

# NORWAY PLAINS ASSOCIATES, INC.

SURVEYORS - ENGINEERS - TRANSPORTATION PLANNERS

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February 9, 2010

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

**Re: Riley Subdivision & Lot Line Revision - Snow Street - Tax Map 122, Lots 26 & 30**

Dear Michael:

On behalf of Brian and Mary Ellen Riley, we hereby submit applications and plan for a Lot Line Revision and Subdivision of Land. Brian & Mary Ellen own 4.8 acres off the southeasterly side of Snow Street and the southerly side of Gloria Street. This area is zoned Residential-1 and is serviced by the municipal water and sewer system.

You may recall that the Rileys submitted a similar application in 2005 except at that time, they sought to create two (2) new building lots rather than the one being proposed as part of this application. The Planning Board approved the Lot Line Revision (which was never certified) but denied the 3-lot subdivision. The letter of denial dated December 8, 2005 states *"Please note, however, that you may modify the subdivision plan for consideration as a two-lot subdivision as originally proposed (drawing received October 12, 2005) establishing a new lot 122-26-1 and the residual lot to contain the existing house on Snow Street."*

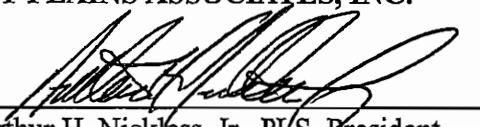
As described in 2005, the Lot Line Revision is being proposed to correct an encroachment by Brian's parents, Ronald and Dorothea Riley and involves the conveyance of a 1-foot strip of land. The subdivision will create one (1) new building lot as described in the 2005 Notice of Decision.

On behalf of the Rileys, I respectfully request there be some consideration for the fees previously paid, which amounts to \$475 (\$325 for the original 2-lot subdivision submitted in October 2005 and \$150 for the Lot Line Revision). I would like to propose the payment of an extension fee for the Lot Line Revision (\$100) and payment of the base fee only for the subdivision (\$250). Their total fee would therefore total \$350 rather than the usual fee of \$475.

Thank you for your consideration.

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

By:   
Arthur H. Nickless, Jr., PLS, President

cc: Brian Riley



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

Date: February 9, 2010 [office use only. fee paid \_\_\_\_\_ amount \$ \_\_\_\_\_ date paid \_\_\_\_\_]

**Property information**

Tax map #: 122 ; lot #(s): 26 & 30 ; zoning district: R-1

Property address/location: 14-18 Snow Street

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

**Property owner – Parcel A**

Name (include name of individual): Brian V. & Mary Ellen Riley

Mailing address: 18 Snow Street; Rochester, NH 03867

Telephone #: 332-4875 Fax #: \_\_\_\_\_

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

Name (include name of individual): Ronald & Dorteia Riley

Mailing address: 14 Snow Street; Rochester, NH 03867

Telephone #: 332-4875 Fax #: \_\_\_\_\_

**Surveyor**

Name (include name of individual): Norway Plains Assoc., Inc./Art Nickless

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

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

Email address: Norway@metrocast.net Professional license #: 676

**Proposed project**

What is the purpose of the lot line revision? To add land from Lot 26 to Lot 30 to  
eliminate an encroachment.

Will any encroachments result? No

## 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: \_\_\_\_\_

Signature of property owner: \_\_\_\_\_  
(Parcel B)

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

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

Date: 2/9/2010



**MINOR SUBDIVISION APPLICATION** (involving NO NEW ROADS)  
**City of Rochester, New Hampshire**

Date: February 9, 2010 [office use only, fee paid \_\_\_\_\_ amount \$ \_\_\_\_\_ date paid \_\_\_\_\_]

**Property information**

Tax map #: 122; Lot #(s): 26; Zoning district: R-1

Property address/location: 18 Snow Street

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

Size of site: 4.80 acres; overlay zoning district(s)? COD

**Property owner**

Name (include name of individual): Brian V. & Mary Ellen Riley

Mailing address: 18 Snow Street; Rochester, NH 03867

Telephone #: 332-4875 Fax #: \_\_\_\_\_

**Applicant/developer** (if different from property owner)

Name (include name of individual): \_\_\_\_\_

Mailing address: \_\_\_\_\_

Telephone #: \_\_\_\_\_ Fax #: \_\_\_\_\_

**Engineer/surveyor**

Name (include name of individual): Norway Plains Assoc./Art Nickless

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

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

Email address: Norway@metrocast.net Professional license #: 676

**Proposed project**

Number of proposed lots: 2 (1 new); Are there any pertinent covenants? No

City water? yes X no \_\_\_\_; How far is City water from the site? \_\_\_\_\_

City sewer? yes X no \_\_\_\_; How far is City sewer from the site? \_\_\_\_\_

(continued Minor Subdivision Plan application Tax Map: 122 Lot: 26 )

Wetlands: Is any fill proposed? No ; area to be filled: \_\_\_\_\_; buffer impact? 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 Subdivision 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 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: \_\_\_\_\_

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

Signature of applicant/developer: \_\_\_\_\_

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

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

Date: 2/9/10

### Authorization to enter subject property

*I hereby authorize members of the Rochester Planning Board, Zoning Board of Adjustment, Conservation Commission, Planning Department, and other pertinent City departments, boards and agencies to enter my property for the purpose of evaluating this application including performing any appropriate inspections during the application phase, review phase, post-approval phase, construction phase, and occupancy phase. This authorization applies specifically to those particular individuals legitimately involved in evaluating, reviewing, or inspecting this specific application/project. It is understood that these individuals must use all reasonable care, courtesy, and diligence when entering the property.*

Signature of property owner: \_\_\_\_\_

Date: 2/9/10