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SEP - 7 2011

Planning Dept.

LOT LINE REVISION APPLICATION**City of Rochester, New Hampshire**Date: 9/6/11 [office use only. fee paid yes Amount \$ 175.00 date paid 9/7/11]**Property information**Tax map #: 263 ; Lot #'s): 10 & 10-4 ; Zoning district: AProperty address/location: 106 England Road

Name of project (if applicable): _____

Size of site: 2.54 acres; overlay zoning district(s)? _____**Property owner – Parcel A**Name (including name of individual): Mark G. PhillipsMailing address: 35 Hodgdon Farm Lane; Newington, NH 03801Telephone #: 433-1566 Fax#: 431-4703**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#: _____

SurveyorName (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 add land area to Lot 10 from Lot 10-4.Will any encroachments result? No. No improvements exist on Lot 10-4.

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: 9/6/11

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

September 7, 2011

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

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Planning Dept.

Re: Lot Line Revision - Map 263, Lots 10 & 10-4 - England Road

Dear Michael:

On behalf of Mark Phillips, we hereby submit plan and application for a lot line revision. This proposal involves revising the common boundary between the two lots to add land to Lot 10. This revision is needed to correct an oversight from the original subdivision regarding the number of dwelling units on Lot 10. The Assessor's records clearly indicated that there were two legal dwelling units on this lot, but the lot size was not configured accordingly, i.e., 1.5 times the minimum lot size, or in this case, 60,000 sf.

Thank you for your consideration.

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

By: _____

Arthur H. Nickless, Jr., PLS, President

City of Rochester, NH Abutter List

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Planning Dept.

Applicant: Mark Phillips

Phone: 603-433-1566

Mailing Address: 35 Hodgdon Farm Lane

City: Newington

State: NH **Zip:** 03801

Project Address: England Road

(1) List the name and address of each owner whose lot adjoins or is directly across the street or body of water from the Project Lot.

(2) Note: It is the **APPLICANT'S RESPONSIBILITY** to insure that all legal abutters are notified. **This form may not be completed more than 5 days prior to the application deadline.**

Map 263	Lot 10 & 10-4	Owner of Project Mark G. Phillips	Mailing Address 35 Hodgdon Farm Lane, Newington, NH 03801
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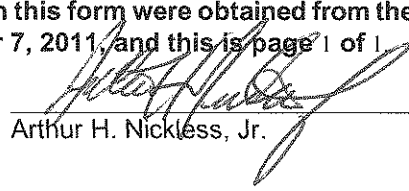
Legal Abutters To Project Lot:

Map	Lot	Owner	Mailing Address
263	10-2	Gary W. Lessard	625 Tri-City Road; Somersworth, NH 03878
263	10-3	Same as applicant	
263	10-5	Same as applicant	
263	10-15	Same as applicant	
263	10-16	Same as applicant	
263	10-17	Same as applicant	
263	41	David A. & Annette R. Kallgren	107 England Road, Rochester, NH 03867-4617
263	42	Paul G. & Lynn J. Brokus	105 England Road, Rochester, NH 03867-4617
263	43	Kenneth M. & Holly B. Boston	103 England Road, Rochester, NH 03867

