

**LOT LINE REVISION APPLICATION**  
**City of Rochester, New Hampshire**

Date: 10-26-23 [office use only. Check # \_\_\_\_\_ amount \$ \_\_\_\_\_ date \_\_\_\_\_ ]

**Property information**

Tax map #: 251-lot <sup>91</sup>~~51~~; lot #'s): 259-95; zoning district: Agricultural

Property address/location: <sup>45</sup>~~44~~ & 51 Hansonville Road Road

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

**Property owner – Parcel A**

Name (include name of individual): Richard A. & Linda M. Chaplin

Mailing address: 45 Hansonville Road, Rochester, NH 03866

Telephone #: 603-973-4750 Email: \_\_\_\_\_

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

Name (include name of individual): SA Parcel A

Mailing address: \_\_\_\_\_

Telephone #: \_\_\_\_\_ Email: \_\_\_\_\_

**Surveyor**

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

Mailing address: PO Box 249, Rochester, NH 03866

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 8,972 sf of land from Tax Map 259 lot 95 to Tax Map 251 lot <sup>91</sup>~~51~~

Will any encroachments result? No

(Continued Lot Line Revision application Tax Map: 251-Lot 51 Lot: 259-Lot 95 Zone A )

## Comments

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

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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)


*Me*

Date: 10/23/2023

Signature of property owner:  \_\_\_\_\_  
(Parcel B)

*Me*

Date: 10/23/2023

Signature of agent:  \_\_\_\_\_

*Joel D. Rummale*

Date: 10-16-23

# NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

P.O. Box 249  
268

Continental Blvd. (0367)

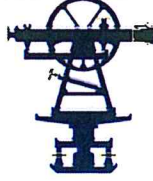
Rochester, NH 03866-0249

Phone: (603) 335-3948 / (800) 479-3948

Fax: (603) 332-0098

[rtetreault@norwayplains.com](mailto:rtetreault@norwayplains.com)

Randolph R. Tetreault, President



P. O. Box

31 Mooney Street

Alton, NH 03809

Phone & Fax: (603) 875-3948

[jrunnals@norwayplains.com](mailto:jrunnals@norwayplains.com)

[www.norwayplains.com](http://www.norwayplains.com)

October 16, 2023

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

**RE: Lot Line Revision; For Richard A. and Linda M. Chaplin, Tax Map 251, Lot 91 and Tax Map 259, Lot 95, 45 & 51 Hansonville Road, Rochester, NH**

Dear Shanna Saunders,

On behalf of Richard and Linda Chaplin, Norway Plains Associates, Inc. is pleased to submit plans for a Lot Line Revision between their two parcels located at 45 and 51 Hansonville Road, identified as Tax Map 251, Lot 91 and Tax Map 259, Lot 95.

The purpose of this application is to allow the Chaplin's to reduce the size of Lot 95 to the minimum parcel area of 48,000 sf that is allowed in the Agricultural Zone.

The Chaplin's currently live on Lot 91 at 45 Hansonville Road, which is a single-family dwelling. The access to their home is at the frontage on Hansonville Road. The parcel currently has a gravel driveway, home, shed, septic system, and well. No new development is being proposed. With this Lot Line Revision Lot 91 will go from 152,608 sf / 3.50 acres to 161,580 sf / 3.71 acres with 8,972 sf coming from Lot 95.

On Lot 95, the Chaplin's rent the single-family home, 51 Hansonville Road. This Lot, also has its access on the frontage at Hansonville Road. The parcel currently has a paved driveway, home, shed, septic system, and well. No new development is being proposed. By conveying 8,972 sf to Lot 91 this will revise Lot 95, which will become 45,023 sf / 1.03 acres instead of 53,995 sf / 1.24 acres sf / 3.50 acres to 161,580 sf / 3.71 acres with 8,972 sf coming from Lot 95.

Both Lot 91 and Lot 95 are under five acres and will require NHDES Subdivision approval and is pending. Test pits with 4,000 sf potential effluent disposal areas are shown on both lots.

Should the Board or Planning need additional information or have any questions, please feel free to contact our office. We look forward to discussing this project with staff and the Planning Board.

