



**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.

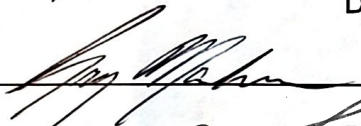
*I (we) hereby submit this Lot Line Revision application to the City of Rochester Planning Board pursuant to the City of Rochester Subdivision Regulations and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation 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

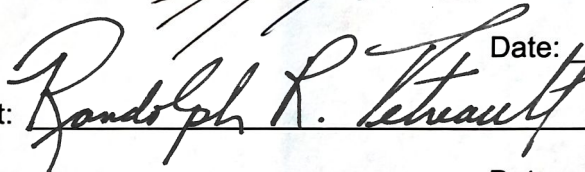
Date: 09/19/23

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.

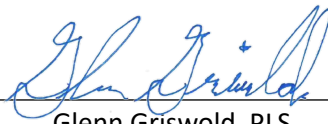
Lot 8 is currently 4.60 acres, and we are proposing adding 13,526 sq. ft. (0.29 acres) to the parcel. Any other development of either lot shall be permitted separately. Please see the Notices of Decision from the Zoning Board (attached) for additional information.

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

# NORWAY PLAINS ASSOCIATES, INC.

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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: \_\_\_\_\_

 Member

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

09/19/23

## **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: \_\_\_\_\_ Map: \_\_\_\_\_ Lot: \_\_\_\_\_ Date: \_\_\_\_\_

Applicant/agent: \_\_\_\_\_ Signature: \_\_\_\_\_

(Staff review by: \_\_\_\_\_ Date: \_\_\_\_\_)

### **General items**

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

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# **ABUTTER LIST**

**City of Rochester, NH**  
**Please Print or Type**

**Applicant:** NORWAY PLAINS ASSOCIATES, INC. **Phone** 603-335-3948

**Project Address:** 84 & 86 CHURCH STREET

List the names and addresses of all parties below. For abutting lot owners, list each owner whose lot adjoins or is directly across the street or a body of water from the subject property. This form may not be completed more than five (5) days prior to the application deadline.

## **LEGAL OWNER OF SUBJECT LOT**

Map	Lot	Zone	Owner Name	Mailing Address
258	7, 8	AG	86 CHURCH STREET, LLC	120 AVIATION AVENUE, PORTSMOUTH, NH 03801

## **ABUTTING LOT OWNERS**

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
141	42	GOSPORT PROPERTIES, LLC	1 MERRILL DRIVE, HAMPTON, NH 03842
258	6	DANIEL CONNELLY	82 CHURCH STREET, ROCHESTER, NH 03859
258	9	OCTOBER FINANCIAL GROUP, LLC	124 GOLF COURSE LANE, BARRINGTON, NH 03825
258	10	OCTOBER FINANCIAL GROUP, INC	124 GOLF COURSE LANE, BARRINGTON, NH 03825
258	63	68 HEMINGWAY, LLC	440 HANOVER STREET, MANCHESTER, NH 03104

**PROFESSIONALS AND EASEMENT HOLDERS.** *Engineers, Surveyors, Soil Scientists, and Architects whose seal appears or will appear on the plans (other than any agent submitting this application); holders of conservation, preservation, or agricultural easements; and upstream dam owners/NHDES.*

Name of Professional or Easement Holder	Mailing Address
RANDY R. TETREALT, LLS # 729	NORWAY PLAINS ASSOCIATES, INC. 2 CONTINENTAL BOULEVARD, ROCHESTER, NH 03867
CYNTHIA M. BALCIUS, CWS # 61	STONE RIDGE ENVIRONMENTAL LLC 233 PROSPECT MOUNTAIN ROAD, ALTON, NH 03809

I, the undersigned, acknowledge that it is the responsibility of the applicant or his/her agent to fill out this form. I understand that any error or omission could affect the validity of any approval. To get the names & addresses of all abutters please see the Planning Department Secretary.

on this date: 9-22-2023 This is page 1 of 1 pages.

