



LOT LINE REVISION APPLICATION
City of Rochester, New Hampshire

Date: _____ [office use only. Check # _____ amount \$ _____ date _____]

Property information

Tax map #: _____; lot #(s): _____; zoning district: _____

Property address/location: _____

Name of project (if applicable): _____

Property owner – Parcel A

Name (include name of individual): _____

Mailing address: _____

Telephone #: _____ Email: _____

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

Name (include name of individual): _____

Mailing address: _____

Telephone #: _____ Email: _____

Surveyor

Name (include name of individual): _____

Mailing address: _____

Telephone #: _____ Fax #: _____

Email address: _____ Professional license #: _____

Proposed project

What is the purpose of the lot line revision? _____

Will any encroachments result? _____

(Continued Lot Line Revision application Tax Map: _____ Lot: _____ Zone _____)

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: _____

Signature of property owner: _____
(Parcel B)

Date: _____

Signature of agent: _____

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: _____ Map: _____ Lot: _____ Date: _____

Applicant/agent: _____ Signature: _____

(Staff review by: _____ Date: _____)

General items

	Yes	No	N/A	Waiver Requested	Comments
4 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"/>	_____
4 copies of narrative	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
3 sets of full-size plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
2 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

Additional Comments:

(Continued Lot Line Revision application Tax Map: 258 Lot: 53, & 55 Zone A)

Comments

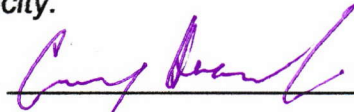
Please feel free to add any comments, additional information, or requests for waivers here:

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: 10-17-23



Signature of property owner:
(Parcel B)

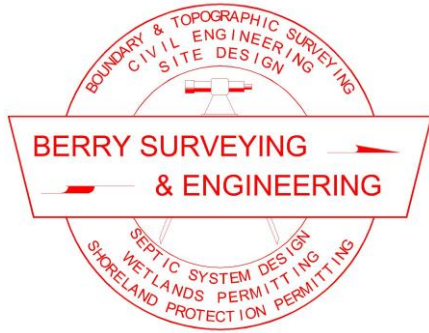


Date: 10-17-23



Signature of agent: _____

Date: 10-17-23



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road
Barrington, NH 03825
Phone: (603) 332-2863
Fax: (603) 335-4623
www.BerrySurveying.Com

City of Rochester Planning & Development Department

October 17, 2023

Attention: Ms. Shanna Saunders

33 Wakefield Street

Rochester, NH 03867

Re: Lot Line Revision

Craig & Jessica Hossfeld & Hossfeld Inner Peace Revocable Trust

55 Gear Rd

Tax Map 258, Lots 53 & 55

Rochester N.H.

Ms. Shanna Saunders,

On behalf of Craig and Jessica Hossfeld & Hossfeld Inner Peace Revocable Trust, (applicants)

Berry Surveying & Engineering (BS&E) submits for Planning Board review a Lot Line Revision to revise the lot lines of the 2 above parcels.

Background and General Narrative:

The applicants own the parcels known as 55 and 0 Gear Rd. The lots are known as Tax Map 258, Lot 53 & 55. The parcels have been surveyed by Berry Surveying & Engineering in the past throughout the 1980's and most recently in the Fall of 2023. A wetlands review by Fraggie Rock Environmental was conducted to aid in determining the existence of the required 3,000 SF of buildable area.