Name of Professional or Easement Holder

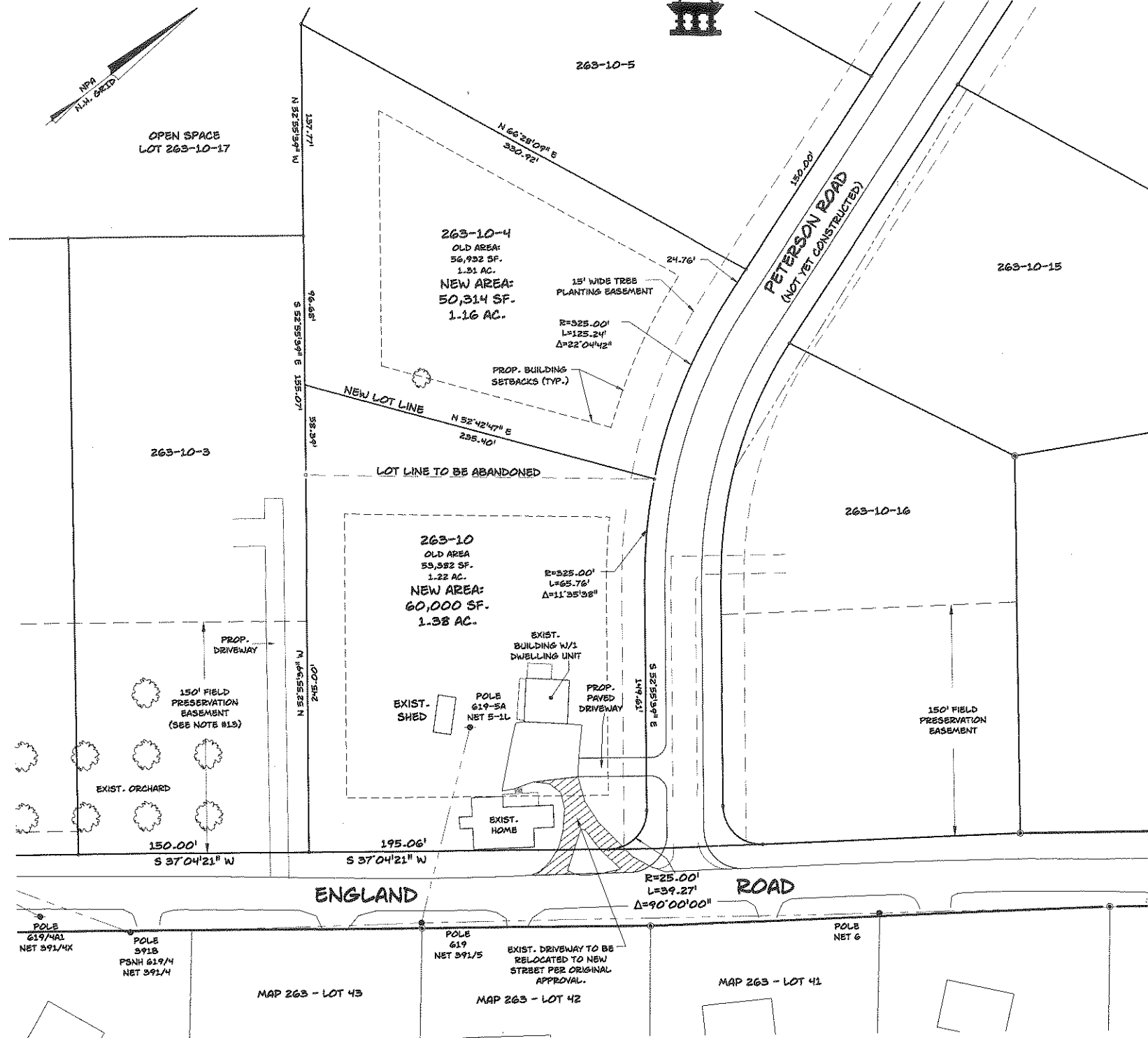
Norway Plains Associates, Inc./Art Nickless	P.O. Box 249, Rochester, NH 03866-0249
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I, the undersigned, acknowledge that it is the responsibility of the applicant or his/her agent to fill out this form and mail certified notices to all legal abutters and holders of conservation/preservation easements in a complete, accurate, and timely manner. In accordance with the directions above and applicable law, I understand that any error or omission could affect the validity of any approval. I certify that the names and addresses listed on this form were obtained from the City of Rochester, NH Assessors UNIVERS Database on September 7, 2011, and this is page 1 of 1.

Agent  Arthur H. Nickless, Jr.

LEGEND

- WETLAND
 UTILITY POLE
 MONUMENT
 CATCH BASIN
 CATCH BASIN
 APPLE ORCHARD
 PROPERTY LINE
 BUILDING SETBACK LINE
 LIMIT OF JURISDICTIONAL WETLANDS
 50' WETLANDS BUFFER LINE
 TREELINE
 OVERHEAD UTILITY WIRES
 DRAINAGE PIPE



NOTES:

1. THE PURPOSE OF THIS PLAN IS TO REVISE THE BOUNDARY BETWEEN LOTS 263-10 AND 263-10-4 TO ADD LAND AREA TO LOT 10 IN ORDER TO ACCOMMODATE A SECOND DWELLING UNIT THAT WAS NOT ACCOUNTED FOR IN THE ORIGINAL SUBDIVISION.
2. PARCELS ARE ZONED AGRICULTURAL.
3. MINIMUM LOT REQUIREMENTS:
LOT SIZE = 40,000 SF. (60,000 SF. FOR DUPLEX/2 UNITS)
FRONTAGE = 150'
4. BUILDING SETBACKS: FRONT YARD = 25', SIDE YARD = 25', REAR YARD = 50'
5. THE LOTS ARE TO BE SERVED BY ONSITE WELLS AND SEPTIC SYSTEMS.
6. THE SUBJECT PARCELS ARE NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR ROCHESTER.
7. ALL UTILITIES MUST BE UNDERGROUND, INCLUDING UTILITIES EXTENDED ONTO THE SITE FROM EXISTING POLES NEAR THE SITE. HOWEVER, IF THE ONLY POLE NEARBY IS ACROSS THE STREET, ONE ADDITIONAL POLE MAY BE PLACED ON/NEAR THE PROPERTY TO ALLOW FOR OVERHEAD EXTENSION OF WIRES ACCESS THE STREET. UTILITIES EXTENDED FROM ANY SUCH NEW POLE MUST BE UNDERGROUND. THE APPLICANT MAY WORK WITH THE CITY STAFF AS APPROPRIATE TO ADDRESS THIS REQUIREMENT.
8. THIS DEVELOPMENT MUST BE IN COMPLIANCE WITH ALL APPLICABLE LAW - INCLUDING ALL PERTINENT PROVISIONS OF THE CITY OF ROCHESTER SUBDIVISION REGULATIONS - UNLESS OTHERWISE WAIVED.
9. FOR MORE INFORMATION ABOUT THIS SUBDIVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 81 WAKEFIELD STREET, ROCHESTER, 03867, (603) 505-1332. NO CERTIFICATES OF OCCUPANCY SHALL BE ISSUED FOR ANY LOTS TAKING ACCESS FROM THE NEW STREET UNTIL THE DRIVEWAY ON LOT 10 IS RELOCATED TO THE NEW STREET AND THE EXISTING DRIVEWAY RECLAIMED.
10. THE DRIVEWAY FOR LOT 10 MUST BE RELOCATED TO THE NEW STREET WHEN THE NEW ROAD IS CONSTRUCTED TO BASE COURSE. THE RELOCATION AND RECLAMATION OF THE CURRENT DRIVEWAY SHALL BE AT THE DEVELOPER'S EXPENSE.
11. LOT 10 IS SUBJECT TO A CONSTRUCTION EASEMENT TO ALLOW THE DEVELOPER TO RELOCATE THE CURRENT DRIVEWAY FROM ENGLAND ROAD ONTO THE NEW ROAD, ONCE CONSTRUCTED.

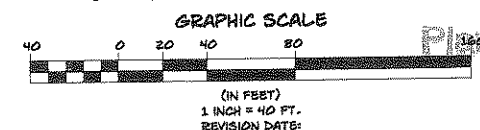
REFERENCE PLAN:

"SUBDIVISION OF LAND - ENGLAND ROAD - ROCHESTER, NH -
 STRAFFORD COUNTY FOR MARK PHILLIPS"
 DATED: JULY 2007 BY NORWAY PLAINS ASSOCIATES, INC.
 RECORDED S.C.R.D. PLAN NO. 96-98

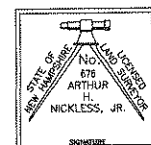
TAX MAP 263, LOT 10
 OWNER OF RECORD:
 MARK G. PHILLIPS
 35 HODGDON FARM LANE
 NEWINGTON, N.H.
 BOOK 3546 - PAGE 0866

LOT LINE REVISION
 ENGLAND ROAD
 TAX MAP 263, LOTS 10 & 10-3
ROCHESTER, NH
 STRAFFORD COUNTY

PREPARED FOR
MARK PHILLIPS
 1"=40' SEPT. 2011



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.

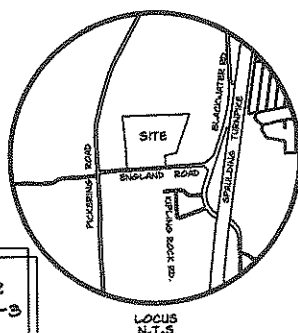
6/16/10
DATE:

FINAL APPROVAL BY THE
 ROCHESTER PLANNING BOARD

CERTIFIED BY: _____ DATE: _____

NO LOTS OTHER THAN LOTS 10, 10-1, 10-2, 10-3
 & 10-16 MAY BE CONVEYED OR BUILT UPON UNTIL
 THE ROAD IS BUILT TO CITY STANDARDS OR
 SURETY, IN AN AMOUNT APPROVED BY THE CITY OF
 ROCHESTER PUBLIC WORKS DEPARTMENT, IS
 PROVIDED AND A RELEASE OF RESTRICTION IS
 SIGNED BY THE CITY OF ROCHESTER PLANNING
 DEPARTMENT AND RECORDED.

FILE NO. 186
 PLAN NO. C-2422-2
 DWG. NO. 07099\3-3
 F.B. NO. #



LOCUS
N.T.S.

NORWAY PLAINS ASSOCIATES, INC.