



## **LOT LINE REVISION APPLICATION**

### **City of Rochester, New Hampshire**

Date: JULY 6, 2023 [office use only. Check # \_\_\_\_\_ amount \$ \_\_\_\_\_ date \_\_\_\_\_ ]

#### **Property information**

Tax map #: 203; lot #'s): 7,8; zoning district: AGRICULTURAL

Property address/location: 350, 360 CHESTNUT HILL ROAD

Name of project (if applicable): \_\_\_\_\_

#### **Property owner – Parcel A**

Name (include name of individual): JONATHAN D. & JUDITH M. MOTT

Mailing address: 350 CHESTNUT HILL ROAD, ROCHESTER, NH 03867

Telephone #: 603-765-8094 Email: JDMOTT1958@GMAIL.COM

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

Name (include name of individual): CHARLES J. JR. & TRACY L. GERRISH

Mailing address: 360 CHESTNUT HILL ROAD, ROCHESTER, NH 03867

Telephone #: 603-285-1921 Email: XSHYZA@METROCAST.NET

#### **Surveyor**

Name (include name of individual): RANDY TETREALT ON BEHALF OF NORWAY PLAINS ASSOCIATES, INC.

Mailing address: 2 CONTINENTAL BOULEVARD, ROCHESTER, NH 03867

Telephone #: 603-335-3948 Fax #: N/A

Email address: RTETREALT@NORWAYPLAINS.COM Professional license #: LLS729

#### **Proposed project**

What is the purpose of the lot line revision? TO INCREASE THE LOT FRONTAGE OF LOT 7

Will any encroachments result? NO

## Comments

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

This Lot Line revision is being made as part of a single lot subdivision application, and we ask that  
the fee for the lot line revision be waived.

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## 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:  
(Parcel A)

*Theresa L. Davis*  
*Charles L. Davis*

Date:

7/6/23

Signature of property owner:  
(Parcel B)

*Justin M. Pratt*

Date:

7/6/23

Signature of agent:

*Randolph R. Lehoucq*

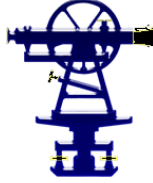
Date:

7/10/2023

# NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

P.O. Box 2492  
Continental Blvd. (03867)  
Rochester, NH 03866-0249  
Phone: (603) 335-3948 / (800) 479-3948  
Fax: (603) 332-0098



P. O. Box 268  
31 Mooney St.  
Alton, NH 03809  
Phone & Fax: (603) 875-3948  
[www.norwayplains.com](http://www.norwayplains.com)

July 11, 2023

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

**RE: NARRATIVE – Lot Line Revision and Subdivision Application for:  
Jonathan & Judith Mott  
Tax Map 203, Lot 7, 350 Chestnut Hill Road, Rochester, NH  
Charles Jr. & Tracy Gerrish  
Tax Map 203, Lot 8, 360 Chestnut Hill Road, Rochester, NH**

Dear Shanna Saunders,

Jonathan & Judith Mott, owners of Tax Map 203, Lot 7, are proposing a Lot Line Revision with their neighbors, Charles Jr. & Tracy Gerrish, owner of Tax Map 203, Lot 8; and a single lot subdivision of the revised Lot 7.

The proposed conveyance will be 34,945 sq. ft. (0.80 acres) from Lot 8 to Lot 7. This area is currently undeveloped, and will be used for the frontage and access for the proposed Lot 7-6. Lot 7 will be divided into Lot 7-6 (48.46 acres, of which 40.02 acres are in permanent Open Space) and Lot 7 (2.75 acres). Lot 7 currently has a single family residence with on-site water and septic systems. The proposed Lot 7-6 is currently used for agricultural purposes and is undeveloped. Any future development of Lot 7-6 will be permitted separately.

Municipal sewer and water are not available within a reasonable distance at this site.

As part of these applications, we are asking for waivers regarding: surveying the entire lot; re-delineating wetlands; traffic studies; and drainage report. We are also asking for a Conditional Use Permit regarding placing a driveway on Lot 7.

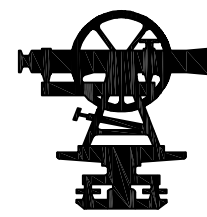
Thank you for your consideration in this matter.

Sincerely,

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Glenn Griswold, PLS / NORWAY PLAINS ASSOCIATES, INC.





LEGEND

EXISTING

MONUMENT

BOUND

NO MONUMENT FOUND OR SET

UTILITY POLE

WETLAND

WELL

N 89°56'30" E  
425.61'

STONEWALL

EDGE OF PAVEMENT

GRAVEL

EDGE OF WETLAND

OVERHEAD WIRES

FENCE

SETBACK LINE

EASEMENT

PROPOSED LOT LINE

DRAIN LINE

ABBREVIATION LEGEND:

DHS - DRILL HOLE WITH ID CAP SET

DHF - DRILL HOLE FOUND

RBF - REBAR FOUND

RBCF - REBAR WITH ID CAP FOUND

RBCS - REBAR WITH ID CAP SET

(+2') - DENOTES HEIGHT OF THE MONUMENT

TM - TAX MAP #1 LOT NUMBER

SCRD - STRAFFORD COUNTY REGISTRY OF DEEDS

MONUMENT IDENTIFICATION INSCRIPTIONS:

