



LOT LINE REVISION APPLICATION
City of Rochester, New Hampshire

Date: DECEMBER 13, 2023 [office use only. Check # _____ amount \$ _____ date _____]

Property information

Tax map #: 111 & 223 lot #'s: 81 & 25 ; zoning district: RESIDENTIAL (R1)

Property address/location: 585 & 589 PORTLAND STREET

Name of project (if applicable): BENTON

Property owner – Parcel A

Name (include name of individual): ALFRED & CYNTHIA BENTON

Mailing address: 585 PORTLAND STREET, ROCHESTER, NH 03867

Telephone #: _____ Email: _____

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

Name (include name of individual): THE ESTATE OF EVELYN HUPPE

Mailing address: 589 PORTLAND STREET, ROCHESTER, NH 03867

Telephone #: _____ Email: _____

Surveyor

Name (include name of individual): RANDOLPH R. TETREALT OF NORWAY PLAINS ASSOCIATES INC.

Mailing address: PO BOX 249, ROCHESTER, NH 03866

Telephone #: (603)-335-3948 Fax #: _____

Email address: RTETREALT@NORWAYPLAINS.COM Professional license #: NH LLS 729

Proposed project

What is the purpose of the lot line revision? THE PURPOSE IS TO CONVEY OWNERSHIP OF THE
BACK FIELD ADJACENT TO JEREMIAH LANE FROM TM 223-25 TO TM 111-81.

Will any encroachments result? NO

(Continued Lot Line Revision application Tax Map: 111 & 223 Lot: 81 & 25 Zone R1)

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(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: Al Benton
(Parcel A)

Date: 12/18/22

Signature of property owner: Al Benton
(Parcel B)

Date: 12/18/22

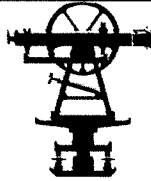
Signature of agent: [Signature]

Date: 12/18/23

NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

P.O. Box 249
Continental Blvd. (0367)
Rochester, NH 03866-0249
Phone: (603) 335-3948 / (800) 479-3948
Fax: (603) 332-0098
arowe@norwayplains.com



P. O. Box 268
31 Mooney Street
Alton, NH 03809
Phone & Fax: (603) 875-3948
www.norwayplains.com
rtetreault@norwayplains.com

December 13, 2023

Shanna Saunders, Director of Planning
Planning & Development
The City of Rochester
31 Wakefield Street
Rochester, NH 03867

NARRATIVE:

Re: Proposed Lot Line Adjustment

**Owner: Alfred & Cynthia Benton and The Estate of Evelyn Huppe
Tax Map 111, Lot 81, & Tax Map 223, Lot 25
585 & 589 Portland Street, Rochester, NH 03867**


Dear Ms. Saunders:

The applicants are seeking approval for a lot line adjustment in order to transfer ownership of the back field lying behind the homes located at 585 & 589 Portland Street, and adjacent to Jeremiah Lane from Map 223, Lot 25, to Map 111, Lot 81. There is no development planned, the adjustment is purely for estate planning purposes. Existing encroachments at the rear of Map 111, Lot 81 will also be resolved as a result. The plans also depict a proposed easement located to the rear of the newly reconfigured Map 223, Lot 25, to allow the owners of Map 111, Lot 81 to retain access to the northerly side of the existing drainage ditch for routine lawn care and maintenance.

Please do not hesitate to reach out to me if you have any questions regarding this matter,

Sincerely,

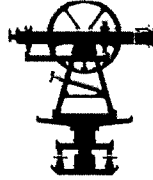
NORWAY PLAINS ASSOCIATES, INC.

By: 
Ashley F. Rowe, NH Designer of Disposal Systems #1857

NORWAY PLAINS ASSOCIATES, INC.

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December 13, 2023

Ms. Shanna Saunders, Director of Planning
City of Rochester Planning & Development
33 Wakefield Street
Rochester, New Hampshire 03867

RE: Letter of Authorization for Lot Line Adjustment between Tax Map 111, Lot 81 and Tax Map 223, Lot 25 for The Estate of Evelyn Huppe.

Dear Ms. Saunders,

I, Alfred Benton, representative for The Estate of Evelyn Huppe, owner of Tax Map 223, Lot 25, hereby authorize Norway Plains Associates, Inc. and its professionals as decision-making representatives and designate them as signatories regarding the above referenced lot line adjustment application. I additionally authorize Norway Plains Associates, Inc. to represent us before the Boards and/or Committees affiliated with the City of Rochester in this approval process.

