

LAW OFFICES OF
DONALD R. ROUTHIER, P.A.
THE WENTWORTH HOUSE
217 HIGH STREET - P.O. BOX 671
SOMERSWORTH, N.H. 03878-0671

DONALD R. ROUTHIER*

*MEMBER MAINE & NH BARS

E-Mail

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TELEPHONE
603-692-3655

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603-692-3960

January 4, 2011

Department of Planning and Economic Development
31 Wakefield Street
Rochester, NH 03867

Re: Letter of Intent

Dear Dept of Planning and Economic Development:

I am submitted two Lot Line Revision Applications.

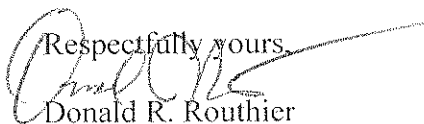
The first application pertains to land owned by the late Sharon Weeks. Before she passed she conveyed to me by deed a 2+ acre parcel of property that was a part of her property at Map 227 Lot 38. I am requesting a lot line revision to make this 2+ acre parcel of property a part of the larger parcel that I own at Map 227 Lot 35.

I am the executor of Sharon Weeks' Probate Estate. The sole heir of her estate, Lee Daudelin, has signed the application indicating her approval of this Lot Line Revision Application.

The second application pertains to land owned jointly by Rickey Cooper and myself. I have acquired by deed of Rickey Cooper a 2+ acre parcel of property at Map 227 Lot 37. I am requesting a lot line revision to make this 2+ acre parcel of property a part of the larger parcel that I own at Map 227 Lot 35.

The two aforementioned 2+ acre parcels of land have been surveyed by Holden Engineering and Surveying of Concord, New Hampshire. The exact lot line was determined by agreement with both Sharon Weeks and Rickey Cooper.

Thank you for your assistance in this matter. Please let me know whether you need any further information.

Respectfully yours,

Donald R. Routhier

DRR/der

PROCESSED

JAN - 4 2012

Planning Dept.



JAN - 4 2012

LOT LINE REVISION APPLICATION
City of Rochester, New Hampshire

Date: _____ [office use only. Check # _____ amount \$ _____ date paid _____]

Property information

Tax map #: 227; lot #(s): 35-37-38 zoning district: _____

Property address/location: 737 Salmon Falls Rd, Rochester

Name of project (if applicable): _____

Property owner – Parcel A

Name (include name of individual): DANIEL R. ROULTON, RICHY COOPER

Mailing address: 737 Salmon Falls

Telephone #: 603-617-2024 Fax #: 603-692-3966

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

Name (include name of individual): ESTATE SHARON WARE

Mailing address: 217 Hill St. Somersworth, NH 03278

Telephone #: 692-3655 Fax #: 692-3966

Surveyor

Name (include name of individual): Holden Feltman

Mailing address: P.O. Box 4180, Concord NH 03302-0480

Telephone #: 225-~~7456~~ 6449 Fax #: 225-8456

Email address: _____ Professional license #: _____

Proposed project

What is the purpose of the lot line revision? - ADD 4.5 ACRES TO

PARCEL MAP 227- LOT 35

Will any encroachments result? NO

(Continued Lot Line Revision application Tax Map: _____ Lot: _____ Zone _____)

Comments

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

THIS WILL ADD 4.5 ACRES TO LOT 227-35

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 B)

Lee Maudale

Date: 11/2/11

Signature of property owner: _____
(Parcel B)

Date: _____

Signature of agent: _____

Date: _____

Signature of Property Owners

Signature of property owner

Parcel A

737 Salmon Falls Road

Map 227 Lot 37



Donald R. Routhier

Date: 11/2/11



Rickey Cooper

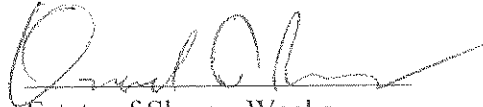
Date:

Signature of property owner

Parcel B

727 Salmon Falls Road

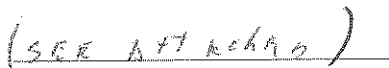
Map 227 Lot 38



Estate of Sharon Weeks

Donald R. Routhier-Executor

Date: 11/2/11



Lee Daudelin

Date:

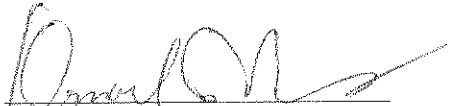
Devisee of land under Will of
Sharon Weeks

Signature of property owner

Parcel C

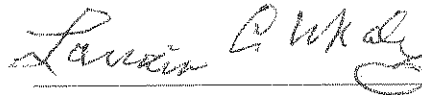
753 Salmon Falls Road

Map 227 Lot 35



Donald R. Routhier

Date: 11/2/11



Lorraine Whaley

Date: 11/14/11

Owner of Life Estate

ABUTTER LISTCity of Rochester, NH
Please Print or TypeApplicant: DONALD R. ROUTHIER Phone 603-692-3655Project Address: 737 SALMON FALLS ROAD, ROCHESTER, N.H. 03608

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
227	37	A	ESTATE OF SHARON WIERAS	217 HILL ST. SUMMERSWORTH, N.H. 03778

ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
227	37	RICHARD COOPER / DONALD ROUTHIER	217 HILL ST. SUMMERSWORTH, N.H.
227	35	LUNNINE WHOLEY / DONALD ROUTHIER	753 SALMON FALLS ROAD
227	34	DAVID M + DOROTHY M. GERE	721 SALMON FALLS ROAD
227	36	SAMUEL T. ANTHONY BARNER	749 SALMON FALLS ROAD
224	316	METIVIER FAMILY TRUST	685 SALMON FALLS ROAD
227	1	SHARON + FRANKLIN ZUMPFER	723 SALMON FALLS ROAD
227	2	ROBERT + ANDREA TOWLE	750 SALMON FALLS ROAD
227	34	TADY + MICHAEL LAJOIE	759 SALMON FALLS ROAD
227	33	DENNIS W. PERRY	767 SALMON FALLS ROAD
239	11	RAYMOND + JANE COLLINS	126 CHAMBERLAIN ST.

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
HILDEBRAND ENGINEERS	P.O. Box 480, Concord, N.H. 03302

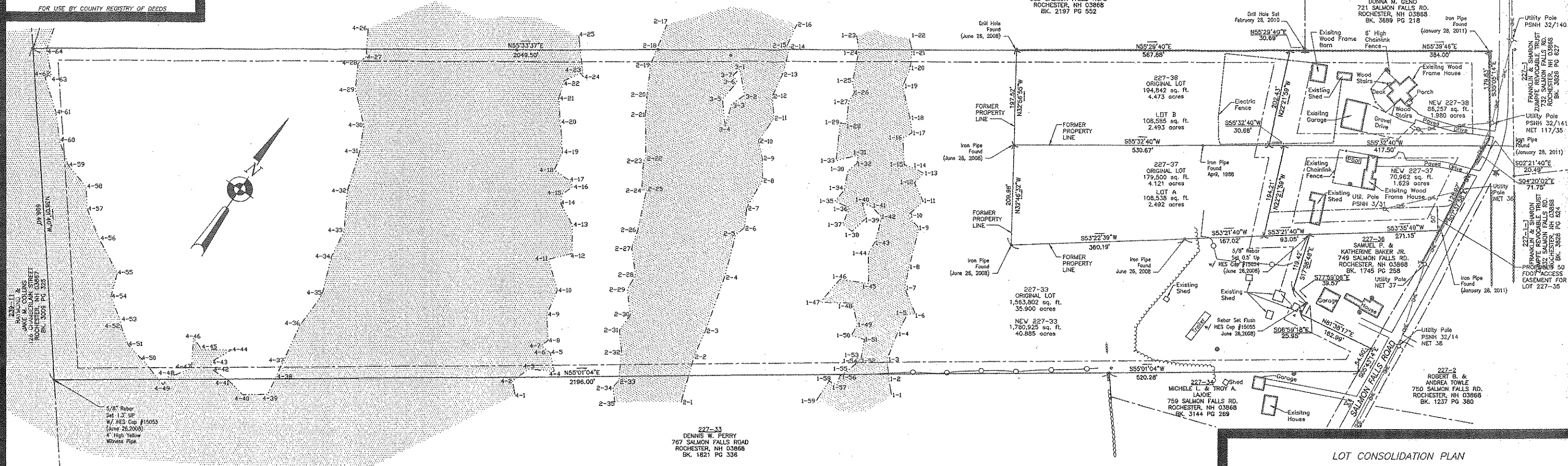
I, the undersigned, acknowledge that it is the responsibility of the applicant or his/her agent to fill out this form and mail certified notices to abutters and other parties in a complete, accurate, and timely manner, in accordance with applicable law. I understand that any error or omission could affect 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: JANUARY 3 2010, This is page 1 of 1 pages.