'NPA' - NORWAY PLAINS ASSOCIATES

'BROWN' - BROWN ENGINEERING, INC.

| LINE TABLE |               |          |
|------------|---------------|----------|
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| L4         | N 35°01'44" E | 39.78'   |
| L5         | N 36°43'12" E | 47.31'   |
| L6         | N 39°56'07" E | 50.49'   |
| L7         | N 38°03'49" E | 41.64'   |
| L8         | N 36°25'56" E | 61.37'   |
| L9         | N 25°37'47" E | 54.84'   |
| L10        | N 39°37'46" E | 8.15'    |
| L11        | S 22°56'59" W | 24.64'   |

TAX MAP 203 LOT 20  
CHARLES J. GERRISH JR. &  
RAMONAN. OSBORNE  
374 CROSS ROAD  
ROCHESTER, NH 03867  
BK. 4354 PG. 395

CROSS ROAD  
CLASS V ROAD

ROCHESTER GIS  
COORDINATES:  
N: 314,192.16  
E: 1,162,508.08

TAX MAP 203 LOT 9  
MARK K. & PATRICIA TAYLOR  
P.O. BOX 764  
ROCHESTER, NH 03866-0764  
BK. 1118 PG. 28

TAX MAP 203 LOT 8  
CHARLES J. JR. & TRACY L. GERRISH  
360 CHESTNUT HILL ROAD  
ROCHESTER, NH 03867  
BK. 2467 PG. 186

TAX MAP 203 LOT 24-1  
CURTIS & JESSICA MUSE  
1 GOVERNORS ROAD  
ROCHESTER, NH 03867  
BK. 5070 PG. 312

TAX MAP 203 LOT 5  
DAVID ROGER DESHAIRNAIS  
365 CHESTNUT HILL ROAD  
ROCHESTER, NH 03867  
BK. 5022 PG. 567

TAX MAP 203 LOT 6  
363 CHESTNUT HILL ROAD CONDO  
ASSOCIATION  
BK. 2402 PG. 611

TAX MAP 203 LOT 6-1  
VENO FAMILY REVOCABLE TRUST  
DAVID A. & GINA M. VENO  
TRUSTEES  
361 CHESTNUT HILL ROAD  
ROCHESTER, NH 03867  
BK. 5079 PG. 663

TAX MAP 203 LOT 10-2  
BRIANNA CAMPBELL &  
DANIEL W. LASZLO  
372 CROSS ROAD  
ROCHESTER, NH 03867  
BK. 4906 PG. 888

ROCHESTER GIS  
COORDINATES:  
N: 314,157.83  
E: 1,162,508.58

THESE AREAS WERE  
RE-DELINEATED BY  
JOSEPH W. NOEL,  
GIS, CSS ON JULY 7,  
2023. SEE NOTE 12

BENCHMARK  
NAIL IN LEDGE  
OUTCROP  
ELEV=425.07'

OPEN SPACE  
SEE NOTE 14

TAX MAP 203  
LOT 7  
EXISTING: 50.41 ACRES  
PROPOSED: 51.61 ACRES

TAX MAP 203 LOT 7-1  
BRADLEY & KARISSA MONDULUX  
346 CHESTNUT HILL ROAD  
ROCHESTER, NH 03867  
BK. 4651 PG. 540

ROCHESTER GIS  
COORDINATES:  
N: 313,206.93  
E: 1,162,243.05

TAX MAP 203 LOT 7-2  
JUSTIN L. & BROOKE A. DEPHILIPPO  
342 CHESTNUT HILL ROAD  
ROCHESTER, NH 03867  
BK. 4677 PG. 87

NOTES:

- THE PURPOSE OF THIS PLAN IS TO DEPICT A PROPOSED LOT LINE REVISION BETWEEN TAX MAP 203, LOT 7 AND LOT 8.
- TOTAL PARCEL AREA: MAP 203, LOT 7 50.41 ACRES  
PROPOSED PARCEL 7: 51.61 ACRES  
MAP 203, LOT 8: CURRENT: 3.31 ACRES  
PROPOSED: 2.51 ACRES
- PARCEL IS ZONED AGRICULTURAL.
- MINIMUM PARCEL REQUIREMENTS: LOT SIZE = 45,000 S.F., FRONTAGE = 150'  
BUILDING SETBACKS: FRONT YARD = 20', SIDE YARD = 10', REAR YARD = 20'  
(ULTIMATE CERTIFICATION AND VERIFICATION OF THE ZONE DESIGNATION AND APPLICABLE LOCATION OF BUILDING SETBACK REQUIREMENTS ARE THE SOLE RESPONSIBILITY OF THE ZONING OFFICE IN THE SUBJECT MUNICIPALITY.)
- THE PROPOSED LOTS ARE TO BE SERVICED BY ON-SITE WATER AND SEPTIC SYSTEMS.
- THE SURVEYED PARCELS ARE NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED 5/17/2005 COMMUNITY PANEL # 33017C0201D.
- HORIZONTAL DATUM: NH STATE PLANE, NAD83(2011). VERTICAL DATUM: NAVD88 (GEOID18A)
- ABUTTING OWNER INFORMATION TAKEN FROM THE TOWN OF ROCHESTER TAX RECORDS. ABUTTING LOT LINES TAKEN FROM ROCHESTER TAX MAPS AND/OR GIS, AND ARE FOR INFORMATIONAL PURPOSES ONLY.
- FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, ANNEX BUILDING, 33 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 335-1338.
- ALL UTILITIES SERVING THE PROPOSED LOTS SHALL BE PLACED UNDERGROUND, PER CITY OF ROCHESTER SUBDIVISION REGULATIONS 5.12.
- 25' WETLAND BUFFER ZONE SHALL REMAIN IN ITS NATURAL STATE AND BE MARKED EVERY 100 FEET WITH WETLAND CONSERVATION TASS, PER CITY OF ROCHESTER PLANNING DEPARTMENT. WETLANDS SHOWN HEREON WERE TAKEN FROM PLAN REFERENCE 1.

