



Planning & Development
33 Wakefield St
Rochester, NH 03867
Phone (603) 335-1338 Fax (603) 330-0023

APPLICATION FOR EQUITABLE WAIVER

To: ZONING BOARD OF ADJUSTMENT
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE
CASE NO <u>2-23-30 & 2-23-31</u>
DATE FILED <u>7/19/23</u>
<u>CG</u>
ZONING BOARD CLERK

Name of applicant Torr, Ralph W. Phone 603-332-7700
603-234-5584
Address 283 Chestnut Hill Rd Rochester, NH 03867-5107
E-Mail Torrhomeimprovements@gmail.com

Owner of property concerned Ralph W. Torr
Address 283 Chestnut Hill Rd. Rochester, NH 03867-5107

Location of property 52 Little Falls Bridge Road Rochester, NH
Map 209 Lot 15 Block Zone AG

Description of property Frontage - 306.17' x (side) 148.57' x (rear) 502' x (side) 121'
(give length of frontage, side & rear)

Proposed use or existing use affected Construction of new home within the front
setback and within 75' of the Cocheco River.

The undersigned hereby requests an equitable waiver to the terms of RSA 674:33-a, sub-section _____
and asks that said terms be waived to permit See narrative.

Chapter 275, Table 19-A Front Setback, Chapter 275-12.3 75' Buffer to Cocheco River to retain an existing structure

The undersigned alleges that the violation occurred by virtue of a good-faith error in calculation or measurement and thus constitutes grounds for an equitable waiver

Signed  Date July 19, 2023

Equitable Waiver of Dimensional Regulations Application Checklist

- Complete the application form.
- **You must complete the "Consideration Governing the Granting of a Dimensional Equitable Waiver" sheet, addressing the 5 items set forth by NH RSA 674:33a.**
- A narrative explaining what you are requesting the equitable waiver for.
- A sketch (see attached example) including the following:
 - Measurements of the distances from any existing structure to the lot lines. If the proposed structure is not attached to the building, you will need the distance between buildings.
 - Dimensions of the lot.
 - If the applicant is not the property owner, he/she must supply a note signed by the property owner stating his/her knowledge of the application being submitted to the Zoning Board of Adjustment. The property owner will receive a copy of the public hearing notice by certified mail along with the abutters.
- Photographs, if you have them.
- **The Zoning Secretary will create the abutters list for the applicant. The applicant must pay the cost of the certified fee for each abutter, applicant and any other applicable person on the abutter list.**
** See Zoning Secretary for current fee.
- Application fee \$175.00 (make check payable to the City of Rochester).

All of the above information must be completed and submitted to the Planning & Development Department on or before the deadline date, or the application will be considered incomplete and will be postponed until the next scheduled meeting, or until all the requirements have been met.

NOTE: All applicants will be allowed one (1) postponement of the hearing on their application, and shall notify the Planning & Development Department in writing of their intent to postpone such hearing at least two (2) days prior to the meeting at which their application is to be considered. If the applicant requests a second (2nd) postponement of the hearing, the application will be considered to have been withdrawn and the applicant must file a new application with the Board in order to receive a hearing. The provisions of this paragraph shall not apply to any postponement requested by an applicant as a result of the inability of the Zoning Board of Adjustment to provide the applicant with a full five-member board for the hearing on the application.

The applicant or their representative **MUST** attend the Zoning Board of Adjustment meeting to present their case, or no action will be taken.

If you have any questions with any of these requirements, please call Crystal Galloway at 603-335-1338 or Email crystal.galloway@rochesternh.net

Considerations Governing Granting of a Dimensional Equitable Waiver (RSA 674:33-a):

1. The violation was not noticed or discovered by any owner, former owner, owner's agent or representative, or municipal official, until after a structure in violation had been substantially completed, or until after a lot or other division of land in violation had been subdivided by conveyance to a bona fide purchaser for value.

See Narrative

2. The violation was not an outcome of ignorance of the law or ordinance, failure to inquire, obfuscation, misrepresentation, or bad faith on the part of any owner, owner's agent or representative, but was instead caused by either a good faith error in measurement or calculation made by an owner or owner's agent, or by an error in ordinance interpretation or applicability made by a municipal official in the process of issuing a permit over which that official had authority.

See Narrative

3. That the physical or dimensional violation does not constitute a public or private nuisance, nor diminish the value of other properties in the area, nor adversely affect any present or permissible future uses of any such property.

See Narrative

4. That due to the degree of past construction or investment made in ignorance of the facts constituting the violation, the cost of correction so far outweighs any public benefit to be gained, that it would be inequitable to require the violation to be corrected.

See Narrative

5. If all 4 of the above are not proven by the property owner, an equitable waiver may still be granted if the property owner can prove to the satisfaction of the Board that the violation has existed for 10 years or more, and that no enforcement action, including written notice of violation, has commenced against the violation during that time by the municipality or any person directly affected.

