



**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: 258 Lot: 7 & 8 Zone AG)

### 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.

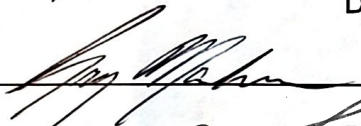
*I (we) hereby submit this Lot Line Revision application to the City of Rochester Planning Board pursuant to the City of Rochester Subdivision Regulations and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As agent, I attest that I am duly authorized to act in this capacity.*

Signature of property owner:  
(Parcel A)

 Member

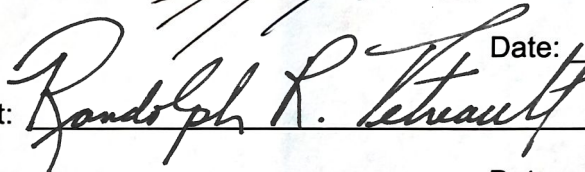
Date: 09/19/23

Signature of property owner:  
(Parcel B)

 Member

Date: 09/19/23

Signature of agent:



Date: 9/22/2023

# NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

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



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

September 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  
84 & 86 Church Street  
Tax Map 258, Lots 7 & 8  
84 & 86 Church Street, Rochester, NH

Dear Ms. Saunders,

On behalf of 86 Church Street LLC, Norway Plains Associates, Inc. is pleased to submit plans for a Lot Line Revision between lots which are identified as Tax Map 258, Lots 7 & 8 and are in the Agricultural Zoning District (within the Gonic Density Ring).

Lot 7 is a single family residence, and Lot 8 is a multifamily development. Both parcels are serviced by municipal water and sewer connections.

Lot 7 is currently 0.74 acres (32,969 sq. ft.) As it is within the Gonic Density Ring, the minimum allowed area is 5,000 sq. ft. per dwelling unit, and we are proposing a new lot area of 19,443 sq. ft. (or 0.45 acres), or roughly 4 times the minimum lot size.

Lot 8 is currently 4.60 acres, and we are proposing adding 13,526 sq. ft. (0.29 acres) to the parcel. Any other development of either lot shall be permitted separately. Please see the Notices of Decision from the Zoning Board (attached) for additional information.

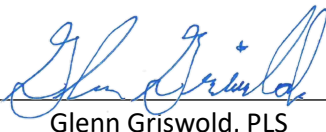
Should the Board or Planning need additional information or have any questions, please feel free to contact our office. We look forward to discussing this project with staff and the Planning Board.

Thank you for your consideration.

Sincerely,

**NORWAY PLAINS ASSOCIATES, INC.**

By: \_\_\_\_\_

  
Glenn Griswold, PLS

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9-19-23  
Shanna B. Saunders  
City of Rochester, Director of Planning  
33 Wakefield Street  
Rochester, NH 03867

Re: Authorization of Norway Plains Associates, Inc. as Agent for the Applicant

Dear Ms. Saunders:

I, Greg Mahanna, as a representative of 86 Church Street LLC, hereby authorize Norway Plains Associates, Inc. and its professionals as a decision-making representative and designate them as signatories for 86 Church Street LLC during the Lot Line Revision project.

Sincerely,

Greg Mahanna  
86 Church Street LLC

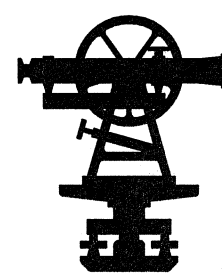
Signature: \_\_\_\_\_

*Greg Mahanna* Member

Date: \_\_\_\_\_

09/19/23





LEGEND EXISTING

- MONUMENT
- ✱ CONIFEROUS TREE WITH BARBED WIRE
- DECIDUOUS TREE WITH BARBED WIRE
- UTILITY POLE
- ⊙ SEWER MANHOLE
- ⊙ WETLAND
- ⊙ WATER GATE VALVE
- ⊙ GAS VALVE
- ⊙ TEST PIT

- N 89°56'30" E 425.61' PROPERTY LINE
- WOOD FENCE
- EDGE OF WETLAND
- CHAIN LINKED FENCE
- EP EDGE OF PAVEMENT
- V&C VERTICAL GRANITE CURB
- EDGE OF GRAVEL
- SEWER LINE
- WATER LINE
- GAS LINE
- TREELINE