ON JULY 7, 2023, AN UPDATED WETLAND DELINEATION WAS CONDUCTED ON A LIMITED AREA OF THE PROPERTY BY JOSEPH W. NOEL, NH CERTIFIED SOIL SCIENTIST #017 AND NH CERTIFIED WETLAND SCIENTIST #086. THE LIMITS OF THE UPDATED DELINEATION ARE DESIGNATED ON THE PLAN. SEQUENTIALLY NUMBERED PINK AND BLACK STRIPED FLAGGING WAS PLACED ALONG THE WETLAND/UPLAND BOUNDARY. THE FLAGS WERE SURVEY LOCATED BY NORWAY PLAINS ASSOCIATES, INC. THE DELINEATION WAS CONDUCTED IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS DOCUMENT CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, (1987) ALONG WITH THE REQUIRED REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2, JANUARY 2012).

PROFESSIONAL JUDGMENT WAS NECESSARY IN SOME AREAS DUE TO THE STONY NATURE OF THE GLACIAL TILL SOILS, A DENSE GROWTH OF INVASIVE JAPANESE BARBERY (BERBERIS THUNBERGII) IN THE SHRUB LAYER, AND THE SLOPING MARGINAL NATURE OF THE WETLAND SYSTEM ALONG ITS BOUNDARIES. DIFFERENCES BETWEEN AN EARLIER DELINEATION AND THE UPDATED DELINEATION CAN BE ATTRIBUTED TO THESE FACTORS.

- CHESTNUT HILL ROAD IS A CLASS V ROAD.
- NO DEVELOPMENT, NOR SUBDIVISION OF THE OPEN SPACE AREA AS SHOWN, NOR ESTABLISHMENT OF FUTURE HOME SITES IN THE OPEN SPACE AREA SHALL BE PERMITTED. THIS LAND, HOWEVER, MAY BE USED FOR PASSIVE RECREATION, GARDENING, OR AGRICULTURAL PURPOSES. SEE PLAN REFERENCE 1 FOR MORE INFORMATION.
- PER NH RSA 289:3, THERE IS TO BE A 25' NO DISTURBANCE BUFFER AROUND THE EXISTING CEMETERY. ACCESS TO THE CEMETERY SHALL BE PER THE EASEMENT SHOWN.
- TRAVERSE CLOSURE: 1/32,900.
- ROAD FRONTAGE LOT 7: EXISTING = 199.90' PROPOSED = 329.90'  
LOT 8: EXISTING = 795.00' PROPOSED = 665.00'
- NO BUILDINGS SHALL BE ERECTED ON LOT 7-8 WITHIN 250' OF CHESTNUT HILL ROAD.
- NO ENCROACHMENTS WILL RESULT FROM THIS LOT LINE ADJUSTMENT.

REFERENCE PLANS:

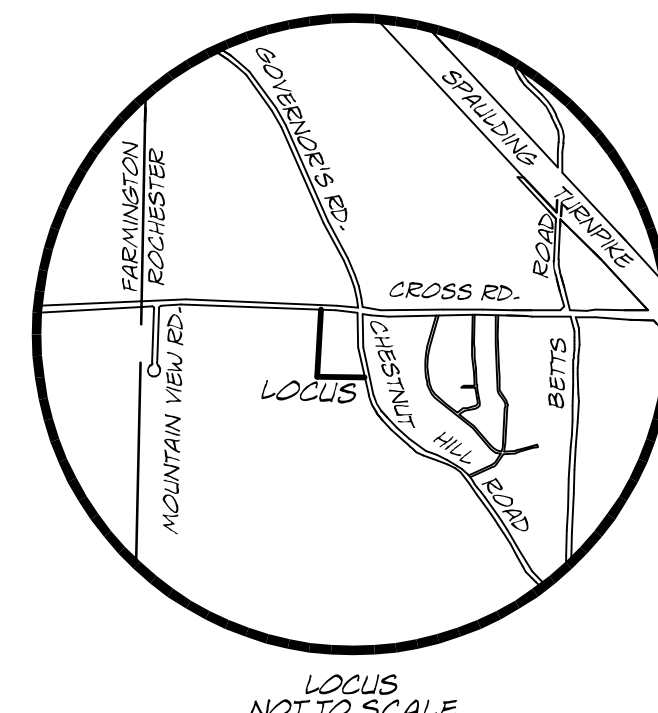
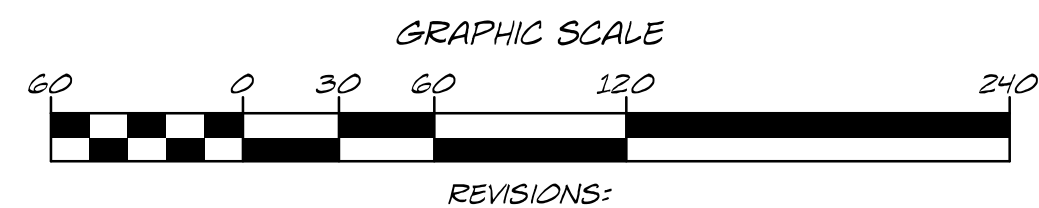
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RECORDED: SCRD PLAN 91-49
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DATED: MARCH 2009 BY NORWAY PLAINS ASSOCIATES, INC.  
RECORDED: SCRD DE97-57

