

PLANNING DEPARTMENT

Town of Durham

8 Newmarket Road

Durham, NH 03824-2898

Phone (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 – Parcel A

Property address/location: 279 Packers Falls Road

Tax map #: 14; lot #'s): 10-2; Zoning district: Rural

Owner (include name of individual): Pike Family Revocable Trust

Mailing address: 275 Packers Falls Road, Durham, NH 03824

Telephone #: _____ Email: _____

Property information – Parcel B

Property address/location: 275 Packers Falls Road

Tax map #: 14; lot #'s): 10-3; Zoning district: Rural

Owner (include name of individual): Pike Family Revocable Trust (Bonnie Pike)

Mailing address: 275 Packers Falls Road, Durham, Nh 03824

Telephone #: _____ Email: suecross@msn.com

Surveyor

Name (include name of individual): Berry Surveying & Engineering (Ken Berry) (Daniel O'Lone, PM)

Mailing address: 335 Second Crown Point Road, Barrington, NH 03825

Telephone #: 603-332-2863 Fax #: _____

Email address: d.olone@berrysurveying.com
k.berry@berrysurveying.com Professional license #: 805

Proposed project

What is the purpose of the lot line revision? To revise the lot lines between the two lots to add land to Lot 10-2.

Will any encroachments result? no

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 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)

The Family Revocable Trust of 2021 *Shane S. Pelt*

Date: 1/18/22 *Trustee*

Signature of property owner:
(Parcel B)

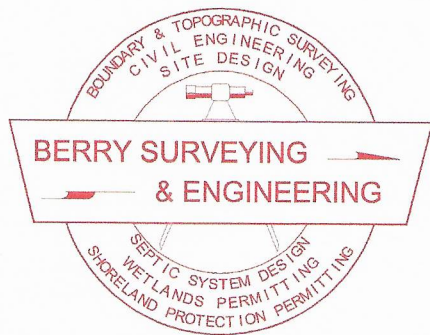
The Family Revocable Trust of 2021 *Shane S. Pelt*

Date: 1/18/22 *Trustee*

Signature of agent:

[Handwritten Signature]

Date: 1-19-22



BERRY SURVEYING & ENGINEERING

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

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

January 19, 2022

RE: Pike Family Revocable Trust
Lot Line Revision Project Narrative/Intent
Packers Falls Road
Tax Map 14, Lot 10-2 & 10-3

Dear Chairperson and Members of the Durham Planning Board,

Pike Family Revocable Trust owns Tax Map 14, Lots 10-2 & 10-3. They wish to revise the boundary line between the two lots to reduce the size of Lot 10-3 to 4.00 acres from 5.14 acres.

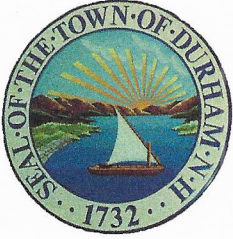
We have done a complete survey of both lots and the plan provided is based on that survey. Much of the perimeter is based on stonewalls and/or previously monumented corners. There are a few boundary markers that will need to be set as a result of this plan. It is the plan of the Pike Family Revocable Trust to subdivide the resulting land of Lot 10-2 into 2 lots. This will be filed under a separate application. We have asked for two waivers for this Lot Line Revision project to full wetlands and water features. We have provided a wetland delineation of the area affected by the project.

There are four areas of land to be transferred shown on the plan. The first, and largest, one is on the south end of Lot 10-3 and is 99,496 Square Feet of land which will be transferred from Lot 10-3 to Lot 10-2. The second one is on the west side of Lot 10-3 and includes 28,979 Square Feet of land which will be transferred from Lot 10-2 to Lot 10-3. The other two areas are near the buildings on the lots and are labeled as "Area A" and "Area B". "Area A" includes 20,788 Square Feet of land which will be transferred from Lot 10-2 to Lot 10-3. "Area B" includes 106 Square Feet of land which will be transferred from Lot 10-3 to Lot 10-2. In conclusion, there will be a net change of 49,835 Square Feet of land transferred from Lot 10-3 to Lot 10-2.

Thank you for your time and attention to this matter.