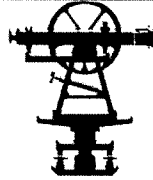
By: Alfred Benton
Alfred Benton, representative for The Estate of Evelyn Huppe,
Owner/Applicant

Date: 12/18/23

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City of Rochester Planning & Development
33 Wakefield Street
Rochester, New Hampshire 03867

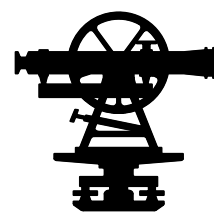
RE: Letter of Authorization for Lot Line Adjustment between Tax Map 111, Lot 81 and Tax Map 223, Lot 25 for Cynthia & Alfred Benton.

Dear Ms. Saunders,

I, Alfred Benton, owner of Tax Map 111, Lot 81, hereby authorize Norway Plains Associates, Inc. and its professionals as decision-making representatives and designate them as signatories regarding the above referenced lot line adjustment application. I additionally authorize Norway Plains Associates, Inc. to represent us before the Boards and/or Committees affiliated with the City of Rochester in this approval process.

By: Alfred Benton
Alfred Benton, Owner/Applicant

Date: 12/18/23



RESERVED REGISTRY OF DEEDS

NOTES:

1. THE PURPOSE OF THIS PLAN IS ADJUST THE COMMON BOUNDARY LINE BETWEEN TAX MAP 111, LOT 81 & TAX MAP 223, LOT 25.
2. TOTAL PARCEL AREA: MAP 111, LOT 81
OLD AREA: 10,036 SF - 0.23 ACRES
NEW AREA: 73,493 SF - 1.69 ACRES
MAP 223, LOT 25
OLD AREA: 92,710 SF - 2.13 ACRES
NEW AREA: 29,254 SF - 0.67 ACRES
3. PARCEL IS ZONED RESIDENTIAL-1 (R1)
4. MINIMUM LOT REQUIREMENTS: LOT SIZE = 10,000 SF, FRONTAGE = 100'
5. BUILDING SETBACKS: FY. = 10', SY. = 10', RY. = 20'
6. THE LOTS ARE SERVICED BY THE MUNICIPAL WATER AND SEWER SYSTEM.
7. HORIZONTAL DATUM: BEARINGS SHOWN ON THIS PLAN REFER TO GRID NORTH, NH STATE PLANE (NAD83), BASED ON GPS OBSERVATIONS TAKEN AUGUST 23, 2022. DISTANCES SHOWN ARE GROUND DISTANCES.
8. THE PROPOSED LOT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED 05/17/2005. COMMUNITY PANEL 33017C0204D.
9. 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 EXPECT 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 FOR SUBDIVISION APPROVAL.
10. NO ENCROACHMENTS WILL OCCUR DUE TO THIS LOT LINE ADJUSTMENT.
11. FOR MORE INFORMATION ABOUT THIS PROJECT OR PLAN SET CONTACT THE CITY OF ROCHESTER OFFICE OF PLANNING AND DEVELOPMENT AT 603-335-1338, OR AT CITY HALL ANNEX, 33 WAKEFIELD STREET, ROCHESTER, NH 03867.

REFERENCE PLANS:

1. "PROPOSED LOT LINE REVISION FOR HAROLD C. BURGESS & LINDA WEINBERG AND ESTATE OF JEREMIAH JACOB STUART, JEREMIAH LANE, ROCHESTER, N.H." DATED: SEPTEMBER 3, 2002 BY BERRY SURVEYING AND ENGINEERING. RECORDED: SCRD PLAN 68-4
2. "SUBDIVISION DETAIL PLAN - STUART ACRES - FOR REAL ESTATE ADVISORS INC. - 24 JEREMIAH LANE, ROCHESTER, N.H. - TAX MAP 223, LOT 21" DATED: JUNE 11, 2009 BY BERRY SURVEYING AND ENGINEERING. RECORDED: SCRD PLAN 12153 & 12157
3. "PROPOSED ROAD LAYOUT OF JEREMIAH LANE FOR THE CITY OF ROCHESTER & JEREMIAH STUART - LOT LINE REVISION FOR JEREMIAH STUART & GERARD METAYER, PORTLAND STREET, ROCHESTER, N.H. - TAX MAP 223, LOT 21" DATED: SEPTEMBER 18, 2008 BY BERRY SURVEYING AND ENGINEERING. RECORDED: SCRD PLAN 103-15
4. "LOT LINE ADJUSTMENT PLAN FOR JAMES A. & JANE BENTON AND JEREMIAH JACOB STUART - MAP 111-LOT 82 & MAP 223-LOT 21, PORTLAND ST., ROCHESTER, N.H." DATED: DECEMBER 6, 2007 BY MOTT SURVEY COMPANY, LLC RECORDED: SCRD PLAN 95-66