TAX MAP 203, LOT 7  
OWNER OF RECORD:  
JONATHAN D. & JUDITH M. MOTT  
350 CHESTNUT HILL ROAD  
ROCHESTER, N.H.  
BK. 4434, PG. 214

TAX MAP 203, LOT 8  
OWNER OF RECORD:  
CHARLES J. JR. & TRACY L. GERRISH  
360 CHESTNUT HILL ROAD  
ROCHESTER, N.H.  
BK. 2467, PG. 186

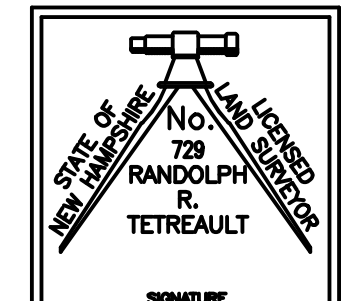
LOT LINE REVISION PLAN  
350 CHESTNUT HILL ROAD  
ROCHESTER  
STRAFFORD COUNTY  
NEW HAMPSHIRE  
FOR:  
JONATHAN D. MOTT

1" = 60' JUNE 2023



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.

I FURTHER CERTIFY THAT I HAVE FILED A COPY OF THIS PLAN WITH THE PLANNING BOARD OF THE CITY OF ROCHESTER, NH IN ACCORDANCE WITH RSA 676:13.



RANDOLPH R. TETREAULT, LLS #729

DATE

FINAL APPROVAL BY  
ROCHESTER PLANNING BOARD

CERTIFIED BY POSITION DATE

PRELIMINARY PRINT FOR APPLICATION SUBMITTAL  
7-11-2023

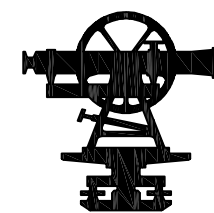
FILE NO. 154  
PLAN NO. C-3384  
DWG. NO. 23042 S-1

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

NORWAY PLAINS ASSOCIATES, INC.

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





- LEGEND
- EXISTING
- MONUMENT
  - BOUND
  - NO MONUMENT FOUND OR SET
  - UTILITY POLE
  - WETLAND
  - WELL
  - BENCHMARK

- PROPERTY LINE
- STONEWALL
- EDGE OF PAVEMENT
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- PROPOSED LOT LINE
- DRAIN LINE

ABBREVIATION LEGEND:

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RAMONA L. OSBORNE  
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ROCHESTER, NH 03867  
BK. 4354 PG. 395

CROSS ROAD  
CLASS V ROAD

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BK. 1118 PG. 28

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BK. 5070 PG. 312

## NOTES:

- RESERVED REGISTRY OF DEEDS
- THE PURPOSE OF THIS PLAN IS TO DEPICT A PROPOSED SUBDIVISION OF THE LAND DESCRIBED IN STRAFFORD COUNTY REGISTRY OF DEEDS, BOOK 4434, PAGE 214; AND A LOT LINE REVISION BETWEEN TAX MAP 203, LOT 7 AND LOT 8.
  - TOTAL PARCEL AREA: MAP 203, LOT 7: 50.41 ACRES  
PROPOSED PARCEL 7: 2.75 ACRES  
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LOT 7-6: EXISTING = N/A PROPOSED = 150.51'
- LOT 8: EXISTING = 795.00' PROPOSED = 665.00'
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## REFERENCE PLANS:

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DATED: MARCH 2007 BY BROWN ENGINEERING  
RECORDED: SCRD PLAN 91-49
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DATED: MARCH 2009 BY NORWAY PLAINS ASSOCIATES, INC.  
RECORDED: SCRD DEFT-57

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OWNER OF RECORD:  
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350 CHESTNUT HILL ROAD  
ROCHESTER, N.H.  
BOOK 4434, PG 214

TAX MAP 203, LOT 8  
OWNER OF RECORD:  
CHARLES J. JR. & TRACY L. GERRISH  
360 CHESTNUT HILL ROAD  
ROCHESTER, N.H.  
BOOK 2467, PG 186