See Narrative



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crberry@metrocast.net

July 19, 2023

City of Rochester Zoning Board

Attention: Shanna Saunders, Director of Planning & Development

33 Wakefield Street

Rochester, NH 03867,

Re: Ralph W. Torr revocable Trust of 2000

Ralph W. Torr, Trustee

52 Little Falls Bridge Road

Tax Map 209, Lot 15

Equitable Waiver

Ms. Saunders

On behalf of our client, Ralph W. Torr, Berry Surveying & Engineering (BS&E) is submitting an Equitable Waiver to the Zoning Board of Adjustment for the existing constructed structure to remain in the current location which sits within the Front Setback to Little Falls Bridge Road as defined in Chapter 275, Attachment 6, Table 19-A and also sits within the 75' Buffer to the Cocheco River as defined in Chapter 275-12.3 Buffer Defined within the Conservation Overlay District (COD)

Background and General Narrative:

The existing site is commonly known as 52 Little Falls Bridge Road, Tax Map 209, Lot 15. The site is located in the Agricultural Zone (AG) which requires a 20' front setback to the road right of way, 20' rear setback and 10' sideline setback. The site is serviced by an onsite effluent disposals system (EDA) and municipal water. The minimum lot area requirement is 30,000 Square Feet (Sq.Ft.) and requires 150' of frontage. The parcel contains 22,400 Sq.Ft., of land area and has 306.17' of frontage on Little Falls Bridge Road. The parcel is also located within the Conservation Overlay District whereas it has approximately 502' of frontage along the Cocheco River.

The parcel is a remnant of a much larger estate that was subdivided by prior land owners along Little Falls Bridge Road. The last sale from the original parcel was transferred to Public Service (PSNH) and is now shown as Tax Map 209, Lot 16 and included land along the river, Little Falls Bridge Road and created the eastern boundary of the final parcel sold to Mr. Torr. The western boundary was created when what is now shown as Tax Map 209, Lot 14 was subdivided by prior owners. It is important to note that these subdivisions and transactions were completed prior to the City of Rochester Zoning Ordinance, and therefore the remaining parcel now owned by Mr. Torr was also created well before the underlying ordinances.

Little Falls Bridge Road travels between what is now NH Route 11 and Chestnut Hill Road. Unknown to most, the road was originally laid out on October 22, 1804. Since that time there were additional “Widening & Straightening” actions by the Town prior to the incorporation as a City. It is likely the widening and straightening actions were in an effort to ensure the layout of the road was around the constructed product. Each description of the road on the west side of the River is defined as 4 rods wide which is 66’. The road on the east side of the River may have a narrower width. With the various widening and straightening actions, it is presumed the right of way is located 33’ from the centerline of the road in this instance. As can be seen from the survey, the abutting lots in the westerly direction on Little Falls Bridge Road did not consider the width of the right of way when subdividing and building. The proximity of the homes is much closer to the physical roadway than the now known right of way would imply. There is survey evidence on the abutting parcel to the west that indicates the former land surveyor of the lot also did not consider the road as 4 rods wide when placing the granite bounds at the front of the lot. This is important when zoning requirements are applied to jurisdictional boundaries that are not readily and commonly known.

Over the last year there was a new structure that was placed on the existing lot. Formerly there was a concrete pad onsite which originally was intended for a home to be placed. The new home was placed on the former pad, and the pad was extended in the easterly direction to accommodate the new home being placed. The extension places the structure 18.81' from the actual surveyed right of way, which is now known to be 4 rods wide. As noted above the perception of the right of way would have placed the structure in conformance with the front setback. The request is to allow the structure to persist in the current location which is 18.81' from the surveyed right of way line.

As noted above the parcel has a northern boundary that is the Cochecho River. In this location the river is converging towards Little Falls Bridge Road, which creates a narrowing affect on the parcels shape. The parcel starts with a depth of 148.57' on the western boundary and narrows to a perpendicular depth of only 31' to the River. When considering the 75' buffer requirement within the COD, nearly the entire parcel falls within 75' of the ordinary high water mark and therefore there is no place for construction or expansion that would comply with the ordinance. Specifically, the small extension takes place in the same location where a perpendicular offset to the river is narrowed by a concave bow in the river. This is imperceptible on the project site. The structure, as placed on the lot, is located 41.99' from the River, and therefore requires an equitable waiver where it is technically closer to the river than a prior constructed item.



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Considerations Governing Granting of a Dimensional Equitable Waiver (RSA 674:33-a): to permit the single-family home to remain within the front setback to Little Falls Bridge Road and within the COD district of the Cocheco River.

1. *The violation was not noticed or discovered by any owner, former owner, owner's agent or representative, or municipal official, until after a structure in violation had been substantially completed, or until after a lot or other division of land in violation had been subdivided by conveyance to a bona fide purchaser for value.*

The structure was set on an existing concrete pad, and extended to the east in a modest way. The applicant was requested to submit a structure placement certification from a Land Surveyor for finalization of the project. At which time BS&E was hired to conduct a survey. The survey results revealed the non-conformance after the structure had been placed and substantially completed on the lot.

2. *The violation was not an outcome of ignorance of the law or ordinance, failure to inquire, obfuscation, misrepresentation, or bad faith on the part of any owner, owner's agent or representative, but was instead caused by either a good faith error in measurement or calculation made by an owner or owner's agent, or by an error in ordinance interpretation or applicability made by a municipal official in the process of issuing a permit over which that official had authority.*

The current owner proceeded upon previously perceived boundaries and a previously placed concrete pad. They built upon and expanded the pad for building using the established existing alignment. They did not expand toward the road, nor did they intentionally minimize setbacks while placing the building. Standing on-site there is no way of knowing that the minor extension would impede on the setback given the slope and proximity to the river. Given the natural body of water and the shape it takes, at any given point along the wall of the structure the distance could be larger or shorter and without the benefit of a proper survey the distance appears to be equal along the way. This is especially true with regard to the front setback where the road was not known to be 4 rods wide. If a measurement from the roads edge were taken it would have measured similar results between the existing concrete pad location and the extended corner.