Thank you for your consideration.

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

By: Joel D. Runnals  
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](http://www.norwayplains.com)



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

October 16, 2023

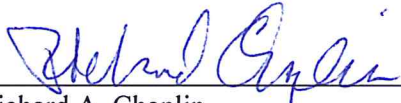
Shanna B. Saunders, Director  
Department of Planning and Development  
City Hall Annex  
33 Wakefield Street  
Rochester, NH 03867-1917

**RE: Lot Line Revision; For Richard A. and Linda M. Chaplin, Tax Map 251, Lot 91 and Tax Map 259, Lot 95, 45 & 51 Hansonville Road, Rochester, NH**


Dear Shanna Saunders,

We, **Richard A. and Linda M. Chaplin**, 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:   
Richard A. Chaplin

Date: 10/23/2023

Signature:   
Linda M. Chaplin

Date: 10/23/2023

## **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: Chaplin Lot Line Revision Map: 251-91 Lot: 259-95 Date: 10-22-23

Applicant/agent: Joel D. Runnals Signature: *Joel D. Runnals*

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

**Additional Comments:**

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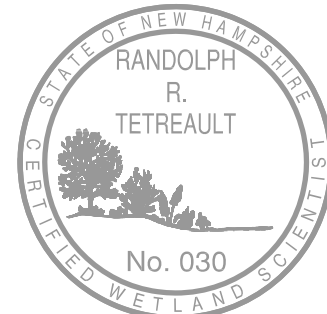
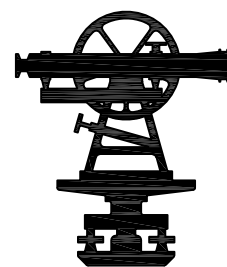
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RANDOLPH R. TETREAULT, CWS 030 DATE

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 LLS 865  
ON BEHALF OF NORWAY PLAINS ASSOCIATES, INC.

2023

DATE

## GENERAL PLAN NOTES:

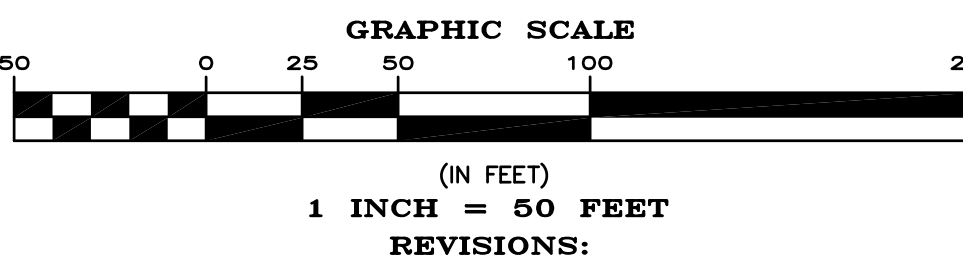
1. THE PURPOSE OF THIS PLAN IS TO PERFORM A LOT LINE REVISION BETWEEN TAX MAP 251, LOT 91 AND TAX MAP 259, LOT 95.
2. LOT AREAS:  
TAX MAP 251, LOT 91  
OLD AREA= 152,608 sf / 3.50 acres  
NEW AREA= 161,580 / 3.71 ACRES  
AREA TO BE CONVEYED TO LOT 91 = 8,972 sf  
TAX MAP 259, LOT 95  
OLD AREA = 53,995 sf / 1.24 acres  
NEW AREA = 45,023 sf / 1.03 acres
3. THESE LOTS ARE ZONED AGRICULTURAL.  
DIMENSIONAL REGULATIONS PER ZONING ORDINANCE:  
MINIMUM LOT SIZE (WITH NO WATER NOR SEWER) = 45,000 SF  
MINIMUM LOT FRONTAGE = 150 FEET  
MINIMUM YARD SETBACKS:  
FRONT = 20 FEET  
SIDE = 10 FEET  
REAR = 20 FEET
4. ORIENTATION: HORIZONTAL DATUM - CITY OF ROCHESTER GIS.
5. THE PARCELS ARE SERVICED BY INDIVIDUAL WELLS AND SEWER SYSTEMS.
6. A FIELD INSPECTION WAS DONE BY RANDOLPH R. TETREAULT, CWS AND NO WETLANDS WERE FOUND ON EITHER LOT.
7. PARCELS ARE NOT LOCATED WITHIN ZONE A (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, COMMUNITY NUMBER 33017C01950 & 33017C02130, EFFECTIVE ON 05-17-2005.
8. NO ENCROACHMENTS WILL RESULT FROM THIS PROPOSED LOT LINE REVISION.
9. 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.
10. NHDES SUBDIVISION APPROVAL NUMBER: pending.
11. FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 335-1338.

