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FEB - 8 2011

Planning Dept.

LOT LINE REVISION

(a total of three or fewer lots)

City of Rochester, New Hampshire

Date: Feb. 7, 2011 [office use only. Check # _____ Amount \$ _____ Date paid _____]

Property information

Tax map #: 202; Lot #'s): 14 & 15; Zoning district: Agricultural

Property address/location: 7 & 11 Old Wakefield Road

Name of project (if applicable): Lot Line Revision, William Lashua & Daniel Ricker and Alison Hagar

Size of site: 1.4 ac acres; overlay zoning district(s)? _____

Property owner

A

Name (include name of individual): William J. Lashua

Mailing address: 23 Elm Mill Road, New Durham, NH 03855-2223

Telephone #: 603- 859-2775 Fax #: _____

Property owner

B

Name (include name of individual): Daniel L Ricker & Alison K. Hagar

Mailing address: 7 Old Wakefield Road, Rochester, NH 03867-8726

Telephone #: 603-231-1171 Fax #: _____

Engineer/surveyor

Name: Berry Surveying & Engineering, Kenneth Berry,LLS

Mailing address: 335 Second Crown Point Road, Barrington, NH 03825

Telephone #: 603-332-2863 / 603-978-0358 Fax #: 603-335-4623

Email address: kberry@berrysurveying.com Professional license #: LLS #805

Proposed project

LOT LINE REVISION

Number of proposed lots: Two Existing; Are there any pertinent covenants? _____

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

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

Wetlands: Is any fill proposed? N; area to be filled: _____; buffer impact? _____

Comments

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

Land area currently owned by William Lashua, consisting of 0.34 acres, will be transferred to Daniel L. Ricker and Alison K Hagar, who currently owns 0.14 acres. William Lashua will retain 0.92 acres (40196 S.F.) and Ricker / Hagar will result in 0.48 acres.

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: 2-7-11

Signature of applicant/developer: _____

Date: _____

Signature of agent: _____

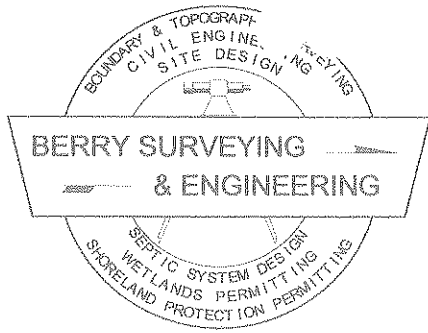
Date: 2-7-11

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: 2-7-11



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

February 7, 2011

Chairman, Planning Board
City of Rochester
31 Wakefield Street
Rochester, NH 03867

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Planning Dept.

RE: Waiver Request
Lot Line Revision: William J. Lashua and Daniel L. Ricker & Alison K. Hagar
Tax Map 202, Lot 14 & 15, Old Wakefield Road, Rochester, NH

Dear Chairman:

We respectfully request a waiver of the requirement to provide a wetland delineation for the above referenced Lot Line Revision.

Both lots have single family residences with individual wells and septic systems. The two residential areas are separated by a stream which divides Lot 14. The proposed lot line is close to the stream. The area of land being transferred will not be used for additional effluent disposal.

"Proposed conformity would pose an unnecessary hardship to the applicant and the waiver would not be contrary to the spirit and intent of these regulations" (City of Rochester Subdivision Regulations 7/19.10) in that the parcels of land are already developed with homes, septic systems and wells. The purpose of delineating and locating wetlands to be reflected on a land action plan is to ensure that buildings and lot utilities are properly separated from the wetlands. The delineation and wetland location would be completed at a cost to the applicants without any benefit to the application or process.

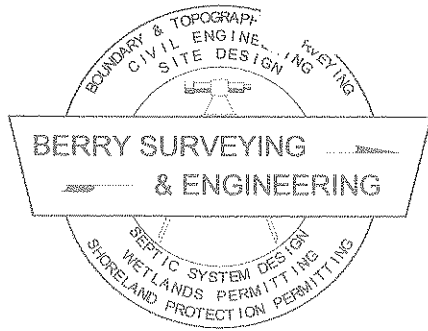
If you have any questions, please contact us.

Very truly yours,
BERRY SURVEYING & ENGINEERING

Kenneth A. Berry, LLS
VP – Land Surveying & Operations

kberry@berrysurveying.com

Cell Phone: 603-978-0358



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Chairman, Planning Board
City of Rochester
31 Wakefield Street
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RE: Lot Line Revision: William J. Lashua and Daniel L. Ricker & Alison K. Hagar
Tax Map 202, Lot 14 & 15, Old Wakefield Road, Rochester, NH

Planning Dept.

