

Planning Board Site Walk Minutes

April 20, 2013

Location: 22 Lenox Road

Parcel ID: 32-040

On Saturday, April 20, 2013 the Derry Planning Board conducted a site walk to view the property owned by 22 Lenox Road, LLC (Joseph DeVelis) that is under consideration for a two-family dwelling (townhouse) to be constructed on a parcel with an existing home. The site walk began at 10:00 a.m. at the property located at 22 Lenox Road.

Present: John O'Connor, Frank Bartkiewicz, Jan Choiniere, Al Dimmock, Darrell Park, Randall Chase, Jim MacEachern, George Sioras, Surveyor -Tim Winings, and Developers-Joe DeVelis and Dave Gerlich. There were no abutters present.

The site walk began reviewing the surveyor stakes of the house location. The location met the legal setbacks to the adjoining property lines. The Board also reviewed the proposed gas tank location which was approved by the Fire Department for setback requirements. Also reviewed was the driveway location and the curving of the driveway from the existing home to the new dwelling. The existing driveway will be widened and will allow for a loop. Also reviewed was the buffer and which trees will be restored. The Board also reviewed the existing utility pole and the location of the new pole which will go to left side yard at the new dwelling. Also the location of the sewer line under the driveway to cut around to the new dwelling was discussed as well as the future water line easement next door at the Abbott property. The surveyor indicated that in his discussions with the Public Works Department they were OK with the utility locations. Also the crest of the driveway will moved and be 5% to first 40 feet in. The driveway approach to the road will add a new angle more perpendicular and allow the fire truck to come in the driveway more cleanly. The Board also requested the developer to get the condominium documents to the Planning Department for review and legal. Finally the Board was satisfied with the driveway width and the trees remaining on the site. The overall front yard will be landscaped.

The site walk ended at 10:30 a.m.