## PLAN REFERENCES:

1. "SUBDIVISION OF LAND, ROCHESTER, N.H. FOR: CARLA & ETHELYN L. FOSTER"  
DATED APRIL 1982 BY JOHN W. DURGIN ASSOCIATES, INC.  
S.C.R.D. PLAN 23A-46
2. "LOT LINE REVISION PLAN, ROCHESTER, N.H. FOR MARGARET L. CHAPLIN & RICHARD A. & LINDA M. CHAPLIN"  
DATED OCTOBER 1991, BY NORWAY PLAINS ASSOCIATES, INC.  
S.C.R.D. PLAN 39-88
3. "PLAN OF LAND, HANSONVILLE ROAD, ROCHESTER, NH, FOR THE CITY OF ROCHESTER"  
DATED SEPTEMBER 2001 BY NORWAY PLAINS ASSOCIATES, INC.  
NOT RECORDED

TAX MAP 251, LOT 91  
TAX MAP 259, LOT 95  
OWNER OF RECORD:  
RICHARD A. & LINDA M. CHAPLIN  
45 HANSONVILLE ROAD, ROCHESTER, NH 03839-4925  
S.C.R.D. BOOK 4311, PAGE 406 (LOT 91)  
S.C.R.D. BOOK 1594, PAGE 108 (LOT 95)

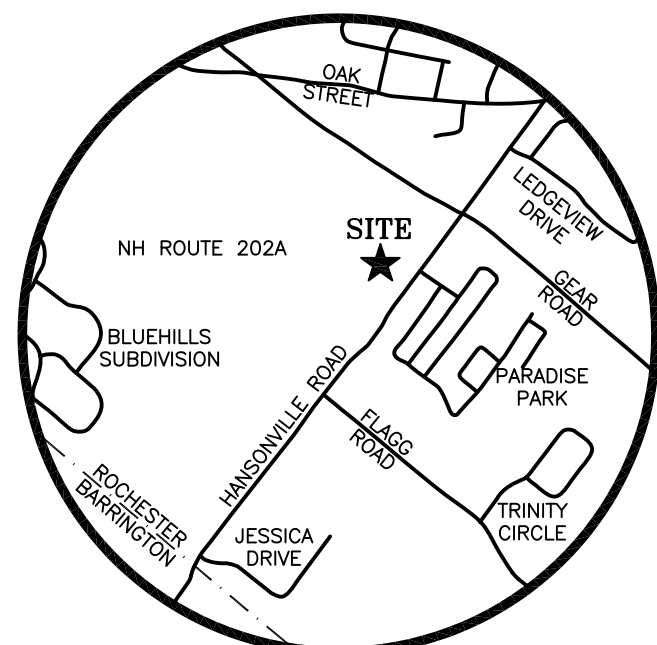
**LOT LINE REVISION PLAN**  
**45 & 51 HANSONVILLE ROAD**  
**ROCHESTER**  
**STRAFFORD COUNTY**  
**NEW HAMPSHIRE**  
**PREPARED FOR:**  
**RICHARD A. & LINDA M. CHAPLIN**  
**SCALE: 1" = 50'    OCTOBER 2023**



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.

FINAL APPROVAL BY THE  
ROCHESTER PLANNING BOARD ON

SIGNED BY \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
NAME POSITION DATE

LOCUS MAP  
NTS

FILE NO. 122  
PLAN NO. C-1439-LLR-2  
DWG NO. 23241-LDD|LLR-2