



Request for Proposals

REDEVELOPMENT OF TOWN OWNED PARCEL

**19 ELM STREET
DERRY, NEW HAMPSHIRE**

Offered By:

Town of Derry

RFP Process Coordinated by:

Anne Struthers

annestruthers@derrynh.org

Proposals due October 27,2017

TABLE OF CONTENTS

SECTION	PAGE
1. INTRODUCTION	3
▪ About Derry	
▪ Opportunity Overview	
2. PROPERTY INFORMATION	5
▪ Zoning Characteristics	
▪ Location Map	
▪ Department of Public Works – Property Status	
3. PROPOSAL CRITERIA	9
▪ Proposal Requirements and Schedule	
▪ Submission Information and Disclaimer Statement	
▪ Evaluation & Selection Process	
4. APPENDICES	14
▪ Zoning Ordinance Excerpts	
▪ Derry Demographic Profile	
▪ Tax Accessor Card	

INTRODUCTION

ABOUT DERRY

Derry is located in southern New Hampshire and ranks as the fourth largest municipality with a land area of 35.4 square miles and a population just over 33,000. Derry is less than 45 minutes from Boston with quick access to Interstate 93, airports and New Hampshire's largest cities. Within a 30 minute drive time, there are over 266,000 workers supporting a wide range of industries. Furthermore, the expansion of Interstate 93, Exit 4A, will promote economic vitality throughout the Town.

Adding to the mix is a community known for its entrepreneurial spirit and commitment to succeed. Derry is highly rated for its business friendliness at every level of the business cycle. Closely aligned with educational excellence, Derry has one of the most highly ranked school systems, is home to Pinkerton Academy and is within close proximity to colleges and universities. Superb dining, entertainment and cultural experiences combined with an abundance of recreational options make Derry the perfect place to live, work and play.

OPPORTUNITY OVERVIEW

The Town of Derry, New Hampshire is accepting proposals for the redevelopment of vacant, town owned property located at 19 Elm Street. The site is approximately 1.69 acres in size. The Town is interested in a development that stimulates economic activity and is a catalyst for smart, sustainable growth. The Town will consider proposals that are creative, visionary and benefit the community.

This property is located along the boundary of two zoning districts; **Medium High Density Residential (MHDR)**; and **Central Business District (CBD)**. The property is located within five minutes walking distance of the Hood Park Recreational Area which includes tennis and basketball courts, a public swimming area, and the Derry Rail Trail (*bike path and walking trail*) which connects several miles of the town recreation trail south to Salem and north to Londonderry. The property is within five minutes walking distance of Downtown Derry and its main thoroughfare of Route 102/West Broadway. Water and sewer connections are available at this location.

The redevelopment of the site will be subject to Planning Board Architectural Design Review Guidelines which identifies the Central Business District as having a very high level of compliance with the Regulations because of the sensitivity and character of this area, and the importance and challenges of creating a pleasing pedestrian environment. The Town envisions initiating public-private collaboration with potential developers.

PROPERTY INFORMATION

ZONING CHARACTERISTICS

The **Medium High Density Residential District** (MHDR) was established to allow high density residential use in an area where municipal water and sewer are readily available. The Town encourages interested parties to be creative in their approach to redevelopment. The Central Business District directly abuts this zone. A summary of the relevant provisions from the Town of Derry Zoning Ordinance is provided below with the actual MHDR ordinance provided in the Appendix.

1. **Permitted Uses:** Multi-family residential, single family residential, two family, private school, commercial performing and fine arts schools and studios.

2. **Dimensional Requirements:**

Lot Area per unit:	10,000 SF with public sewer and water – single or two family 5,000 SF – multifamily 1 acre – private school
--------------------	---

Frontage/Lot Width:	100 feet with public sewer or water – single or two family 150 feet – multifamily 125 feet – private school
---------------------	---

Front Setback:	35 feet – single or two family 30 feet – private school
----------------	--

Side/Rear Yard:	15 feet – single or two family 30 feet - multifamily 20 feet – private school
-----------------	---

Building Dimensions:	Multifamily shall not exceed 110% of existing structure height within a certain radius
----------------------	--

3. **Buffer Zone:** Required when a non-residential use abuts a residential zone
4. **Prohibited Uses:** There are two categories of prohibited uses – sexually oriented businesses, and all uses not expressly permitted.
5. **Parking:** Parking is off street and as provided in the Land Development Control Regulations.

