



LOT LINE REVISION APPLICATION
City of Rochester, New Hampshire

Date: 3/28/12 [office use only, fee paid _____ Amount \$ _____ date paid _____]

Property information

Tax map #: 242 ; Lot #'s): 5 & 6 ; Zoning district: I-2/A

Property address/location: Airport Drive

Name of project (if applicable): _____

Size of site: 104 acres; overlay zoning district(s)? CO

Property owner – Parcel A

Name (including name of individual): City of Rochester

Mailing address: 31 Wakefield Street; Rochester, NH 03867

Telephone #: 335-1338 Fax#: _____

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

Name (including name of individual): Same as Parcel A

Mailing address: _____

Telephone #: _____ 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 place the proposed city street that will provide access to Lot 6 entirely on Lot 5 (to be retained by the City).

Will any encroachments result? No

RECEIVED

MAR 29 2012

Planning Dept.

Comments

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

Submission of application

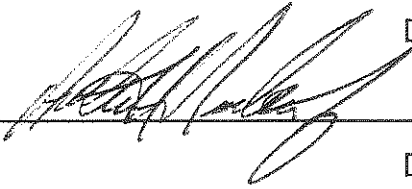
This application must be signed by the property owner, applicant/developer (if different from property owner), and/or the agent.

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: 3/20/12

NORWAY PLAINS ASSOCIATES, INC.

SURVEYORS - ENGINEERS - TRANSPORTATION PLANNERS

31 Mooney Street
Alton, New Hampshire 03809
Alton Office (603) 875-3948
E-MAIL: rlundborn@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

March 27, 2012

Mr. Michael Behrendt, Planner
Planning, Development & Zoning
31 Wakefield Street
Rochester, NH 03867

Re: Lot Line Revision - City of Rochester - Map 242, Lots 5 & 6

Dear Michael:

On behalf of the City of Rochester, we hereby submit plans and application for a Lot Line Revision. As you know, this proposal is part of the proposed expansion of the Granite State Business Park planned by the City. The expansion of GSBP involves the construction of a bridge over the NH Northcoast Railroad as well as the extension of municipal utilities to the site.

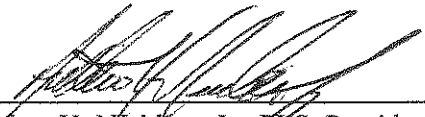
The purpose of this application is to revise the lot lines so that the proposed city street will be entirely on land to be retained by the City. There is no intent to create a specific right-of-way at this time to allow for better flexibility for any possible future expansion of the road.

We look forward to working with you and the Planning Board on this project. Thank you for your consideration.

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

By: _____


Arthur H. Nickless, Jr., PLS, President

cc: Karen Pollard

ABUTTER LIST

City of Rochester, NH

Please Print or Type

Applicant: Snecma SAFRAN Group & Albany International Phone: 330-7215

Project Address: Airport Drive

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
242	6	I-2	City of Rochester	31 Wakefield St.; Rochester, NH 03867

ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
241	14	Eldridge G. & Marjorie Rines	1125 Salmon Falls Rd.; Rochester, NH 03868
242	3	Airport Drive Business Park Condo Assoc., c/o Amarosa Perkins Dev., LLC	427 Old Garrison Rd.; Dover, NH 03820
242	4	City of Rochester	31 Wakefield Street; Rochester, NH 03867
242	5	City of Rochester	31 Wakefield Street; Rochester, NH 03867
242	9	Andre & Edwinna Vanderzanden	1187 Salmon Falls Rd.; Rochester, NH 03868
242	11	Progeny, LLC	40 Bernard rd.; Rochester, NH 03868
255	18	Ann J. Furina Revocable Living Trust	P.O. Box 511; Rochester, NH 03866-0511
255	21	Katherine Kline, Emily Marks & Vivian B. Kline	1343 Westminster Dr., Cincinnati, OH 45220-1235
255	24-1	Laperle Family Revocable Trust	28 Copperline Rd.; Epsom, NH 03234

