



RECEIVED  
DEC 12 2011  
Planning Dept.

**LOT LINE REVISION APPLICATION**  
**City of Rochester, New Hampshire**

Date: 12-12-2011 [office use only. Check # 6206 amount \$ 175.00 date paid 12/12/11 <sup>3290 cc # 6206</sup>  
<sup>0176206</sup>

**Property information**

Tax map #: 216-29 <sup>216-29</sup>; lot #(s): \_\_\_\_\_; zoning district: B2

Property address/location: ROUTE 11, ROCHESTER

Name of project (if applicable): LOT LINE REV. CARDINAL

**Property owner – Parcel A** 216-29

Name (include name of individual): CARDINALS SEAFARER RESTAURANT INC.

Mailing address: PO BOX 316, ROCHESTER, NH 03866

Telephone #: 603-332-1770 Fax #: \_\_\_\_\_

221-164 **Property owner – Parcel B** (clarify whether both parcels are owned by the same person(s)) YES

Name (include name of individual): CARDINAL, RENE + CARDINAL, WAYNE

Mailing address: PO BOX 316, ROCHESTER NH 03866

Telephone #: 603-332-1770 Fax #: \_\_\_\_\_

**Surveyor**

Name (include name of individual): DAVID A. BERRY, BERRY SURVEYING + ENG.

Mailing address: 335 SECOND CROWN POINT ROAD, BARRINGTON, NH 03825

Telephone #: 603-332-2863 Fax #: \_\_\_\_\_

Email address: DBERRY@METROCAST.NET Professional license #: LHS 328

**Proposed project**

What is the purpose of the lot line revision? PLACE THE FISH MARKET OUTD  
PARCEL 221-164 FROM 216-29

Will any encroachments result? NO

(Continued Lot Line Revision application Tax Map: 221-164  
216-29 Lot: \_\_\_\_\_ Zone BZ)

### 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(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)

*Gene Candell*

Date: 12/12/11

Signature of property owner: \_\_\_\_\_  
(Parcel B)

*Gene Candell*

Date: \_\_\_\_\_

Signature of agent: \_\_\_\_\_

*dh*

Date: 12-12-2011

## Lot Line Revision Checklist

*\*To be filled out by applicant/agent (with notes to be inserted by staff)*

See regulations for other specific requirements

City of Rochester Planning & Development Department

Project Name: LOT LINE REV REWE Map: 216 Lot: 29 Date: 12-12-2011

Applicant/agent: CHRIS BERRY CARDINAL Signature: [Signature]

(Staff review by: \_\_\_\_\_ Date: \_\_\_\_\_)

### General items

	Yes	No	N/A	Waiver Requested	Comments
Completed application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Total application fee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Letter of intent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Three sets of full-size plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
11 X 17 reductions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Completed abutters list	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Copy of existing covenants, easements, deed restrictions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>22</u> clipped sets of application, letter of intent, 11x17 reductions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

### Plan Information

Basic information including:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Name of project					
• Date					
• North arrow					
• Scale					
• Legend					
• Revision block					
• Vicinity sketch - not less than 1" = 1,000					
Name and address of developer/applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Name, stamp, and NH license # of land surveyor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**General items Continued**

	Yes	No	N/A	Waiver Requested	Comments
City tax map & lot #'s	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Subdivision approval statement (per regulations)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Statement that no encroachments will result from the adjustment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Notation on plans: For more information about this lot line adjustment contact.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Approval block (for signature by staff attesting to Planning Board approval)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
References to neighboring plans and subdivisions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Information on abutting properties:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• owner name					
• owner address					
• tax map and lot #					
Zoning designations of subject tract and in vicinity of tract	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Zoning overlay districts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

**Platting**

Clear delineation of area affected by lot line revision	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Surveyed property lines including:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• existing and proposed bearings					
• existing and proposed distances					
• monuments					
• benchmarks					
Existing & proposed square footage for each lot	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Show all of the following within 100 feet of the affected area.

**Topographic Features**

	Yes	No	N/A	Waiver Requested	Comments
Existing buildings/structures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing driveways and access points	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Water features (ponds, streams)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Wetlands	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Statement whether located in flood area, and, if so, 100 year flood elevation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**Utilities**

Show all of the following within 100 feet of the affected area

Water lines/well (with protective radius)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sewer lines/septic system and leach field	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Electric (overhead or underground)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Telephone/cable TV	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**Additional Comments:**