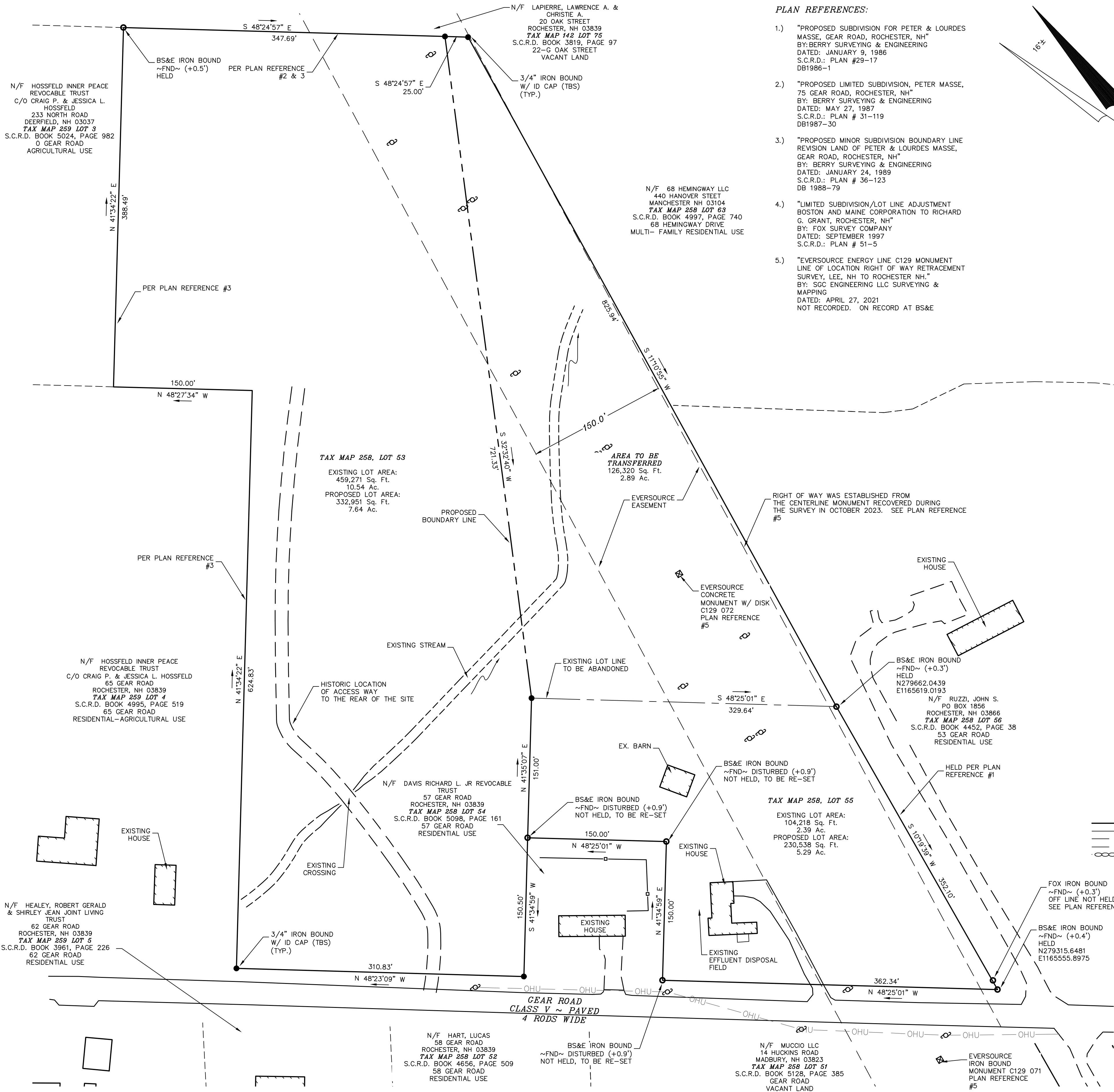
Proposal:

The applicants are proposing to revise the lot lines between the two lots to increase Lot 55 by 2.89 acres of land which in turn reduces the lot area of Lot 53 by the same amount. The lots are serviced by municipal water locating within Gear Road and onsite sewage disposal systems. Lot 55, (53 Gear Road) contains an existing home, sewage disposal system, driveway and barn structure on 2.39 acres of land. The eastern boundary of the parcel is encumbered by an overhead utility easement enjoyed by Eversource. Lot 53 is vacant land that has historically had a driveway access to the rear of the parcel. The developable portion of Lot 53 has historically been considered the north western corner, when a lot line revision was conducted in 1989 as well as a septic design for a home placement, by Berry Surveying & Engineering. This does not obligate the owners or future owners to use this area if others are available on the lot, but we provide the information for context. None of the land within the proposed revision changes the aspects of the two lots noted above. There is no change to the frontage of either parcel within the proposal.

