



LOT LINE REVISION APPLICATION
City of Rochester, New Hampshire

Date: 12-18-23 [office use only. Check # _____ amount \$ _____ date _____]

Property information

Tax map #: 134 Lot #(s): 12 & 13; Zoning district: R-1

Property address/location: 132 and 134 Rochester Hill Road

Name of project (if applicable): Lot Line Revision Plan prepared for The Beloin Family Trust of 2013

Property owner – Parcel A (Lot 12)

Name (include name of individual): The Beloin Family Trust of 2013

Mailing address: 171 Long Beach Avenue, York, ME 03909-6378

Telephone #: 603-817-0640 Email: paulbeloin@gmail.com

Property owner – Parcel B (Lot 13)

Name (include name of individual): The Beloin Family Trust 2013

Mailing address: 12698 Fox Ridge Drive, Bonita Springs, FL 34135-1400

Telephone #: S/A Email: _____

Surveyor

Name (include name of individual): Norway Plains Associates, Inc; Joel D. Runnals, LLS

Mailing address: PO Box 249, Rochester, NH 03866-0249

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

Email address: jrunnals@norwayplains.com Professional license #: 865

Proposed project

What is the purpose of the lot line revision? To convey 16,456 square feet of land between Tax Map 134 Lots 12 & 13.

Will any encroachments result? no

(Continued Lot Line Revision application Tax Map: 134 Lot: 12E13 Zone R-1)

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: Paul R. Belen
(Parcel A)

Date: 12-19-23

Signature of property owner: Paul R. Belen
(Parcel B)

Date: 12-19-23

Signature of agent: Joel A. Runnals

Date: 12-19-23

NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

P.O. Box 249
268

Continental Blvd. (0367)
Rochester, NH 03866-0249
Phone: (603) 335-3948 / (800) 479-3948
Fax: (603) 332-0098
rtetreault@norwayplains.com
Randolph R. Tetreault, President



P. O. Box

31 Mooney Street
Alton, NH 03809
Phone & Fax: (603) 875-3948
jrunnals@norwayplains.com
www.norwayplains.com

December 18, 2023

Shanna B. Saunders, Director
Department of Planning and Development
City Hall Annex
33 Wakefield Street
Rochester, NH 03867-1917

RE: Lot Line Revision: for The Beloin Family Trust of 2013, Tax Map 134, Lots 12 and 13,
132 and 134 Rochester Hill Road, Rochester, NH

Dear Shanna Saunders,

On behalf of The Beloin Family Trust, Norway Plains Associates, Inc. is pleased to submit plans for a Lot Line Revision between Tax Map 134, Lots 12 and 13.

Lot 12 is developed with a single-family dwelling (132 Rochester Hill Road), garage, fences, septic system, driveway, barn, several sheds, pool and patio. It is serviced by an individual septic system and well. The existing area is 20.11 acres and 185.87' of frontage. The Lot Line Revision will add 16,456 square feet with a new area of 20.49 acres.

Lot 13 is also developed with a single-family dwelling (134 Rochester Hill Road), driveway, deck, and pool. It is serviced by municipal water with an individual septic system. The existing area of Lot 13 is 46,151 square feet / 1.06 acres and frontage of 185.29'. The Proposed Lot Line Revision will convey 16,456 square feet to Lot 12, leaving 29,695 square feet / 0.68 acres for the remaining area of Lot 13.

This Proposed Lot Line Revision will require NHDES subdivision Approval for Lot 13 which is pending.

Thank you for your consideration in this matter.

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

A handwritten signature in cursive script, reading "Joel D. Runnals", written over a horizontal line.

Joel D. Runnals, LLS

NORWAY PLAINS ASSOCIATES, INC.

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2 Continental Blvd.
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P.O. Box 268
31 Mooney Street
Alton, NH 03809-0268
Phone: 603-875-3948

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Rochester, NH 03867-1917

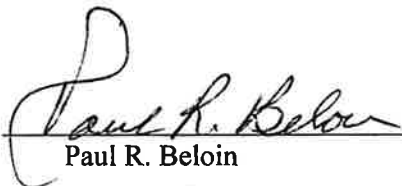
RE: Lot Line Revision; For The Beloin Family Trust of 2013, Tax Map 134, Lots 12 and 13, 132 and 134 Rochester Hill Road, Rochester, NH

Dear Shanna Saunders,

I, **Paul R. Beloin, Trustee and Suzanne P. Beloin, Trustee**, hereby authorize Norway Plains Associates, Inc. and its professionals as a decision-making representative and designate them as signatories in the above-referenced application for the Lot Line Revision proceedings.