Dear Chairman:

Please find an application for a Lot Line Revision attached. The applicants, William J. Lashua, owner of Tax Map 202 Lot 14, and Daniel L Ricker & Alison K Hagar, owners of Tax Map 202, Lot 15, are proposing a Lot Line Revision. Mr. Lashua currently owns 1.26 acres and will be transferring 0.34 acres to Daniel Ricker and Alison Hagar who currently own 0.14 acres and will result in 0.48 acres.

Both lots have single family residences with individual wells and septic systems. The two residential areas are separated by a stream which divides Lot 14. The proposed lot line is close to the stream.

The frontage of Lot 15 is being increased so that it becomes a conforming lot with 165.69 feet and the area is being increased so that it becomes less non-conforming. The area of Lot 14 is being reduced however it will remain a conforming lot. The area of land being transferred will not be used for additional effluent disposal.

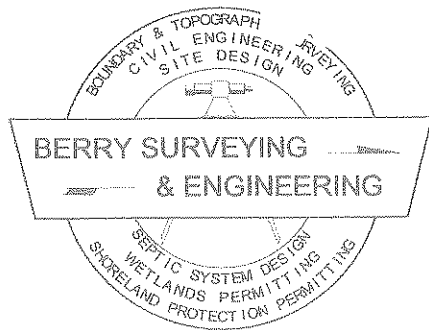
If you have any questions, please feel free to contact us.

Very truly yours,
BERRY SURVEYING & ENGINEERING

Kenneth A. Berry, LLS
VP – Land Surveying & Operations

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335 Second Crown Point Road
Barrington, NH 03825
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Fax: (603) 335-4623
www.BerrySurveying.Com

February 7, 2010

Abutters List

Owner of Record

Tax Map 202, Lot 14

Book 3673, Page 277

Current owner

Lashua, William J.
23 Ela Mill Road
New Durham, NH 03855-2223

Tax Map 202, Lot 15

Book 3698, Page 477

Current owner

Ricker, Daniel L. & Hagar, Alison K
7 Old Wakefield Road
Rochester, NH 03868-8726

Abutters

Tax Map 201, Lot 14

Book 2998, Page 635

Lapierre, Bobbie Jo & Alfred A.
287 Milton Road
Rochester, NH 03868

Tax Map 202, Lot 5

Book 905, Page 82

Freeman, Alice
8 Old Wakefield Road
Rochester, NH 03868-8725

Tax Map 202, Lot 6

Book 3683, Page 137

Spiers, Percy L. & Kathleen A.
10 Old Wakefield Road
Rochester, NH 03868

Tax Map 202, Lot 7

Book 3118, Page 35

Edgar, Paul T. & Susan D.
25 Bates Brook Road
Somersworth, NH 03878

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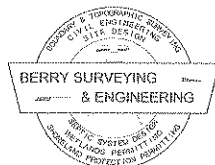
February 7, 2011
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Planning Dept.

Perkins, Garry W.
291 Milton Road
Rochester, NH 03868-8718



335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
www.BerrySurveying.Com

Abutters List
Lot Line Revision, Ricker & Lashua, Old Wakefield Road

February 7, 2011
Page 3 of 3

Land Surveyor

Kenneth A. Berry, LLS
Berry Surveying & Engineering
335 Second Crown Point
Barrington, NH 03825

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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 completely and submit to the Department of Development Services by the application deadline. I certify that the names and addresses listed above have been verified against the City of Rochester database on February 7, 2010.

Applicant or Agent signature: _____

Very truly yours,
BERRY SURVEYING & ENGINEERING



Kenneth A. Berry, LLS
VP – Land Surveying & Operations

kberry@berrysurveying.com
Cell Phone: 603-978-0358



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N/F GARRY W. PERKINS
291 MILTON ROAD
ROCHESTER, NH 03868-8718
TAX MAP 202, LOT 18
BOOK 2243, PAGE 450

N/F BOBBIE JO & ALFRED A. LAPIERRE
287 MILTON ROAD
ROCHESTER, NH 03868
TAX MAP 201, LOT 14
BOOK 2998, PAGE 635

LOT LINE REVISION NOTE: FOR ADDITIONAL INFORMATION ABOUT
THIS LOT LINE REVISION CONTACT THE CITY OF ROCHESTER,
PLANNING DEPARTMENT, 31 WAKEFIELD STREET, ROCHESTER, NH

PLAN INTENT: THE INTENT OF THIS PLAN IS TO DEMONSTRATE
THE RELOCATION OF THE LOT LINE BETWEEN LOT 14 AND 15
TRANSFERRING 0.34 ACRES FROM LOT 14 TO LOT 15.