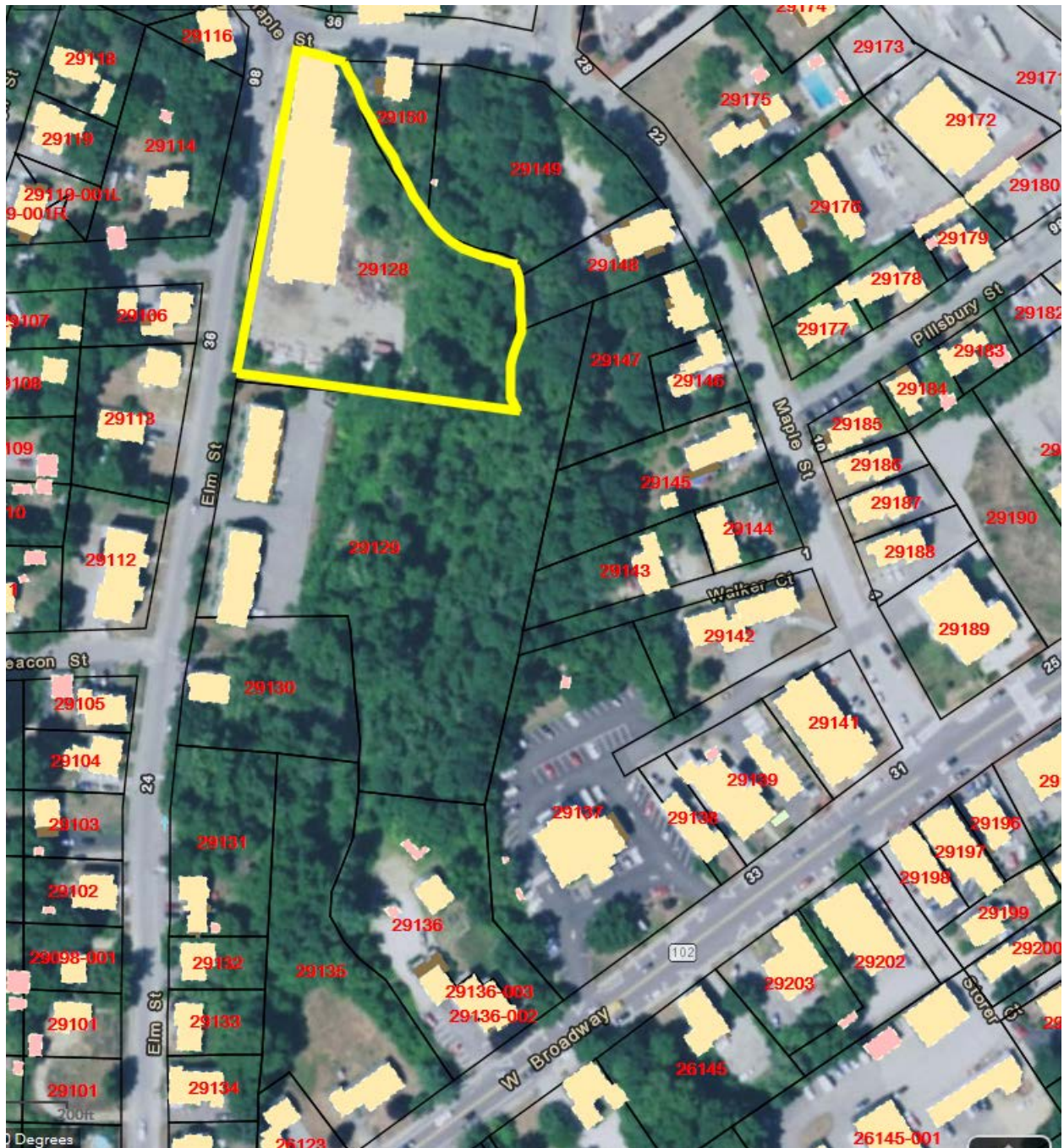
ZONING CHARACTERISTICS *(Continued)*

The Central Business District (CBD) was established to encourage uses compatible with the historic, municipal, cultural, residential and commercial character of the area. The Town encourages interested parties to be creative in their approach to redevelopment. A summary of the relevant provisions from the Town of Derry Zoning Ordinance is provided below with the actual CBD ordinance provided in the Appendix.

1. **Permitted Uses:** Multi-family residential as a mixed used with limitations, hotel, bed and breakfast, inns, retail sales establishments, offices and stores for sales and service establishments, offices for administrative functions, transportation centers; light manufacturing which includes micro and nano breweries, public and semi-public uses, parking facilities, and two miscellaneous uses.
2. **Dimensional Requirements:**

Lot Area:	30,000 SF with public sewer
Frontage/Lot Width:	50 feet
Front Setback:	8 feet maximum
Side Yard:	5 feet
Rear Yard:	10 Feet
Building Dimensions:	No taller than 350 feet above sea level
3. **Buffer Zone:** Required when a non-residential use abuts a residential zone.
4. **Prohibited Uses:** There are three categories of prohibited uses – sexually oriented businesses, wireless communication facilities, and all uses not expressly permitted.
5. **Parking:** Parking is located 5 feet from the property line, and as provided in the Land Development Control Regulations.

LOCATION MAP – 19 ELM STREET



DEPARTMENT OF PUBLIC WORKS – STATUS OF PROPERTIES

The property once contained an approximately 44,000-square-foot three-story former mill building built in 1901 as a shoe factory. At least 3 different shoe factories operated in the building until the mid-1970s. Following that time it was operated by NH Marble and Fiberglass and a woodworking shop. After the taking the property by the Town in 2015 for back taxes, large quantities of various types of hazardous waste were discovered abandoned inside the building. The Town enlisted the assistance from NHDES and USEPA. USEPA inspected the building, conducted a Preliminary Assessment, and initiated a Time Critical Removal Action at which time the property became formally known as the NH Marble and Fiberglass Site (the Site). USEPA oversaw the removal and disposal of all hazardous waste from the building. It was reported that although many containers appeared to be compromised and some had leaked inside the building, it did not appear that a release to the environment occurred. Four pole-mounted transformers were also located behind the building, one of which contained PCBs. All of the transformers were removed from the property for proper disposal. Following removal of the hazardous waste, an asbestos abatement was performed on the building followed by building demolition. Building footings and concrete slabs, where present, were not removed.

USEPA performed soil sampling behind the building and identified elevated levels of metals (primarily arsenic and lead) and PCBs in the soil. In August and September 2016, USEPA oversaw excavation of contaminated soils to a depth of 3 feet. Confirmatory sampling indicated some metals (arsenic, lead, barium, antimony, and zinc) contaminated soils at concentrations exceeding unrestricted cleanup standards remained in soil behind the former building at a depth of 3 feet. The areas with greatest concentrations were covered with a marker fabric (snow fence) and the entire excavation was backfilled with permeable fill. During excavation, an asbestos-wrapped pipe was discovered and subsequently removed from the site for property disposal. Several of the USEPA reports documenting actions taken during the Time Critical Removal Action are available for review at the Derry Municipal Center.

NHDES requires an Activity and Use Restriction (AUR) to identify areas where subsurface soil contamination remains above cleanup standards. The areas where contaminated soil remained were surveyed and an AUR will be required prior to any property transfer.

No subsurface soil samples were collected from within the footprint of the building nor were groundwater samples collected from anywhere on the property. Therefore the presence or absence of subsurface contamination within the building footprint has not been confirmed.

The property is subject to a sewer easement along the eastern portion of the property adjacent to the brook as well as a storm drain easement along the northern edge of the property.

