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JUN - 1 2012

Planning Dept.

LOT LINE REVISION APPLICATION**City of Rochester, New Hampshire**Date: 6/1/12 [office use only. Check # 2561 amount \$ 175.00 date paid 6/1/12
CASH 23.80 6/1/12**Property information**Tax map #: 141; lot #(s): 24 & 27; zoning district: I2Property address/location: 11 Brickyard Drive

Name of project (if applicable): _____

Property owner – Parcel AName (include name of individual): Chris ConnellyMailing address: P.O. Box 7014 Gorham, N.H. 03839Telephone #: 603 343 3630 Fax #: _____**Property owner – Parcel B** (clarify whether both parcels are owned by the same person(s))Name (include name of individual): City of RochesterMailing address: 31 Wakefield Street

Telephone #: _____ Fax #: _____

SurveyorName (include name of individual): Norway Plains AssociatesMailing address: P.O. Box 249 Rochester, NH 03866Telephone #: 335-3948 Fax #: 332-0098

Email address: _____ Professional license #: _____

Proposed projectWhat is the purpose of the lot line revision? Transfer 10,015 Square Feet From lot 27 to lot 24

Will any encroachments result? _____

(Continued Lot Line Revision application Tax Map: 141 Lot: 24627 Zone)

Comments

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

Wanted to extend my House lot from
a narrow lot to a more standard size
lot

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)

Chris Connelly

Date: June 1, 2012

Signature of property owner:
(Parcel B)

Date: _____

Signature of agent: _____

Date: _____

**ROCHESTER CITY COUNCIL MEETING
SEPTEMBER 7, 2010
COUNCIL CHAMBERS
7:00 PM**

MEMBERS PRESENT

Councilor Grassie
Councilor Hamann
Councilor Hervey
Councilor Keans
Councilor LaBranche
Councilor Lachapelle
Councilor Larochelle
Councilor Lauterborn
Councilor Reed-Erickson
Councilor Torr
Councilor Varney
Councilor Walker
Mayor Jean

OTHERS PRESENT

City Manager John Scruton
City Attorney Danford Wensley
R. Bradley Trafton, Council Chaplain
Nicole Rodler, Police Department
Melodie Esterberg, Commission of
Public Works
Blaine Cox, Finance Director
Karen Pollard, Economic Development
Manager

MINUTES

1] CALL TO ORDER

Mayor Jean called the Regular City Council meeting to order at 7:00 PM.

2] PLEDGE OF ALLEGIANCE

Councilor Hamann led the recitation of the Pledge of Allegiance.

3] OPENING PRAYER

Mr. R. Bradley Trafton, Council Chaplain, offered the opening prayer.

4] ROLL CALL

Sheryl Eisenberg, City Clerk, called the roll. All Councilors were present.

5] ACCEPTANCE OF MINUTES

a] August 3, 2010 Regular City Council Meeting

Councilor Lachapelle **MOVED** to adopt the minutes of the August 3, 2010, Regular City Council meeting as written. Councilor Walker seconded the motion. The **MOTION CARRIED** by unanimous voice vote.

results in poor service. The City's projects are placed further down on the contractor's [priority] list.

City Manager Scruton reminded Council that its directive is to go with the lowest responsible bid [on projects]. Traditionally, the lowest responsible bidder has had difficulty finishing on time. He reiterated that it is possible to have two of the three out of speed, quality, and price. It is unusual to get all three benefits. If the Council would prefer the City refrain from competitive bidding, he would like the Council as a whole to make that determination.

Councilor Walker inquired what is the excuse for the delay. City Manager Scruton answered that Pike Industries has not gotten to the projects. He was not aware of the reason(s) for the delay.

Councilor Grassie stated the City should not be paving streets in October.

Commissioner Esterberg advised the State's standard [for paving] is 45° and rising. Councilor Grassie countered that paving laid down after September tends to have problems due to cold and wet conditions.