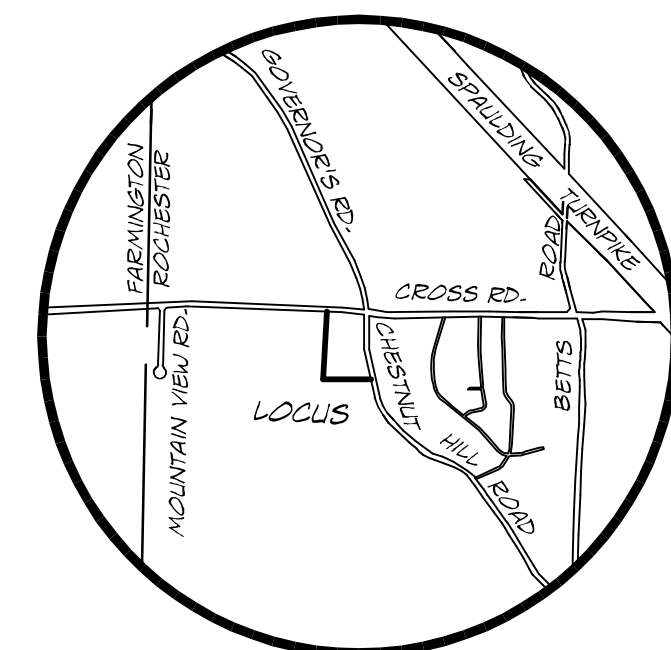
PROPOSED TOPOGRAPHIC  
SUBDIVISION PLAN  
350 CHESTNUT HILL ROAD  
ROCHESTER  
STRAFFORD COUNTY  
NEW HAMPSHIRE

FOR:  
JD MOTT  
1" = 60' JUNE 2023

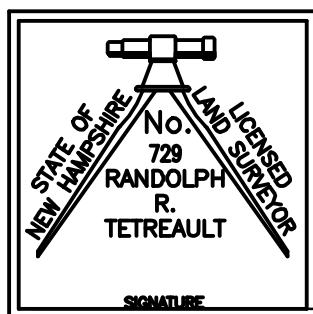
GRAPHIC SCALE



REVISIONS:

LOCUS  
NOT TO SCALE

FILE NO. 154  
PLAN NO. C-3384  
DWG. NO. 23042 S-1



RANDOLPH R. TETREAULT, U.S. #729

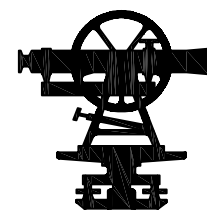
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CERTIFIED BY POSITION DATE

PRELIMINARY PRINT FOR APPLICATION SUBMITTAL  
7-11-2023





LEGEND

EXISTING

MONUMENT

BOUND

NO MONUMENT FOUND OR SET

UTILITY POLE

WETLAND

WELL

N 89°56'30" E  
425.61'

PROPERTY LINE

STONEWALL

EDGE OF PAVEMENT

GRAVEL

EDGE OF WETLAND

OVERHEAD WIRES

FENCE

SETBACK LINE

EASEMENT

PROPOSED LOT LINE

DRAIN LINE

ABBREVIATION LEGEND:

DHCS - DRILL HOLE WITH ID CAP SET

DHIF - DRILL HOLE FOUND

RBF - REBAR FOUND

RBCF - REBAR WITH ID CAP FOUND

RBCS - REBAR WITH ID CAP SET

(+2') - DENOTES HEIGHT OF THE MONUMENT

TM - TAX MAP & LOT NUMBER

SCRD - STRAFFORD COUNTY REGISTRY OF DEEDS

MONUMENT IDENTIFICATION INSCRIPTIONS:

'NPA' - NODENY PLAINS ASSOCIATES

'BROWN' - BROWN ENGINEERING, INC.

| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L1         | N 11°12'31" W | 23.17'   |
| L2         | N 32°15'31" E | 34.58'   |
| L3         | N 34°15'09" E | 54.89'   |
| L4         | N 35°01'44" E | 39.78'   |
| L5         | N 36°43'12" E | 47.31'   |
| L6         | N 39°56'07" E | 50.49'   |
| L7         | N 38°03'49" E | 41.64'   |
| L8         | N 36°25'56" E | 61.37'   |
| L9         | N 25°37'47" E | 54.84'   |
| L10        | N 39°37'46" E | 8.15'    |
| L11        | S 22°56'59" W | 24.64'   |

TAX MAP 203 LOT 20  
CHARLES J. GERRISH JR. &  
RAMONAN O. OSBORNE  
374 CROSS ROAD  
ROCHESTER, NH 03867  
BK. 4354 PG. 395