3. *That the physical or dimensional violation does not constitute a public or private nuisance, nor diminish the value of other properties in the area, nor adversely affect any present or permissible future uses of any such property.*



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If the equitable waiver were granted, there would be no nuisance created. The structure as it sits on the lot is more conforming to the closest abutting parcel. The fact that the structure is slightly within the front setback, of a now surveyed right of way, and marginally closer to the River does not change the surrounding values. The use is permissible within the zone and its practical location on the ground when compared to the technical location within the parcels limits does not affect the use of or future use of any abutting parcel.

4. *That due to the degree of past construction or investment made in ignorance of the facts constituting the violation, the cost of correction so far outweighs any public benefit to be gained, that it would be inequitable to require the violation to be corrected.*

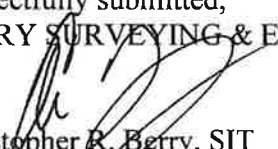
To correct the mistake would require the existing home be removed and replaced with a smaller structure. There was a large investment made in this property to date and the removal would require further investment which would exceed 100% of the existing expenditures. There is not appreciable gain with the removal of the structure and is inequitable when compared to the investment made and the investment required to correct.

5. *If all 4 of the above are not proven by the property owner, an equitable waiver may still be granted if the property owner can prove to the satisfaction of the Board that the violation has existed for 10 years or more, and that no enforcement action, including written notice of violation, has commenced against the violation during that time by the municipality or any person directly affected.*

This is not applicable in this case.

We hope the board finds this project is worthy of an equitable waiver and approves the request. Thank you all for your time and attention this matter.

Respectfully submitted,
BERRY SURVEYING & ENGINEERING


Christopher R. Berry, SIT
Principal, President



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view of the rear of the structure along the shoreline. As can be seen, with the slope, there is no practical way of knowing the distances to the river.



The existing structure from the street. In the distance can be seen the abutting structure forward of this one. The view on-site is that this structure is parallel with Little Falls Bridge Road.

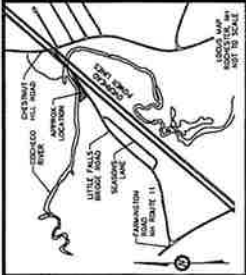


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BOUNDARY PLAN
LAND OF
RALPH W. TORR REVOCABLE TRUST OF 2000
52 LITTLE FALLS BRIDGE ROAD
ROCHESTER, N.H.
TAX MAP 209, LOT 16

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.



NOTES:

- [illegible]

LITTLE FALLS BRIDGE ROAD BOX NOTE.

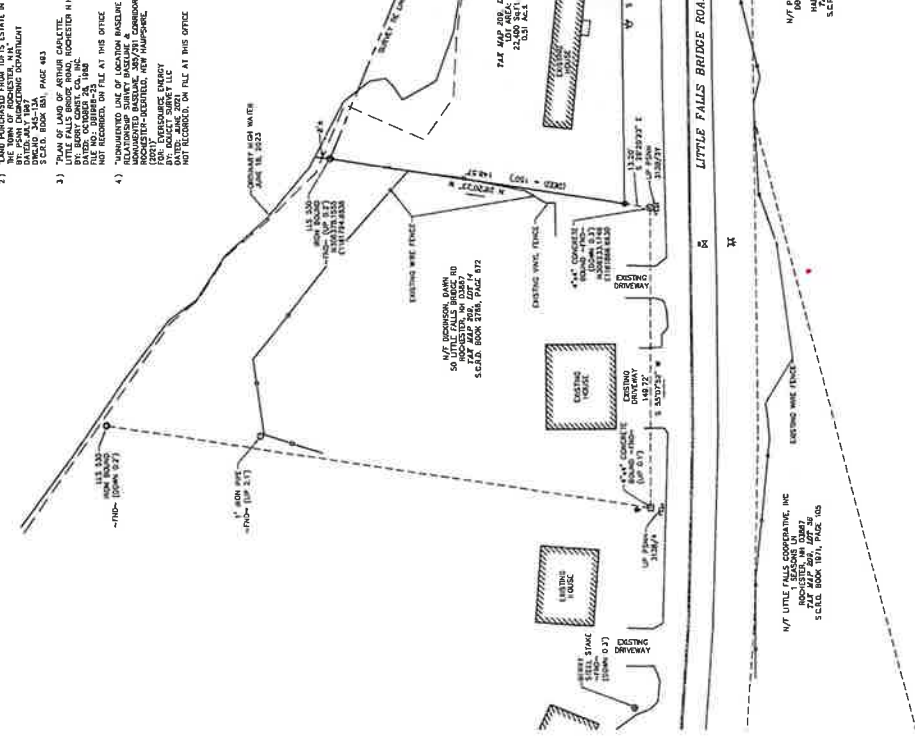
- 1) SEE ROCH-LESTER HIGHWAY BOOK 1, PAGE 84
DATED OCTOBER 22, 1904
R.O.W. WIDTH: 4 ROADS WIDE
- 2) SEE ROCH-LESTER HIGHWAY BOOK 1, PAGE 86
DATED MAY 3, 1914
R.O.W. WIDTH: 4 ROADS WIDE
- 3) SEE ROCHESTER HIGHWAY BOOK 2, PAGES 12-13
DATED JAN. 1, 1950
P.O.R. WIDTH: HOME GREN
TO "WOLFE AND STRAIGHTEN" THE ROAD