Mayor Jean inquired about Hancock Street. Commissioner Esterberg's response was inaudible.

11] OLD BUSINESS

a] Resolution Authorizing City Manager to Sell Property Located at Kane Brickyard

Councilor Walker suggested the actual agreement to sell the property could be voted upon this evening without having the actual price of the parcel. Attorney Wensley advised the Council could take action on the resolution, which would allow the City Manager to sign an agreement with the applicant, providing it is in the best interests of the City. The determination of the price could be made at a later point.

Councilor Keans noted the arrival of City Assessor Tom Mullin. Mayor Jean briefed Mr. Mullin regarding the discussion about the price of the parcel of land involved. City Manager Scuton offered further detail. Mr. Mullin replied that he would like to review the details further before offering a fair assessment of the parcel in question. Mayor Jean invited Mr. Mullin to the Finance Committee meeting on Thursday, September 23rd, at 7:00 PM.

Councilor Walker **MOVED** to read the resolution by title only. Councilor Lachapelle seconded the motion. The **MOTION CARRIED** by unanimous voice vote. Mayor Jean read the resolution by title only as follows:

**RESOLUTION AUTHORIZING CITY MANAGER TO
ENTER INTO PURCHASE AND SALE AGREEMENT RELATIVE TO
PROPERTY SITUATE ON BRICKYARD DRIVE
AND TO CONVEY THE SAME TO ABUTTING PROPERTY OWNER**

BE IT RESOLVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF ROCHESTER, AS FOLLOWS:

That the City Manager be, and hereby is, authorized to enter into a purchase and sale agreement with the owner of the property known as Rochester Tax Map 141, Lot 27, with respect to certain real property situate on the southeasterly side of Brickyard Drive, Rochester, NH, consisting of approximately .24 acres, more or less, and to convey such property to said owner pursuant and subject to, the terms and conditions of, such purchase and sale agreement. Such purchase and sales agreement (s) to be upon such terms and conditions as the said City Manager deems in the best interest of the City of Rochester, provided that such purchase and sales agreement and deed shall specifically provide that:

1. The conveyance of such property shall reserve such drainage and/or maintenance easement(s) as the City Manager deems necessary and/or appropriate.
2. Any structure constructed on the real property conveyed to said owner shall not be constructed on a sub-surface foundation.

Further, that the City Manager be, and hereby is, authorized to sign any and all documents, and to take all such additional actions, as are necessary to effectuate the implementation and execution of the acts authorized in this resolution. The aforesaid owner shall be responsible for and shall pay all attorney's fees, surveying and/or subdivision costs associated with the above contemplated transaction.

Councilor Walker **MOVED** to adopt the resolution. Councilor Lachapelle seconded the motion. The **MOTION CARRIED** by unanimous voice vote.

12] NEW BUSINESS

a] Endorsement of the Cultural Plan

Councilor Grassie **MOVED** to endorse the Plan. Councilor Lachapelle seconded the motion.

Councilor Walker inquired if this Plan is part of the Master Plan. He asked if this has to go before the Planning Board also. Councilor Reed-Erickson said this is the first step in the process. Yes, this Plan will have to go before the

ABUTTER LIST

City of Rochester, NH

Please Print or Type

Applicant: Chris Connelly / City of Rock. Phone 603-343-3630Project Address: 11 Brickyard Drive

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	Zone	Owner Name	Mailing Address
141	24	I2	Chris Connelly	P.O. Box 7014 Rochester, NH 03839

ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
141	27	City of Rochester	
141	25	Gregory James + Linda Hoey/Jean	5 Brickyard Drive Rochester, NH 03839
141	26	James E Chambers	48 Pickering Rd Rochester, NH
141	14	Robert Dimambro + Eleanor H. Dimambro	12 Brickyard Drive 03839
141	13	Catherine + Tyler D. Reese	10 Brickyard Drive Rochester NH
141	18	ILAH + Donald D'onne	1 Harry St Rochester, NH 03839

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 Plans Associates	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 Assessing Office computer Patriot Database (located in the Revenue Bldg at 19 Wakefield Street)

on this date: _____, This is page _____ of _____ pages.

