

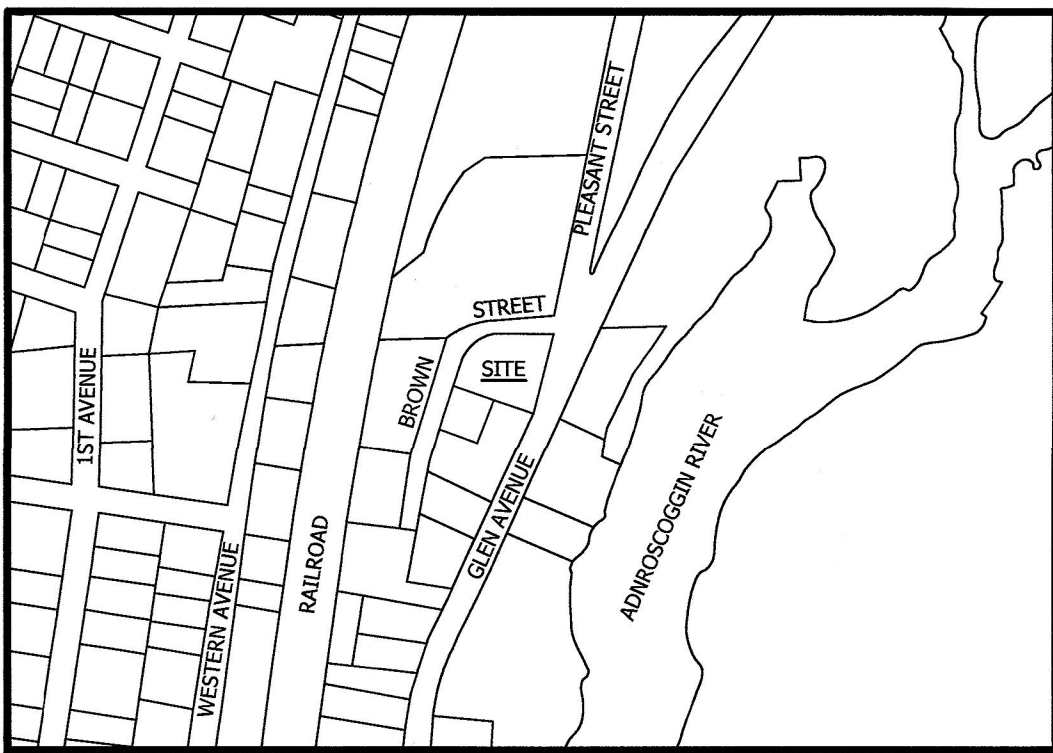
Memo

To: Mayor Grenier & City Council
CC: James Wheeler, City Manager
From: Pamela E Laflamme, Community Development Director
Date: Friday January 5, 2018
Re: Land swap with Daniel J Hebert Jr. Revocable Trust

The City was approached by representatives for the Daniel J Hebert Jr. Revocable Trust with questions about property lines. The Trust holds the parcel, Map 118 Lot 159, 124 Glen Avenue which is currently the home of Sherwin Williams. During a boundary survey done by Horizons Engineering of Littleton, NH, several inconsistencies were discovered including the status of Monty Road, which while treated like and thought to be a City Street was actually completely on the property of the Trust. There were a few other minor irregularities detailed on the accompanying survey plan.

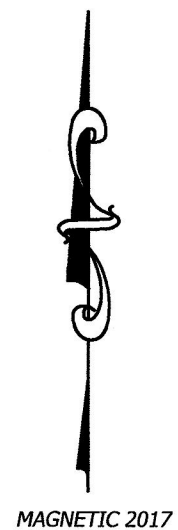
The Planning Board reviewed the proposed boundary line adjustments in November and approved a Lot Line Adjustment between the Trust and the City to correct the defects discovered. The Trust is currently preparing a deed to transfer property back to the City via Monty Road and a small portion of Brown Street.

As Council has previously approved this process in nonpublic under land matters, the City's legal counsel has asked for the Council to reaffirm their support for the lot line adjustment and subsequent transfers of land with a vote in public session. The following motion is suggested – "...a motion to authorize the transfer of land between the City of Berlin and the Daniel J Hebert Jr Revocable Trust as depicted on the attached plan titled Lot Line Adjustment with a Project Number of 17055 and to allow the City Manager to execute all documents to finalize the transfer of land".