FINAL APPROVAL
BY
ROCHESTER PLANNING BOARD
CERTIFIED BY: _____
DATE: _____

SUBDIVISION STATEMENT:

"THE SUBDIVISION REGULATIONS OF THE CITY OF ROCHESTER, NH ARE PART OF THIS PLAT, AND
APPROVAL OF THIS PLAT IS CONTINGENT ON COMPLETION OF ALL REQUIREMENTS OF SAID
SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY VARIANCE OR MODIFICATION MADE IN WRITING BY
THE BOARD AND ATTACHED HERETO."

REQUESTED WAIVERS: WETLANDS

GRANTED WAIVERS:

GRANTED ZONING VARIANCES: NONE

BASIS OF R.R. STATIONING:
CULVERT 85.05 5'x6' CATTLE PASS
934+80

STA 927+33 (PLAN REF #3)

S24°01'15"E
44.50'

1" IP (FOUND)
8" x 8" GRANITE
POST (FOUND)

N/F NH NORTHCOAST CORP.
PO BOX 429
OSSISPEE, NH 03864
TAX MAP 202, LOT 17
BOOK 1706, PAGE 532

RR CULVERT
RECORD LOCATION
WOODEN BOX CULVERT

CENTERLINE
RAIL ROAD TRACKS

RR CULVERT
RECORD LOCATION
12" C.I. PIPE

ANGLE IRON FOUND
UP 3'
NOT HELD

I.P. FOUND
UP 2'
HELD FOR LINE

APPARENT R.O.W.
SEE 2802/607 & 3898/477

N/F DANIEL L. RICKER &
ALISON K. HAGAR
7 OLD WAKEFIELD ROAD
ROCHESTER, NH 03868-8726
TAX MAP 202, LOT 15
BOOK 3698, PAGE 477

N/F VICKY L. WISE
5 OLD WAKEFIELD ROAD
ROCHESTER, NH 03868-8726
TAX MAP 202, LOT 16
BOOK 2802, PAGE 607

EXISTING LOT 15
6,214 SQ FT
0.14 AC

N/F WILLIAM J. LASHUA
23 ELA MILL ROAD
NEW DURHAM, NH 03855-2223
TAX MAP 202, LOT 14
BOOK 3673, PAGE 277

EXISTING LOT 14
54,856 SQ FT
1.26 AC

PROPOSED LOT 14
40,196 SQ FT
0.92 AC

PROPOSED LOT 15
20,874 SQ FT
0.48 AC

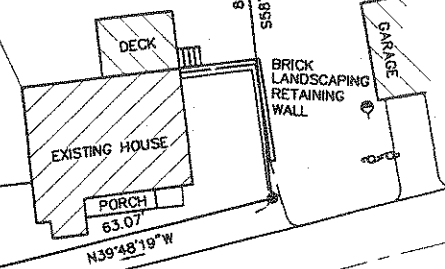
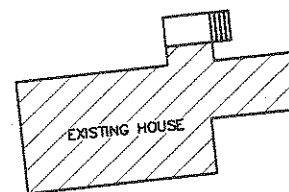
ZONE: AGRICULTURAL ZONE
(NO PUBLIC UTILITIES)

AREA: 40,000 S.F.
FRONTAGE: 150 FEET
FRONT SETBACK: 35'
SIDE SETBACK: 25'
REAR SETBACK: 50'
% COVERAGE: 30%

NO ENCROACHMENTS WILL
RESULT FROM THE LOT LINE REVISION

N/F LEONARD S. NEWTON
13 OLD WAKEFIELD ROAD
ROCHESTER, NH 03867-8726
TAX MAP 202, LOT 13
BOOK 3791, PAGE 509
SEE PLAN REFERENCE 3

