



LOT LINE REVISION APPLICATION

City of Rochester, New Hampshire

Date: 7/9/12 [office use only. fee paid 7/10/12 ✓ #12292 Amount \$ 175.00 date paid _____]

Property information

Tax map #: 224 ; Lot #'s): 9 & 10 ; Zoning district: Residential-1

Property address/location: 614 Salmon Falls Road

Name of project (if applicable): _____

Size of site: 37 acres; overlay zoning district(s)? _____

Property owner – Parcel A

Name (including name of individual): Jeffrey & Catherine T. Taylor

Mailing address: 606 Salmon Falls Rd.; Rochester, NH 03868

Telephone #: 332-5916 Fax#: _____

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

Name (including name of individual): Robert J. & Sharon A. Oxx

Mailing address: 614 Salmon Falls Rd.; Rochester, NH 03868

Telephone #: 335-3073 Fax#: _____

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 establish the common boundary of the two lots to coincide with an existing fence.

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)

Signature of agent: _____

Date: _____

Date: 7/2/12

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
Telephone (603) 335-3948
NH (800) 479-3948
Fax (603) 332-0098

July 9, 2012

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

Re: Taylor-Oxx Lot Line Revision - Salmon Falls Road - Map 224, Lots 9 & 10

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 northeasterly side of Salmon Falls Road and are zoned Residential-1.

The purpose of the subdivision is to alter the common boundary between the two lots, specifically the northwesterly line of Lot 10. The applicants have agreed to this revised location of the lot line in order to coincide with an existing fence. No encroachments will result from this revision.

This area is served by the municipal water and sewer system, so even with the reduction in lot size, Lot 10 still exceeds the minimum size (28,112 sf. where 10,000 sf. is required) and frontage (136.16' where 100' is required).

Thank you for your consideration.

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

By: _____

Arthur H. Nickless, Jr., PLS, President

cc: Jeff Taylor

ABUTTER LIST

City of Rochester, NH

Please Print or Type

Applicant: Jeffrey & Catherine T. Taylor and Robert & Sharon Oxx

Project Address: 614 Salmon Falls Road

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
224	9	R1	Jeffrey & Catherine T. Taylor	606 Salmon Falls Rd.; Rochester, NH 03868
224	10	R1	Robert J. & Sharon A. Oxx	614 Salmon Falls Rd.; Rochester, NH 03868

ABUTTING LOT OWNERS

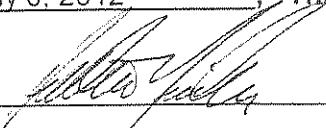
Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
108	33	Carl L. Jones, Jr. Revocable Trust	99 Crow Hill Rd.; Rochester, NH 03868
224	1, 1-1	Damon M. & Staci L. Kondrup	570 Salmon Falls Rd.; Rochester, NH 03868
224	5	Richard D. & Susan A. Bickford Revocable Living Trust	10 Old Ox Rd.; Rochester, NH 03868
224	7	Same as 224-9	
224	8	Jacqueline Kupo and Francisco & Melena Lugo	594 Salmon Falls Rd.; Rochester, NH 03868
224	9-1	Same as 224-9	
224	11	Dorcas M. Douglas	622 Salmon Falls Rd.; Rochester, NH 03868
224	12	Iona S. Cox	632 Salmon Falls Rd.; Rochester, NH 03868
224	13	Ralph W. Torr Revocable Trust of 2000 & Pauline Torr Revocable Trust of 2000	283 Chestnut Hill Rd.; Rochester, NH 03867
224	324-1	Dana S. & Shirley L. Copp 1985 Trust	635 Salmon Falls Rd.; Rochester, NH 03868
224	324-45	Great Woods Development, LLC	95 Blackwater Rd.; Rochester, NH 03867
224	324-46	Same as 224-324-45	
224	326	Kevin K. & Bonnie H. Mikoski	607 Salmon Falls Rd.; Rochester, NH 03868
224	327	Wayne R. & Carrie A. Garland	601 Salmon Falls Rd.; Rochester, NH 03868
224	328	Jeffrey E. & Diane G. Greenhalgh	597 Salmon Falls Rd.; Rochester, NH 03868

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.