Sincerely,

Signature:


Paul R. Beloin

Date:

12-19-23

Signature:

Suzanne P. Beloin

Date:

| Map-Lot | Owner Name | Owner Mailing Address |
|---------|--|---|
| 134-10 | Michael & Michelle Nelson | PO Box 2054, Rochester, NH 03266 |
| 134-11 | Paul Patsalis | 130 Rochester Hill Road, Rochester, NH 03867 |
| 134-14 | SCRD Book 1250, Page 204 | 138 Rochester Hill Road, Rochester, NH 03867 |
| 134-15 | Brian & Cheryl Arriel | 2 Stone Ridge Drive, Rochester, NH 03867 |
| 134-19 | SCRD Book 3059, Page 497 | 133 Rochester Hill Road, Rochester, NH 03867 |
| 134-20 | Pamela & Michael Larose | 2800 Post Oak Blvd, Ste. 3700, Houston TX 77056 |
| 239-26 | SCRD Book 4939, Page 864 | PO Box 429, Ossipee, NH 03864 |
| 240-80 | Sandra Smith | 37 Tarah Way, Fremant, NH 03044 |
| 243-1 | IHeartmedia Tower Co., ILLC | 6 Stone Ridge Drive, Rochester, NH 03867 |
| 243-2 | SCRD Book 1706, Page 532 | 8 Stone Ridge Drive, Rochester, NH 03867 |
| 243-3 | Linda Ferwerda | 12 Stone Ridge Drive, Rochester, NH 03867 |
| 243-4 | SCRD Book 4092, Page 762 | 55 International Drive, Portsmouth, NH 03801 |
| | Frances Furbish & Richard Twombly Rev. Trust | |
| | SCRD Book 2936, Page 241 | |
| | Christopher & Kimberly Benson | |
| | SCRD Book 2561, Page 714 | |
| | John & Sarah Morgan | |
| | SCRD Book 4310, Page 465 | |
| | Pease Development Authority | |
| | SCRD Book 3752, Page 525 | |

TAX MAP 134
LOT 12
area:
892,574 sf
20.49 acres
see 52

TAX MAP 134
LOT 13
area:
29,695 sf
0.68 acres

AREA
to be
conveyed
from
LOT 13
to
LOT 12
16,456 sf

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.

2023
JOEL D. RUNNALS, LLS 865
DATE

GENERAL PLAN NOTES:

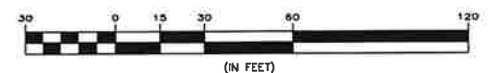
1. THE PURPOSE OF THIS PLAN IS TO PERFORM A LOT LINE REVISION BETWEEN TAX MAP 134, LOT 12 AND TAX MAP 134, LOT 13.
2. LOT AREAS:
TAX MAP 134, LOT 12
OLD AREA = 876,118 sf / 20.11 acres
NEW AREA = 892,574 sf / 20.49 acres
AREA TO BE CONVEYED TO LOT 12 = 16,456 sf
TAX MAP 134, LOT 13
OLD AREA = 46,151 sf / 1.05 acres
NEW AREA = 29,695 sf / 0.68 acres
3. THESE LOTS ARE ZONED RESIDENTIAL-1 (R-1).
DIMENSIONAL REGULATIONS PER ZONING ORDINANCE:
MINIMUM LOT SIZE = 10,000 SF
MINIMUM LOT FRONTAGE = 100 FEET
MINIMUM YARD SETBACKS:
FRONT = 10 FEET
SIDE = 10 FEET
REAR = 20 FEET
4. ORIENTATION: HORIZONTAL DATUM - CITY OF ROCHESTER GIS.
5. LOT 12 IS SERVICED BY AN INDIVIDUAL WELL AND AN INDIVIDUAL SEWER SYSTEM.
LOT 13 IS SERVICED BY MUNICIPAL WATER SUPPLY AND AN INDIVIDUAL SEWER SYSTEM.
6. PARCELS ARE NOT LOCATED WITHIN ZONE A (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, COMMUNITY NUMBER 33017002120 EFFECTIVE ON 05-17-2005.
7. NO ENCROACHMENTS WILL RESULT FROM THIS PROPOSED LOT LINE REVISION.
8. DEVELOPMENT ON THESE LOTS WILL BE IN ACCORDANCE WITH THE CITY OF ROCHESTER CHAPTER 218, STORMWATER MANAGEMENT AND EROSION CONTROL. AS PART OF THE BUILDING PERMIT PROCESS, THE LOT OWNER SHALL FILE A CITY OF ROCHESTER STORMWATER MANAGEMENT AND EROSION CONTROL PERMIT APPLICATION WITH THE ROCHESTER DEPARTMENT OF PUBLIC WORKS.
9. NHDES SUBDIVISION APPROVAL NUMBER: pending.
10. FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 335-1335.