Applicant or Agent: _____

Staff Verification: _____

224-310
METMER FAMILY TRUST
685 SALMON FALLS ROAD
ROCHESTER, NH 03868
BK. 2197 PG 552

FOR USE BY COUNTY REGISTRY OF DEEDS



NOTES:

1. The property shown on this plan is referenced as lots 35, 37 & 38 shown on the City of Rochester, NH Assessor's map 227.
2. The owners of the subject property are Donald R. Routhier C/O Lorraine C. Whaley whose address is 753 Salmon Falls Road, Rochester, NH 03868. This is the owner as referenced on a deed filed in the Strafford County Registry of Deeds as Book 3035 Page 56, Donald R. Routhier & Rickey Cooper whose address is 217 High Street, Somersworth, NH 03878. This is the owner as referenced on a deed filed in the Strafford County Registry of Deeds as Book 3608 Page 87 and Sharon L. Weeks whose address is 727 Salmon Falls Road, Rochester, NH 03868. This is the owner as referenced on a deed filed in the Strafford County Registry of Deeds as Book 3905 Page 855.
3. The project is subject to any easements, covenants or deed restriction which are described on reference plans, in deeds, easement documents, or other documents that may or may not be referenced on this plan.
4. The purpose of this plan is to show a lot line adjustment between lots 35, 37 & 38 on assessor's map 227. A portion of lot 37, shown as lot A 108,538 square feet or 2.493 acres and a portion of lot 38, shown as lot B 108,585 square feet or 2.493 acres is to be added to lot 35.
5. Each lot shall be connected to the municipal sewer system.
6. Each lot shall be connected to the municipal water system.
7. The subject parcels are not located in a flood zone as shown on the National Flood Insurance Program, Flood Insurance Rate Maps for the City of Rochester, NH Community Panel33017002160 effective date May 17, 2005.
8. This plan was prepared based on a ground survey by Holden Engineering and Surveying starting on April, 1998 and ending on January, 2011.
9. The bearings shown on this plan are based on magnetic north observed on April 1998.
10. The wetlands shown on this plan were identified by Peter D. Holden, a certified wetland scientist, November, 2010. See wetland scientist certification.
11. The subject parcel is located in the Agricultural zone. The dimensional zoning requirements for this zone are as follows:
a. Frontage- 150 Feet
b. Front Setback- 35 Feet
c. Side setback- 25 Feet
d. Rear setback- 50 Feet

PLAN REFERENCES:

1. "PLAN OF LAND IN ROCHESTER SOLD TO MARVIN T. BLAISDELL AND JAMES CORSON", BY HUMANE LODGE NO. 21, A. F. & A. M., RECORDED MAY 10, 1917 IN THE STRAFFORD COUNTY REGISTRY OF DEEDS IN BOOK 381 PAGE 11, 4-10-3.
2. "SUBDIVISION OF LAND, ROCHESTER, N.H. FOR ARMAND B. & RITA L. ROULEAU" BY JOHN W. DURGIN ASSOCIATES.
3. "SKETCH OF PROPOSED SUBDIVISION ROCHESTER, N.H. FOR MICHAEL G. & NATALIE W. BARTLETT, BY JOHN W. DURGIN ASSOCIATES, DATED APRIL 20, 1988 PLAN #40078.
4. LOT LINE REVISION ROCHESTER, N.H. FOR HARRY V. & ARMANDE PERRY, BY JOHN W. DURGIN ASSOCIATES, DATED FEBRUARY 1983, RECORDED IN THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN #24-16.
5. "PLAN OF LAND IN ROCHESTER, N.H. ARTHUR & MOLLY GERRY SALMON FALLS ROAD ROCHESTER, N.H.", BY PAUL G. DANFORTH, DATED 3-21-87. RECORDED IN THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN #31A-10.
6. "SUBDIVISION OF LAND FOR WILLIAM A. WOOD ROCHESTER, N.H.", BY JOHN W. DURGIN ASSOCIATES, DATED NOVEMBER 1983. RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN #24-117.
7. "PLAN OF LAND ROCHESTER, N.H. FOR ARMAND B. & RITA L. ROULEAU", BY JOHN W. DURGIN ASSOCIATES, DATED SEPTEMBER 21, 1981. RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN #23A-91.
8. "SUBDIVISION OF LAND ROCHESTER, N.H. FOR ARMAND B. & RITA L. ROULEAU", BY JOHN W. DURGIN ASSOCIATES, DATED AUGUST, 1981. RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN #24-77.
9. "LOT CONSOLIDATION PLAN FOR SALMON WOODS ROCHESTER, N.H.", BY HOLDEN ENGINEERING & SURVEYING, INC., DATED 4-18-88.

