



TOWN OF DURHAM
8 NEWMARKET RD
DURHAM, NH 03824
(603) 868-8064
www.ci.durham.nh.us

LOT LINE ADJUSTMENT APPLICATION
Town of Durham, New Hampshire

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

Property information

Tax map #: 17; lot #'s: 13-1 & 13-2 zoning district: R - Rural

Property address/location: 215 & 221 Packers Falls Road

Name of project (if applicable): Lot Line Adjustment for ARNE, LLC

Property owner – Parcel A

Name (include name of individual): ARNE, LLC

Mailing address: 37 Leonard Avenue, Hooksett, NH 03106

Telephone #: 603-264-1034 Email: arne.llc@yahoo.com

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

Name (include name of individual): Same as Parcel A

Mailing address: _____

Telephone #: _____ Email: _____

Surveyor

Name (include name of individual): Scott D. Boudreau

Mailing address: 2 Beatrice Lane, Newmarket, NH 03857

Telephone #: 603-659-3468 Fax #: _____

Email address: scott@boudreauls.net Professional license #: NH LLS 961

Proposed project

What is the purpose of the lot line revision? To adjust the lot lines to match those on the
tax map

Will any encroachments result? There is a shed on the proposed line, but it will be removed

(Continued Lot Line Revision application Tax Map: 17 Lot: 13-1 & 13-2 Zone R)

Comments

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

The current deed describes this parcel in 3 different tracts. The tax map shows the lot of record as 2 tracts, Tax Map 17 Lots 13-1 and 13-2. According to town records, parcel 3 referenced in the deed was merged with Tax Map 17 Lot 13-2. The intent of this lot line adjustment is to adjust the lot line so the existing dwelling is entirely on one lot.

Submission of application

This application must be signed by the property owner(s) *and/or* the agent.

I (we) hereby submit this Lot Line Adjustment application to the Town of Durham Planning Board pursuant to the Town of Durham 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 Adjustment Checklist

**To be filled out by applicant/agent (with notes to be inserted by staff)*

See regulations for other specific requirements

Town of Durham Planning Department

Project Name: Lot line adjustment Plan, ARNE, LLC Map: 17 Lot: 13-1 Date: 11-20-2018

Applicant/agent: Ray Donahue Signature: _____

(Staff review by: _____ Date: _____)

General items

| | Yes | No | N/A | Waiver Requested | Comments |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------|
| 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"/> | _____ |
| Letter of intent | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| Three sets of full-size plans | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| 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, deed restrictions | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Provided copy of current deed |
| 15 clipped sets of application, letter of intent, 11x17 reductions | <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 |
|--|-------------------------------------|--------------------------|-------------------------------------|--------------------------|---------------------------------------|
| Town tax map & lot #'s | <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"/> | Lot does not fall in overlay dist. |

Platting

| | | | | | |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|-------|
| Clear delineation of area affected by lot line adjustment | <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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | None observed |
| 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | _____ |

Additional Comments:



Scott Boudreau, LLS 961
2 Beatrice Lane
Newmarket, NH 03857
Phone: (603)659-3468
scott@boudreauls.net

Michael Behrendt
Town of Durham Planning Board
8 Newmarket Road
Durham, NH 03824

November 20, 2018

RE: Letter of Intent – Lot Line Adjustment Between Tax Map 17 Lots 13-1 and 13-2

Dear Mr. Behrendt and Planning Board Members,

The land recently acquired by ARNE, LLC, is described in Strafford County Registry of Deeds Book 4586 Page 443 and was formerly the property of Stanley Wojnowski located at 215 and 221 Packers Falls Road. The deed describes this parcel in three separate tracts. However, the Town of Durham tax maps show this parcel as being two separate parcels listed as Tax Map 17 lot 13-1 and lot 13-2. It has been confirmed through historic town documents that Parcel 3 was merged with Tax Map 17 Lot 13-2.

The current lot line between the two tracts cuts through the existing dwelling. The intent of the Lot Line Adjustment is to move the lot line away from the existing dwelling so it is entirely on one lot. The frontage along Packers Falls Road will remain the same.

Sincerely,

Scott D. Boudreau
NH Licensed Land Surveyor #961



Scott Boudreau, LLS 961
2 Beatrice Lane
Newmarket, NH 03857
Phone: (603)659-3468
scott@boudreauls.net

Abutters List for Lot Line Adjustment – 215 & 221 Packers Falls Road

Surveyed Premises:

Prepared 11-20-2018

Tax Map 17 Lot 13-1
ARNE, LLC
37 Leonard Avenue
Hooksett, NH 03106

Tax Map 17 Lot 13-2
ARNE, LLC
37 Leonard Avenue
Hooksett, NH 03106

Abutters:

Tax Map 17 Lot 11
Town of Durham
8 Newmarket Road
Durham, NH 03824

Tax Map 14 Lot 18-1
Cheryle St. Onge Rev. Trust
8 Wiswall Road
Durham, NH 03824

Tax Map 17 Lot 12
Daniel N. Laroche, Sr.
C/O Albert Laroche
9 Wiswall Road
Durham, NH 03824

Tax Map 14 Lot 20-0
John R. & Laura J. Sheehan, III
224 Packers Falls Road
Durham, NH 03824

Tax Map 17 Lot 14
Daniel T.V. Huntoon
206 Main Street
Wenham, MA 01984

Tax Map 14 Lot 39-0
University of New Hampshire
Office of the President
Thompson Hall
Durham, NH 03824

Tax Map 14 Lot 18-0
Cheryle St. Onge Rev. Trust
225 Packers Falls Road
Durham, NH 03824

Tax Map 14 Lot 31-0
Matthew & Barbara G. Carano
216 Packers Falls Road
Durham, NH 03824