PROPOSAL CRITERIA

REQUEST FOR PROPOSAL REQUIREMENTS:

1. **Proposed Development Plan:** Provide a narrative description of the proposed development plan with as much specificity as possible. Describe the use(s) and any users who have signed a letter of intent (please provide a copy). Describe how it will benefit the downtown and why it should be preferred over competing proposals.
2. **Architectural Improvements:** Provide schematic elevations and plans of the building(s) including the architectural plans, elevations and/or annotated photos. Compliance with the Town's Architectural Design Review Regulations is required.
3. **Capital Construction Budget:** Prepare and submit a capital budget of what expenditures the proposer plans to make to the property.
4. **Pro-Forma:** Prepare an operating pro-forma which shows the expected income, expenses, debt service, and other data which will demonstrate a viable project over the long term, unless such information is proprietary. Otherwise, demonstrate the developer's and/or owner(s) financial ability to carry out the proposed development.
5. **Development Experience and References:** Provide examples of and describe other development projects of a comparable scale or larger to illustrate the proposer's capacity to carry out this project successfully. Include the names and telephone numbers of 3 – 5 people who may be contracted as references with direct experience on successful projects.
6. **Personnel:** Provide the names and credentials of all professional and technical team members who will be assigned to the project.
7. **Proposer's Price:** Indicate the price the proposer is willing to pay for the properties and any conditions attached to the price.
8. **Schedule:** Include a proposed development schedule for the project.

SUBMISSION REQUIREMENTS:

1. **Delivery:** One original, five hardcopies, single sided, and one electronic copy on flash drive shall be submitted marked “**Redevelopment of Town Owned Parcels**” on the outside of the envelope, addressed to:

Anne Struthers
Economic Development Coordinator
Town of Derry, New Hampshire
14 Manning Street – 3rd floor
Derry, New Hampshire 03038

Proposals will be accepted until 3:00 p.m. on October 27, 2017. Proposals received after this time will be returned unopened. Faxed proposals will not be accepted.

2. **Authorization:** The proposal must be signed in ink by an authorized signer, or by an agent of the proposer legally qualified and acceptable to the proposer, and contain the printed names, titles, and business and post office address of both parties, if applicable.
3. **Withdrawal of Proposals:** A proposer will be permitted to withdraw their proposal unopened after it has been deposited if such request is received in writing prior to the time specified for opening of the proposals.
4. **Optional Site Visit:** All prospective bidders are encouraged to tour existing conditions. To arrange a tour, contact annestruthers@derrynh.org.
5. **Disqualification of Proposers:** A proposer may be disqualified and the proposal rejected for either of the following reasons: 1) evidence of collusion among proposers or 2) failure to supply complete information as requested by this Request for Proposals.
6. **Disclaimer Statement:** Each proposal must contain a signed Disclaimer Statement which appears on the following page of the RFP.
7. **Reservation of Rights:** The Town of Derry reserves the right to reject any or all proposals, to waive technical or legal deficiencies, and to accept any proposal that it deems to be in the best interest of the Town.

DISCLAIMER STATEMENT

This disclaimer must be and is hereby made an integral part of the proposal for the solicitation to purchase certain property owned by the Town of Derry and situated at 19 Elm Street, Derry, New Hampshire (the "Premises"). The Town of Derry has provided prospective proposers with information concerning the Premises. No warranty or representation, expressed or implied, concerning the completeness or accuracy of information is made by the Town of Derry or any person providing information to potential proposers.

The Premises are being sold "as is" and "where is", and each person who accepts these materials assumes full responsibility for investigating, evaluation, and making all other appropriate inquiries regarding the Premises. Inspection of the Premises is encouraged and the Town of Derry and any person providing any information makes no warranties or representations, either expressed or implied, including without limitation merchantability and warranties of fitness for a particular purpose.

Each person submitting a bid will rely solely on their own judgment in deciding whether to submit a proposal, and in how much to offer for the Premises.

By accepting this information, the undersigned Offerer releases the Town of Derry, its respective employees, officers, agents, representatives, and their respective successors and assigns from any responsibility or liability arising from this information concerning the Premises.

The undersigned has reviewed the above disclaimer and accepts all terms and conditions set forth herein.

Witness

Offeror

Print Name & Address:

EVALUATION PROCESS

The Town intends to conduct a comprehensive evaluation of proposals received in response to this RFP. All proposals will be evaluated by a five member review team comprised of Town staff and members of the Economic Development Advisory Committee with final approval being determined by a vote by the Town Council.

The Review Team will schedule an interview with up to three respondents. A second meeting may be scheduled with the respondent who is most likely to proceed for selection to discuss any proposed alternatives and/or negotiations. If the proposed alternatives and/or negotiations are not successful, the Review Team will repeat the process with the next highest ranked proposal.

Proposals will be evaluated on a number of factors. The relative weight assigned to each item to determine the three respondents for interview is as follows:

MAXIMUM POINTS	CATEGORY
30	Proposed development is consistent with Town goals of smart, sustainable growth and opportunity. Development plan includes details demonstrating economic opportunity and benefit to the community.
20	General description of proposed project (<i>rental, ownership or a combination thereof</i>) and graphic illustration of conceptual design.
20	Experience/References – Experience of organization and team members' experience and qualifications for this project. Three references for similar projects completed.
20	Financial – proposed price for the properties, capital construction budget, budget pro forma, and any additional information that speaks to financial strength and feasibility of the project.
10	Timeframe – include proposed timeframe for completing project.

Criteria for the Interview will be shared with the three selected finalist. All respondents will be notified of status.

DEPOSIT REQUIREMENTS – Once a proposer has been selected by Town Council, that successful proposer will be notified in writing and will be expected to provide a deposit to the Town equal to 10% of the purchase price upon signing of the Purchase and Sales agreement.

DEED RESTRICTIONS – The Town of Derry may place deed restrictions on the property to make certain that the Town's interests are preserved, including an anti-profiteering provision from a rapid resale and a reversion to the Town if the project is not completed on a timely basis and in the manner presented by the Developer's proposal.

TYPE OF DEED – The property will be transferred via warranty deed at the time of closing, and the Town makes no representation with respect to the quality of the title. The successful bidder will be responsible for any search of the title that may be required.

REQUESTS FOR INFORMATION – Contact annestruthers@derrynh.org with any questions, comments, or requests for information which might assist in the preparation of a responsive proposal. If any substantive issues arise, clarification will be sent to all who have responded in the form of an addendum.

SCHEDULE FOR THE RFP PROCESS

Deadline for Responses	10/27/17
Review Team Completion	11/10/17
Interview Completion	11/17/17
Town Council Approval	TBD
Proposed Closing on Property	TBD

BUYER ENVIRONMENTAL SURVEY – Timeline will factor in proposed buyer's environmental survey of the properties.