COCHERO RIVER



PLAN REFERENCES

- 3 LAND PURCHASED FROM DELMAR SMITH
THE TOWN OF ROCHESTER, N.Y.
BY THE PLANNING DEPARTMENT
DATED: JAN. 1967
C.E.D. BOOK 832, PAGE 253
- 3 LAND PURCHASED FROM TURTLE ESTATE IN
THE TOWN OF ROCHESTER, N.Y.
BY THE PLANNING DEPARTMENT
DATED: JULY 1967
C.E.D. BOOK 831, PAGE 483
- 3 LAND OF 15.90 ACRES ABRIAR CROFT
LOCATED IN THE TOWN OF ROCHESTER IN
LIT. BY: BERRY CONST. CO., INC.
DATED: OCTOBER 2, 1988
NOT RECORDED, ON FILE AT THIS OFFICE
- 3 "INDEMNITY LINE OF LOCATION BASELINE &
RELATIONSHIP SURVEY BASELINE &
MANAGED BASELINE, 389.571' CORRIDOR
BASELINE & BASELINE, NEW HAMPSHIRE
FOR: EVERSOURCE ENERGY
CORP. FOR: ROCHESTER, N.Y.
DATED: JANUARY 2001



N/T PUBLIC SERVICE CO. OF N.H.
DOA EVERSOURCE ENERGY
P.O. BOX 270
HARTFORD, CT 06141-0270
TAX MAP BOP, LOT 33
SER.D BOOK 831, PAGE 465

N/T LITTLE FALLS COOPERATIVE,
1 SEASONS LN
ROCHESTER, NH 03607
TAX MAP 209, LOT 38

ZONING
275 Attachment 6
City of Rochester

Table 19-A Dimensional Standards - Residential Districts
[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]

	Lots			Setbacks				Other				Standards, Notes and References	
	Minimum Lot Area (square feet)	Minimum Frontage (feet)	Minimum Lot Area/Dwelling Unit (square feet)	Minimum Front (feet)	Maximum Front (feet)	Minimum Side (feet)	Minimum Rear (feet)	Maximum Building Footprint	Maximum Lot Coverage	Maximum Number of Stories	Minimum Building Height (feet)	Maximum Building Height (feet)	A "—" means there is no dimensional standard for this item
Residential Districts													
Residential-1 (R1)													
Single-family	10,000	100	—	10	—	10	20	30%	35%	—	—	35	See Article 19, Dimensional Standards
All other uses	10,000	100	—	10	—	10	20	30%	35%	—	—	35	
Residential-2 (R2)													
Single-family	6,000	60	—	10	—	8	20	30%	35%	—	—	35	See Article 19, Dimensional Standards
Two-family	9,000	80	—	10	—	8	20	30%	45%	—	—	35	See Article 19, Dimensional Standards
Three- and four-family	12,000 and 15,000	80	—	15	—	10	25	30%	60%	—	—	35	See Article 19, Dimensional Standards
Five- or more family	30,000	100	5,000 or 7,500	15	—	10	25	30%	60%	—	—	35	See Article 19, Dimensional Standards
All other uses	9,000	80	—	10	—	8	20	30%	35%	—	—	35	
Neighborhood Mixed Use (NMU)													
All uses	6,000	60	— ²	—	25	5'	20	—	90%	3	20	20	See Article 19, Dimensional Standards
Agricultural (AG)													
Single-family, conventional subdivision, municipal water and sewer	20,000	150	—	20	—	10	20	30%	35%	—	—	35	See Article 19, Dimensional Standards
Single-family, conventional subdivision, municipal water or sewer	30,000	150	—	20	—	10	20	30%	35%	—	—	35	See Article 19, Dimensional Standards
Single-family, conventional subdivision, neither municipal water nor sewer	45,000	150	—	20	—	10	20	30%	35%	—	—	35	See Article 19, Dimensional Standards
Two-family	150% of single	150	—	20	—	10	20	30%	40%	—	—	—	See Article 19, Dimensional Standards
Single-family dwelling - conservation subdivision	6,000	60	—	20	—	10	20	—	35%	—	—	35	See Article 33, Conservation Subdivisions
All other uses	45,000	150	5,000 or 7,500	20	—	10	20	—	40%	—	—	35	

NOTES:
 Note 1: For lots that adjoin a residential district, the side setback on the side adjoining the residential district shall be the larger of the required side setback in the subject commercial zone or the adjoining residential zone.
 Note 2: For lots without both water and sewer, 10,000 square feet of lot area is required per additional dwelling unit beyond one.

Article 12 Conservation Overlay District (COD)

275-12.3 Buffer defined.

In all cases the more restrictive buffer shall be used.