PLAN REF. #3 LOCATED PER
PLAN REF. #1 AND #2 AND
PHYSICAL EVIDENCE FOUND



OLD WAKEFIELD ROAD

CLASS V - VARIABLE WIDTH - PAVED SURFACE

NET 88

N/F PERCY L. & KATHLEEN A. SPIERS
10 OLD WAKEFIELD ROAD
ROCHESTER, NH 03868
TAX MAP 202, LOT 6
BOOK 3683, PAGE 137

N/F ALICE FREEMAN
8 OLD WAKEFIELD ROAD
ROCHESTER, NH 03868-8725
TAX MAP 202, LOT 6
BOOK 905, PAGE 082

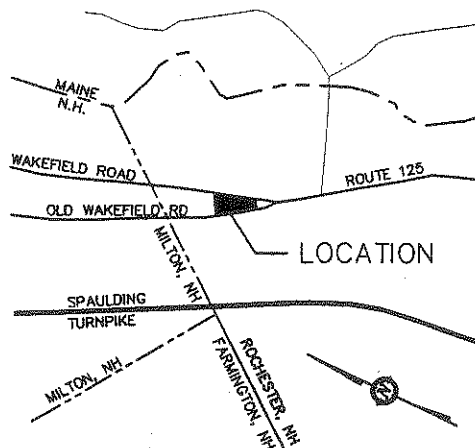
GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

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LOCUS

1" = 1000' ±



N/F DEBORAH E. MULLER
14 OLD WAKEFIELD ROAD
ROCHESTER, NH 03868-8725
TAX MAP 202, LOT 9
BOOK 2304, PAGE 725

N/F PAUL T. & SUSAN D. EDGAR
25 TATES BROOK ROAD
SOMERSWORTH, NH 03878
TAX MAP 202, LOT 7-1
BOOK 3118, PAGE 035
SEE PLAN REFERENCE 4

N/F PAUL T. & SUSAN D. EDGAR
25 TATES BROOK ROAD
SOMERSWORTH, NH 03878
TAX MAP 202, LOT 7
BOOK 3118, PAGE 035
SEE PLAN REFERENCE 4

PLAN NOTES

- OWNER OF RECORD:
WILLIAM J. LASHUA
23 ELA MILL ROAD
NEW DURHAM, NH 03855
DANIEL L. RICKER
ALISON K. HAGAR
7 OLD WAKEFIELD ROAD
ROCHESTER, NH 03868-8726
- TAX MAP 202, LOT 14 TAX MAP 202, LOT 15
- STRAFFORD COUNTY REGISTRY OF DEEDS REFERENCE:
BOOK 3673, PAGE 277 BOOK 3698, PAGE 477
- FEMA FLOOD FIRM DESIGNATION:
ZONE X - AREA DETERMINED TO BE OUTSIDE THE 0.2%
PANEL 138 OF 405, MAP NO.: 33017C0138D
DATED: MAY 17, 2005
- PLAN INTENT: REVISE THE PROPERTY LINE BETWEEN LOT 14 AND
LOT 15 AS SHOWN.
- NHDES SUBDIVISION APPROVAL: NOT APPLICABLE
- NO UTILITIES ARE WITHIN THE AREA BEING TRANSFERRED.

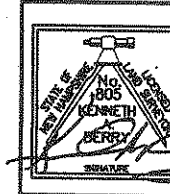
PLAN REFERENCE:

- RIGHT-OF-WAY AND TRACK MAP, BOSTON AND MAINE R.R.
STATION 877+50 TO 930+30, V4:N.H./18, REVISED THROUGH 10-23-69
- RIGHT-OF-WAY AND TRACK MAP, BOSTON AND MAINE R.R.
STATION 930+30 TO 983+10, V4:N.H./19, REVISED THROUGH 10-08-48
- LAND IN ROCHESTER, N.H., BOSTON AND MAINE RAILROAD TO CHARLES M. LENFEST
J.F. KERWIN, ENGR. OF DESIGN, VAL SEC. 4.1, MAP 18, PT. PCLS 5&6
DATED: JANUARY 1956
- SUBDIVISION OF LAND, OLD WAKEFIELD ROAD, ROCHESTER, NH
FOR PAUL & SUSAN EDGAR, JANUARY 2007
NORWAY PLAINS ASSOCIATES, INC.
STRAFFORD COUNTY REGISTRY OF DEEDS, PLAN 92-92

LEGEND

- IRON BOUND - TO BE SET
- IRON BOUND / PIPE - AS NOTED
- UTILITY POLE
- WELL
- STUMP WITH WIRE FOUND
- STONE WALL
- EXISTING BOUNDARY LINE
- PROPOSED BOUNDARY LINE

REVISION	DATE	DESCRIPTION
		LOT LINE REVISION WILLIAM J. LASHUA & DANIEL L. RICKER / ALISON K. HAGAR OLD WAKEFIELD ROAD ROCHESTER, NH
		BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT RD. BARRINGTON, N.H. 332-2863
		SCALE : 1 IN. EQUALS 20 FT.
		DATE : FEBRUARY 7, 2011
		FILE NO. : DB 2010 - 134



202-14+15-A-11