VICINITY MAP

RESERVED FOR REGISTRY USE



LEGEND

- IRON ROD OR PIPE FOUND (SEE PLAN FOR DESCRIPTION)
- 5/8-INCH IRON ROD SET WITH PLASTIC IDENTIFICATION CAP (UNLESS OTHERWISE NOTED)
- CORNER, NOT MONUMENTED
- HYDRANT
- SEWER MANHOLE
- UTILITY POLE
- CATCH BASIN
- WATER GATE VALVE
- OVERHEAD WIRES
- EXISTING BOUNDARY LINE
- ROW/EASEMENT LINE
- BOUNDARY TO BE ELIMINATED

APPROVED FOR RECORDING
BERLIN CITY PLANNING BOARD
DATE: _____

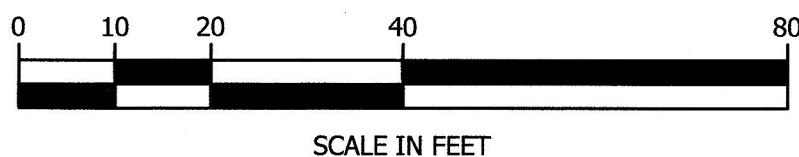
GENERAL NOTES

- OWNER OF RECORD:
DANIEL G. HEBERT, JR. & LISA GRAVEL
CO-TRUSTEES OF THE DANIEL G. HEBERT, JR. REVOCABLE TRUST
12 PLEASANT STREET, COLEBROOK, NH 03576

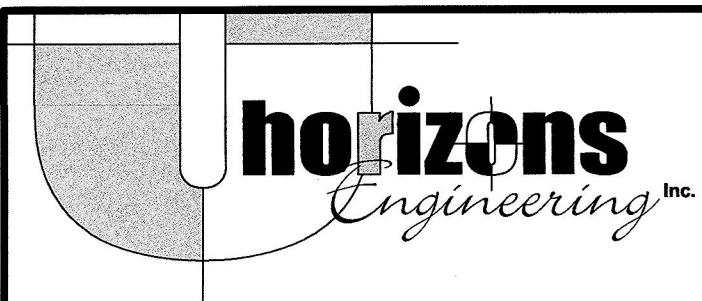
CITY OF BERLIN, NH
168 MAIN STREET
BERLIN, NH 03570
- REFERENCE DEEDS:

COOS COUNTY REGISTRY OF DEEDS BOOK 1417 PAGE 572.
- REFERENCE PLAN:

"MABEL E. MILES PROPERTY BERLIN, NH" DATED OCTOBER, 1964 BY E. E. TANKARD, CE.
- THIS PLAN IS BASED ON A TOTAL STATION SURVEY COMPLETED ON JUNE 5 AND JULY 13, 2017 USING A LEICA 1200-SERIES ROBOTIC TOTAL STATION.
- THE BEARINGS SHOWN HEREON REFER TO THE 2017 MAGNETIC MERIDIAN.
- PREMISES ARE LOCATED WITHIN THE BUSINESS GENERAL ZONE.
MINIMUM LOT SIZE (NON-RESIDENTIAL): 10,000 SQUARE FEET.
MINIMUM FRONTAGE (NON-RESIDENTIAL): 100 FEET.
MINIMUM FRONT SETBACK (NON-RESIDENTIAL): 20 FEET.
MINIMUM REAR SETBACK (NON-RESIDENTIAL): 20 FEET.
MINIMUM SIDE SETBACK (NON-RESIDENTIAL): 6 FEET.
- PER FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL 33007C0983D DATED FEBRUARY 20, 2013, THE PREMISES ARE NOT LOCATED WITHIN A DEFINED FLOOD HAZARD ZONE.
- THE LIMITS OF GLEN AVENUE AND BROWN STREET AS SHOWN HEREON ARE BASED ON PHYSICAL EVIDENCE OBSERVED (SIDEWALKS, CURBING, MONUMENTS ETC.).
- PER CITY OF BERLIN PLANNING OFFICE, THE SHERWIN WILLIAMS BUILDING IS A "LEGALLY EXISTING NON-COMFORMING STRUCTURE" (I.E. SETBACKS) DUE TO ITS PRE-DATING BERLIN ZONING.
- THE PURPOSE OF THIS PLAN IS TO ADJUST THE BOUNDARIES OF THE SUBJECT PARCEL ALONG BROWN STREET AND MONTY ROAD, WHERE THERE IS LONG-STANDING USE BY THE PUBLIC, MAINTENANCE BY THE CITY OF BERLIN AND CITY-OWNED UTILITIES. THESE ADJUSTMENTS ARE NOT INTENDED TO AFFECT ANY RIGHTS OF ACCESS ALREADY OWNED BY LOTS 118/154 AND 118/160.



SCALE IN FEET



Littleton NH • New London NH • Newport VT
603-444-4111 603-877-0116 802-334-6434

PLAN SHOWING A LOT LINE ADJUSTMENT MADE FOR
DANIEL G. HEBERT, JR. & LISA GRAVEL,
CO-TRUSTEES OF THE DANIEL G. HEBERT, JR. REVOCABLE TRUST
AND
CITY OF BERLIN, NH
LOCATED AT
124 GLEN AVENUE
BERLIN, NH 03570
BERLIN MAP 118 LOT 159
COOS COUNTY REGISTRY OF DEEDS BOOK 1417 PAGE 572

DATE: 10/4/17	PROJECT #: 17055
SURV'D BY: AJN/AJN	DRAWN BY: AJN
CHECK'D BY: AJN	ARCHIVE #: H-_____
SHEET 1 OF 1	

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON A TOTAL STATION CLOSED LOOP SURVEY AND IS CLASSIFIED URBAN.

Andrew J. Nadeau
ANDREW J. NADEAU LS 947

11/20/17
DATE

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