Buffer Location

75 feet Cochecho River, Salmon Falls River and Isinglass River from the ordinary high-water mark of the river

50 feet Named streams and surface water from the ordinary high-water mark listed in Table I below^[1]

50 feet Edge of jurisdictional wetland consisting of very poorly drained soils¹

50 feet Edge of jurisdictional wetland consisting of poorly drained soils¹

50 feet Vernal pools²

Notes:

1. The precise location of a wetland boundary in any particular case must be determined by on-site inspection wetland scientist.
2. Vernal pools that shall be identified by a New Hampshire certified wetland scientist and may be subject to Commission.

[1]

Editor's Note: Table I is included at the end of this article.



52 Little Falls Bridge Road

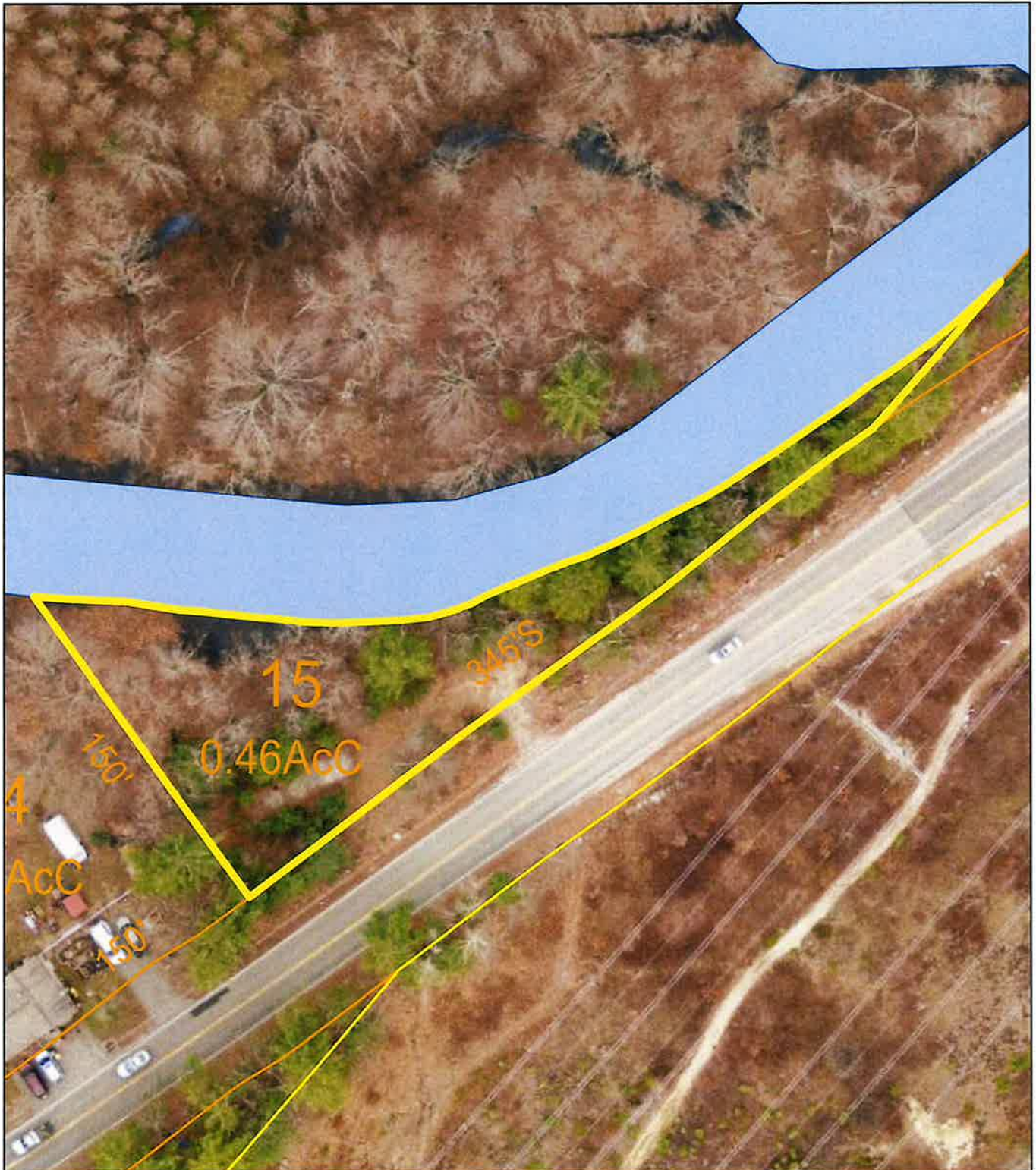
City of Rochester, NH

1 inch = 60 Feet




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July 24, 2023



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

CURRENT OWNER		UTILITIES		TOPO		ZONING		CURRENT ASSESSMENT			
TORR RALPH W REV TRUST OF 200 TORR RALPH W TRUSTEE 283 CHESTNUT HILL RD ROCHESTER NH 03867-5107	0	NONE	0	LEVEL	A	AGRICULTURAL		Description	LUC Co	Current Assesse	
				NEIGHBORHOOD		NHBD NAME			105	24,600	
				1010		RURAL NORTH			105	13,800	
	UTL/ST/ TRAF		EXEMPTIONS								
				Year	Code	Description					
	0	PAVED									
0	MEDIUM										
LEGAL DESCRIPTION											
Total									13,800	38,400	