**Applicant or Agent:** NORWAY PLAINS ASSOCIATES, INC.

**Planning Staff Verification:** \_\_\_\_\_ **Date:** \_\_\_\_\_





# City of Rochester, New Hampshire

## Zoning Board of Adjustment

September 26, 2022

Greg Mahanna  
86 Church Street, LLC  
120 Aviation Avenue  
Portsmouth, NH 03801

### Notice of Decision

**Z-22-23 86 Church Street, LLC** Seeks a *Variance* from Section 30.3.A to permit an expansion of a previously approved non-conforming use to allow additional multi-family dwellings in the Agricultural District.

**Location:** 86 Church Street, Map 258 Lots 7 & 8 in the Agricultural Zone.

At its September 14, 2022, the Zoning Board of Adjustment **voted to APPROVE the Variance** for the parcel located at 86 Church Street citing that all the criteria had been met.

  
Shanna B. Saunders,  
*Director of Planning & Development*

**It is the applicant's responsibility to obtain any applicable permits from local, state, and federal agencies. Any work completed within the thirty (30) day appeal period, explained below, is at your risk.**

**APPEALS:** The selectmen, any party to the action, or any person directly affected has a right to appeal this decision within thirty calendar days following a hearing and to the Superior Court in accordance with State Statute. See New Hampshire Revised Statutes Annotated, Chapter 677 Rehearing and Appeal Procedures, available at the City of Rochester Planning Department This notice has been placed on file and made available for public inspection in the records of the ZBA.

As Per RSA 674:33.I.a.(a)  
Variances authorized by the Zoning Board of Adjustment, Rochester NH shall be valid only if exercised within 2 years from the date of this application.

Cc: View Point Z-22-20  
File



# City of Rochester, New Hampshire

## Zoning Board of Adjustment

December 19, 2022

Greg Mahanna  
86 Church Street, LLC  
120 Aviation Avenue  
Portsmouth, NH 03801

### Notice of Decision

**Z-22-39 86 Church Street, LLC** Seeks an amendment to the previously approved *Variance* from Section 30.3.A to permit an expansion of a previously approved non-conforming use to allow additional multi-family dwellings in the Agricultural District.

**Location:** 86 Church Street, Map 258 Lot 8 in the Agricultural Zone.

At its December 14, 2022, the Zoning Board of Adjustment **voted to APPROVE the amendment to the Variance** to allow 30 new multi family units, citing all the criteria have been met.

 12.19.22  
Shanna B. Saunders,  
Director of Planning & Development

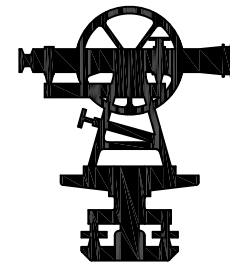
**It is the applicant's responsibility to obtain any applicable permits from local, state, and federal agencies. Any work completed within the thirty (30) day appeal period, explained below, is at your risk.**

**APPEALS:** Any party to the action, or any person directly affected has a right to appeal this decision within thirty calendar days following a hearing and to the Superior Court in accordance with State Statute. See New Hampshire Revised Statutes Annotated, Chapter 677 Rehearing and Appeal Procedures, available at the City of Rochester Planning Department This notice has been placed on file and made available for public inspection in the records of the ZBA.

As Per RSA 674:33.I.a.(a)

Variances authorized by the Zoning Board of Adjustment, Rochester NH shall be valid only if exercised within 2 years from the date of this application.