REDEVELOPMENT OF TOWN OWNED PARCELS

**DOWNTOWN CENTRAL BUSINESS DISTRICT
DERRY, NEW HAMPSHIRE**

APPENDIX

- **ZONING ORDINANCE EXCERPTS**
- **DERRY DEMOGRAPHIC PROFILE**
- **TAX ACCESSOR CARDS**

Section 165-45 Medium-High Density Residential District (MHDR)

A. Permitted uses. The uses permitted within this district shall be limited to the following:

Single family detached dwelling.

Two-family dwellings.

Multi-family dwellings.

Accessory apartments (must also comply with the provisions of Section 165.25)

Commercial Performing and Fine Arts Schools and Studios (Effective 08/06/2015)

Private schools. (Effective 5/10/02)

B. Area and dimensional requirements

1. Single family detached and two-family dwellings:

a. Minimum lot area.

i. When served by municipal water or municipal sewer, the minimum lot area required shall be 15,000 square feet per dwelling unit.

ii. When served by both municipal water and municipal sewer, the minimum lot area required shall be 10,000 square feet per dwelling unit.

iii. When served by a community water system, the minimum lot area required shall be one acre (43,560 square feet) per dwelling unit.

b. Minimum lot frontage (Effective 11/21/03)

i. When served by either municipal water or municipal sewer, or by both, the minimum lot frontage required shall be 100 feet.

ii. When served by a community water system, the minimum lot frontage required shall be 125 feet.

c. Minimum lot width

i. When served by either municipal water or municipal sewer, or by both, the minimum lot width required shall be 100 feet at the 35 foot front setback line, or 100 feet at the front lot line.

ii. When served by a community water system, the minimum lot width required shall be 125 feet at the 35-foot front setback line.

d. Minimum yard depths.

i. Front yard shall be 35 feet.

ii. Side and rear yards shall be 15 feet.

2. Multi-family dwellings.

a. Minimum lot area. Minimum lot area required shall be 5,000 square feet per dwelling unit. The density calculation of 5,000 square feet per dwelling unit shall be calculated based on the net buildable area of land. Calculations resulting in less than a whole number should be rounded down to the nearest whole number. (For example, 27.2 or 27.9 should be rounded down to 27 units). (Revised 05/07/2015)

b. Minimum lot frontage shall be 150 feet. (Effective 11/21/03)

c. Minimum lot width. Minimum lot width required shall be 150 feet at the front lot line.

- d. Minimum yard depths. Side and rear yards shall be 30 feet each
 - e. Building height. Multi-family dwellings shall not exceed one hundred ten percent (110%) of the average building height of other dwellings within a 500 foot radius of the lot. (Revised 05/07/2015; 10/01/2015)
3. Private schools.
- a. Minimum lot area: One acre (43,560 square feet)
 - b. Minimum lot frontage: 125 feet. (Effective 11/21/03)
 - c. Minimum lot width: 125 feet at the front lot line and 125 at the thirty foot front setback line
 - d. Minimum yard depths.
 - i. Front yard: 30 feet;
 - ii. Side and rear yards: 20 feet
 - e. Building height. Building height shall be subject to the review and approval of the Planning Board.
 - f. Buffer zones. Before any building, parking lot, or driveway can be constructed that is non-residential in nature and abuts a residence or residential district, a buffer zone will be established with the following minimum characteristics: (Effective 12/02/2005)
 - i. It shall be a minimum of 50 feet wide.
 - ii. It shall be landscaped and maintained with the purpose in mind to diminish the effect of lighting, sound and odor created by the nonresidential use.
 - iii. Minimum plantings for the buffer zone shall be three rows of coniferous type trees running parallel with the residential district. These trees shall have a minimum height of six feet, and be planted at a distance of 12 feet to 16 feet on center. They shall be staggered so as to present a more dense buffer zone. Landscaping of the buffer zone shall be approved by the Planning Board.
 - iv. When the existing trees and understory vegetation in the buffer zone are sufficiently dense so as to provide screening at least as effective as the minimum plantings specified in paragraph (iii), above, the Planning Board may opt to require the maintenance of the existing vegetative buffer in lieu of cutting it down to accommodate new plantings, or may opt to require a combination of new plantings and existing vegetative buffer. (Effective 12/2/05)
 - v. Landscaping of the buffer zone shall be approved by the Planning Board. (Effective 12/2/05)
 - g. Off-street parking. Off-street parking shall be provided in accordance with the provisions of Chapter 170, Land Development Control Regulations.
 - h. Site plan review. All development or change or expansion of use of land or buildings for non-residential uses, whether or not such development includes a subdivision or resubdivision of the site, shall be subject to review and approval or disapproval by the Planning Board in accordance with the provisions of this chapter and Chapter 170, Land Development Control Regulations

1. The maximum length of a multi-family dwelling shall not exceed 200 feet.
2. The minimum distance between multi-family dwellings shall not be less than 35 feet.
3. All multi-family dwellings shall be connected to the municipal water and the municipal sewer systems.
4. At least 15% of the net buildable lot area shall be provided for recreation space. Green area on non-residential site plans may not be applied toward the recreational space calculation. **(Revised 05/07/2015)**
5. Off-street parking shall be provided in accordance with Chapter 170, Land Development Control Regulations.
6. Multi-family dwellings shall be constructed in accordance with the provisions of the New Hampshire State Building Code as adopted by the State of New Hampshire and as adopted and amended by the Town of Derry under Chapter § 30 of the Town of Derry Code. **(Effective 11/15/2005, revised 04/24/2015)**

D. Special exception uses.

1. A special exception may be granted by the Zoning Board of Adjustment to allow an owner-resident to conduct a home business in her/his dwelling. Such home business shall be limited to the following professions or trades:

- a. Lawyer, doctor, clergyman, real estate agent, insurance agent, or similar recognized profession or business
- b. Artist, artisan or craftsman
- c. Tradesman or repairman

2. A request for only such special exception uses as are specified in sub-section D.1 above may be granted, provided that the Zoning Board of Adjustment finds favorably with respect to each of the following conditions: **(Revised 07/02/2015)**