SALES INFORMATION-GRANTEE		BOOK/PAGE	SALE DATE	SALE PRICE	SALE CODE	PREVIOUS ASSESSMENTS (HISTORY)	
TORR RALPH W REV TRUST OF 2000		4784 903	07-17-2020	0	38	Year	Descr
TORR RALPH W REV TRUST /2000		2239 203	09-15-2000	4,000	44	2020	BLDG
TORR RALPH		1041 805	11-07-1979	0	99		LAND
SMITH DELMAR		0 0	01-01-1900	0	99		
Total						13,800	38,400

BUILDING NOTES		APPRAISED VALUE SUMMARY	
2/15/23 - DF P/U MBL EXT, NO ELEC HKUP		Total	13,800
		Total	13,800
		APPRAISED VALUE (Card)	
		Appraised Extra Feature Value (Bldg)	
		Appraised Outbuilding Value (Bldg)	
		Appraised Land Value (Bldg)	
		Total Appraised Parcel Value	
		Valuation Method	
		Total Appraised Parcel Value	

Issue Date	Permit Id	Description	Price	Insp Date	% C	Stat	Notes
03-23-2023	P-23-73	PLUMBING	4,000		0	O	14x68 mobile home service to mobile home
03-23-2023	M-23-150	HEATING SY	4,000		0	O	
03-21-2023	MJB-22-160	NEW MOBIL	86,800		0	O	
12-16-2022	E-22-648	ELECTRIC	5,000		0	O	
06-17-2008	08-681	FOUNDATION	2,500	04-17-2009	100	CE	
04-05-2005	315	NEW MOBIL	27,000	08-28-2006	0	C	WORK NOT DONE PERMIT EXPIRED.;
02-28-2003	122	NEW MOBIL	27,000	04-20-2004	0	C	WORK NOT DONE PERMIT EXPIRED.;
09-07-2001	844	FOUNDATION	2,000	03-19-2002	0	C	SLAB RENEWAL EXPIRED NOT DONE.;
06-02-2000	442	FOUNDATION	2,000		0	C	PERMIT EXPIRED NOT DONE.;
05-03-1999	321		700		0	C	RENEWAL/EXPIRED.;
03-18-1998	209	NEW MOBIL	26,000		0	C	PERMIT EXPIRED NOT DONE.;

Total Appraised Parcel Value		VISIT / CHANGE HISTORY		Notes
Date	Id	Purpost/Result		
02-15-2023	DF	EXT ONLY		DFVR
07-22-2020	DF	DEED CHANGE		
04-17-2009	TH	EXT ONLY		Permit #: 08-68
03-13-2008	VS	NAME CHG		CORRECTED
08-28-2006	TH	EXT ONLY		VACANT LOT P
08-28-2006	TH	EXT ONLY		Permit #: 315
03-17-2006	TM	CORRECTION		ADDED SHAPE

LAND LINE VALUATION SECTION																				
B	LUC	Description	LandU	Land Type	Loc Adj	UnitPric	Size Adj	Cond	Nbhd	Nb Adj	Inf11	Inf11 Adj	Inf12	Inf12 Adj	Inf13	Inf13 Adj	Adj UnitPrice	Appraised Value	Assessed Value	Notes
1	1050	MFG OWN L	0.460	PRIMARY	P	1,000	60,000.	1.99783	1.00	1010	1,000	N	0.250				29,970	13,800	13,800	SHAPE & RIVER PR

Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd	Description	Element	Cd	Description							
Style	11	MFD SINGLEWIDE	Solar									
Grade	C-	AVG. (-)	Central Vac									
Stories	1		Nbhd Modifier									
Units	1		MH Make									
Frame	01	WOOD	MH Serial #									
Foundation	12	PIER/SLAB	Color;Mdl #;D		GRAY							
Exterior Wall 1	04	VINYL										
Roof Structure	01	GABLE										
Roof Cover	01	ASPH SHINGLE										
View	N	NONE										
Interior Wall 1	01	DRYWALL										
Interior Floor 1	08	AVERAGE										
Basement Flo												
Bsmt Garage												
Finished Bsmt												
FBLA												
Rec Room												
Electric	03	TYPICAL										
Insulation	02	TYPICAL										
Interior/Exterio	SAME	SAME										
% Heated	100											
Heat Fuel												
Heat Type												
AC Percent	01	FORCED W/A										
Bedrooms												
Full Bath(s)												
3/4 Bath(s)												
Half Bath(s)												
Extra Fixture(s)												
Kitchen(s)												
Extra Kitchen(
Total Rooms												
Fireplace(s)												
WS Flues												
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)												
Code	Description	L/B	Qnty	Dim 1	Dim 2	Grade	Condition	Yr Blt	% Gd	Unit Price	Grade Adj.	Appr. Value
40	CONC SLABS	L	1	1	1	C	DL	2008	0	10150.00	1.00	0
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undepreciated Value						
FFL	1ST FLOOR	952	952	952	78.82	75,038						
Ttl Gross Liv / Lease Area		952	952	952		75,038						



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July 19, 2023

Abutters List

Owner of Record

Tax Map 209, Lot 15

Ralph W Torr Rev Tst
Ralph W Torr Tstee
283 Chestnut Hill Rd
Rochester, NH 03867
Book 4784, Page 903