---

---

---

---

---

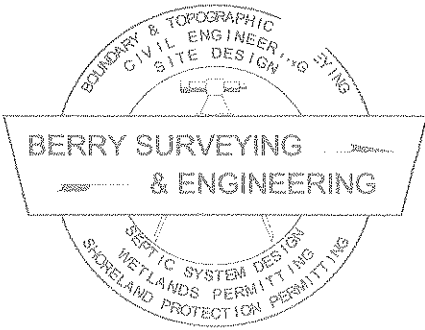
---

---

---

---

---



## **BERRY SURVEYING & ENGINEERING**

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

[www.BerrySurveying.Com](http://www.BerrySurveying.Com)

December 11, 2011

### **Abutters List**

#### **Owner of Record**

Tax Map 216, Lot 29

Current owner

Cardinals Seafarer Restaurant INC.  
PO Box 316  
Rochester, NH 03866-0316

Book 1140, Page 789

Tax Map 221, Lot 164

Current owner

Cardinal, Rene G. & Cardinal, Wayne  
PO Box 316  
Rochester, NH 03866-0316

Book 2005, Page 433

#### **Abutters**

Tax Map 216, Lot 1

Beranger, Robert  
20 Farmington Rd.  
Rochester, NH 03867-4304

Book 1283, Page 392

Tax Map 216, Lot 2

Beranger, Robert  
20 Farmington Rd.  
Rochester, NH 03867-4304

Book 1283, Page 392

Tax Map 216, Lot 26

Toy, Donald & Bonnie J.  
C/O Toys Manufactured Housing INC.  
15 Nashoba Dr.  
Rochester, NH 03867

Book 1110, Page 658

Tax Map 216, Lot 28

Coon, N. Miles III  
C/O Rochester Motorsports  
23 Farmington Rd.  
Rochester, NH 03867

Book 3379, Page 464

## Tax Map 221, Lot 159

Shapiro Lawrence A. rev trust  
Shapiro, Lawrence A. Trustee  
6440 Sienna CT  
Falls Church, VA 22043

Book 3662, Page 349

## Tax Map 221, Lot 165

Seckendorf Real Estate Holdings LLC  
11 Farmington Rd.  
Rochester, NH 03867

Book 3192, Page 36

## Tax Map 221, Lot 160

Garzillo, Michael V. & Jean F.  
18 Farmington Rd.  
Rochester, NH 03867-4304

Book 3431, Page 885

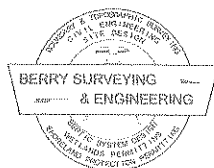
## Tax Map 221, Lot 162

Glidden, Richard T. & Phyllis J.  
440 Beccaris Dr.  
Rollinsford, NH 03869-5619

Book 3116, Page 597

**Professionals:**

Christopher R. Berry  
David A. Berry LLS  
335 Second Crown Point Road  
Barrington, NH 03825