- a. The applicant claims the dwelling unit as her/his legal residence;
- b. The residential use was established by the applicant prior to the filing of the request for the special exception;
- c. The proposed home business will not be injurious, noxious, or offensive to the neighborhood by reason of emission of odor, fumes, dust, smoke vibration, noise, or other cause;
- d. The home business use will be conducted within the residential structure, or other existing structure, and will not exceed 25% of the finished living area of the dwelling. **(eff 9/10/09)**
- e. The home business use will not change the residential character of the dwelling, or the property;
- f. Not more than one person not residing in the dwelling unit will be employed on the premises at the same time; **(repealed/renumbered 02/07/2014)**
- g. Sufficient off-street parking will be provided for employees, clients, and customers. Where lot size permits, the parking will not be provided within 25 feet of the front lot line, nor within 10 feet of a side or rear lot line;

- h. Not more than one home business use will be conducted on the property;
- 3. Special exceptions granted under this section are intended for use by the current residents and, as such, shall not be transferable to subsequent occupants. **(Effective 10/7/99)**
- 4. Nothing in this subsection D shall be construed to allow sexually oriented businesses within this district.

Section 165-33 Central Business District (CBD) (Effective 2/16/01)

A. Purpose. The Central Business District is established for the purpose of encouraging appropriate uses to occur within an area of the community where the predominant character has been and will continue to be historical, municipal, cultural, residential, and commercial. It is intended that the types of land use activities that would be allowed within the district would not have a severe detrimental impact on existing historical, residential uses, or traditional commercial, or cultural uses which continue to be maintained in the district. In order to promote this purpose the Planning Board as set forth in this section shall be authorized to adopt architectural design regulations for this district.

B. Permitted uses. The following uses shall be permitted: (Revised 07/16/2015)

1. Single family dwelling units existing as of July 16, 2015, shall be considered legal permitted uses.
2. Hotels
3. Bed and Breakfasts
4. Inns
5. Multi-unit residential uses are only permitted as a mixed use in conjunction with permitted non-residential uses, subject to the following limitations:
 - a. New construction – the density shall not exceed 12 dwelling units per acre.
 - b. All residential units permitted under this sub-section shall be:
 - i. A minimum of 800 square feet per unit.
 - ii. Limited to one or two bedroom units.
 - iii. Prohibited below the third floor.
 - c. Conversion —
 - i. Existing structures may be converted for multi-unit residential uses, provided that the lot and the structure meet the minimum standards for this district with respect to area and dimensional requirements, buffer zones, off-street parking and height limitations.
 - ii. Any conversion which involves an existing non-residential or multi-family use, or one which would result in the creation of a combination of non-residential and residential use, or which would result in the creation of a multi-unit dwelling, shall be subject to review and approval by the Planning Board in accordance with

Section 165-16 of this chapter and Chapter 170, Land Development Control Regulations.

6. Retail Sales Establishment
7. Pharmacy
8. Banks
9. Transportation Center
10. Travel Agent
11. Commercial Service Establishments
12. Contractor
13. Indoor Recreational Facility
14. Commercial Performing and Fine Arts Schools and Studios (Effective 08/06/2015)
15. Professional Office
16. Office
17. Restaurant
18. Library
19. Public/Private Educational Facility
20. Radio and Television Broadcasting Studios exclusive of transmitter facilities (upper levels only)
21. Home Occupations (located in single family dwellings existing as July 16, 2015)
22. Parking Facilities
23. Light Manufacturing
24. Any public use or use by a semi-public agency whose activities are primarily non-profit in nature.
25. Electric Vehicle Supply Equipment

C. Area and dimensional requirements

1. Minimum Lot area:
 - a. With public sewer – 30,000 square feet
 - b. Without public sewer – one acre, plus 10,000 square feet for each 200 gallons per day of sewage effluent after the first 200 gallons per day, unless the owner can show adequate plans for sewage disposal on a smaller lot.
2. Minimum Frontage Requirement: 50 feet. (Effective 11/21/03)
3. Minimum Lot Width 50 feet at the 10-foot setback line.
4. Maximum Yard Depth: Front yard – 8 feet.
5. Minimum Yard Depth: (Revised 07/16/2015)
 - a. Side yard: 5 feet.
 - b. Rear yards: 10 feet.
6. Maximum Building or Structure Height. No building or structure within this district shall be higher than 350 feet above sea level in elevation. (Revised 07/16/2015)
7. Lots existing as of July 16, 2015, regardless of area or frontage, are considered buildable lots provided all other applicable requirements are met. (Effective 07/16/2015)

D. Review. Any change from residential to a non-residential use of a lot or structure, whether in whole or in part shall be subject to review and approval by the Planning Board in accordance with Section 165-16 of this chapter and Chapter 170, Land Development Control Regulations, whether or not such development change or

expansion includes a subdivision or resubdivision of the site. Any change in use from one permitted use to another more intense permitted use may be subject to review by the Planning Board, based on the determination of the Planning Director or designee. The Planning Board is authorized to adopt architectural design regulations for this district pursuant to RSA 674:16,I and II, 674:21,I, and 674:44,II. If such architectural design regulations are adopted, they shall be incorporated in Chapter 170, Land Development Control Regulations. (Revised 07/16/2015)

E. Buffer zones. Where a non-residential use in this district abuts a residential district, a buffer zone shall be established to help diminish the effects of the non-residential use on the abutting residential district. The buffer zone shall be as provided in Chapter 170, Land Development Control Regulations (Revised 07/16/2015)

F. Prohibited uses.

1. Any use of land, building, structure, or equipment which would be injurious noxious or offensive by way of the creation of adverse traffic impacts or conditions, odors, fumes, smoke, dust, vibration, noise or other objectionable features, or hazardous to the community on account of fire or explosion or any other cause shall be prohibited in this district.

2. Other land use activities which are specifically prohibited within this district include, but are not necessarily limited to, the following: (Revised 07/16/2015)

- a. Sexually oriented businesses.
- b. Wireless communication facilities.
- c. Uses which are not expressly permitted in Sub-section B of this section.