TAX MAP 111, LOT 81
OWNER OF RECORD:
ALFRED & CYNTHIA BENTON
585 PORTLAND STREET
ROCHESTER, N.H.
BOOK 703, PG 191

TAX MAP 223, LOT 25
OWNER OF RECORD:
THE ESTATE OF EVELYN HUPPE
589 PORTLAND STREET
ROCHESTER, N.H.
BOOK 702, PG 407

BOUNDARY LINE ADJUSTMENT PLAN
585 & 589 PORTLAND STREET
ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE

FOR:
ALFRED & CYNTHIA BENTON
AND
THE ESTATE OF EVELYN HUPPE

1" = 30' DECEMBER 2023

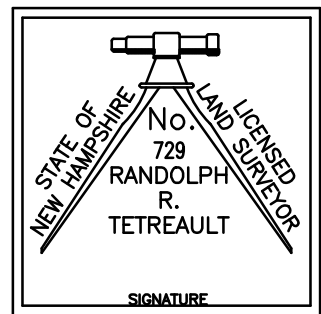
GRAPHIC SCALE



REVISIONS:

SHEET 1 OF 2

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.

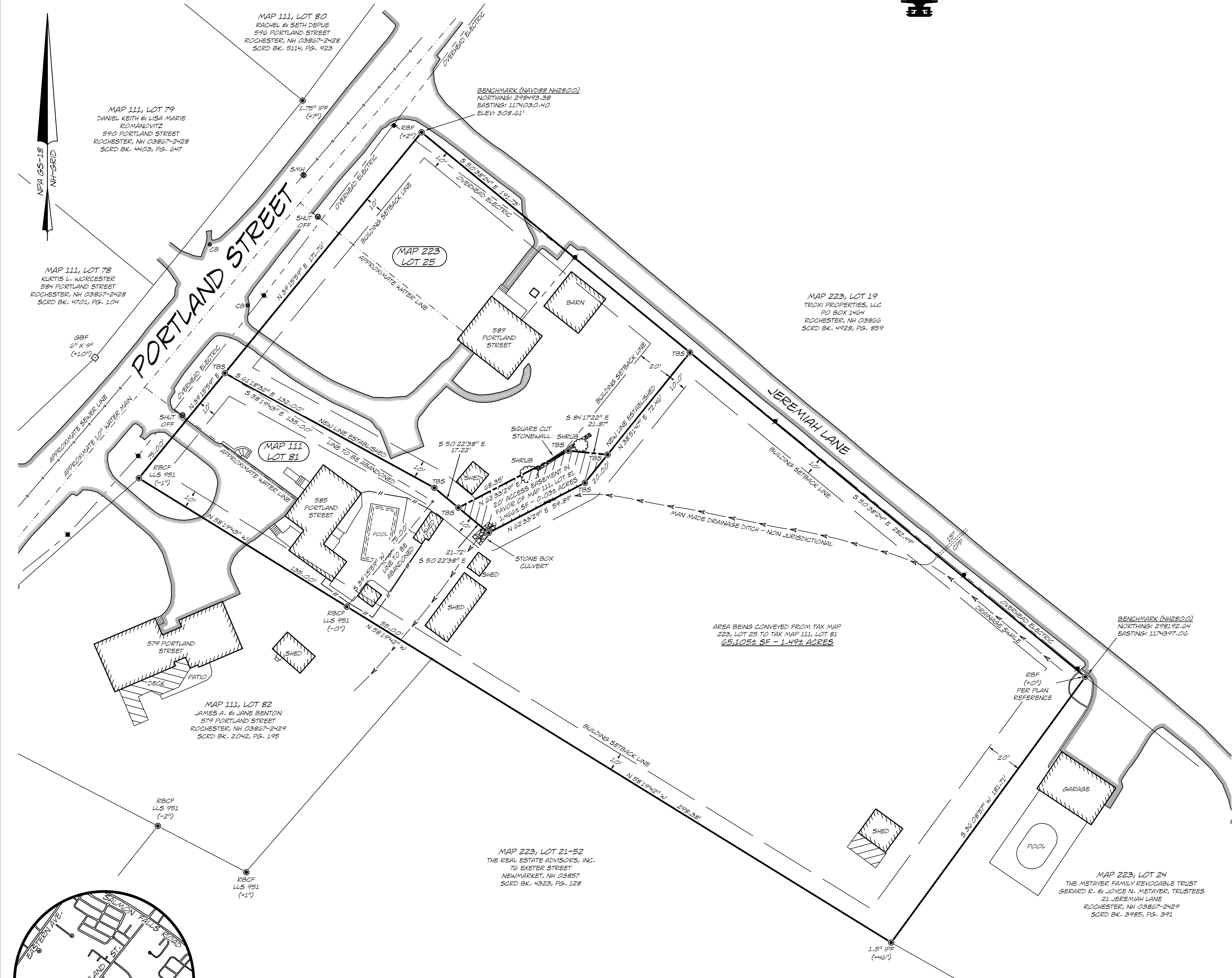


RANDOLPH R. TETREAULT, ULS 729
ON BEHALF OF NORWAY PLAINS ASSOCIATES, INC.

DATE

FINAL APPROVAL BY THE
ROCHESTER PLANNING BOARD ON

SIGNED BY _____ / _____ DATE _____
NAME POSITION

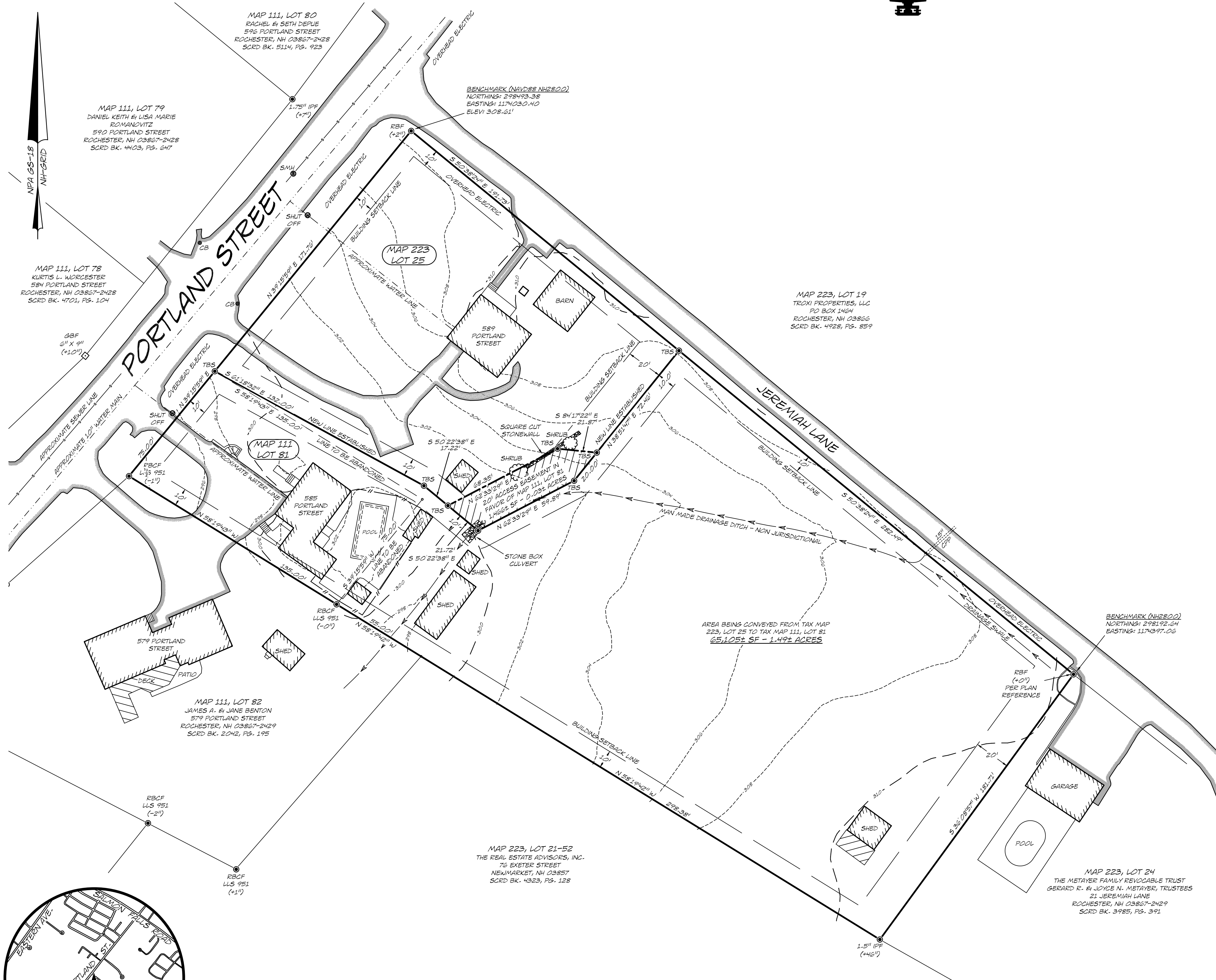
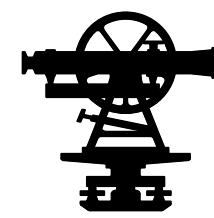