ABBREVIATION LEGEND:  
 IFF - IRON PIPE FOUND  
 R&CS - REBAR WITH ID CAP SET  
 SSF - STEEL STAKE FOUND  
 TBS - MONUMENT TO BE SET  
 ("2") - DENOTES HEIGHT OF THE MONUMENT  
 "BLD" - GRANT L. DAVIS ASSOCIATES

GENERAL SITE PLAN NOTES:

- THE PURPOSE OF THIS PLAN IS TO DEPICT A LOT LINE REVISION BETWEEN MAP 258, LOTS 7 & 8.
- THESE PARCELS ARE LOCATED IN THE AGRICULTURAL (AG) DISTRICT.
- TOTAL PARCEL AREA:  
 LOT 7: EXISTING = 32,969 SQUARE FEET OR 0.74 ACRES.  
 PROPOSED = 20,004 SQUARE FEET OR 0.46 ACRES.  
 LOT 8: EXISTING = 200,567 SQUARE FEET OR 4.60 ACRES.  
 PROPOSED = 212,855 SQUARE FEET OR 4.88 ACRES.
- ALL EXISTING UTILITIES LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATION PRIOR TO ANY WORK BEING PERFORMED.
- DIMENSIONAL REGULATIONS PER ZONING ORDINANCE:  
 AGRICULTURAL (AG) ZONE:  
 MINIMUM LOT AREA/DWELLING UNIT = 5,000 SF  
 MINIMUM LOT AREA = 45,000 SF (20,000 SF WITH MUNICIPAL WATER AND SEWER.  
 MINIMUM LOT FRONTAGE = 150 FEET  
 MINIMUM YARD SETBACKS:  
 FRONT = 20'  
 SIDE = 10'  
 REAR = 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.) SEE N.O.D.'S FROM ZBA DATED 9-26-22, AND 12-19-22.
- ORIENTATION: HORIZONTAL DATUM: NH STATE PLANE NAD83 (2011)  
 VERTICAL DATUM: NAVD83 (GEOID18A)
- A PORTION OF THE PARCEL IS LOCATED WITHIN ZONE AE (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY #33017C0213D DATED MAY 17, 2005.
- TAX MAP 258, LOTS 7 & 8 ARE LOCATED ENTIRELY WITHIN THE DOWNTOWN GONIC DENSITY RING.
- NO ENCROACHMENTS WILL RESULT FROM THIS LOT LINE REVISION.
- FOR MORE INFORMATION ABOUT THIS LOT LINE ADJUSTMENT, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, ANNEX BUILDING, 33 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 335-1338.

WETLAND / SOILS NOTES:

- JURISDICTIONAL WETLANDS WERE DELINEATED BY STONEYRIDGE ENVIRONMENTAL LLC IN AUGUST 2021, UTILIZING THE FOLLOWING STANDARDS:
- UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE. 2016. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.0. L.M. VASILAS, G.W. HUET, AND J.F. BECKOWITZ (EDS.). USDA, NRCS, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
  - FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. MAY 2017. NEINPCG WETLANDS WORKGROUP. WILMINGTON, MA 01887.
  - NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 3.3 (HTTP://WETLAND.PLANTS.USACE.ARMY.MIL). U.S. ARMY CORPS OF ENGINEERS, ENGINEER RESEARCH AND DEVELOPMENT CENTER, COLD REGIONS RESEARCH AND ENGINEERING LABORATORY, HANOVER, NH, AND BONAP, CHAPEN HILL.
  - STATE OF NEW HAMPSHIRE 2016 WETLAND PLANT LIST. LICHVAR, R.W., D.L. BANKS, W.N. KIRCHNER, AND N.C. MELVIN. 2016. THE NATIONAL WETLAND PLANT LIST: 2016 WETLAND RATINGS. PHYTONSUIRON 2016-2021.
  - CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, JANUARY 1987. WETLANDS RESEARCH PROGRAM TECHNICAL REPORT Y-87-1.
  - REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTAL AND NORTHEAST REGION, JANUARY 2012, VERSION 2. U.S. ARMY CORPS OF ENGINEERS. ENVIRONMENTAL LABORATORY ERDC/EL TR-12-1.
  - CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. DECEMBER 1979. L. CONWARDIN, V. CARTER, F. GOLET, AND E. LAROE. US DEPARTMENT OF THE INTERIOR. FISH AND WILDLIFE SERVICE. FWS/OBS-79/31.

