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AUG 15 2012

Planning Dept.

LOT LINE REVISION APPLICATION**City of Rochester, New Hampshire**Date: 8/14/12 [office use only, fee paid ☒ Amount \$ 175.00 date paid 8/15/12]**Property information**Tax map #: 240 ; Lot #'s): 81 & 82 ; Zoning district: R-1Property address/location: 29 Lupine Lane

Name of project (if applicable): _____

Size of site: 49.39 acres; overlay zoning district(s)? CO**Property owner – Parcel A**Name (including name of individual): Martin FerwerdaMailing address: 37 Tarah Way; Fremont, NH 03044Telephone #: 926-0777 Fax#: _____**Property owner – Parcel B** (clarify whether both parcels are owned by the same person(s))Name (including name of individual): Linda FerwerdaMailing address: 37 Tarah Way; Fremont, NH 03044Telephone #: 926-0777 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 revise Lot 81 to contain 3-acres to
For an existing home to be located thereon; remaining 31 acs. To be added to Lot 82.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: 8/14/12

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

August 15, 2012

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

Re: Ferwerda Lot Line Revision, Lupine Lane & Heritage Drive, Map 240, Lots 81 & 82

Dear Jim:

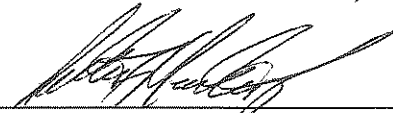
On behalf of the above referenced applicants, we hereby submit plan and application for a lot line revision relative to the above referenced lots. The purpose of this application is to revise the area of Lot 81 from its present size of 34.39 acres to a new area of 3 acres. Mr. Ferwerda is presently constructing a home on Lot 81 that he intends to convey to his son upon completion. The remaining area of Lot 81 will be combined with Lot 240-82, which is owned by Linda Ferwerda.

The new home being constructed on Lot 81 will be connected to the municipal water and sewer system located within Lupine Lane.

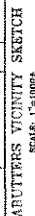
Thank you for your consideration.

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

By: 
Arthur H. Nickless, Jr., PLS, President

1. "RECORDED SUBDIVISION, HERITAGE STREET, TAX MAP 239, LOTS 18 & 19, ROCHESTER, N.H., FOR PENWMA DEVELOPMENT CO." DATED: JANUARY 2004 BY NORWAY PLAINS ASSOC., INC. RECORDED 2004 AS PLAIN NO. 91-78
2. "SUBDIVISION PLAIN, WHITEHALL ROAD, ROCHESTER, N.H. FOR PENWMA DEVELOPMENT CO." DATED: DECEMBER 2002 BY NORWAY PLAINS ASSOC., INC. RECORDED 2002 AS PLAIN NO. 69-35 & 69-36.



THE PURPOSE OF THIS PLAN IS TO DEPICT A BOUNDARY LINE
BETWEEN THE CITY OF ROCHESTER AND THE TOWN OF WATKINS.
ROCHESTER REFLECTS LOT 7-8-9-10 AND LOT 219-222.

PARCELS ARE ZONED RESIDENTIAL R-1.

THIS SHIRAS AVENUE DISPERSED IS NOT NEARLY TIED TO THE CITY
OF ROCHESTER COORDINATE SYSTEM.

1. ADJACENT WETLANDS WERE
DELIMITED BY RAPHAEL A. KATH, CORP. OF BILL KATH ASSOCIATES,
THE PROPOSED LOT IS NOT LOCATED WITHIN THE 10% YEAR FLOOD
ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR
NEW YORK STATE, EFFECTIVE DATE 12/26/2005, PAGE 219 OF 268.

THE LOT CAN BE SERVED BY THE MUNICIPAL WATER AND
SEWER SYSTEM.

THE CITY OF ROCHESTER HAS REVIEWED THE PROPOSAL, CONTACT
ING ENGINEERING ONLY DUE TO THE REASON, CONTACT
STREET, ROCHESITER, NY 14618-1139.