BERRY SURVEYING & ENGINEERING

Christopher R. Berry, SIT, PM

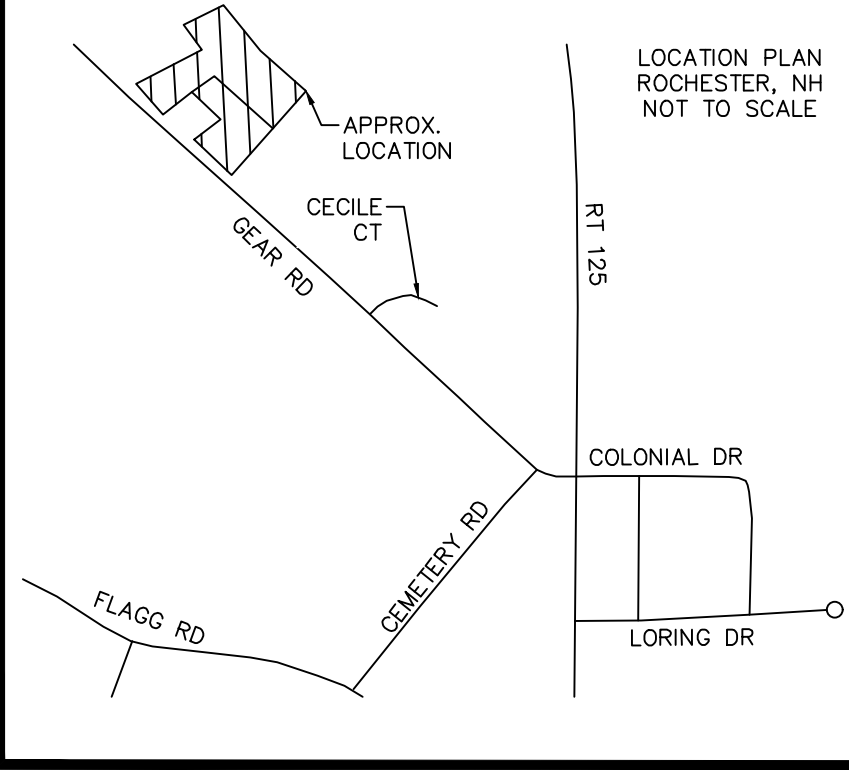
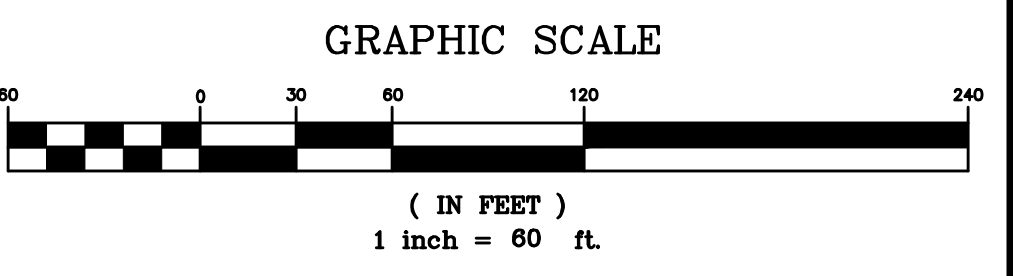
Principal/President



PLAN REFERENCES:

- "PROPOSED SUBDIVISION FOR PETER & LOURDES MASSE, GEAR ROAD, ROCHESTER, NH"
BY: BERRY SURVEYING & ENGINEERING
DATED: JANUARY 9, 1986
S.C.R.D.: PLAN #29-17
DB1986-1
- "PROPOSED LIMITED SUBDIVISION, PETER MASSE, 75 GEAR ROAD, ROCHESTER, NH"
BY: BERRY SURVEYING & ENGINEERING
DATED: MAY 27, 1987
S.C.R.D.: PLAN # 31-119
DB1987-30
- "PROPOSED MINOR SUBDIVISION BOUNDARY LINE REVISION LAND OF PETER & LOURDES MASSE, GEAR ROAD, ROCHESTER, NH"
BY: BERRY SURVEYING & ENGINEERING
DATED: JANUARY 24, 1989
S.C.R.D.: PLAN # 36-123
DB 1988-79
- "LIMITED SUBDIVISION/LOT LINE ADJUSTMENT BOSTON AND MAINE CORPORATION TO RICHARD G. GRANT, ROCHESTER, NH"
BY: FOX SURVEY COMPANY
DATED: SEPTEMBER 1997
S.C.R.D.: PLAN # 51-5
- "EVERSOURCE ENERGY LINE C129 MONUMENT LINE OF LOCATION RIGHT OF WAY RETRACEMENT SURVEY, LEE, NH TO ROCHESTER NH."
BY: SOC ENGINEERING LLC SURVEYING & MAPPING
DATED: APRIL 27, 2021
NOT RECORDED. ON RECORD AT BS&E

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.