FILE NO. 142
PLAN NO. C-3324
DWC. NO. 22188 LLA-1
DRAWN BY: AFR

31 MOONEY STREET, ALTON, NH 603-875-3948

NORWAY PLAINS ASSOCIATES, INC.

2 CONTINENTAL BLVD., ROCHESTER, NH 603-335-3948



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8. THE PROPOSED LOT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED 05/17/2005. COMMUNITY PANEL 33017C0204D.
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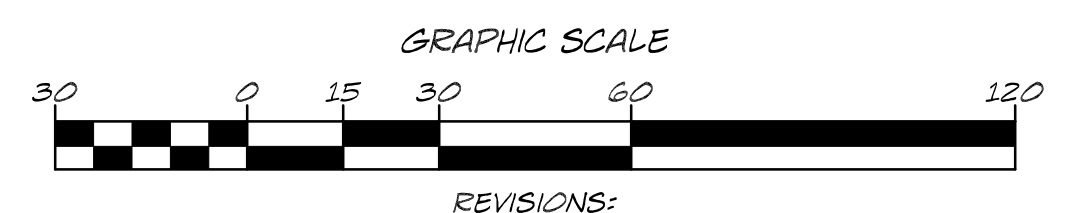
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DATED: SEPTEMBER 3, 2002 BY BERRY SURVEYING AND ENGINEERING.
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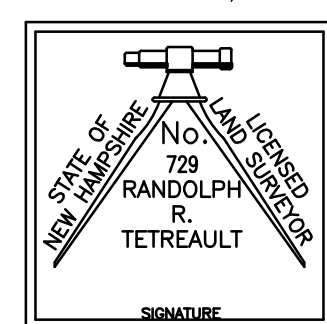
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TAX MAP 223, LOT 25
OWNER OF RECORD:
THE ESTATE OF EVELYN HUPPE
589 PORTLAND STREET
ROCHESTER, N.H.
BOOK 702, PG 407

TOPOGRAPHIC SHEET
BOUNDARY LINE ADJUSTMENT PLAN
585 & 589 PORTLAND STREET
ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE
FOR:
ALFRED & CYNTHIA BENTON
AND
THE ESTATE OF EVELYN HUPPE
1" = 30' DECEMBER 2023



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.



RANDOLPH R. TETREAULT, LLS 729
ON BEHALF OF NORDWAY PLAINS ASSOCIATES, INC.

DATE

ABUTTER LIST

City of Rochester, NH
Please Print or Type

Applicant: ALFRED & CYNTHIA BENTON **Phone** _____

Project Address:
585 & 859 PORTLAND STREET

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
11	81	R1	ALFRED & CYNTHIA BENTON	585 PORTLAND STREET, ROCHESTER, NH 03867

ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
223	25	THE ESTATE OF EVELYN HUPPE	589 PORTLAND STREET, ROCHESTER, NH 03867
223	24	THE METAYER FAMILY REVOCABLE TRUST	21 JEREMIAH LANE, ROCHESTER, NH 03867-2429
223	21-52	THE REAL ESTATE ADVISORS, INC	76 EXETER STREET, NEWMARKET, NH 03857
111	82	JAMES A. & JANE BENTON	579 PORTLAND STREET, ROCHESTER, NH 03867-2429
111	78	KURTIS L. WORCESTER	584 PORTLAND STREET, ROCHESTER, NH 03867-2428
111	79	DANIEL KEITH & LISA MARIE ROMANOVITZ	590 PORTLAND STREET, ROCHESTER, NH 03867-2428
111	80	RACHEL & SETH DEPUE	596 PORTLAND STREET, ROCHESTER, NH 03867-2428
223	19	TROXI PROPERTIES, LLC	PO BOX 1464, ROCHESTER, NH 03866

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
RANDOLPH R. TETREAULT, NH LLS 729	C/O NORMAY PLAINS ASSOCIATES, INC.
	PO BOX 249, ROCHESTER, NH 03866

I, the undersigned, acknowledge that it is the responsibility of the applicant or his/her agent to fill out this form. I understand that any error or omission could affect the validity of any approval. To get the names & addresses of all abutters please see the Planning Department Secretary.

on this date: DECEMBER 13, 2023 This is page 1 of 1 pages.