TAX MAP 134, LOT 12
OWNER OF RECORD:
BELOIN FAMILY TRUST OF 2013
c/o PAUL R. & SUZANNE P. BELOIN
171 LONG BEACH AVENUE
YORK, ME 03909-5378
S.C.R.D. BOOK 4507, PAGE 760

TAX MAP 134, LOT 13
OWNER OF RECORD:
BELOIN FAMILY TRUST OF 2013
c/o PAUL R. & SUZANNE P. BELOIN
12698 FOX RIDGE DRIVE
BOWTIE SPRINGS, FL 34135-1400
S.C.R.D. BOOK 4507, PAGE 763

LOT LINE REVISION
SUBDIVISION PLAN
ROCHESTER HILL ROAD
NH ROUTE 108
ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE
PREPARED FOR:
THE BELOIN FAMILY TRUST OF 2013
SCALE: 1" = 30' DECEMBER 2023

GRAPHIC SCALE



REVISIONS:

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 FOR
SUBDIVISION APPROVAL.

FINAL APPROVAL BY THE
ROCHESTER PLANNING BOARD ON _____ DATE _____

SIGNED BY _____ / _____ DATE _____
NAME POSITION

PRELIMINARY PRINT
for
APPLICATION SUBMITTAL
01-23-24

NORWAY PLAINS ASSOCIATES, INC.

2 Continental Blvd., Rochester, N.H. 603-335-3948

FILE NO. 104
PLAN NO. C-2595-S
DWG NO. 22356-LDD/S-1

31 Mooney Street, Alton, N.H. 603-875-3948

SHEET 1 OF 2

LAND SURVEYORS



CIVIL ENGINEERS

Man-made and/or natural jurisdictional wetland boundaries were delineated by Marc Jacobs, Certified Wetland Scientist number 090, in October 2023 according to the standards of the US Army Corps of Engineers - 1987 Wetlands Delineation Manual; the 2012 Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northeast and Northcentral Region; the Code of Administrative Rules, NH Department of Environmental Services - Wetlands Bureau - Env W1 100-900 and Chapter 42 - §42.12 Conservation Overlay District of the Rochester Zoning. Predominant hydric soils were identified utilizing the Field Indicators for Identifying Hydric Soils in New England, Version 4, June 2020 and the Field Indicators of Hydric Soils in the United States, Version 6, 2016. The status of vegetation as hydrophytic was determined according to the U.S. Army Corps of Engineers - Northcentral and Northeast 2020 Regional Wetland Plant List. Copies of site plans depicting the wetland delineation which have been reviewed by the wetland scientist are individually stamped, signed and dated. This note has been customized for this project.

REFERENCE PLANS:

- "RIGHT-OF-WAY AND TRACK MAP, BOSTON AND MAINE R.R. OPERATED BY THE BOSTON AND MAINE R.R." VALUATION MAP V-4:1NH/11 DATED JUNE 30, 1914 BY OFFICE OF VALUATION ENGINEER NOT RECORDED
- "PLAN OF LAND OF PRISCILLA DRAKE TO BE SOLD TO ROBERT BERANGER, ROCHESTER HILL ROAD, ROCHESTER, N.H." DATED OCTOBER 07, 1969 BY BERRY CONST. CO., INC. S.C.R.D. PLANS 90-82, 90-83 & 90-84
- "SUBDIVISION OF LAND, ROCHESTER, N.H., RON & ROSE ROBERGE" DATED NOVEMBER 1986 BY DURGIN/SCHOFIELD ASSOCIATES S.C.R.D. PLANS 31A-76 & 77
- "PLAN OF LAND, STONE RIDGE DRIVE, ROCHESTER, N.H. FOR GRAIG A. & CYNDIE JO GARDNER" DATED DECEMBER 1993 BY NORWAY PLAINS ASSOCIATES, INC. S.C.R.D. PLAN 43-69
- "LOT LINE ADJUSTMENT PLAN, LOTS 5 & 6 ASSESSOR'S MAP 134, ROCHESTER HILL ROAD, ROCHESTER, NEW HAMPSHIRE, C/POLYNY OF STRAFFORD" DATED JANUARY 01, 2002 BY CIVILWORKS S.C.R.D. PLAN 64-76

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.



2023

JOEL D. RUNNALS, LLS 665

DATE

MARC E. JACOBS, C.W.S., 90
2023
DATE

NH NORTHEAST CORP.
TAX MAP 240 LOT 82
TAX MAP 239 LOT 26

N 36°57'05" E
1359.32

1003.22'
S 36°57'49" W

Pease Development Authority
TAX MAP 243 LOT 4

TAX MAP 134 LOT 12
area:
892,674 sq
20.49 acres



LOCUS
N.T.S.

TAX MAP 134, LOT 12
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c/o PAUL R. & SUZANNE P. BELOIN
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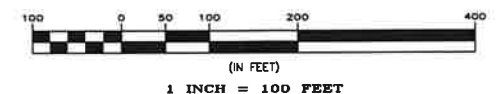
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SUBDIVISION PLAN
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SHEET 2 OF 2