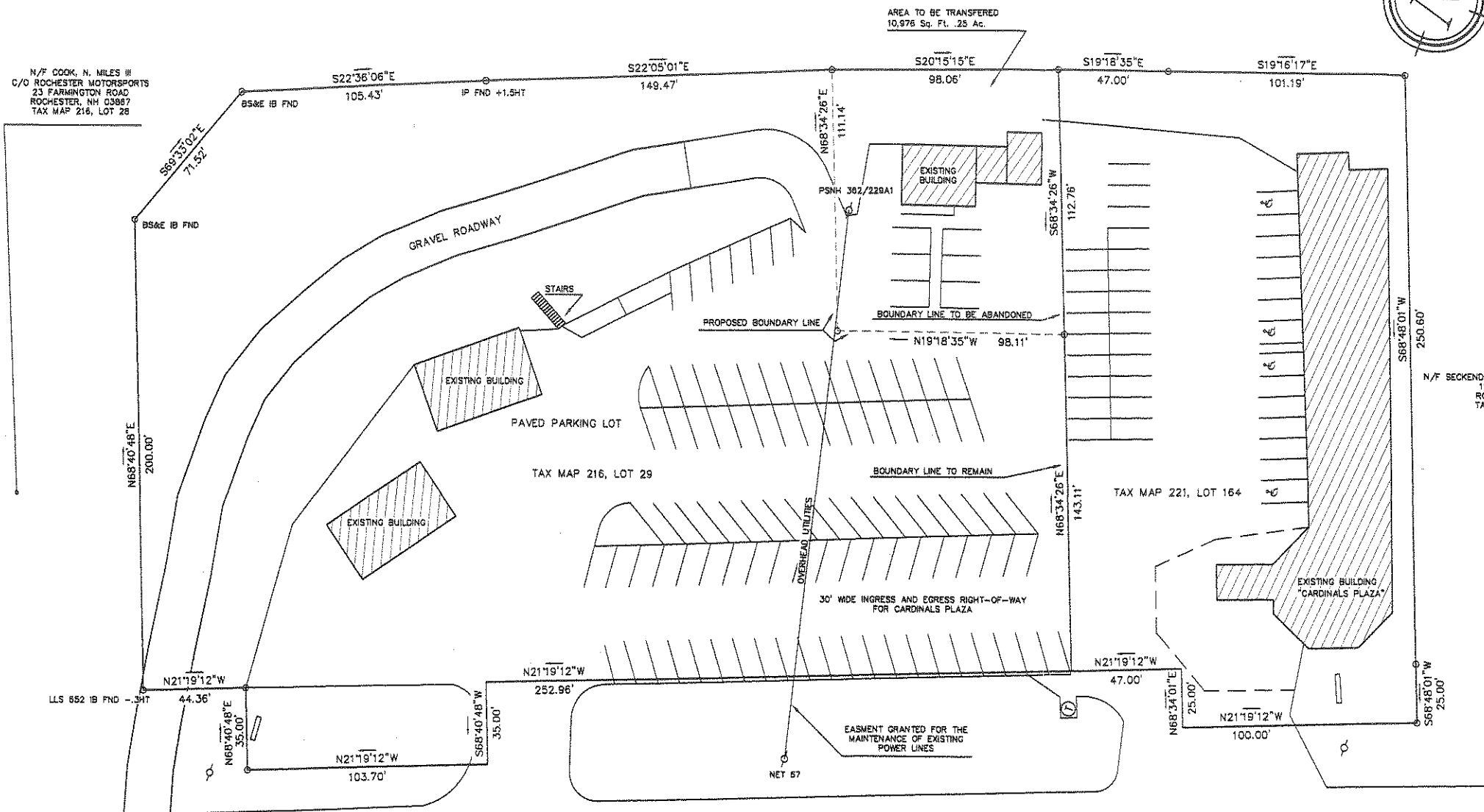
**BERRY SURVEYING & ENGINEERING**

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

FINAL APPROVAL  
BY  
ROCHESTER PLANNING BOARD  
CERTIFIED BY :  
DATE :

N/F TOY, DONALD & BONNIE J.  
C/O TOYS MANUFACTURED HOUSING INC.  
15 NASHOBA DRIVE  
ROCHESTER, NH 03867  
TAX MAP 216, LOT 28

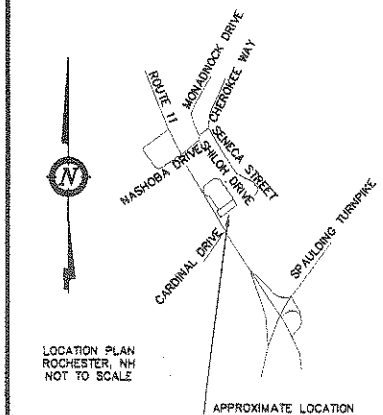
N/F COOK, N. MILES III  
C/O ROCHESTER MOTORSPORTS  
23 FARMINGTON ROAD  
ROCHESTER, NH 03867  
TAX MAP 216, LOT 28



N/F SECKENDORF REAL ESTATE HOLDINGS LLC  
11 FARMINGTON ROAD  
ROCHESTER, NH 03867  
TAX MAP 221, LOT 164

NOTES:

- 1.) OWNER: CARDINALS SEAFARER RESTAURANT INC.  
P.O. BOX 316  
ROCHESTER, N.H. 03866-0316
- 2.) ROCHESTER TAX MAP 216, LOT 29
- 3.) S.C.R.D. : BOOK 1140, PAGE 0789
- 4.) TOTAL AREA: 104,857 Sq.Ft., 2.41 Ac.
- 5.) OWNER: CARDINAL RENE G. & CARDINAL WAYNE  
P.O. BOX 316  
ROCHESTER, N.H. 03866-0316
- 6.) ROCHESTER TAX MAP 221, LOT 164
- 7.) S.C.R.D. : BOOK 2005, PAGE 0433
- 8.) TOTAL AREA : 39,881 Sq. Ft. .92 Ac.
- 9.) PROPOSED LOT AREAS  
TAX MAP 216, LOT 29: 93,881 Sq. Ft. 2.15 Ac.  
TAX MAP 221, LOT 164: 50,857 Sq. Ft. 1.16 Ac.
- 10.) ZONING: B-2, Business 2 (NON RES. USE)  
~FRONTAGE: NO REGULATION  
~MIN. LOT ARE: NO REGULATION  
~MAX. LOT COVERAGE: 50%  
~FRONT SETBACK: NONE  
~SIDE : NONE  
~REAR SETBACK: 25.0'
- 11.) THE PURPOSE OF THIS PLAN IS TO REVISE THE LINE BETWEEN TAX MAP 216, LOT 29 AND TAX MAP 221, LOT 164 TO ADD 10,976 Sq. Ft. .25 Ac. TO TAX MAP 221, LOT 164 FROM TAX MAP 216, LOT 29.
- 12.) NEITHER LOT IS SUBJECT TO NHDES SUBSURFACE REVIEW
- 13.) I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THIS PARCEL DO NOT FALL WITHIN THE FLOOD PLAIN SHOWN ON MAPS AT THE ROCHESTER TOWN HALL, 33017C02030, DATED: MAY 17, 2005
- 14.) THIS IS A ONE PAGE PLAN SET FOR RECORDING.
- 15.) SUBJECT PARCEL IS NOT IN CURRENT USE
- 16.) NO UTILITIES ARE WITHIN THE AREA BEING TRANSFERRED WHICH AFFECT TAX MAP 216 LOT 29.
- 17.) FOR MORE INFORMATION ABOUT THIS LOT LINE ADJUSTMENT, OR TO SEE THE COMPLETE PLAN SET, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 335-1338