Cc: Open Gov Z-22-37  
File



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
- PROPERTY LINE
- WOOD FENCE
- EDGE OF WETLAND
- CHAIN LINKED FENCE
- EDGE OF PAVEMENT
- VERTICAL GRANITE CURB
- EDGE OF GRAVEL
- SEWER LINE
- TREELINE

ABBREVIATION LEGEND:  
IPF - IRON PIPE FOUND  
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 = 19,443 SQUARE FEET OR 0.45 ACRES.  
LOT 8: EXISTING = 200,567 SQUARE FEET OR 4.60 ACRES.  
PROPOSED = 213,416 SQUARE FEET OR 4.89 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  
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: NAVD88 (GEOID18A)
- A PORTION OF THE PARCEL IS LOCATED WITHIN ZONE AE (LOOYR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY #3301702213D 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 STONEY RIDGE 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. HURT, AND L.F. BERKOWITZ (BBS).
  - 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, NEWIPDC WETLANDS WORKGROUP, WILMINGTON, MA 01897.
  - 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 BOWEN, CHARPEN HILL.
  - STATE OF NEW HAMPSHIRE 2016 WETLAND PLANT LIST, UCHVAR, R.W., D.L. BANKS, W.N. KIRCHNER, AND N.C. MELVIN, 2016, THE NATIONAL WETLAND PLANT LIST, 2016 WETLAND RATINGS, PHYTONETWORK 2016-2017.
  - 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, NORTH CENTRAL 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. COWARDIN, V. CARTER, F. GOLET, AND E. LAROE, U.S. 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. 2751, PG. 853

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.



PRELIMINARY PRINT  
FOR APPLICATION REVIEW  
9-18-2023

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:

MAP 258, LOT 63  
8 HENNINGSON STREET  
MANCHESTER, NH 03804  
SCRD BK. 4997, PG. 740

NH ROUTE 125

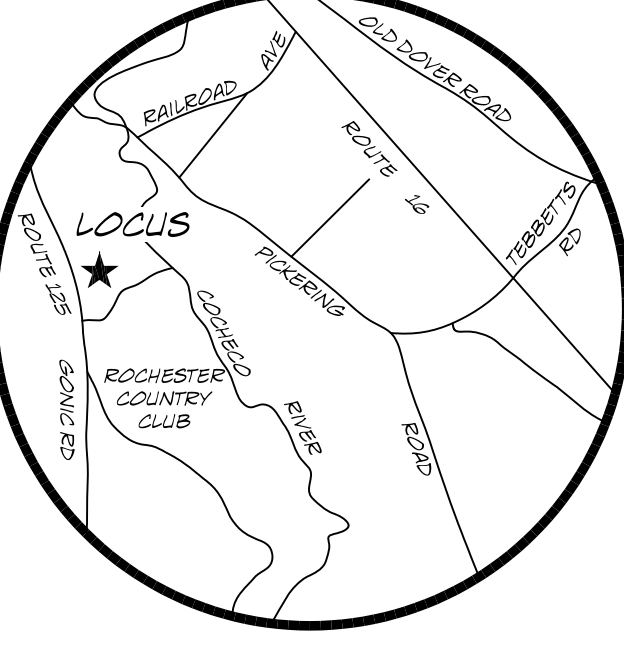
CHURCH STREET

MAP 258, LOT 6  
DANIEL CONNELLY  
88 CHURCH STREET,  
ROCHESTER, NH 03859  
SCRD BK. 1019, PG. 557

MAP 258, LOT 8  
EXISTING = 4.60 AC / 200,567 SF  
PROPOSED = 4.89 AC / 213,416 SF

MAP 258, LOT 10  
OCTOBER FINANCIAL GROUP, INC.  
PO BOX 7369  
ROCHESTER, NH 03859  
SCRD BK. 3983, PG. 24

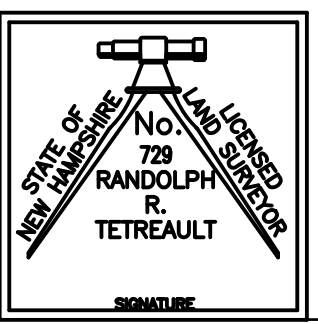
MAP 258, LOT 9  
OCTOBER FINANCIAL GROUP, LLC  
124 GOLF COURSE LANE  
BARRINGTON, NH 03825  
SCRD BK. 5109, PG. 749



LOCATION MAP  
N.T.S.