MAP 141, LOT 42  
 GOSPORT PROPERTIES, LLC  
 1 MERRILL DRIVE  
 HAMPTON, NH 03842  
 SCRD BK. 2757, PG. 853



ROCHESTER GIS  
 NH-GRID

REFERENCE PLANS:

- "FINAL PLAN, FAIRWAYS CORP, GONIC, ROCHESTER, NEW HAMPSHIRE" DATED: DECEMBER 18, 1979, AND PREPARED BY G.L. DAVIS & ASSOCIATES. RECORDED: STRAFFORD COUNTY, REGISTRY OF DEEDS, PLAN 19A-66.
- "AS-BUILT SEWER PLANS, CITY OF ROCHESTER" ON FILE WITH THE CITY OF ROCHESTER ENGINEERING DEPARTMENT.

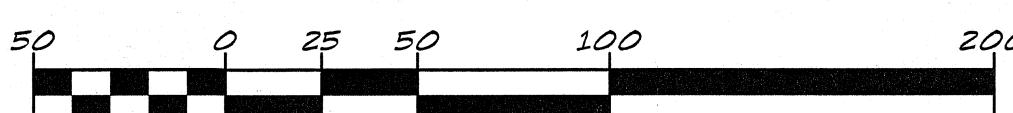
TAX MAP 258, LOTS 7 & 8  
 OWNER OF RECORD:  
 86 CHURCH STREET, LLC  
 120 AVIATION AVENUE  
 PORTSMOUTH, NH 03801  
 SCRD BOOK 4626, PAGE 481

LOT LINE REVISION PLAN  
 TAX MAP 258, LOTS 7 & 8  
 84 & 86 CHURCH STREET  
 ROCHESTER, NH  
 PREPARED FOR:  
 86 CHURCH STREET, LLC

SEPTEMBER 2023

(IN FEET)  
 1 INCH = 50 FEET

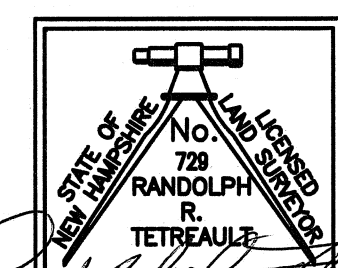
GRAPHIC SCALE



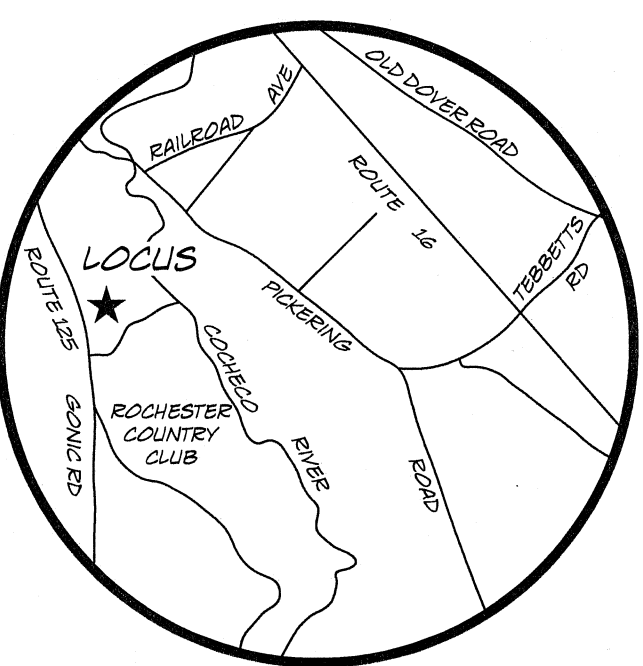
REVISIONS:

I 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 I HAVE FILED A COPY OF THIS PLAN WITH THE PLANNING BOARD OF THE TOWN OF ROCHESTER, NH IN ACCORDANCE WITH RSA 676:18.