CROSS ROAD  
CLASS V ROAD

TAX MAP 203 LOT 9  
MARK K. & PATRICIA TAYLOR  
P.O. BOX 764  
ROCHESTER, NH 03866-0764  
BK. 1118 PG. 28

TAX MAP 203 LOT 24-1  
CURTIS & JESSICA MUSE  
1 GOVERNORS ROAD  
ROCHESTER, NH 03867  
BK. 5070 PG. 312

- NOTES:
1. THE PURPOSE OF THIS PLAN IS TO DEPICT A PROPOSED SUBDIVISION OF THE LAND DESCRIBED IN STRAFFORD COUNTY REGISTRY OF DEEDS, BOOK 434, PAGE 214; AND A LOT LINE REVISION BETWEEN TAX MAP 203, LOT 7 AND LOT 8.
2. TOTAL PARCEL AREA: MAP 203, LOT 7 50.41 ACRES  
PROPOSED PARCEL 7: 48.46 ACRES  
PROPOSED PARCEL 7-6: 2.75 ACRES
- MAP 203, LOT 8: CURRENT: 3.31 ACRES  
PROPOSED: 2.51 ACRES
3. PARCEL IS ZONED AGRICULTURAL.
4. MINIMUM PARCEL REQUIREMENTS: LOT SIZE = 45,000 S.F.; FRONTAGE = 150'
5. BUILDING SETBACKS: FRONT YARD = 20', SIDE YARD = 10', REAR YARD = 20' (ULTIMATE CERTIFICATION AND VERIFICATION OF THE ZONE DESIGNATION AND APPLICABLE LOCATION OF BUILDING SETBACK REQUIREMENTS ARE THE SOLE RESPONSIBILITY OF THE ZONING OFFICER IN THE SUBJECT MUNICIPALITY.)
6. THE PROPOSED LOTS ARE TO BE SERVICED BY ON-SITE WATER AND SEPTIC SYSTEMS.
7. THE SURVEYED PARCELS ARE NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED 5/17/2005 COMMUNITY PANEL # 33017C0201D.
8. HORIZONTAL DATUM: NH STATE PLANE, NAD83(2011). VERTICAL DATUM: NAVD83 (SEAED18A)
9. ABUTTING OWNER INFORMATION TAKEN FROM THE TOWN OF ROCHESTER TAX RECORDS. ABUTTING LOT LINES TAKEN FROM ROCHESTER TAX MAPS AND/OR GIS, AND ARE FOR INFORMATIONAL PURPOSES ONLY.
10. FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, ANNEX BUILDING, 33 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 335-1338.
11. ALL UTILITIES SERVING THE PROPOSED LOTS SHALL BE PLACED UNDERGROUND, PER CITY OF ROCHESTER SUBDIVISION REGULATIONS 5-12.
12. 25' WETLAND BUFFER ZONE SHALL REMAIN IN ITS NATURAL STATE AND BE MARKED EVERY 100 FEET WITH WETLAND CONSERVATION TAGS, PER CITY OF ROCHESTER PLANNING DEPARTMENT. WETLANDS SHOWN HEREON WERE TAKEN FROM PLAN REFERENCE 1.

ON JULY 7, 2023, AN UPDATED WETLAND DELINEATION WAS CONDUCTED ON A LIMITED AREA OF THE PROPERTY BY JOSEPH W. NOEL, NH CERTIFIED SOIL SCIENTIST #017 AND NH CERTIFIED WETLAND SCIENTIST #086. THE LIMITS OF THE UPDATED DELINEATION ARE DESIGNATED ON THE PLAN. SEQUENTIALLY NUMBERED PINK AND BLACK STRIPED FLAGS WERE PLACED ALONG THE WETLAND/UPLAND BOUNDARY. THE FLAGS WERE SURVEY LOCATED BY NODENY PLAINS ASSOCIATES, INC. THE DELINEATION WAS CONDUCTED IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS DOCUMENT CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, (1987) ALONG WITH THE REQUIRED REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTAL AND NORTHEAST REGION, (VERSION 2, JANUARY 2012).

PROFESSIONAL JUDGMENT WAS NECESSARY IN SOME AREAS DUE TO THE STONY NATURE OF THE LIGHT TILL SOILS, A DENSE GROWTH OF INVASIVE JAPANESE BARBERY (BERBERIS THUNBERGII) IN THE SHRUB LAYER, AND THE SLOPING MARGINAL NATURE OF THE WETLAND SYSTEM ALONG ITS BOUNDARIES. DIFFERENCES BETWEEN AN EARLIER DELINEATION AND THE UPDATED DELINEATION CAN BE ATTRIBUTED TO THESE FACTORS.

13. CHESTNUT HILL ROAD IS A CLASS V ROAD.
14. NO DEVELOPMENT, NOR SUBDIVISION OF THE OPEN SPACE AREA AS SHOWN, NOR ESTABLISHMENT OF FUTURE HOME SITES IN THE OPEN SPACE AREA SHALL BE PERMITTED. THIS LAND, HOWEVER, MAY BE USED FOR PASSIVE RECREATION, GARDENING, OR AGRICULTURAL PURPOSES. SEE PLAN REFERENCE 1 FOR MORE INFORMATION.
15. PER NH RSA 289:3, THERE IS TO BE A 25' NO DISTURBANCE BUFFER AROUND THE EXISTING CEMETERY. ACCESS TO THE CEMETERY SHALL BE PER THE EASEMENT SHOWN.
16. TRAVERSE CLOSURE: 1/32,900.
17. ROAD FRONTAGE LOT 7: EXISTING = 199.90' PROPOSED = 150.51'  
LOT 7-6: EXISTING = N/A PROPOSED = 179.47'  
LOT 8: EXISTING = 795.00' PROPOSED = 665.00'
18. NO BUILDINGS SHALL BE ERECTED ON LOT 7 WITHIN 250' OF CHESTNUT HILL ROAD.
19. NO ENCRoACHMENTS WILL RESULT FROM THIS LOT LINE ADJUSTMENT.