G. Parking. Parking shall be as provided in Chapter 170, Land Development Control Regulations. (Revised 07/16/2015)

H. Special exception uses. A special exception may be granted by the Zoning Board of Adjustment (ZBA), pursuant to RSA 674:33, IV, to owners of parcels of land in the Central Business District (CBD) for land uses listed in this sub-section, as provided herein. In granting such a special exception, the ZBA must find that all of the required conditions listed in this sub-section have been met. The ZBA may attach conditions to any special exception granted under this sub-section that the ZBA deems necessary for conformance to the intent of this section or to alleviate impacts to abutters or to the neighborhood. (Revised 07/16/2015)

1. Uses Permitted by Special Exception: (Revised 07/16/2015)

Product assembly
Equipment fit-up and repair
Research & Development facilities including industrial and environmental testing laboratories
Automobile repair and restoration
Wood and metal craft work

2. Mixed uses. Uses permitted by special exception, as provided in sub-section H.1, shall not be as a mixed use in conjunction with any other permitted use or other use by special exception.

3. Required conditions for special exception. In granting a special exception under the terms of this sub-section H, the ZBA must find all the following to be true:

- a. The proposed Special Exception Use is specified in sub-section H.1 above.
- b. The proposed use provides employment opportunities in the CBD.
- c. The proposed use does not adversely impact the goals and objectives of the CBD, as stipulated in subsection A.
- d. The proposed use makes a positive contribution to a diverse, viable, mixed-use urban center, and will substantially further the economic viability of the district, without negatively impacting the surrounding properties.
- e. The structures, facilities, appurtenances and curtilage of the proposed use will substantially contribute to the streetscape and visual appearance of a traditional New England mill town, including appropriate architecture and landscaping. In seeking a Special Exception, the applicant must demonstrate that the use will substantially revitalize and improve existing structures, or that new structures will be architecturally compatible with the neighborhood in which they are proposed.
- f. The requested use otherwise complies with the provisions of subsections C through G of this section.
- g. The proposed use will not impair the integrity of or be out of character with, the district or immediate neighborhood in which it is located, nor be detrimental to the health, safety or welfare of the residents of the Town.

4. Duration of special exception. Special exceptions granted under this section shall run with the use and shall be transferable from one owner to another, subject to the following conditions:

- a. The use must continue as originally proposed, without enlargement or expansion.
- b. The special exception shall expire on the discontinuance of the use, or change to another use.
- c. The special exception shall expire after one year of inactivity or abandonment.

5. Site plan review. An approved application for a special exception, in addition to any conditions imposed by the ZBA, shall be subject to site plan review in accordance with Section 165-16 of this chapter and Chapter 170, Land Development Control Regulations

Derry, NH



Community Contact

Derry Planning Department
George H. Sioras, Planning Director
14 Manning St
Derry, NH 03038

Telephone
Fax
E-mail
Web Site

(603) 432-6110 x5477
(603) 432-6109
georgesioras@derrynh.org
www.derry-nh.org

Municipal Office Hours

Monday through Friday, 7 am - 4 pm; Town Clerk, Tax Collector: Monday, Tuesday, Thursday, Friday, 7 am - 4 pm, Wednesday, 10 am - 7 pm

County
Labor Market Area
Tourism Region
Planning Commission
Regional Development

Rockingham
Nashua, NH-MA NECTA Division
Merrimack Valley
Southern NH
Regional Economic Development Corp.

Election Districts
US Congress
Executive Council
State Senate
State Representative

District 1
District 3
District 19
Rockingham County District 6

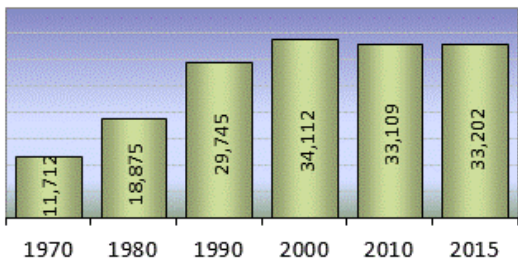
Incorporated: 1827

Origin: Although first settled in 1719, Derry was not incorporated until 1827. For over 100 years it was part of Londonderry, which also included all of Windham and portions of Manchester, Salem, and Hudson. The town was named for the Isle of Derry, Ireland, the Gaelic word Doire meaning "oak woods." Derry is the location of poet Robert Frost's homestead, which is listed on the National Register of Historic Sites, and the birthplace of both General John Stark and astronaut Alan Shepard. Two of the oldest private schools in America were founded here as well, Pinkerton Academy, founded in 1814 and still in operation, and the Adams Female Seminary.

Villages and Place Names: Chases Grove, Collettes Grove, Derry Village, East Derry, Howards Grove

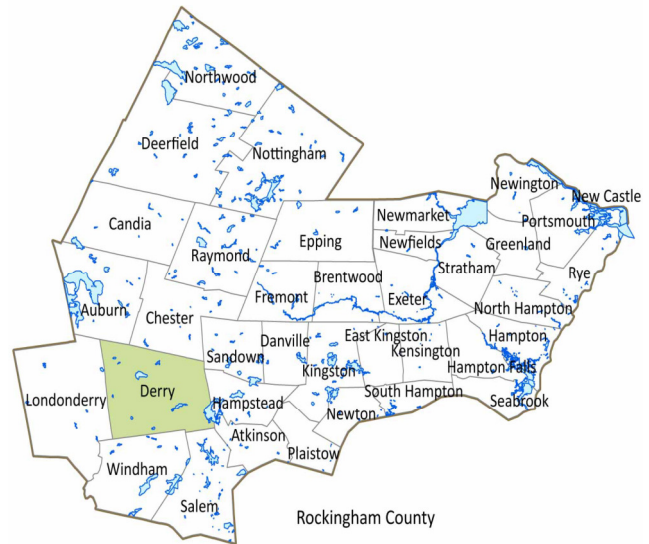
Population, Year of the First Census Taken: 2,176 residents in 1830

Population Trends: Derry had the second largest numeric population



change, totaling 26,215 over 55 years, from 6,987 in 1960 to 33,202 in 2015. The largest decennial percent change was a 68 percent increase between 1960 and 1970, followed by decennial increases of 61 and 58 percent, respectively in the next two decades. The 2015 Census estimate for Derry was 33,202 residents, which ranked fourth among New Hampshire's incorporated cities and towns.

Population Density and Land Area, 2015 (US Census Bureau): 937.1 persons per square mile of land area, the tenth highest among the cities and towns. Derry contains 35.4 square miles of land area and 0.9 square miles of inland water area.