RANDOLPH R. TETREAULT, U.S. #729 DATE: OCT. 25th 2023



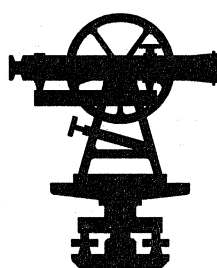
LOCATION MAP  
 N-T-S

FINAL APPROVAL BY  
 ROCHESTER PLANNING BOARD

CERTIFIED BY POSITION DATE

FILE NO. 175  
 PLAN NO. C-3147  
 DWG. NO. 20357 SP-1





LEGEND EXISTING

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- ..... SOIL TYPES

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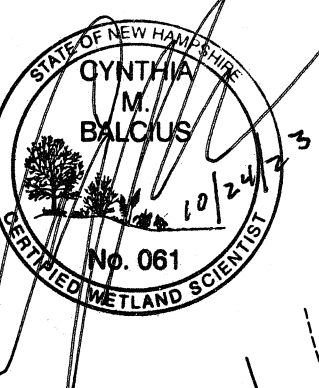
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SOILS LEGEND

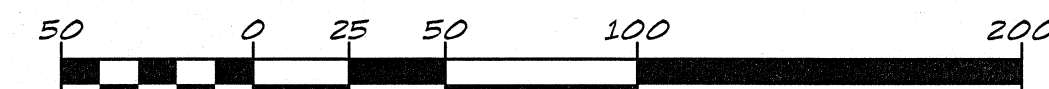
- WDC WINDSOR LOAMY SAND, 8 TO 15 PERCENT SLOPES.
- SFC SUFFIELD SILT LOAM, 8 TO 15 PERCENT SLOPES.
- SCB GLOUCESTER FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES

TAX MAP 258, LOTS 7 & 8  
OWNER OF RECORD:  
86 CHURCH STREET, LLC  
120 AVIATION AVENUE  
PORTSMOUTH, NH 03801  
SCRD BOOK 4626, PAGE 481

TOPOGRAPHIC  
LOT LINE REVISION PLAN  
TAX MAP 258, LOTS 7 & 8  
84 & 86 CHURCH STREET  
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SEPTEMBER 2023

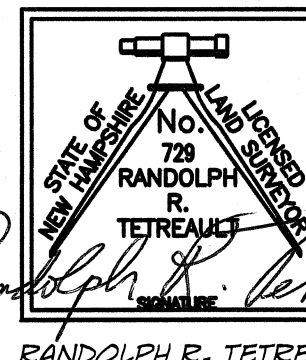
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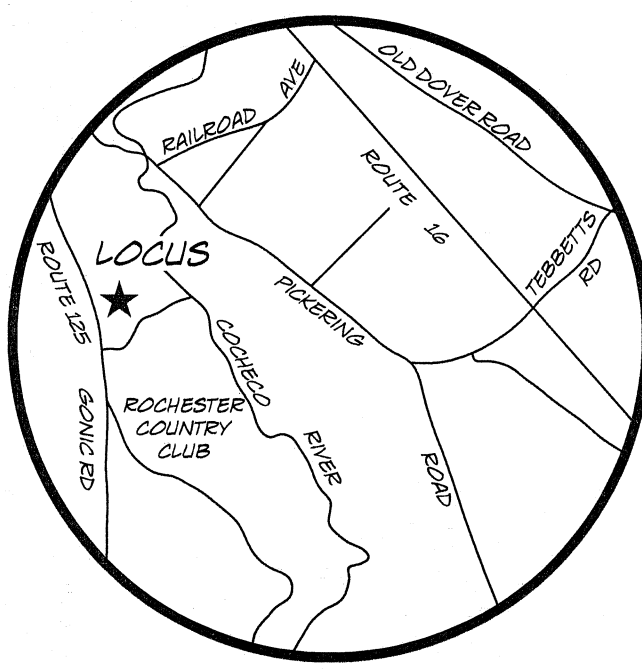
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RANDOLPH R. TETREAULT, U.S. # 729 OCT. 25<sup>th</sup> 2023  
DATE



LOCATION MAP  
N.T.S.

FINAL APPROVAL BY  
ROCHESTER PLANNING BOARD

CERTIFIED BY POSITION DATE

FILE NO. 175  
PLAN NO. C-3147  
DWG. NO. 20357 SP-1