I CERTIFY THAT THIS SURVEY PLAT 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, LLS # 729

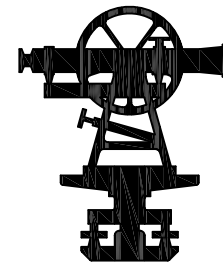
DATE

FINAL APPROVAL BY  
ROCHESTER PLANNING BOARD

CERTIFIED BY POSITION DATE

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





LEGEND EXISTING

- MONUMENT
- CONIFEROUS TREE WITH BARBED WIRE
- DECIDUOUS TREE WITH BARBED WIRE
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- SEWER MANHOLE
- WETLAND
- WATER GATE VALVE
- GAS VALVE
- TEST PIT
- BENCHMARK
- PROPERTY LINE
- WOOD FENCE
- EDGE OF WETLAND
- CHAIN LINKED FENCE
- EDGE OF PAVEMENT
- VERTICAL GRANITE CURB
- EDGE OF GRAVEL
- TREELINE
- SOIL TYPES

ABBREVIATION LEGEND:  
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SSF - STEEL STAKE FOUND  
TBS - MONUMENT TO BE SET  
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"SLD" - GRANT L. DAVIS ASSOCIATES

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PROPOSED = 213,412 SQUARE FEET OR 4.89 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  
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 ANY 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 (LOOYR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY #330170213D DATED MAY 17, 2005.
- TAX MAP 258, LOTS 7 & 8 ARE LOCATED ENTIRELY WITHIN THE DOWNTOWN GONIC DENSITY ZONING.
- 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 STONEY RIDGE 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. HURT, AND J.F. BERKOWITZ (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. NEWJRC22 WETLANDS WORKGROUP, WILMINGTON, MA 01887.
  - NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 3.3 (NITPLANT), PLANTS.USACE.ARYM.MIL. U.S. ARMY CORPS OF ENGINEERS, ENGINEER RESEARCH AND DEVELOPMENT CENTER, GOLD RESEARCH RESEARCH AND ENGINEERING LABORATORY, HANOVER, NH, AND BONAP, CHAPEN HILL.
  - STATE OF NEW HAMPSHIRE 2016 WETLAND PLANT LIST. UCHV, R.W., D.L. BANKS, W.N. KIRCHNER, AND N.C. NEUJIN, 2016. THE NATIONAL WETLAND PLANT LIST: 2016 WETLAND RATINGS. PHYTONEURON 2016-2017.
  - 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: NORTHEAST 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. COWARDIN, V. CARTER, F. GOLET, AND E. LAROE. U.S. DEPARTMENT OF THE INTERIOR. FISH AND WILDLIFE SERVICE. FWS/OBS-79/31.

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.



PRELIMINARY PRINT  
FOR APPLICATION REVIEW  
9-18-2023

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  
ROCHESTER, NH  
PREPARED FOR:  
86 CHURCH STREET, LLC

SEPTEMBER 2023

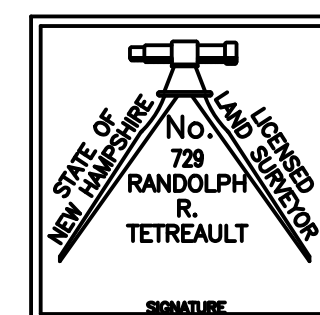
(IN FEET)  
1 INCH = 50 FEET  
GRAPHIC SCALE



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. TETREAU, LLS # 729

DATE

FINAL APPROVAL BY  
ROCHESTER PLANNING BOARD

CERTIFIED BY POSITION DATE

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

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

NORWAY PLAINS ASSOCIATES, INC.

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