MUNICIPAL SERVICES			
Type of Government		Town Admin./Council	
Budget: Municipal Appropriations, 2016-2017		\$41,838,871	
Budget: School Appropriations, 2016-2017		\$81,787,588	
Zoning Ordinance		1946/16	
Master Plan		2010	
Capital Improvement Plan		Yes	
Industrial Plans Reviewed By		Planning Board	
Boards and Commissions			
Elected:	Town Council		
Appointed:	Planning; Conservation; Zoning; Heritage		
Public Library	Derry Public; Taylor Library		
EMERGENCY SERVICES			
Police Department		Full-time	
Fire Department		Full-time	
Emergency Medical Service		Municipal - full-time	
Nearest Hospital(s)		Distance	Staffed Beds
Parkland Medical Center, Derry		Local	82
UTILITIES			
Electric Supplier		Eversource Energy; NH Electric Coop; Granite State	
Natural Gas Supplier		Liberty Utilities	
Water Supplier		Derry Water Department	
Sanitation		Municipal	
Municipal Wastewater Treatment Plant		Yes	
Solid Waste Disposal			
Curbside Trash Pickup		Private	
Pay-As-You-Throw Program		No	
Recycling Program		Mandatory	
Telephone Company		Fairpoint	
Cellular Telephone Access		Yes	
Cable Television Access		Yes	
Public Access Television Station		Yes	
High Speed Internet Service:		Business	Yes
		Residential	Yes
PROPERTY TAXES		(NH Dept. of Revenue Administration)	
2015 Total Tax Rate (per \$1000 of value)		\$29.23	
2015 Equalization Ratio		92.0	
2015 Full Value Tax Rate (per \$1000 of value)		\$26.28	
2015 Percent of Local Assessed Valuation by Property Type			
Residential Land and Buildings		80.5%	
Commercial Land and Buildings		18.2%	
Public Utilities, Current Use, and Other		1.4%	
HOUSING		(ACS 2011-2015)	
Total Housing Units		13,609	
Single-Family Units, Detached or Attached		8,633	
Units in Multiple-Family Structures:			
Two to Four Units in Structure		1,392	
Five or More Units in Structure		3,168	
Mobile Homes and Other Housing Units		416	

DEMOGRAPHICS (US Census Bureau)		
Total Population	Community	County
2015	33,202	299,006
2010	33,109	295,223
2000	34,112	278,748
1990	29,745	246,744
1980	18,875	190,345
1970	11,712	138,951
Demographics, American Community Survey (ACS) 2011-2015		
Population by Gender		
Male	16,597	Female 16,605
Population by Age Group		
Under age 5		1,469
Age 5 to 19		6,832
Age 20 to 34		6,388
Age 35 to 54		10,597
Age 55 to 64		4,355
Age 65 and over		3,561
Median Age		39.7 years
Educational Attainment, population 25 years and over		
High school graduate or higher		94.6%
Bachelor's degree or higher		21.3%
INCOME, INFLATION ADJUSTED \$ (ACS 2011-2015)		
Per capita income		\$31,447
Median family income		\$81,447
Median household income		\$65,723
Median Earnings, full-time, year-round workers, 16 years and over		
Male		\$53,849
Female		\$41,318
Individuals below the poverty level		7.9%
LABOR FORCE (NHES – ELMI)		
Annual Average	2005	2015
Civilian labor force	20,036	19,910
Employed	19,036	18,894
Unemployed	1,000	1,016
Unemployment rate	5.0%	5.1%
EMPLOYMENT & WAGES (NHES – ELMI)		
Annual Average Covered Employment	2005	2015
Goods Producing Industries		
Average Employment	1,345	826
Average Weekly Wage	\$1,051	\$1,029
Service Providing Industries		
Average Employment	5,737	6,291
Average Weekly Wage	\$ 626	\$ 758
Total Private Industry		
Average Employment	7,081	7,116
Average Weekly Wage	\$ 707	\$ 790
Government (Federal, State, and Local)		
Average Employment	1,084	992
Average Weekly Wage	\$ 788	\$1,027
Total, Private Industry plus Government		
Average Employment	8,165	8,109
Average Weekly Wage	\$ 718	\$ 819

EDUCATION AND CHILD CARE

Schools students attend:	Derry operates grades K-8; grades 9-12 are tuitioned to Pinkerton Academy (Derry)			District: SAU 10
Career Technology Center(s):	Pinkerton Academy Center for CTE			Region: 17
Educational Facilities (includes Charter Schools)	Elementary	Middle/Junior High	High School	Private/Parochial
Number of Schools	6	2	3	1
Grade Levels	P K 1-5	6-8	9-12	P K 1-8
Total Enrollment	2,252	1,229	3,275	181

Nearest Community College: **Manchester; Nashua**Nearest Colleges or Universities: **New England; Southern NH University; UNH-Manchester; St. Anselm**

2016 NH Licensed Child Care Facilities (DHHS-Bureau of Child Care Licensing)

Total Facilities: **18** Total Capacity: **1,203**

LARGEST BUSINESSES	PRODUCT/SERVICE	EMPLOYEES	ESTABLISHED
Derry Cooperative School System	Education	620	
HCA Health Services of NH	Health care administration	532	
Pinkerton Academy	Education	462	1814
Town of Derry	Municipal services	364	1827
Wal-mart	Retail store	265	1992
Hannaford Brothers	Supermarket	142	2000
Shaw's Supermarket	Supermarket	105	1980
Fireye	Fire equipment	100	1965

Employer Information Supplied by Municipality

TRANSPORTATION (*distances estimated from city/town hall*)

Road Access	US Routes	
	State Routes	28, 102, 111, 121, 28 Bypass
Nearest Interstate, Exit		I-93, Exit 4
Distance		1 mile
Railroad		No
Public Transportation		CART
Nearest Public Use Airport, General Aviation		
Manchester-Boston Regional	Runway	9,250 ft. asphalt
Lighted? Yes	Navigation Aids?	Yes
Nearest Airport with Scheduled Service		
Manchester-Boston Regional	Distance	13 miles
Number of Passenger Airlines Serving Airport		4
Driving distance to select cities:		
Manchester, NH		15 miles
Portland, Maine		92 miles
Boston, Mass.		42 miles
New York City, NY		242 miles
Montreal, Quebec		269 miles