## REFERENCE PLANS:

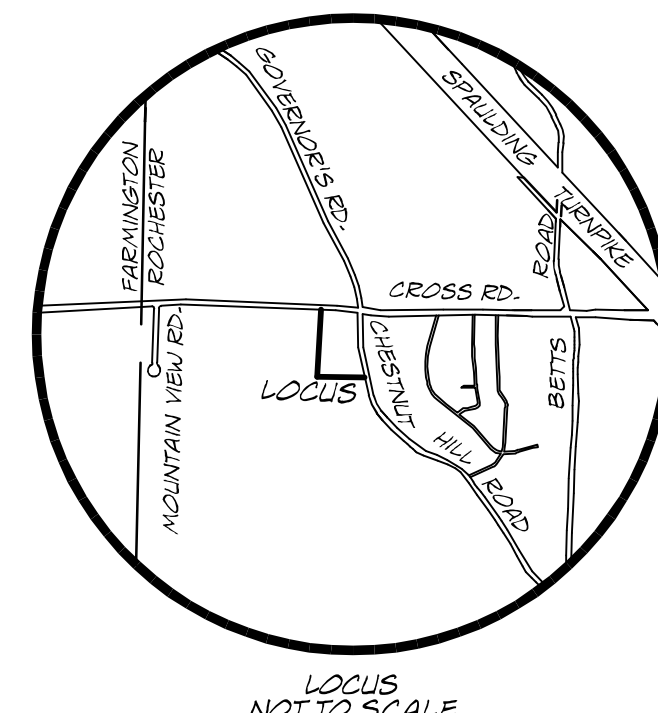
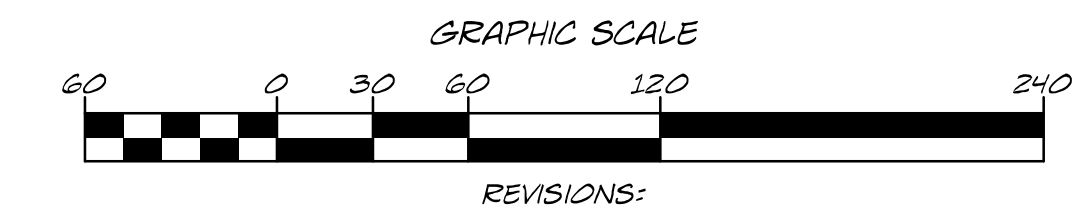
1. "SUBDIVISION PLAN OF LAND PREPARED FOR MILTON APPELBY" DATED: MARCH 2007 BY BROWN ENGINEERING RECORDED: SCRD PLAN 91-49
2. "SUBDIVISION OF LAND, CROSS ROAD TAX MAP 203, LOT 10 ROCHESTER NH FOR CHARLES & NANCY GERRISH" DATED: MARCH 2009 BY NODENY PLAINS ASSOCIATES, INC. RECORDED: SCRD DE97-57

TAX MAP 203, LOT 7  
OWNER OF RECORD:  
JONATHAN D. & JUDITH M. MOTT  
350 CHESTNUT HILL ROAD  
ROCHESTER, N.H.  
BK. 4434, PG. 214

TAX MAP 203, LOT 8  
OWNER OF RECORD:  
CHARLES J. JR. & TRACY L. GERRISH  
360 CHESTNUT HILL ROAD  
ROCHESTER, N.H.  
BK. 2467, PG. 186

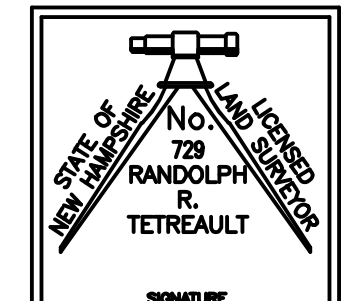
PROPOSED SUBDIVISION PLAN  
350 CHESTNUT HILL ROAD  
ROCHESTER  
STRAFFORD COUNTY  
NEW HAMPSHIRE  
FOR:  
JONATHAN D. MOTT

1" = 60' JUNE 2023



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.

I FURTHER CERTIFY THAT I HAVE FILED A COPY OF THIS PLAN WITH THE PLANNING BOARD OF THE CITY OF ROCHESTER, NH IN ACCORDANCE WITH RSA 676:13.