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

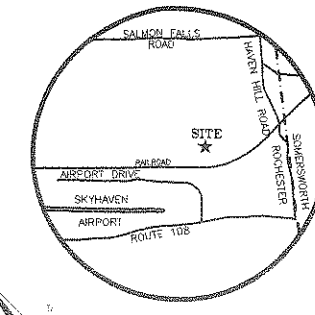
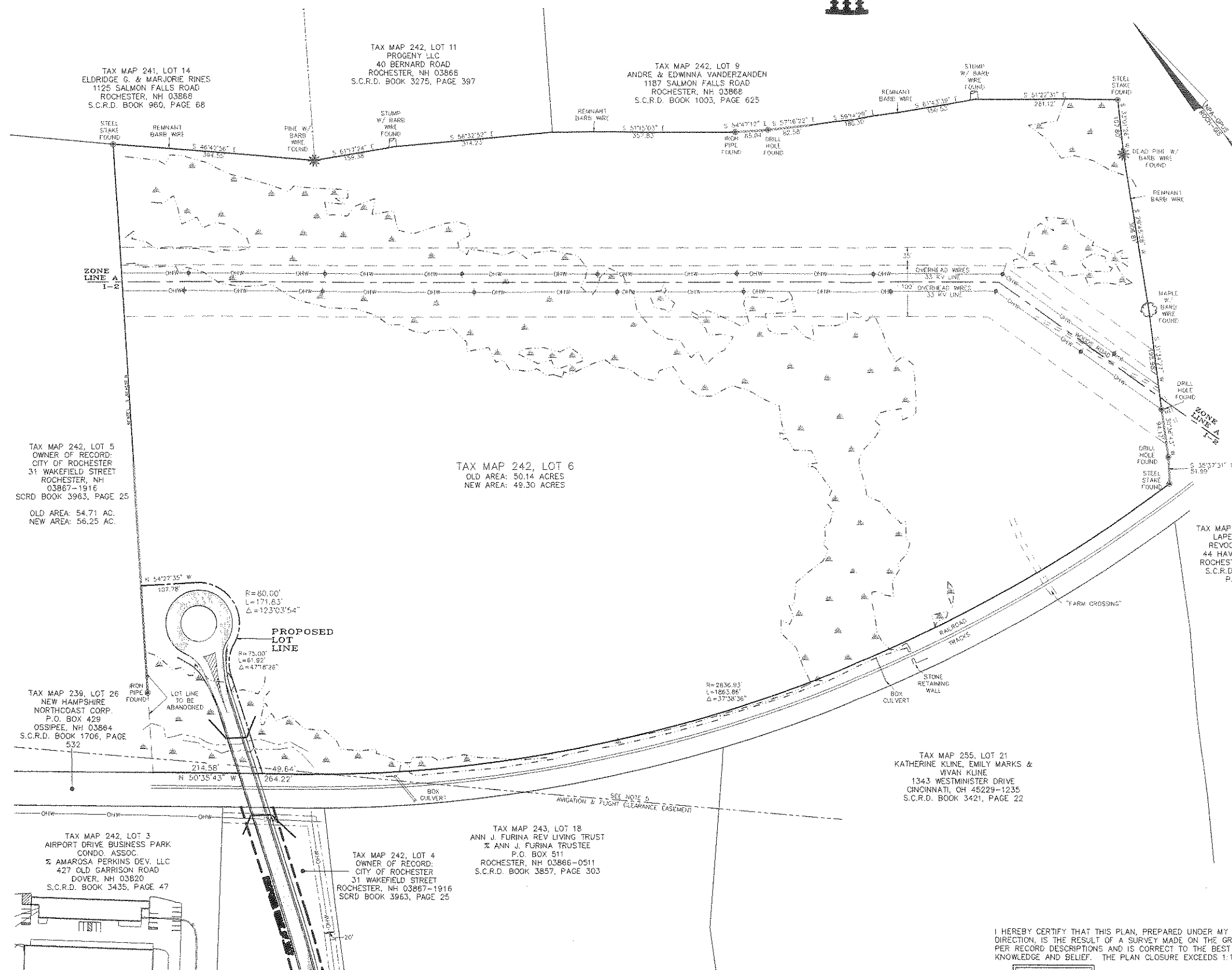
Norway Plains Assoc., Inc./Richard Lundborn	P.O. Box 249; Rochester, NH 03866-0249
Round Pond Soil Survey/David Allain, CSS	374 Pond Hill Rd.; Barrington, NH 03825
B.H. Keith Associates/Barry Keith, CWS	P.O. Box 329; Freedom, NH 03836

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: March 28, 2012, This is page 1 of 1 pages.

Applicant or Agent: 

Staff Verification: _____

LOCUS MAP
nts

GENERAL PLAN NOTES:

