



LOT LINE REVISION APPLICATION
City of Rochester, New Hampshire

Date: 9/6/11 [office use only, fee paid yes Amount \$ 175.00 date paid 9/7/11]

Property information

Tax map #: 128 ; Lot #(s): 255, 255-1 ; Zoning district: Residential-2

Property address/location: 131 Charles/5 Sidney Street

Name of project (if applicable): _____

Size of site: .38 acres; overlay zoning district(s)? _____

Property owner – Parcel A

Name (including name of individual): Johnny & Kitty Ho Lam

Mailing address: 2 Victoria Circle; Rochester, NH 03867

Telephone #: 603-866-1392 Fax#: _____

Property owner – Parcel B (clarify whether both parcels are owned by the same person(s))
Name (including name of individual): Patrick & Shannon Munday

Mailing address: 5 Sidney Street; Rochester, NH 03867

Telephone #: 923-4639 Fax#: _____

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SEP - 7 2011

Planning Dept.

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 add land to Lot 255 from Lot 255-1.

Will any encroachments result? No – encroachments will actually be eliminated.

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: _____

9/6/11

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

September 7, 2011

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

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Planning Dept.

Re: Lot Line Revision - Map 128, Lots 255 & 255-1 - Charles St. & Sidney St.

Dear Michael:

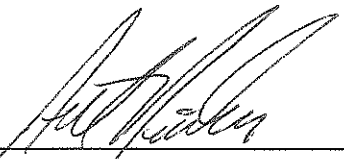
On behalf of Johnny & Kitty Ho Lam and Patrick & Shannon Munday, we hereby submit plan and application for a lot line revision. This proposal involves revising one of the common lot lines to add land to Lot 255 from Lot 255-1. This will place the existing walkway constructed by the Lams completely on their property. It should be noted that the encroaching walkway was built with the permission of the Mundays.

Thank you for your consideration.

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

By: _____


Arthur H. Nickless, Jr., PLS, President

City of Rochester, NH Abutter List

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Planning Dept.

Applicant: Johnny & Kitty Ho Lam
Patrick & Shannon Munday

Phone: 603-866-1392
603-923-4639

Mailing Address: 2 Victoria Circle **City:** Rochester **State:** NH **Zip:** 03867
5 Sidney Street Rochester NH 03867

Project Address: 5 Sidney Street/131 Charles Street

(1) List the name and address of each owner whose lot adjoins or is directly across the street or body of water from the Project Lot.

(2) Note: It is the **APPLICANT'S RESPONSIBILITY** to insure that all legal abutters are notified. **This form may not be completed more than 5 days prior to the application deadline.**

Map	Lot	Owner of Project	Mailing Address
128	255, 255-1	Same as applicants	

Legal Abutters To Project Lot:

Map	Lot	Owner	Mailing Address
128	16	Roger L. & Tracy A. Chafe	2321 Bigelow Commons; Enfield, CT 06082-3342
128	206	Ernest & Claire Sylvain	134 Charles St.; Rochester, NH 03867
128	231	Patricia G. Smyers	141 Charles St.; Rochester, NH 03867
128	232	Rodney, Jr. & Lana Washburn	6 Sidney Street; Rochester, NH 03867
128	255-2	Richard J. II & Donna K. Menard	7 Sidney Street; Rochester, NH 03867
128	256	Heather Crosby	129 Charles Street; Rochester, NH 03867
128	258	Johannes & Tanja Striker	13 Copeland Drive; Rochester, NH 03867

Name of Professional or Easement Holder

Norway Plains Associates, Inc./Art Nickless	P.O. Box 249, Rochester, NH 03866-0249
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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 all legal abutters and holders of conservation/preservation easements in a complete, accurate, and timely manner. In accordance with the directions above and applicable law, I understand that any error or omission could affect the validity of any approval. I certify that the names and addresses listed on this form were obtained from the City of Rochester, NH Assessors UNIVERS Database on September 7, 2011, and this is page 1 of 1.