FILE NO. 154  
PLAN NO. C-3384  
DWG. NO. 23042 S-1

RANDOLPH R. TETREAU, ULS #729

DATE

FINAL APPROVAL BY  
ROCHESTER PLANNING BOARD

CERTIFIED BY POSITION DATE

PRELIMINARY PRINT FOR APPLICATION SUBMITTAL  
7-11-2023

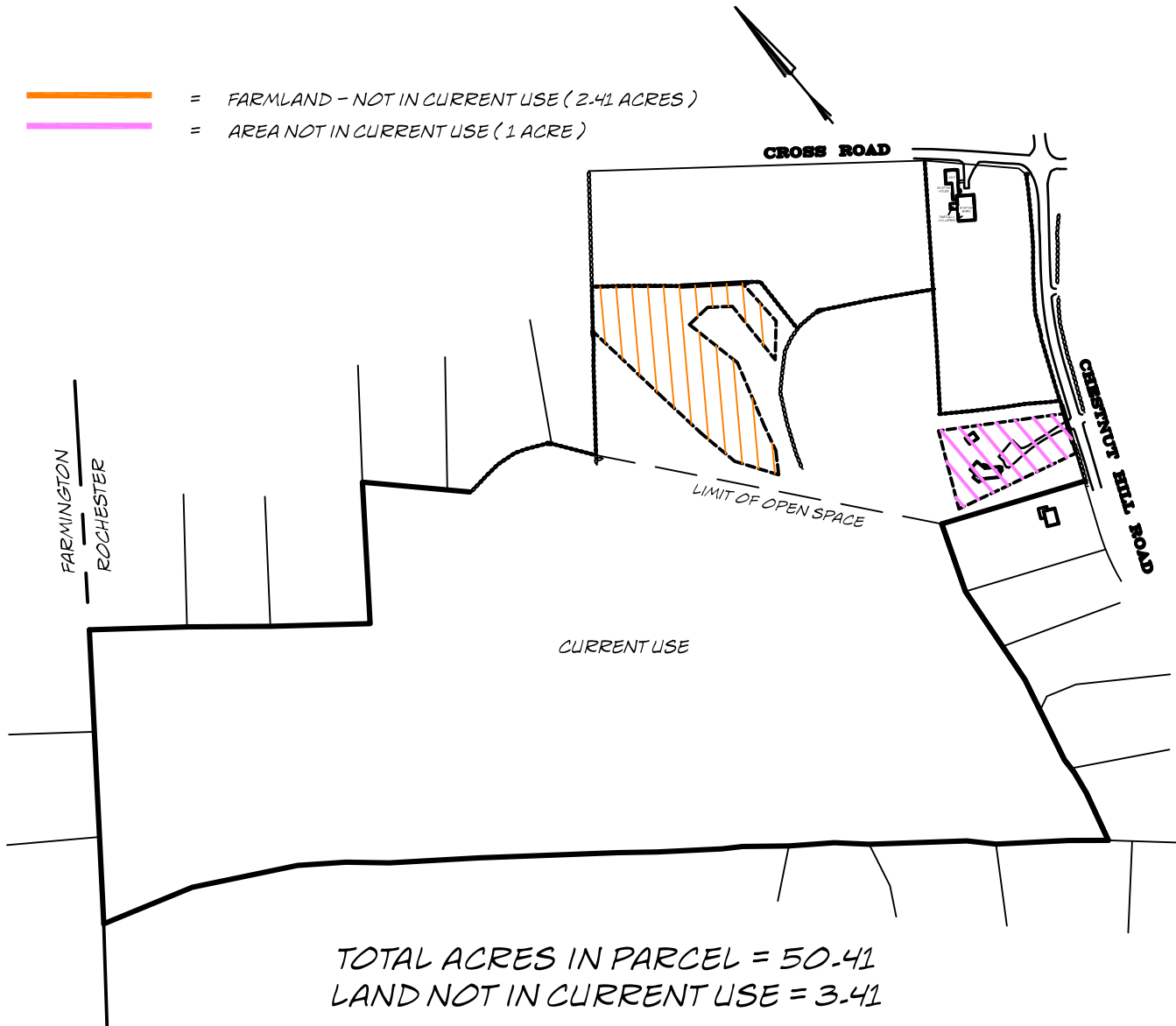


MAP 203, LOT 7 CURRENT USE MAP DATE: 7/7/2023

SCALE: 1" = 400'

TAX MAP 203 LOT 7  
50.41 ACRES

- = FARMLAND - NOT IN CURRENT USE (2.41 ACRES)  
— = AREA NOT IN CURRENT USE (1 ACRE)



TOTAL ACRES IN PARCEL = 50.41  
LAND NOT IN CURRENT USE = 3.41

SUBJECT TO CURRENT USE TAXATION BY THE CITY OF ROCHESTER AS  
RECORDED AUGUST 17, 1982 WITH THE STRAFFORD COUNTY  
REGISTRY OF DEEDS IN BOOK 1084, PAGE 475.

JONATHAN D. & JUDITH M. MOTT  
DATE: 7/7/2023  
EMAIL: JDMOTT1958@GMAIL.COM  
PHONE: (603) 765-8094




**NORWAY PLAINS ASSOCIATES, INC.**  
SURVEYORS - ENGINEERS - TRANSPORTATION PLANNERS  
P.O. Box 249, Rochester, N.H. 03867  
TELEPHONE (603) 335-3948  
FN: 154  
JN: 23042  
DATE: JULY 7, 2023  
SCALE: 1" = 400'



PROPOSED  
MAP 203, LOT 7    CURRENT USE MAP    DATE: 7/7/2023

SCALE: 1" = 400'

TAX MAP 203 LOT 7  
50.41 ACRES

-  = FARMLAND - NOT IN CURRENT USE (2.41 ACRES)
-  = AREA NOT IN CURRENT USE (1 ACRE)
-  = PROPOSED AREA TO BE REMOVED FROM CURRENT USE (2.7 ACRES)



TOTAL ACRES IN PARCEL = 50.41  
LAND NOT IN CURRENT USE = 3.41  
TAX MAP 203 LOT 7: 2.75 ACRES, FOREST ALL OTHER.  
TAX MAP 256 LOT 7-G: 48.46 ACRES, FOREST ALL OTHER.  
SUBJECT TO CURRENT USE TAXATION BY THE CITY OF ROCHESTER AS  
RECORDED AUGUST 17, 1982 WITH THE STRAFFORD COUNTY  
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