- TOTAL AREA OF TAX MAP 242, LOT 6= 2,183,929 sq ft / 50.14 ACRES
- THE PARCELS ARE ZONED INDUSTRY 2 (I2) & AGRICULTURAL (A).
- DIMENSIONAL REGULATIONS PER ZONING ORDINANCE:
ZONE (I2):
MINIMUM LOT SIZE= 40,000 SF
MINIMUM LOT FRONTAGE= 150'
MINIMUM YARD SETBACK:
FRONT= 35'
SIDE= 25'
REAR= 25'
ZONE (A):
MINIMUM LOT SIZE= 40,000 SF
MINIMUM LOT FRONTAGE= 150'
MINIMUM YARD SETBACK:
FRONT= 35'
SIDE= 25'
REAR= 50'
- HORIZONTAL DATUM BASED ON NAD83 NEW HAMPSHIRE STATE PLANE 2800 DERIVED FROM STATIC GPS OBSERVATIONS PROCESSED BY THE NATIONAL GEODETIC SURVEY ON-LINE POSITIONING USER SERVICE (OPUS). VERTICAL DATUM IS BASED ON NGVD 29 DERIVED FROM STATIC GPS OBSERVATIONS PROCESSED BY THE NATIONAL GEODETIC SURVEY ON-LINE POSITIONING USER SERVICE (OPUS). PRIMARY: BENCH MARK USED, NGS DISK U-50 X RESET 1990.
- PUBLIC SERVICE OF NH EASEMENT, BOOK 495, PAGE 41 (100' WIDTH) & BOOK 559, PAGE 315 (35' WIDTH).
- AREA SUBJECT TO AVIGATION AND FLIGHT CLEARANCE EASEMENT AS OUTLINED IN DEED FROM PETERBOROUGH INDUSTRIAL DEVELOPMENT COMPANY TO THE STATE OF NEW HAMPSHIRE S.C.R.D. BOOK 1167, PAGE 280.
- PARCEL IS NOT LOCATED WITHIN ZONE A (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL 216 OF 405, MAP NO. 33017502160, EFFECTIVE DATE MAY 17, 2005.
- WETLAND DELINEATION WAS CONDUCTED BY BARRY H. KEITH, CWS NO. 087, IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS (1987) "WETLAND DELINEATION MANUAL".
- FOR MORE INFORMATION ABOUT THIS LOT LINE REVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD STREET, ROCHESTER, NH, (603)335-1338.
- THERE ARE NO UTILITIES, WATER OR SEWER FACILITIES OR OTHER PROPERTY FEATURES LOCATED IN THE AREAS TO BE CONVEYED THAT ARE LINKED WITH THE SENDING LOT IN SUCH A MANNER AS TO IMPEDE THE LEGAL FEE SIMPLE TRANSFER OF THOSE AREAS, I.E. NO ENCROACHMENTS WILL RESULT FROM THE BOUNDARY ADJUSTMENT.

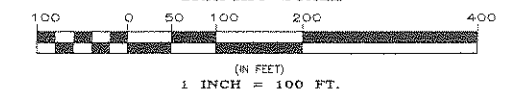
REFERENCE PLANS:

- "RIGHT-OF-WAY AND TRACK MAP, BOSTON AND MAINE R.R., OPERATED BY THE BOSTON AND MAINE R.R., STATION 450+10 TO STATION 507+90, DATED JUNE 30, 1914 BY THE OFFICE OF VALUATION ENGINEER VAL SECTION V.4-NH/4
- "PLAN OF LAND, THE AMERICAN LUTHERAN CHURCH, ROUTE 16, ROCHESTER, NH, DATED NOVEMBER 22, 1971 BY NORMAN G. LECLEERC SURVEYOR S.C.R.D. POCKET 6, FOLDER 3, PLAN 28
- "PLAN OF LAND, ROCHESTER, NH, FOR GRANITE STATE BUSINESS PARK, INC., DATED DECEMBER 1989 BY NORWAY PLAINS SURVEY ASSOCIATES, INC. S.C.R.D. PLAN NO. 45-53
- "PLAN OF LAND, ROCHESTER, NH, FOR GRANITE STATE BUSINESS PARK, INC., DATED DECEMBER 1989 BY NORWAY PLAINS SURVEY ASSOCIATES, INC. SHEETS 1, 2 & 3 OF 4, NOT RECORDED.
- "SUBDIVISION OF LAND, PREPARED FOR ANDREA & EDWINA VANDERZANDEN, TAX MAP 242, LOT NO. 9, HAVEN HILL ROAD, CITY OF ROCHESTER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE, DATED MAY '07, 2007 BY MCNEANEY SURVEY ASSOCIATES, INC. S.C.R.D. PLAN NO. 92-28

**LOT LINE REVISION
AIRPORT DRIVE
TAX MAP 242, LOTS 5 & 6
ROCHESTER, N.H.**PREPARED FOR
THE CITY OF ROCHESTER

1"=100' MARCH 2012

GRAPHIC SCALE

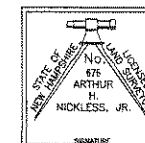


SUBDIVISION APPROVAL:
WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS, AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBDIVISION 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.

FINAL APPROVAL BY THE
ROCHESTER PLANNING BOARD

CERTIFIED BY: _____ DATE: _____

I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY DIRECTION, IS THE RESULT OF A SURVEY MADE ON THE GROUND AS PER RECORD DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLAN CLOSURE EXCEEDS 1:10,000.



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

DATE

FILE NO. 104
PLAN NO.
DWG. NO. 11106\LLR-2
F.B. NO.

NORWAY PLAINS ASSOCIATES, INC.