Agent  Arthur H. Nickless, Jr.

128-258
STRIKER128-256
CROSBY

128-255-1

OLD AREA:
6,778 SF.
.15 AC.NEW AREA:
6,572 SF.
.15 AC.

EXIST. HOUSE

128-255

OLD AREA:
9,954 SF.
.23 AC.NEW AREA:
10,160 SF.
.23 AC.

EXIST. HOUSE

EXIST.
GARAGEAREA TO BE
CONVEYED TO
LOT 255:
206 S.F.

CHARLES STREET

SIDNEY STREET

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.

SUBDIVISION APPROVAL:
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 FROM SUBDIVISION APPROVAL.

FILE NO. 131
PLAN NO.
DWS. NO. 11061/LLR-1
F.B. NO.

ARTHUR H. NICKLESS, JR., L.L.S.

DATE

CERTIFIED BY:

DATE

FINAL APPROVAL BY THE
ROCHESTER PLANNING BOARD

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO ADD LAND FROM LOT 255-1 TO LOT 255.
2. TOTAL PARCEL AREA: MAP 128, LOT 255 .23 ACRES
MAP 128, LOT 255-1 .15 ACRES
3. PARCEL ARE ZONED RESIDENTIAL-2.
4. MINIMUM LOT REQUIREMENTS:
LOT SIZE = 6,000 SF.
FRONTAGE = 60'
5. BUILDING SETBACKS: FY. = 15', SY. = 5', RY. = 25'
6. THE LOTS ARE SERVICED BY THE MUNICIPAL WATER & SEWER SYSTEM.
7. THE LOTS ARE NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE
FLOOD INSURANCE RATE MAP FOR ROCHESTER.
8. THERE ARE NO UTILITIES, WATER OR SEWER FACILITIES OR
OTHER PROPERTY FEATURES LOCATED IN THE AREAS TO BE
CONVEYED THAT ARE LINKED WITH THE SENDING LOT IN SUCH
A MANNER AS TO IMPEDE THE LEGAL FEE SIMPLE TRANSFER
OF THOSE AREAS; I.E. NO ENCROACHMENTS WILL RESULT
FROM THE BOUNDARY ADJUSTMENT.
9. FOR MORE INFORMATION REGARDING THIS LOT LINE REVISION,
PLEASE CONTACT THE ROCHESTER PLANNING DEPARTMENT
31 WAKEFIELD ST., ROCHESTER, NH 03867. (603)935-1338

REFERENCE PLAN:

1. "LOT LINE REVISION BETWEEN TAX MAP 128,
LOT 255 & TAX MAP 128, LOT 255-1, CHARLES
ST. & SIDNEY ST., ROCHESTER, NH PREPARED
FOR BCH LAND HOLDINGS:
DATED: 4/10/07 BY CASEY J. HAYES LAND
SURVEYING, LLC
RECORDED: SCRD PLAN #90-72

TAX MAP 128, LOT 255
OWNER OF RECORD:
JOHNNY & KITTY HO LAM
2 VICTORIA CIRCLE
ROCHESTER, NH 03867
BK-3803, PG.170

TAX MAP 128, LOT 255-1
OWNER OF RECORD:
PATRICK & SHARON MUNDAY
5 SIDNEY STREET
ROCHESTER, NH 03867
BK-3563, PG.886

LOT LINE REVISION
SIDNEY STREET/CHARLES STREET
TAX MAP 128, LOTS 255 & 255-1
ROCHESTER, NH

PREPARED FOR
JOHNNY & KITTY HO LAM
AND
PATRICK & SHANNON MUNDAY

1"=30' 10" AUGUST 2011



(IN FEET)
1 INCH = 30
REVISION DATE

NORWAY PLAINS ASSOCIATES, INC.

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SEP - 7 2011
Planning Dept.