NOTES:

- OWNER: HOSSFELD INNER PEACE REVOCABLE TRUST
C/O CRAIG P. & JESSICA L. HOSSFELD
233 NORTH ROAD
DEERFIELD, NH 03037
- TAX MAP 258, LOT 53
- EXISTING LOT AREA: 459,271 Sq. Ft.±, 10.54 Ac.±
PROPOSED LOT AREA: 332,951 Sq. Ft.±, 7.64 Ac.±
- S.C.R.D. BOOK 5024, PAGE 986
- OWNER: HOSSFELD, CRAIG & JESSICA
233 NORTH ROAD
DEERFIELD, NH 03037
- TAX MAP 258, LOT 55
- EXISTING LOT AREA: 104,218 Sq. Ft.±, 2.39 Ac.±
PROPOSED LOT AREA: 230,538 Sq. Ft.±, 5.29 Ac.±
- S.C.R.D. BOOK 4967, PAGE 711
- ZONING: AG / AGRICULTURAL DISTRICT W/ MUNICIPAL WATER:
THE PROPERTY DOES CONTAIN WETLANDS AND THEREFORE IS WITHIN THE CONSERVATION OVERLAY DISTRICT (COD)
FRONTAGE ~ 150'
MINIMUM LOT SIZE ~ 30,000 Sq. Ft.
FRONT SETBACK ~ 20.0'
REAR SETBACK ~ 20.0'
SIDE SETBACK ~ 10.0'
MAX. LOT COVERAGE ~ 35%
MAX. BUILDING FOOTPRINT ~ 30%
MAX. BUILDING HEIGHT ~ 35.0'
- I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY PANEL #02130 #33017C0213D, DATED MAY 17, 2005.
- VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN OCTOBER 2023, WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000
- THE INTENT OF THIS PLAN SET IS TO REVISE THE LOT LINE BETWEEN TAX MAP 258 LOT 55 AND 53 TO INCREASE THE LOT AREA OF LOT 53.
- THIS IS A ONE SHEET PLAN SET TO BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. FOR MORE INFORMATION ON THIS LOT LINE REVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 335-1338.
- EACH LOT WILL CONTINUE TO CONTAIN 3,000 Sq.Ft. OF BUILDABLE LAND. LOT 53 PROVIDES THIS AREA AROUND THE EXISTING HOUSE. LOT 55 HAS PREVIOUSLY BEEN APPROVED FOR A HOME SITE IN THE NORTH WESTERN CORNER OF THE LOT WHICH CONTAINS MORE THAN 3,000 Sq.Ft. OF BUILDABLE AREA.
- PORTIONS OF THE SUBJECT PARCEL ARE WITHIN CURRENT LAND USE. THE APPLICANT IS TO WORK WITH THE ASSESSING DEPARTMENT TO DETERMINE WHAT LAND USE CHANGE IS APPLICABLE IF AT ALL.
- WHEN SUBDIVISION APPROVAL IS NOT REQUIRED. THE AREA BEING TRANSFERRED IS NOT USED FOR SEWAGE DISPOSAL AND EACH LOT WILL BE GREATER THAN 5 ACRES IN SIZE. THE SITE IS SERVICED BY MUNICIPAL WATER AND ONSITE SEWAGE DISPOSAL.
- THERE ARE NO UTILITIES SERVICING EITHER PARCEL WITHIN THE AREA TO BE TRANSFERRED. NEITHER PARCEL IS DEPENDANT ON THE LAND PROPOSED TO BE TRANSFERRED TO LOT 55

LEGEND:

- 3/4" REBAR W/ ID CAP (TBS)
- IRON PIPE (FND)
- IRON BOUND/REBAR (FND)
- DRILL HOLE (FND OR SET)
- UTILITY POLE
- PROPOSED BOUNDARY LINE
- BOUNDARY LINE, TO BE ABANDONED
- BUILDING SETBACK LINE
- EXISTING EASEMENT LINE
- STONE WALL
- TBS TO BE SET

FINAL APPROVAL
BY
ROCHESTER PLANNING BOARD
CERTIFIED BY : _____
DATE : _____

I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF ROCHESTER, N.H. - 1:10,000 -
10-17-23
KENNETH A. BERRY LLS 805 DATE

REVISION	DATE	DESCRIPTION
		LOT LINE REVISION LAND OF HOSSFELD INNER PEACE REVOCABLE TRUST & HOSSFELD, CRAIG & JESSICA 55 GEAR ROAD ROCHESTER, N.H. TAX MAP 258, LOT 55 & 53
		BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT RD. BARRINGTON, N.H. (603)332-2863 SCALE : 1 INCH EQUALS 60 FEET DATE : OCTOBER 17, 2023 FILE NO. : DB 2023-117