



LOT LINE REVISION APPLICATION

City of Rochester, New Hampshire

Date: 8/16/11 [office use only. fee paid ck #11 944 Amount \$ 175.00 date paid 8/16/11]

Property information

Tax map #: 134 ; Lot #'s): 12 & 13 ; Zoning district: Residential-1

Property address/location: 132-134 Rochester Hill Road

Name of project (if applicable): _____

Size of site: 20.8 acres; overlay zoning district(s)? _____

RECEIVED

Property owner – Parcel A

AUG 16 2011

Name (including name of individual): Paul R. Beloin Revocable Trust

Planning Dept.

Mailing address: 132 Rochester Hill Rd.; Rochester, NH 03867

Telephone #: 332-4337 Fax#: 335-6465

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

Name (including name of individual): Paul R. & Suzanne P. Beloin

Mailing address: 132 Rochester Hill Rd.; Rochester, NH 03867

Telephone #: 332-4337 Fax#: 335-6465

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 line between the lots to increase the distance from the house on Lot 12 to the rear line of Lot 13.

Will any encroachments result? No

Comments

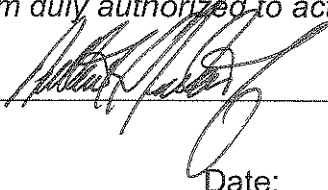
Please feel free to add any comments, additional information, or requests for waivers here:

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)



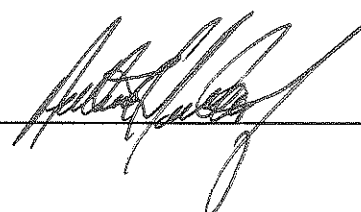
Heater

Date:

Signature of applicant/developer:
(Parcel B)

Date:

Signature of agent:



Date:

8/16/11

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
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NH (800) 479-3948
Fax (603) 332-0098

August 16, 2011

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

Re: Lot Line Revision - Beloin - Map 134, Lots 12 & 13 - 132 Rochester Hill Road

Dear Michael:

On behalf of the Paul R. Beloin Revocable Trust and Paul & Suzanne Beloin, we hereby submit plan and application for a Lot Line Revision to alter the common boundary between Lot 134-12 and 134-13. Specifically, the applicants wish to add land from Lot 13 to Lot 12 to increase the buffer between the home on Lot 12 and the rear lot line of Lot 13.

Lot 13 is serviced by the municipal water system and an on-site septic system, so the minimum lot size required is 30,000. Lot 12 has an on-lot well and septic system but contains far in excess of the required 40,000 sf. (20+ acres).

Thank you for your consideration.

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

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

cc: Paul Beloin



MAP 134, LOT 12

OLD AREA:
876,250 SF.
20.11 AC.
NEW AREA:
892,701 SF.
20.49 AC.

MAP 134, LOT 13

OLD AREA:
46,453 SF.
1.07 AC.
NEW AREA:
30,002 SF.
.69 AC.

LOT LINES TO
BE ABANDONED

AREA TO BECOME
PART OF LOT
134-13:
16,451 SF.
.38 AC.

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO ADD LAND FROM LOT 13 TO LOT 12.
2. TOTAL PARCEL AREA: MAP 134, LOT 12 20.11 ACRES
MAP 134, LOT 13: .69 ACRES
3. PARCEL ARE ZONED RESIDENTIAL-1.
4. MINIMUM LOT REQUIREMENTS: (W/MUN. WATER & SEPTIC SYSTEM)
LOT SIZE = 50,000 SF. (40,000 SF. W/MUN. UTILITIES)
FRONTAGE = 100'
5. BUILDING SETBACKS: FY. = 25', SY. = 10', RY. = 25'
6. LOT 13 IS SERVICED BY THE MUNICIPAL WATER SYSTEM AND AN ON-SITE SEPTIC SYSTEM. LOT 12 IS SERVICED BY AN ON-SITE WELL & SEPTIC 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)335-1338

REFERENCE PLANS:

1. "MAP OF PROPERTY OF GEORGE H. PHILLIPS, ROCHESTER, NH" DATED: AUGUST 1923 BY F.F. SPENCER, C.E. RECORDED: SCRD POCKET 5, FOLDER 5, PLAN #1
2. "SUBDIVISION OF LAND, ROCHESTER, NH, RON & ROSE ROBERGE" DATED: NOV. 1986 BY DURSIN SCHOFIELD ASSOCIATES RECORDED: SCRD PLAN #31A-76 & 77

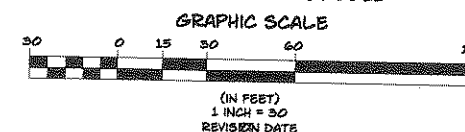
TAX MAP 134, LOT 12
OWNER OF RECORD:
PAUL R. BELOIN REVOCABLE TRUST
132 ROCHESTER HILL ROAD
ROCHESTER, NH 03867
BK.3046, PG.844

TAX MAP 134, LOT 13
OWNER OF RECORD:
PAUL R. & SUZANNE P. BELOIN
132 ROCHESTER HILL ROAD
ROCHESTER, NH 03867
BK.3435, PG.588

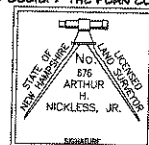
LOT LINE REVISION
ROCHESTER HILL RD./RTE. 108
TAX MAP 134, LOTS 12 & 13
ROCHESTER, NH

PREPARED FOR
PAUL R. BELOIN REVOCABLE TRUST
&
PAUL R. & SUZANNE P. BELOIN

1"=30' AUGUST 2011



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



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

DATE

CERTIFIED BY:

DATE:

FINAL APPROVAL BY THE
ROCHESTER PLANNING BOARD

SUBMISSION 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. 104
PLAN NO.
DWG. NO. 11102VLLR-1
F.B. NO.

NORWAY PLAINS ASSOCIATES, INC.