DEC 12 2011

Planning Dept.

ROUTE 11

PLAN REFERENCES:

- 1.) "PROPOSED SITE REVIEW FOR MARC MOTORS, ROUTE 11, ROCHESTER NH"  
BY: BERRY SURVEYING & ENGINEERING  
DATED: NOVEMBER 9, 1995  
FILE #1995-83
- 2.) "PROPOSED RETAIL OUTLET RENE & WAYNE CARDINAL, ROUTE 11, ROCHESTER, NH"  
BY: BERRY SURVEYING & ENGINEERING  
DATED: APRIL 2, 1996  
FILE # 1996-52
- 3.) "LEOPN J. CARDINAL LOT, ROCHESTER, NH"  
BY: NEW ENGLAND FORESTRY FOUNDATION  
D.R. POPPEMA SURVEYOR  
DATED: NOVEMBER 1972  
ROCHESTER PLAN # 39 POCKET 6 FOLDER 3
- 4.) "PLAN OF LAND OF RICHARD L. COUSINEAU ROUTE 11, ROCHESTER NH"  
BY: BERRY CONST. CO.  
DATED: FEBRUARY 5, 1975  
FILE # 1975019
- 5.) "PROPOSED 2 BEDROOM RESIDENCE CARDINALS SEAFARER RESTAURANT, ROUTE 11, ROCHESTER NH"  
BY: BERRY SURVEYING & ENGINEERING  
DATED: APRIL, 1998  
FILE # 1998-74
- 6.) "PROPOSED LOT LINE REVISION RENE CARDINAL & WAYNE CARDINAL, ROUTE 11, ROCHESTER NH"  
BY: BERRY SURVEYING & ENGINEERING  
DATED: DECEMBER 8, 1998  
S.C.R.D. PLAN # 30A-65

N/F BERANGER, ROBERT  
20 FARMINGTON ROAD  
ROCHESTER, NH 03867-4304  
TAX MAP 216, LOT 2

N/F BERANGER, ROBERT  
20 FARMINGTON ROAD  
ROCHESTER, NH 03867-4304  
TAX MAP 216, LOT 1

N/F GUDDEN, RICHARD T. & PHYLLIS F.  
18A FARMINGTON ROAD  
ROCHESTER, NH 03867-4304  
TAX MAP 221, LOT 162

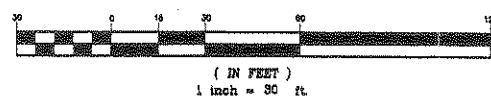
N/F GARZILLO, MICHAEL V. & JEAN F.  
18 FARMINGTON ROAD  
ROCHESTER, NH 03867-4304  
TAX MAP 221, LOT 160

N/F SHAPIRO LAWRENCE A. REV. TRUST  
C/O SHAPIRO, LAWRENCE A. TRUSTEE  
8840 SENNA CT  
FALLS CHURCH, VA 22043  
TAX MAP 221, LOT 158

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."

GRAPHIC SCALE



- LEGEND:
- IRON BOUND (FND OR TO BE SET)
  - IRON PIPE FND
  - PROPOSED BOUNDARY LINE
  - UTILITY POLE
  - EXISTING SIGN

I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF ROCHESTER. - 1:10,000 -  
DAVID A. BERRY RLS 328 DATE

REVISION	DATE	DESCRIPTION
PROPOSED BOUNDARY LINE ADJUSTMENT FOR CARDINALS SEAFARER RESTAURANT INC. & RENE G. CARDINAL & WAYNE CARDINAL ROCHESTER, N.H. TAX MAP 216, LOT 29 & TAX MAP 221, LOT 164		
BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT RD. BARRINGTON, N.H. 332-2863 SCALE : 1 IN. EQUALS 30 FT. DATE : DECEMBER 11, 2011 FILE NO. : DB 2011-154		