



LOT LINE REVISION APPLICATION
City of Rochester, New Hampshire

Date: 10-21-23 [office use only. Check # _____ amount \$ _____ date _____]

Property information

Tax map #: 240 Lot #'s: 65 & 65-1; Zoning district: R-1

Property address/location: 109 and 111 Whitehall Road

Name of project (if applicable): Lot Line Revision Plan prepared for Edward K Nelson
Revocable Trust

Property owner – Parcel A

Name (include name of individual): Edward K. Nelson Revocable Trust

Mailing address: 109 Whitehall Road, Rochester, NH 03868-5714

Telephone #: 603-234-0696 Email: eknconstruction603@gmail.com

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

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

Mailing address: _____

Telephone #: _____ 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 an equal area of land between Tax
Map 240 Lots 65 and 65-1.

Will any encroachments result? no

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: 
(Parcel A)

Date: 10-23-23

Signature of property owner: 
(Parcel B)

Date: 10-23-23

Signature of agent: 

Date: 10-23-23

NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

P.O. Box 249

268

Continental Blvd. (0367)

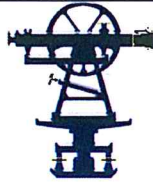
Rochester, NH 03866-0249

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

October 22, 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 Edward K. Nelson Revocable Trust
Tax Map 240, Lots 65 and 65-1
109 and 111 Whitehall Road, Rochester, NH**

Dear Shanna Saunders,

On behalf of Edward K. Nelson, Norway Plains Associates, Inc. is pleased to submit plans for a Lot Line Revision between Tax Map 240, Lots 65 and 65-1.

Recently the Rochester City Council granted an un-merger of these two lots that had been shown as one lot on the Assessor's Tax Maps. Norway Plains Associates, Inc. was then contracted to recover the boundary lines. During the survey it was discovered that several items were over the property lines. Mr. Edward then contracted our office to perform a Lot Line Revision to rectify the problems.

Lot 65 is developed with a single-family dwelling, garage, fences, septic system, driveway, several sheds, and decks. Lot 65 has an area of 19,213 square feet and frontage of 99.75'. The proposed Lot Line Revision will be an equal exchange of land area between Lot 65-1. The exchange is an area of 2,706 square feet and is a strip of land approximately fifteen feet wide along the westerly boundary which will be added to Lot 65. Lot 65 will convey a triangular shaped piece of land along its southerly boundary of equal size, 2,706 square feet.

Lot 65-1 is also developed with a two-family duplex, septic system, driveway, sheds, and fences. The area of Lot 65-1 is 68,085 square feet and will remain the same with the equal exchange of land.

Both Lots are connected to the municipal water service on Whitehall Road.

Thank you for your consideration in this matter.

Sincerely,

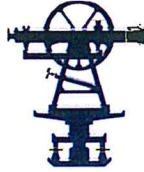
NORWAY PLAINS ASSOCIATES, INC.

Joel D. Runnals, LLS

NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

P.O. Box 249
2 Continental Blvd.
Rochester, NH 03866-0249
Phone: 603-335-3948
www.norwayplains.com



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

October 21, 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 Edward K. Nelson Revocable Trust, Tax Map 240, Lots 65 and 65-1, 109 and 111 Whitehall Road, Rochester, NH

Dear Shanna Saunders,

I, **Edward K. Nelson, 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: 
Edward K. Nelson

Date: 10/23/23

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: NELSON LOT LINE REVISION Map: 240 Lot: 65-1 Date: 10-23-23

Applicant/agent: JOEL D. KUNNALS Signature: Joel D Kunnals

(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"/>	\$175.00
<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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Additional Comments:

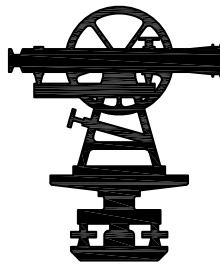
LAND SURVEYORS

GENERAL PLAN NOTES:

1. THE PURPOSE OF THIS PLAN IS TO PERFORM A LOT LINE REVISION BETWEEN TAX MAP 240, LOT 65 AND LOT 65-1.
2. LOT AREAS:
TAX MAP 240, LOT 65
OLD AREA= 19,213 sf / 0.44 acres
NEW AREA= 19,213 sf / 0.44 acres
AREA TO BE CONVEYED TO LOT 65-1 = 2,706 sf
AREA TO BE CONVEYED FROM LOT 65-1 = 2,706 sf
TAX MAP 240, LOT 65-1
OLD AREA = 68,085 sf / 1.56 acres
NEW AREA = 68,085 sf / 1.56 acres
AREA TO BE CONVEYED TO LOT 65 = 2,706 sf
AREA TO BE CONVEYED FROM LOT 65 = 2,706 sf
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. THE PARCELS ARE SERVICED BY MUNICIPAL WATER AND INDIVIDUAL SEWER SYSTEMS.
6. THE LOTS WERE REVIEWED BY JOSEPH W. NOEL, CWS AND NO WETLANDS WERE IDENTIFIED.
7. PARCELS ARE NOT LOCATED WITHIN ZONE A (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, COMMUNITY NUMBER 3301700195D & 3301700212D, EFFECTIVE ON 05-17-2005.
8. APRIL 14, 2016 ROCHESTER ZBA GRANTED A SPECIAL EXCEPTION TO EXTEND THE EXISTING PORCH ON 109 WHITEHALL ROAD.
8. JULY 11, 2023 ROCHESTER CITY COUNCIL MADE A RESOLUTION RECOGNIZING THE INVOLUNTARY MERGER OF 109 WHITEHALL, AND ACKNOWLEDGED THE APPROPRIATENESS OF RESTORATION OF SUCH LOT TO ITS PRE-MERGER CONFIGURATION.
10. NO ENROACHMENTS WILL RESULT FROM THIS PROPOSED LOT LINE REVISION. ALL FENCES AND SHEDS SHALL BE MOVED OR REMOVED TO MEET CURRENT ZONING SETBACK REGULATIONS.
11. 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.
12. NHDES SUBDIVISION APPROVAL NUMBER: pending.
13. FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03667. (603) 335-1338.

PLAN REFERENCES:

1. "PLAN OF LAND OF JOSEPH DAIGLE, WHITEHALL ROAD, ROCHESTER, N.H." DATED JUNE 04, 1975 BY BERRY CONST. CO., INC. S.C.R.D. POCKET 9, FOLDER 3, PLAN 56



I HEREBY CERTIFY THAT THIS SURVEY PLAN IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

I FURTHER CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECTION AND 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.



JOEL D. RUNNALS, L.L.S. 865
ON BEHALF OF NORWAY PLAINS ASSOCIATES, INC.

2023

DATE

CIVIL ENGINEERS

FINAL APPROVAL BY THE
ROCHESTER PLANNING BOARD ON _____
DATE _____

SIGNED BY _____ / _____ / _____
NAME POSITION DATE

TAX MAP 240, LOT 61
LINDA FERWERDA
37 TARAH WAY
FREMONT, NH
SCRD BOOK 3841, BOOK 128

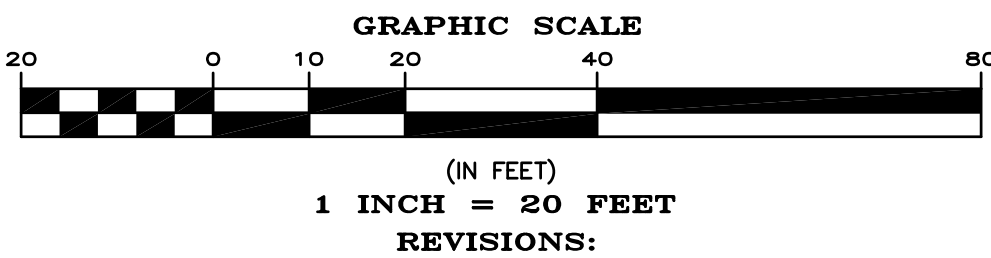
TAX MAP 240
LOT 65-1
AREA:
68,085 sf
1.56 acres

TAX MAP 240, LOT 67
ALAN & SANDRA PROVENCHER
8 MANDELA DRIVE
ROCHESTER, NH
SCRD BOOK 3445, BOOK 899

TAX MAP 240, LOT 65
OWNER OF RECORD:
EDWARD K. NELSON, TRUSTEE
EDWARD K. NELSON REVOCABLE TRUST
109 WHITEHALL ROAD
ROCHESTER, NH 03668-5714
S.C.R.D. BOOK 4208, PAGE 406

LOT LINE REVISION PLAN
109-111 WHITEHALL ROAD
ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE
PREPARED FOR:
EDWARD K. NELSON
REVOCABLE TRUST

SCALE: 1" = 20' OCTOBER 2023



FILE NO. 104
PLAN NO. C-3464-LLR-1
DWG NO. 22370-LDD/LLR-1

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

NORWAY PLAINS ASSOCIATES, INC.

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