



REC'D 7-10

JUL 10 2012

FIVE - 1

LOT LINE REVISION APPLICATION**City of Rochester, New Hampshire**Date: 7/10/12 [office use only. fee paid 175.00 Amount \$ CL# 12293 date paid 7/10/12]**Property information**Tax map #: 211 ; Lot #'s): 5 & 5-2 ; Zoning district: AgriculturalProperty address/location: 215-221 Salmon Falls Road

Name of project (if applicable): _____

Size of site: 7.91 acres; overlay zoning district(s)? CO**Property owner – Parcel A**Name (including name of individual): Frederick E. & Arlene F. HarringtonMailing address: 215 Salmon Falls Road; Rochester, NH 03868Telephone #: 332-5288 Fax#: _____**Property owner – Parcel B** (clarify whether both parcels are owned by the same person(s))Name (including name of individual): Jefferson M. & Christine L. HarringtonMailing address: 221 Salmon Falls Road; Rochester, NH 03868Telephone #: 330-0967 Fax#: _____**Surveyor**Name (including name of individual): Norway Plains Associates, Inc., Art NicklessMailing address: P.O. Box 249, Rochester, NH 03866-0249Telephone #: 335-3948 Fax#: 332-0098Email address: anickless@norwayplains.com Professional license #: 676**Proposed project**What is the purpose of the lot line revision? To add land from Lot 5 to Lot 5-1 to allow for a greater setback to the home located on Lot 5-1.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)

Date: _____

Signature of applicant/developer: _____
(Parcel B)

Date: _____

Signature of agent:  _____

Date: 7/10/12

NORWAY PLAINS ASSOCIATES, INC.

SURVEYORS - ENGINEERS - TRANSPORTATION PLANNERS

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Alton, New Hampshire 03809
Alton Office (603) 875-3948
E-MAIL: anickless@norwayplains.com
WEB: www.norwayplains.com

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July 10, 2012

Mr. James Campbell
Planning, Development & Zoning
31 Wakefield Street
Rochester, NH 03867

Re: Harrington Lot Line Revision - Salmon Falls Road - Map 211, Lots 5 & 5-1

Dear Jim:

On behalf of the above referenced applicants, we hereby submit plan and application for a Lot Line Revision. The subject parcels are located on the westerly side of Salmon Falls Road and are zoned Agricultural.

The purpose of the subdivision is to alter the common boundary between the two lots, specifically the northerly line of Lot 5-1. The applicants have agreed to this revised location of the lot line in order to provide a more appropriate setback to the existing home on Lot 5-1.

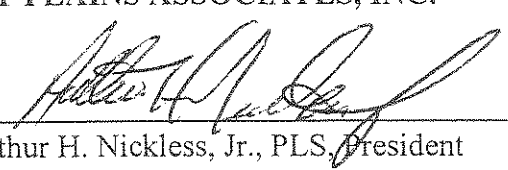
Both lots are served by onsite wells and septic systems. The revised area of Lot 5 still exceeds the minimum amount required by the Zoning Ordinance (83,721 s.f. where 40,000 s.f. is required).

Thank you for your consideration.

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

By: _____


Arthur H. Nickless, Jr., PLS, President

cc: Jeff Harrington



NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT A LOT LINE REVISION BETWEEN TAX MAP 211, LOT 5 AND TAX MAP 211, LOT 5-2. THE AREA TO BE CONVEYED FROM LOT 5 TO LOT 5-2 IS 6,780 SF / 0.16 AC.
2. PARCEL AREAS:
TAX MAP 211, LOT 5
OLD AREA= 90,501 SF / 2.08 AC
NEW AREA= 83,721 SF / 1.92 AC
TAX MAP 211, LOT 5-2
OLD AREA= 254,016 SF / 5.83 AC
NEW AREA= 260,796 SF / 5.99 AC
3. PARCEL IS ZONED (A) AGRICULTURAL.
4. MINIMUM LOT REQUIREMENTS:
LOT SIZE = 40,000 WITH NO WATER OR SEWER
FRONTAGE = 150'
BUILDING SETBACKS: FY= 35'; SY= 25'; RY= 50'
5. THE LOTS ARE SERVICED BY ON-SITE WATER AND SEWER SYSTEMS.
6. THE PROPOSED LOT IS/NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP, PANEL 204 OF 405, MAP NUMBER 33017C020ND, EFFECTIVE DATE MAY 17, 2005.