Berry Surveying & Engineering

Daniel O'Lone
Project Manager



PLANNING DEPARTMENT

Town of Durham

8 Newmarket Road

Durham, NH 03824-2898

Phone (603) 868-8064

www.ci.durham.nh.us

Application for Waiver from Regulation

Town of Durham, New Hampshire

Project name Pike Family Rev. Trust

Property Address 275 & 279 Packers Falls Road Map and Lot # 14, Lots 10-2 & 10-3

Site Plan: _____ Subdivision: _____ Boundary line adjustment : x

Section and subsection of the Site Plan Regulations or Subdivision Regulations from which the waiver is requested:

7.01(C)(5) Wetlands/water features delineated on the entire parcel

Reason/justification(s) for the waiver request: We have provided a wetland delineation in the area affected by the lot line revision. Providing this information on the entirety of the site would be a financial burden on the applicant, and would not result in a dataset which would let the board make a more informed decision.

Check which provision this would comply with (RSA 674:44 III. (e) and 676:36 II.(n)):

(1) x Strict conformity would pose an unnecessary hardship to the applicant and the waiver would not be contrary to the spirit and intent of the regulations; or

(2) _____ Specific circumstances relative to the site plan or subdivision, or conditions of the land in such site plan or subdivision, indicate that the waiver will properly carry out the spirit and intent of the regulations.

Name of applicant or agent filling out this form: Berry Surveying & Engineering

Applicant? _____ Agent? x Today's date 1-19-2022

E-mail Address: berrysurvey@metrocast.net Phone # 603-332-2863

----- Office use below -----

Waiver approved: _____ Waiver denied: _____

Comments: _____

Signature: _____ 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: Pike Family Rev. Trust Map: 14 Lot: 10-2 & 10-3 Date: 1-19-22

Applicant/agent: Berry Surveying & Engineering 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>Platting</u>					
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

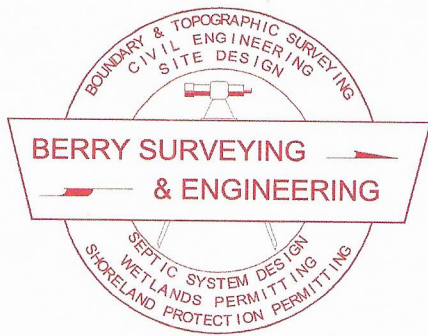
	Yes	No	N/A	Waiver Requested	Comments
Existing buildings/structures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Existing driveways and access points	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Water features (ponds, streams)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Wetlands	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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:



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

January 18, 2022

Abutters List

Owner of Record

Tax Map 14, Lot 10-2

Tax Map 14, Lot 10-3

Pike Family Rev Tst
275 Packers Falls Rd
Durham, NH 03824
Book 4931, Page 1026
Book 4931, Page 1028

Abutters

Tax Map 14, Lot 11-4

David S & Holland C Steinberg
271 Packers Falls Rd
Durham, NH 03824
Book 4765, Page 809

Tax Map 14, Lot 11-5

Matthias Z Dean-Carpenter
Gwendolyn M Lamar
265 Packers Falls Rd
Durham, NH 03824
Book 4847, Page 916

Tax Map 14, Lot 21-1

Tracy Madden Trust
40 Wiswall Rd
Durham, NH 03824
Book 4282, Page 755

Tax Map 14, Lot 8-3

Town of Durham
8 Newmarket Rd
Durham, NH 03824
Book 4368, Page 780

21-164 SELT
275 Packers Fall Rd, Durham

Page 2 of 2

Tax Map 14, Lot 10-1

Christopher J & Erica L Skoglund
283 Packers Falls Rd
Durham, NH 03824
Book 3770, Page 011

Tax Map 14, Lot 27-1

Richard S Lyons Rev Tst
Virginia K Lyons Rev Tst
68 Wiswall Rd
Durham, NH 03824
Book 3668, Page 298

Tax Map 14, Lot 27-2

Boyle Family Rev Tst
10 Juniper Ln
Durham, NH 03824
Book 4652, Page 268

Tax Map 14, Lot 29

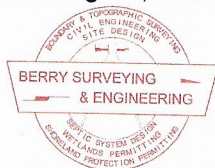
James R Cody
Sandra P Vivolo-Cody
96 Wiswall Rd
Lee, NH 03861
Book 2716, Page 664

Professionals

West Environmental Inc
48 Stevens Hill Rd
Nottingham, NH 03290

SELT
6 Center St
Exeter, NH 03833

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