official end of Stewart Court does not extend beyond Lot 122-12, thereby leaving Lot 122-11 without frontage on the City street. As part of this application, the Winsons are proposing to convey a strip of land 40-feet long and 16.5-feet wide to allow for the extension of Stewart Court beyond the driveway servicing Lot 122-11.

The Lot 122-10 is serviced by the municipal water system and an onsite septic system. Lot 122-2 would also be serviced by municipal water and an onsite septic system. (Note: There is a sewer manhole at the end of Chasse Street, but it is not known at this time whether a connection from Lot 122-2 could be made.)

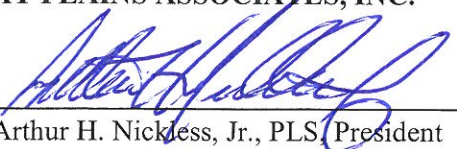
Despite this revision, access to Lot 122-2 is still intended to be taken from Chasse Street and not via Stewart Court. Obviously, the Winsons and their predecessors in title will continue to take access from Stewart Court.

Thank you for your consideration.

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

By: _____


Arthur H. Nickless, Jr., PLS, President

cc: David & Barbara Winson

ABUTTER LIST

City of Rochester, NH
Please Print or Type

Applicant: D.R. & B.R. Winson Trust **Phone** 335-4546

Project Address: 7 Stewart Court & Chasse Street

List the names and addresses of all parties below. For abutting lot owners, list each owner whose lot adjoins or is directly across the street or a body of water from the subject property. This form may not be completed more than five (5) days prior to the application deadline.

LEGAL OWNER OF SUBJECT LOT

Map	Lot	Owner Name	Mailing Address
122	2,10	Same as applicant	7 Stewart Court; Rochester, NH 03867

ABUTTING LOT OWNERS

Map	Lot	Owner Name	Mailing Address
122	1	Michael J. & Marsha J, Murphy	14 Chasse St.; Rochester, NH 03867
122	3	Edward & Kerry Hoyt	13 Chasse St.; Rochester, NH 03867
122	8	Debra A. Burk	6 Stewart Court; Rochester, NH 03867
122	9	City of Rochester	
122	11	Annie L. Chadbourne	5 Stewart Court; Rochester, NH 03867
122	12	Patrice A. Dresser & Sharon A. Ruel	63 Washington Street; Rochester, NH 03867
122	18	Maureen A. Harrington	6 Gerard Street; Rochester, NH 03867
122	25	Melissa H. Lee & Shawn A. Williams	4 Gloria Street; Rochester, NH 03867
122	26	Brian V. & Mary Ellen Riley	18 Snow Street; Rochester, NH 03867
123	100	Jennifer A. Spiers	1 Kendall St.; Rochester, NH 03867

PROFESSIONALS AND EASEMENT HOLDERS. Engineers, Surveyors, Soil Scientists, and Architects whose seal appears or will appear on the plans (other than any agent submitting this application); holders of conservation, preservation, or agricultural easements; and upstream dam owners/NHDES.

Name of Professional or Easement Holder

Mailing Address

Norway Plains Assoc., Inc./Art Nickless	P.O. Box 249; Rochester, NH 03866-0249

I, the undersigned, acknowledge that it is the responsibility of the applicant or his/her agent to fill out this form and mail certified notices to abutters and other parties in a complete, accurate, and timely manner, in accordance with applicable law. I understand that any error or omission could affect the validity of any approval. The names and address listed on this form were obtained from the City of Rochester, Patriot

Database on this date: 6/15/2010, This is page 1 of 1 pages.

Applicant or Agent: 