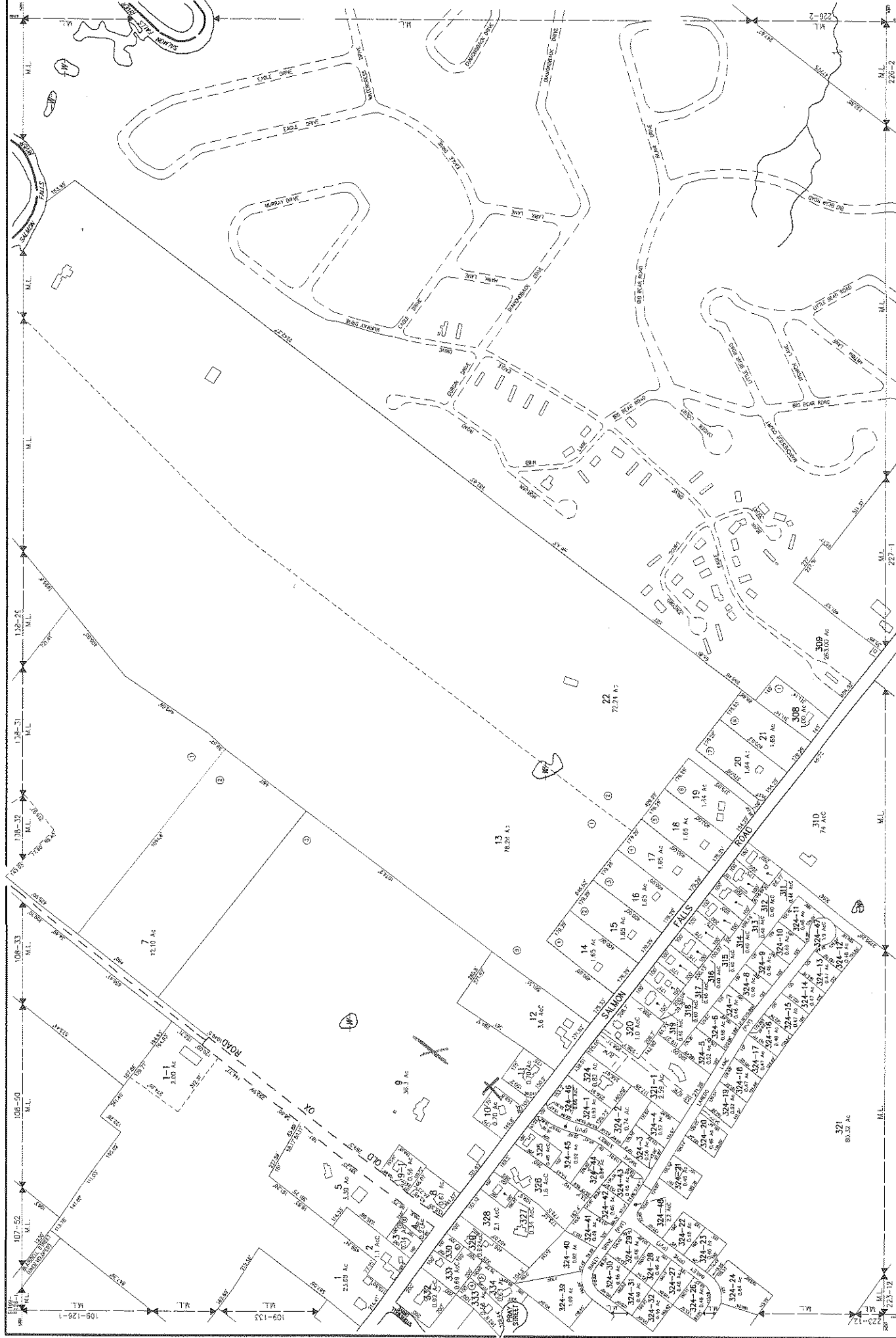
Name of Professional or Easement Holder	Mailing Address

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: July 6, 2012, This is page 1 of 1 pages.

Applicant or Agent: 

Staff Verification: _____



PROPERTY MAPS
ROCHESTER
NEW HAMPSHIRE

INDEX DIAGRAM
MAP NO. **224**

SCALE 1" = 200'
FEET 0 100 200
METERS 0 30 60 90 120

LEGEND
AREA SURVEYED: 1972
ACROSS SECTION: 1972
SCALE SURVEYED: 1972
WATCH LINE: 1972
WATER: 1972

PRODUCED IN 1992 BY
CARTOGRAPHIC ASSOC. INC.
PROFESSIONAL CONSULTANTS
100 PLEASANT STREET, SUITE 200
ROCHESTER, NEW HAMPSHIRE 03060
(603) 444-6666 • (603) 444-6667 • Fax (603) 444-1244 • WWW.CARTO.COM

THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.
THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.
PRODUCTION DATE: APRIL 20, 1990
COMPLETION DATE: JUNE 30, 1992