REFERENCE PLANS:

1. "SUBDIVISION OF LAND, SALMON FALLS ROAD, ROCHESTER, N.H., FOR FREDERICK E. & ARLENE F. HARRINGTON"
DATED FEBRUARY 2003 BY NORWAY PLAINS ASSOCIATES, INC.
S.C.R.D. PLAN 69-7

TAX MAP 211, LOT 5
OWNER OF RECORD:
FREDERICK E. & ARLENE F. HARRINGTON
215 SALMON FALLS ROAD
ROCHESTER, N.H.
S.C.R.D. BOOK 712, PAGE 292

TAX MAP 211, LOT 5-2
OWNER OF RECORD:
JEFFERSON M. & CHRISTINE L. HARRINGTON
221 SALMON FALLS ROAD
ROCHESTER, N.H.
S.C.R.D. BOOK 2733, PAGE 461

LOT LINE REVISION PLAN
215 & 221 SALMON FALLS ROAD
TAX MAP 211, LOTS 5 & 5-2
ROCHESTER

STRAFFORD COUNTY
NEW HAMPSHIRE

FOR: FREDERICK E. & ARLENE F. HARRINGTON AND
JEFFERSON M. & CHRISTINE L. HARRINGTON

1"= 50' JULY 2012

GRAPHIC SCALE



(IN FEET)
1 INCH= 50 FEET
REVISION DATE

TAX MAP 211, LOT 7-1
JEFFREY & NIKKI METAYER
SCRD BOOK 3666, PAGE 574

TAX MAP 211, LOT 7
JAMES DAVIS
SCRD BOOK 3676, PAGE 395

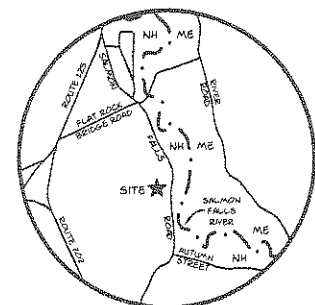
TAX MAP 211, LOT 5-1
DIANE DREW
SCRD BOOK 3397, PAGE 294

TAX MAP 211
LOT 5
OLD AREA:
90,501 SF / 2.08 AC
NEW AREA:
83,721 SF / 1.92 AC

TAX MAP 211
LOT 5-2
OLD AREA:
254,016 SF / 5.83 AC
NEW AREA:
260,796 SF / 5.99 AC

TAX MAP 211, LOT 2
PHILLIP & LENNIE STOCK
SCRD BOOK 2052, PAGE 105

TAX MAP 211, LOT 4
CYNTHIA HODGE
SCRD BOOK 2574, PAGE 797



LOCUS
N.T.S.

FILE NO. 156
PLAN NO. C-2636
DWG NO. 12114\LLR-1
F.B. NO. SDR

ABUTTERS VICINITY SKETCH
(N.T.S.)

MAP/LOT	OWNERS / APPLICANTS
211/5	FREDERICK E. & ARLENE HARRINGTON; 215 SALMON FALLS ROAD, ROCHESTER, NH 03868
211/5-2	JEFFERSON M. & CHRISTINE HARRINGTON; 221 SALMON FALLS ROAD, ROCHESTER, NH 03868
MAP/LOT	ABUTTERS
211/2	PHILLIP & LENNIE STOCK; 271 SALMON FALLS ROAD, ROCHESTER, NH 03868
211/4	CYNTHIA HODGE; 56 FOREST PARK DRIVE, ROCHESTER, NH 03868
211/7	JAMES DAVIS; 197 SALMON FALLS ROAD, ROCHESTER, NH 03868
211/7-1	JEFFREY & NIKKI METAYER; 812 SALMON FALLS ROAD, ROCHESTER, NH 03868
211/27	R. & J. GARET FAMILY TRUST; 208 SALMON FALLS ROAD, ROCHESTER, NH 03868
211/28	JEFFREY DASSOU; 312 SALMON FALLS ROAD, ROCHESTER, NH 03868
211/29	MICHAEL & DENISE GREENVALE; 216 SALMON FALLS ROAD, ROCHESTER, NH 03868
211/30	THOMAS CANNIL & WANDA KEAN; 224 SALMON FALLS ROAD, ROCHESTER, NH 03868

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.



JOEL D. RUNNALS, N.H.L.S.

DATE

FINAL APPROVAL BY
ROCHESTER PLANNING BOARD

CERTIFIED BY DATE

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.