Applicant or Agent: ASHLEY F. ROWE

Planning Staff Verification: _____ **Date:** _____

Lot Line Revision Checklist

**To be filled out by applicant/agent (with notes to be inserted by staff)*

See regulations for other specific requirements
City of Rochester Planning & Development Department

Project Name: BENTON Map: 111 Lot: 81 Date: DECEMBER 13, 2023

Applicant/agent: ASHLEY F. ROWE Signature: _____

(Staff review by: _____ Date: _____)

General items

	Yes	No	N/A	Waiver Requested	Comments
<u>4</u> sets completed application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Total application fee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>4</u> copies of narrative	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>3</u> sets of full-size plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>2</u> sets of 11 X 17 reductions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Completed abutters list	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Copy of existing covenants, easements, and deed restrictions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____

Plan Information

Basic information including:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Name of project					_____
• Date					_____
• North arrow					_____
• Scale					_____
• Legend					_____
• Revision block					_____
• Vicinity sketch - not less than 1" = 1,000					_____
Name and address of developer/applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Name, stamp, and NH license # of land surveyor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

General items Continued

	Yes	No	N/A	Waiver Requested	Comments
City tax map & lot #'s	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Subdivision approval statement (per regulations)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Statement that no encroachments will result from the adjustment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Notation on plans: For more information about this lot line adjustment contact.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Approval block (for signature by staff attesting to Planning Board approval)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
References to neighboring plans and subdivisions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Information on abutting properties:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• owner name					_____
• owner address					_____
• tax map and lot #					_____
Zoning designations of subject tract and in vicinity of tract	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Zoning overlay districts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

Platting

Clear delineation of area affected by lot line revision	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Surveyed property lines including:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• existing and proposed bearings					_____
• existing and proposed distances					_____
• monuments					_____
• benchmarks					_____
Existing & proposed square footage for each lot	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

Show all of the following within 100 feet of the affected area.

Topographic Features

	Yes	No	N/A	Waiver Requested	Comments
Existing buildings/structures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Existing driveways and access points	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Water features (ponds, streams)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Wetlands	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Statement whether located in flood area, and, if so, 100 year flood elevation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

Utilities

Show all of the following within 100 feet of the affected area

Water lines/well (with protective radius)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Sewer lines/septic system and leach field	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Electric (overhead or underground)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Telephone/cable TV	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Gas lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

Additional Comments:

NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

P.O. Box 249
2 Continental Blvd. (03867)
Rochester, NH 03866-0249
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EXAMPLE EASEMENT LANGUAGE

Beginning at a monument to be set along the common boundary line between the property known to the City of Rochester as Tax Map 223, Lot 25, and the property known to the City of Rochester as Tax Map 111, Lot 81, as depicted on a plan entitled "BOUNDARY LINE ADJUSTMENT PLAN – 585 & 589 PORTLAND STREET – ROCHESTER – STRAFFORD COUNTY – NEW HAMPSHIRE, FOR: ALFRED & CYNTHIA BENTON AND THE ESTATE OF EVELYN HUPPE" Dated December 2023, by Norway Plains Associates, Inc, and recorded at the S.C.R.D. as Plan xx-xx. Said monument and point of beginning being South 38°51'47" East and 72.46 feet distant from a monument set on the southerly sideline of Jeremiah Lane, at the easterly most corner of Tax Map 225, Lot 25, and the northerly most corner of Tax Map 111, Lot 81 as depicted on said plan;

Thence by the following courses and distances:

South 38°51'47" West, 20.00 feet to a monument to be set;
South 62°33'29" West, 59.89 feet to a monument to be set;
North 50°22'38" West, 21.72 feet to a monument to be set;
North 62°33'29" East, 68.35 feet to a monument to be set;
South 84°17'22" East, 21.87 feet to the point of beginning.

Containing 1,466± square feet, or 0.03± acres