Abutters

Tax Map 209, Lot 14

Dawn Dickinson
50 Little Falls Bridge Rd
Rochester, NH 03867
Book 2766, Page 672

Tax Map 209, Lot 16

Public Service of NH
Eversource Energy
PO Box 270
Hartford, CT 06141-0270

Tax Map 209, Lot 17

Kathleen Kelley Torr
Robert J Torr
214 Blackwater Rd
Dover, NH 03820-8711
Book 4742, Page 877

Tax Map 209, Lot 35

Public Service of NH
Eversource Energy
PO Box 270
Hartford, CT 06141-0270

23-045 Torr, Ralph
52 Little Falls Bridge Rd, Rochester, NH

Page 2 of 2

Tax Map 209, Lot 36

Little Falls Cooperative Inc
1 Seasons Ln
Rochester, NH 03867
Book 1971, Page 105

Professionals

Kenneth A. Berry PE LLS
Christopher R. Berry, Project Manager
Berry Surveying & Engineering
335 Second Crown Point Road
Barrington, NH 03825

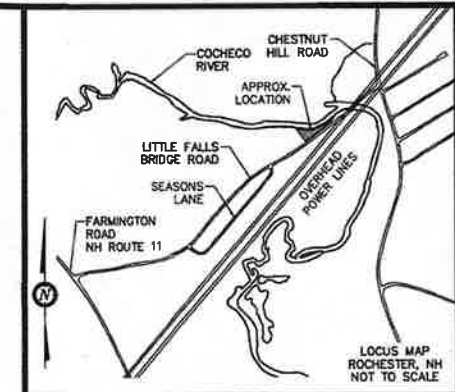


BERRY SURVEYING & ENGINEERING

335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
www.BerrySurveying.Com

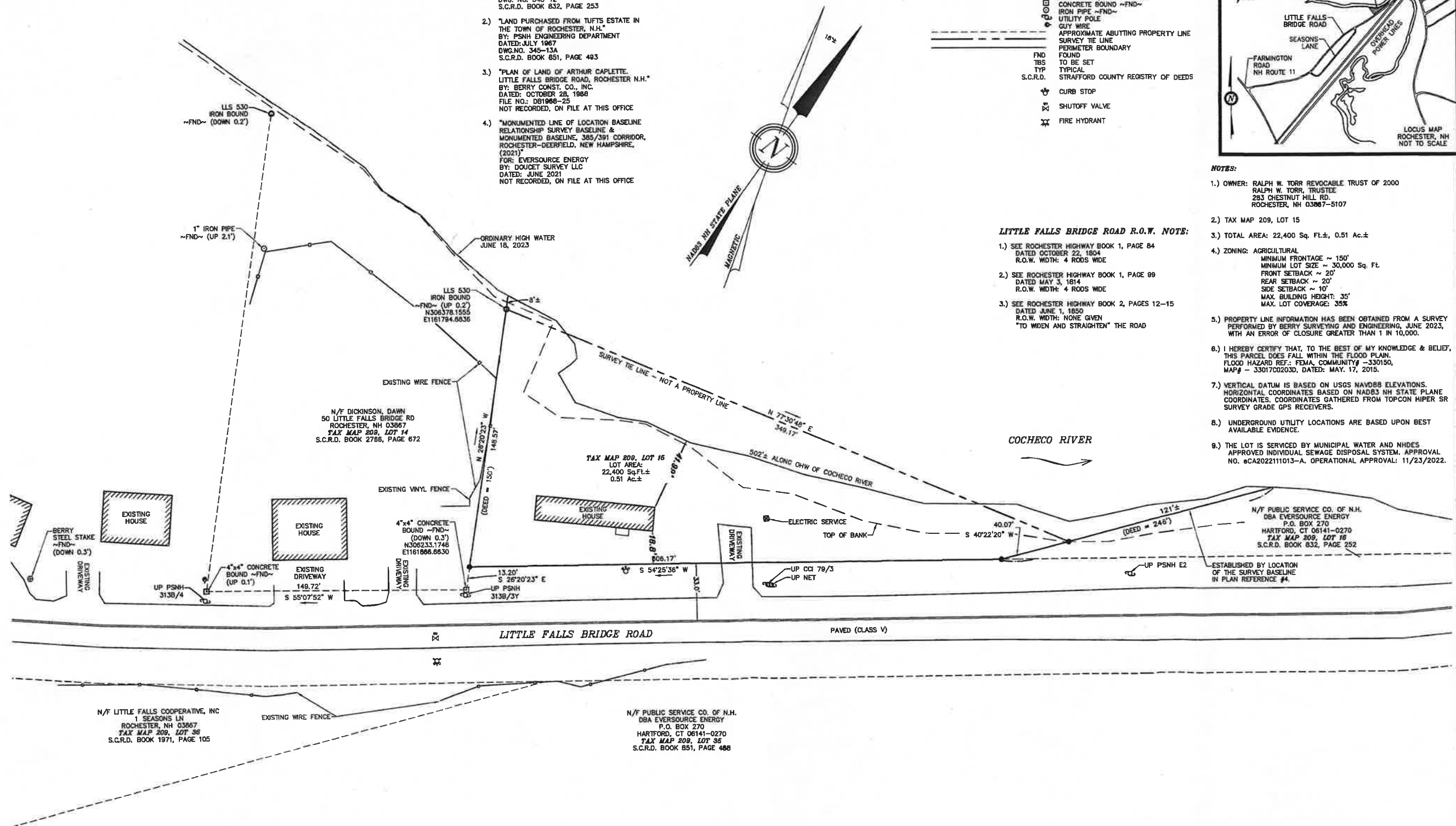
- 1.) "LAND PURCHASED FROM DELMAR SMITH IN THE TOWN OF ROCHESTER, N.H."
BY: PSNH ENGINEERING DEPARTMENT
DATED: JULY 1967
DWG. NO. 345-132
S.C.R.D. BOOK 832, PAGE 253
- 2.) "LAND PURCHASED FROM TUFTS ESTATE IN THE TOWN OF ROCHESTER, N.H."
BY: PSNH ENGINEERING DEPARTMENT
DATED: JULY 1967
DWG. NO. 345-13A
S.C.R.D. BOOK 851, PAGE 483
- 3.) "PLAN OF LAND OF ARTHUR CAPLETTE, LITTLE FALLS BRIDGE ROAD, ROCHESTER N.H."
BY: BERRY CONEST. CO., INC.
DATED: OCTOBER 28, 1988
FILE NO. D9186
NOT RECORDED, ON FILE AT THIS OFFICE
- 4.) "MONUMENTED LINE OF LOCATION BASELINE RELATIONSHIP SURVEY BASELINE & MONUMENTED BASELINE, 385/391 CORRIDOR, ROCHESTER-DEERFIELD, NEW HAMPSHIRE, (2021)"
FOR: EVERSOURCE ENERGY
BY: DOUGET SURVEY LLC
DATED: JUNE 2021
NOT RECORDED, ON FILE AT THIS OFFICE