COMMUTING TO WORK (*ACS 2011-2015*)

Workers 16 years and over	
Drove alone, car/truck/van	85.4%
Carpooled, car/truck/van	8.4%
Public transportation	0.8%
Walked	1.1%
Other means	0.5%
Worked at home	3.7%
Mean Travel Time to Work	32.4 minutes

Percent of Working Residents: ACS 2011-2015

Working in community of residence	18.6
Commuting to another NH community	53.2
Commuting out-of-state	28.2

RECREATION, ATTRACTIONS, AND EVENTS

X	Municipal Parks
	YMCA/YWCA
X	Boys Club/Girls Club
X	Golf Courses
X	Swimming: Indoor Facility
	Swimming: Outdoor Facility
	Tennis Courts: Indoor Facility
X	Tennis Courts: Outdoor Facility
	Ice Skating Rink: Indoor Facility
	Bowling Facilities
X	Museums
X	Cinemas
X	Performing Arts Facilities
X	Tourist Attractions
X	Youth Organizations (i.e., Scouts, 4-H)
X	Youth Sports: Baseball
X	Youth Sports: Soccer
X	Youth Sports: Football
X	Youth Sports: Basketball
X	Youth Sports: Hockey
X	Campgrounds
X	Fishing/Hunting
X	Boating/Marinas
X	Snowmobile Trails
X	Bicycle Trails
X	Cross Country Skiing
X	Beach or Waterfront Recreation Area
	Overnight or Day Camps

Nearest Ski Area(s): **McIntyre**Other: **Beaver Lake w/ Public Beach; Robert Frost Homestead; Skateboard Park; Opera House; Hood Pond; Taylor Mill State Park; Derryfest; Frost Festival; Farmer's Market; Robert Frost Old Coach Scenic Byway; Alexander-Carr Playground**

Vision ID: 10540

Account #

Bldg #: 1 of 1

Sec #: **1 of**

1 Card 1 of 1

Print Date: 07/21/2017 07:48

CURRENT OWNER			Parcel Description		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT								2208 DERRY, NH Effective Date of Value April 1, 2017					
TOWN OF DERRY 14 MANNING ST DERRY, NH 03038 Additional Owners:			1	Level	1	All Public	1	Paved	1	Urban	Description		Code		Appraised Value		Assessed Value							
			4	Rolling							EXM LAND		9030		198,100		198,100							
			SUPPLEMENTAL DATA																					
			Other ID: 29128		2 - OVERRIDE		TIF District X												VISION					
			Value Flag		E - EXEMPT		Tracking C=CYCL																	
			Solar Panels				For Sale																	
			Fire Dist		1		APT Data																	
			Wtr Ac or Vw				ASSOC PID#																	
			GIS ID: 29128																					
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)												
TOWN OF DERRY FISHERCRAFT INC			5629/1600 2309/ 202		06/24/2015		U	1	0		35	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		
												2016	9030	110,700		2015	4000	107,400		2014	4000	272,000		
												2016	9030	198,100		2015	4000	158,700		2014	4000	158,700		
												Total:		308,800		Total:		266,100		Total:		430,700		
EXEMPTIONS					OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor									
Year	Type	Description	Amount		Code	Description	Number		Amount		Comm. Int.													
			Total:												APPRAISED VALUE SUMMARY									
NBHD/ SUB			NBHD NAME		STREET INDEX NAME		TRACING		BATCH		Appraised Bldg. Value (Card)										0			
704/A											Appraised XF (B) Value (Bldg)										0			
											Appraised OB (L) Value (Bldg)										0			
											Appraised Land Value (Bldg)										198,100			
											Special Land Value										0			
											Total Appraised Parcel Value										198,100			
											Valuation Method:										C			
											Adjustment:										0			
											Net Total Appraised Parcel Value										198,100			
BUILDING PERMIT RECORD												VISIT/ CHANGE HISTORY												
Permit ID	Issue Date	Type	Description	Amount		Insp. Date	% Comp.	Date Comp.		Comments		Date	Type	IS	ID	Cd.	Purpose/Result							
D-16-1434 R-11-0863	06/23/2016 06/06/2011	DE RE	Demolish Remodel	1,000 0			100 100			COMPLETE DEMO OF INDUSTRIAL STRUCTURAL REPAIRS ON BEAM		04/06/2016 11/21/2014 10/26/2011	BUILDING		JF RRD BC RS RS	22 00 62 00 62	Vacant Parcel Measure + Listed Town Data Check Measure + Listed Town Data Check							
LAND LINE VALUATION SECTION																								
B #	Use Code	Use Description	Zone	Frontage	Depth	Units	Unit Price	I. Factor	S A	Acre Disc	C. Factor	ST. Idx	S.I. Adj.	Notes- Adj	Rec Y/N	CU Cond	Special Pricing	Adj. Unit Price	Land Value					
1	903V	MUNICIPAL	MHDR			73,616 SF	2.87	1.0000	E	1.0000	0.75	704	1.25	SIZE AND SHAPE/WETN		0.000		2.69	198,100					
Total Card Land Units:						1.69 AC	Parcel Total Land Area:				1.69 AC	Total Land Value:								198,100				

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd.	Ch.	Description			Element	Cd.	Ch.	Description				
Model	00		Vacant										
						MIXED USE							
						Code	Description				Percentage		
						903V	MUNICIPAL				100		
						COST/MARKET VALUATION							
						Adj. Base Rate:				0.00			
						Replace Cost				0			
						AYB							
						EYB				0			
						Dep Code							
Remodel Rating													
Year Remodeled													
Dep %													
Functional Obslnc													
External Obslnc													
Cost Trend Factor				1									
Condition													
% Complete													
Overall % Cond													
Apprais Val													
Dep % Ovr				0									
Dep Ovr Comment													
Misc Imp Ovr				0									
Misc Imp Ovr Comment													
Cost to Cure Ovr				0									
Cost to Cure Ovr Comment													
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)													
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr	Value
BUILDING SUB-AREA SUMMARY SECTION													
Code	Description			Living Area		Gross Area		Eff. Area		Unit Cost		Undeprec. Value	
Ttl. Gross Liv/Lease Area:				0		0							