LEGEND

PROPERTY LINE	IRON MONUMENT FOUND	UTILITY POLE
ROW LINE	REBAR/IRON PIN FOUND	GUY WIRE
ABUTTER LINE	NAIL FOUND	SIGN
SETBACK LINE	RR SPIKE FOUND	DOUBLE SIDED SIGN
WETLAND BUILDING SETBACK	STAKE FOUND	BOLLARD
WETLAND SEPTIC SETBACK	STONE FOUND	POST
EASEMENT	DRILL HOLE FOUND	MONITORING WELL
BUILDING		MANHOLE
TREE LINE		MAILBOX
CHAINLINK FENCE		
ELECTRIC-OVERHEAD		
ELECTRIC-UNDERGROUND		
GAS LINE		
SEWER LINE		

PETER D. HOLDEN, CERTIFIED WETLAND SCIENTIST #191, OF NEW ENGLAND ENVIRONMENTAL ASSOCIATES, INC. OF CONCORD, NH (OR THOSE UNDER MY DIRECT SUPERVISION) PERFORMED THE WETLAND MAPPING IN NOVEMBER, 2010 ACCORDING TO THE TECHNICAL CRITERIA OF THE

CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1, JANUARY 1987).

PETER D. HOLDEN DATE

APPROVED BY THE ROCHESTER PLANNING BOARD

APPROVED BY THE
ROCHESTER PLANNING BOARD

SIGNED BY: _____

NAME

DATE

POSITION

OWNER SIGNATURES

DONALD R. ROUTHIER

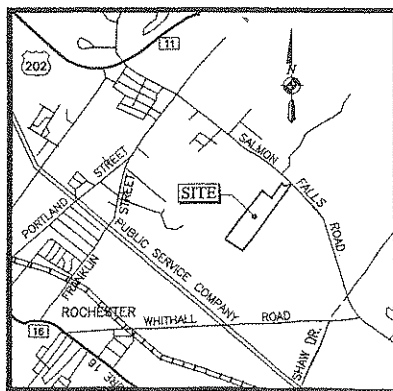
DATE

RICKEY COOPER

DATE

SHARON L. WEEKS

DATE



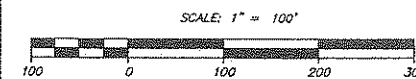
VICINITY MAP
NOT TO SCALE

I HEREBY CERTIFY
THAT THIS PLAN IS
BASED ON AN ACTUAL
FIELD SURVEY AND HAS
A MAX. ERROR OF
CLOSURE OF 1:10,000 ON
ALL PROPERTY LINES
WITHIN AND BORDERING
THE SUBJECT PROPERTY.

LOT CONSOLIDATION PLAN Boundary Survey

Map 227, Lot 35, 37, & 38
Donald R. Routhier, Rickey Cooper,
Sharon L. Weeks
Salmon Falls Road
Rochester, Strafford County, New Hampshire
02-15-11

Revision Date	Revision Description



Scale: 1"=100'
Dr. By: MJK Ck By: DJ
H.E.S. Job No. 1020405
Field Book No. 1142
Field Book Page No. 10
Sheet No. 1 of 1

HOLDEN ENGINEERING & SURVEYING, Inc.

56 Old Suncook Road - Unit #4
PO Box 480 Concord, N.H. 03302
(603) 225-6449

9 Constitution Drive
Bedford, N.H. 03110
(603) 472-2078

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