Done by M.J.

Applicant or Agent: Chris Connelly

Staff Verification: _____

2102 I - JUN
2012

BRICKYARD DR.

HARRY ST.

POLE
NET 393/3
PSNH
6124/1

REFERENCE PLANS:

1. "LAND ACQUISITION PLAN, RAILROAD AVENUE-GONIC VILLAGE, ROCHESTER, NH, LAND OF BOSTON & MAINE CORP., FOR C.P. GAS EQUIPMENT, INC." DATED: FEB. 1950 BY NORWAY PLAINS ASSOC., INC. ON FILE AT THIS OFFICE AS PLAN C-1622
2. "PLAN OF LAND IN 'GONIC VILLAGE', ROCHESTER, NH FOR HENRY J. & BERTHA E. KIROUAC, DATED JULY 8 1986 BY NORWAY PLAINS SURVEY ASSOC., INC. RECORDED: SCRD # 21-125
3. "HENRY J. KIROUAC LOT IN 'GONIC VILLAGE', DATED: JUNE 1980 BY DONALD F. POPPEL, RLS RECORDED: SCRD # 21A-12
4. "RIGHT-OF-WAY AND TRACK MAP, BOSTON AND MAINE RR STATION 305-60 TO STATION 421-40, SCALE 1" = 100'" DATED: JUNE 30, 1914 REV. MAY 1948 BY OFFICE OF VALUATION ENGINEER, BOSTON, MASS VAL SHEET V-4.2/8

141/25
GREGORY J. & LINDA J. HOEY
5 BRICKYARD DR.
ROCHESTER, N.H.
1025/506

AREA TO BE
CONVEYED TO
CONNELLY:
10,015 S.F.
0.23 AC.

141/24
CHRIS CONNELLY
11 BRICKYARD DR.
ROCHESTER, N.H.
1096/616

141/26
JAMES E. CHAMBERS
48 PICKERING RD
ROCHESTER, N.H.
3657/485

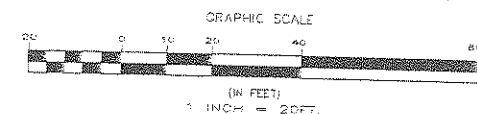
141/27
OLD AREA:
815,130 SF
18.71 ACRES
NEW AREA:
805,115 SF
18.48 ACRES

OWNER:
CITY OF ROCHESTER
1878/237

PLAN OF LAND
TO BE CONVEYED TO
CHRIS CONNELLY
BRICKYARD DRIVE
GONIC VILLAGE
ROCHESTER, N.H.
PREPARED FOR

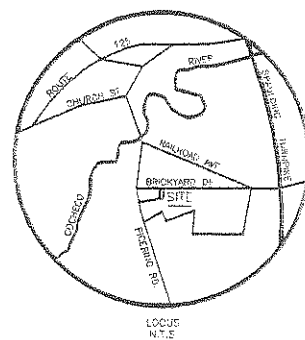
THE CITY OF ROCHESTER

1"=20' OCTOBER 2010



NOTE:

1. PARCEL 141/27 MAY BE SUBJECT TO THE FOLLOWING:
 - A. AN "EASEMENT FOR SIDE TRACK FACILITY" IN FAVOR OF COUNTRY GAS SERVICE INC., AS DESCRIBED IN SCRD 966/151
 - B. A BURIAL GROUND AS DESCRIBED IN SCRD 257/88



FILE NO. 128
PLAN NO. C-1870-LLR
DWG NO. 98225/LLR-1
F.R. NO. "33" 865

NORWAY PLAINS ASSOCIATES, INC.