THERE ARE NO UTILITIES, WATER OR SEWER FACILITIES OR OTHER
PROPERTY FEATURES LOCATED IN THE AREA TO BE EXCAVATED
OR REMOVED. THERE ARE NO RECORDS OF ANY UTILITIES
TO IMPAIR THE LEGAL EASE SIMPLE TRANSFER OF THOSE AREAS
AND ADJACENT AREAS WILL BENEFIT FROM THE REMOVAL OF
THE EXISTING BUILDING.

1964-65
NICKLESS, JR.
820
ANTHONY
14
NICKLESS, JR.

ARTHUR H. NICKLESS, JR., L.S.

MAP 239, LOT 81
ARTIN FERWERDA
37 TOVAH WAY
FREMONT, NH 03044
BK.3841, PG.131

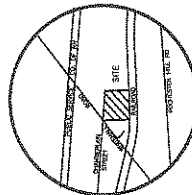
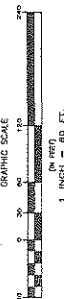
LOT LINE REVISION
 LUPULINE LANE & HERITAGE STREET
 TAX MAP 239, LOTS 81 & 82
 ROCHESTER, N.H.
 PREPARED FOR
 MARTIN & LINDA FERWERDA

— **WILLIAM S. BYRNE**

DATE:

[illegible]

NORWAY PLAINS ASSOCIATES, INC.



FILE NO. 104
PLAN NO. C-2004-1
DEC. NO. 11065/S-1CARL
F.B. NO. "249" "985"

ABUTTER LIST

City of Rochester, NH

Please Print or Type

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Applicant: Martin & Linda Ferwerda Phone : 926-0777 Planning Dept.Project Address: 29 Lupine Lane

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
240	81	R1	Martin Ferwerda	37 Tarah Way; Fremont, NH 03044
240	82	R1	Linda Ferwerda	37 Tarah Way; Fremont, NH 03044

ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
134	7	Paul R., Jr. & Lee A. Phillips	122 Rochester Hill Rd.; Rochester, NH 03867
134	10	Michael E. & Michelle M. Nelson	P.O. Box 2054; Rochester, NH 03866-2054
134	12	Paul R. Beloin Revocable Trust	132 Rochester Hill Rd.; Rochester, NH 03867
239	16	Terry J. Guild	89 Whitehall Rd.; Rochester, NH 03868-5712
239	17	Marie & Loretta Maggio	22-64 43 St. #1R; Astoria, NY 11105
239	20-13	Thomas G. & Bonnie L. Thibault	25 Alder Creek Lane; Rochester, NH 03867
239	20-14	John J. & Anne Marie V. McKenna	21 Alder Creek Lane; Rochester, NH 03867
239	20-15	Lance A. & Grace K. Hartford	23 Alder Creek Lane; Rochester, NH 03867
239	26	NH Northcoast Corporation	P.O. Box 429; Ossipee, NH 03864
239	32-1	Westbridge Building & Development Corp.	P.O. Box 863; Rye, NH 03870-0863
239	34	Rochester Hill Trust	175 Andover St.; Danvers, MA 01923-1443
239	122	David R. Lemieux	P.O. Box 1163; Rochester, NH 03866-1163
240	50	Owner unknown	
240	51	William R. Libby	149 Dry Hill Rd.; Rochester, NH 03867
240	71	Jody A. Provencher & Pamela J. Cincotta	18 Mandela Dr.; Rochester, NH 03868-5703
240	72	Marcel L. Tancrede & Betty Love	20 Mandela Dr.; Rochester, NH 03868-5703
240	73	William B. Atkins	17 Mandela Dr.; Rochester, NH 03868-5704
240	80	Harris & Charlotte L. Twitchell	93 Whitehall Rd.; Rochester, NH 03868-5712
240	83	Same as 240-81	
243	4	Pease Development Authority	55 International Dr.; Portsmouth, NH 03801
243	14	Jackson Realty Trust c/o R. & P. Jackson	156 Rochester Hill Rd.; Rochester, NH 03867

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
Norway Plains Assoc., Inc./Art Nickless	P.O. Box 249; Rochester, NH 03866-0249
B. H. Keith Associates	P.O. Box 326; Freedom, NH 03836

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: August 15, 2012 This is page 1 of 1 pages.