3/4" REBAR W/D CAP ~TBS~
 STEEL STAKE ~FND~
 IRON BOUND/REBAR ~FND~
 CONCRETE BOUND ~FND~
 IRON PIPE ~FND~
 UTILITY POLE
 GUY WIRE
 APPROXIMATE ABUTTING PROPERTY LINE SURVEY TIE LINE
 PERIMETER BOUNDARY FOUND
 TO BE SET
 TYPICAL
 S.C.R.D. STAFFORD COUNTY REGISTRY OF DEEDS
 CURB STOP
 SHUTOFF VALVE
 FIRE HYDRANT



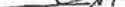
- 1.) OWNER: RALPH W. TORR REVOCABLE TRUST OF 2000
RALPH W. TORR, TRUSTEE
283 CHESTNUT HILL RD.
ROCHESTER, NH 03867-5107
- 2.) TAX MAP 209, LOT 15
- 3.) TOTAL AREA: 22,400 Sq. Ft.±, 0.51 Ac.±
- 4.) ZONING: AGRICULTURAL
MINIMUM FRONTAGE ~ 150'
MINIMUM LOT SIZE ~ 30,000 Sq. Ft.
FRONT SETBACK ~ 20'
REAR SETBACK ~ 20'
SIDE SETBACK ~ 10'
MAX. BUILDING HEIGHT: 35'
MAX. LOT COVERAGE: 35%
- 5.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY BERRY SURVEYING AND ENGINEERING, JUNE 2023, WITH AN ERROR OF CLOSURE GREATER THAN 1 IN 10,000.
- 6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES FALL WITHIN THE FLOOD PLAIN.
FLOOD HAZARD REF: FEMA, COMMUNITY# ~330150,
MAP# ~ 33017C02030, DATED: MAY, 17, 2015.
- 7.) VERTICAL DATUM IS BASED ON USGS NAVD88 ELEVATIONS.
HORIZONTAL COORDINATES BASED ON NAD83 NH STATE PLANE COORDINATES. COORDINATES GATHERED FROM TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- 8.) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE.
- 9.) THE LOT IS SERVICED BY MUNICIPAL WATER AND NHDES APPROVED INDIVIDUAL SEWAGE DISPOSAL SYSTEM. APPROVAL NO. eCA2022111013-A. OPERATIONAL APPROVAL: 11/23/2022.

- 1.) SEE ROCHESTER HIGHWAY BOOK 1, PAGE 84
DATED OCTOBER 22, 1804
R.O.W. WIDTH: 4 RODS WIDE
- 2.) SEE ROCHESTER HIGHWAY BOOK 1, PAGE 89
DATED MAY 3, 1814
R.O.W. WIDTH: 4 RODS WIDE
- 3.) SEE ROCHESTER HIGHWAY BOOK 2, PAGES 12-15
DATED JUNE 1, 1850
R.O.W. WIDTH: NONE GIVEN
"TO MDEN AND STRAIGHTEN" THE ROAD



(IN FEET)
1 inch = 30 ft.

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.


KENNETH A. BERRY L.L.S. 805 7-10-22
DATE

BOUNDARY PLAN
LAND OF
RALPH W. TORR REVOCABLE TRUST OF 2000
52 LITTLE FALLS BRIDGE ROAD
ROCHESTER, N.H.
TAX MAP 209, LOT 15

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 30 FT.

DATE : JUNE 19, 2023

FILE NO. : DB 2023 - 045



REVISION	DATE	DESCRIPTION