

Town of Derry

"Derry, New Hampshire's Place to Be"

LEGAL NOTICE

The Planning Board for the Town of Derry will hold a public hearing on **Wednesday, June 20, 2012, at 7:00 p.m.** at the Derry Municipal Center (Cable TV Studio), 14 Manning St, to review the following proposal(s).

Ernest Lewis Keith Rev. Trust
PID 29029, 15 Hillside Avenue
Acceptance/Review, 2 Lot Subdivision

The Town of Derry Planning Board will hold a public hearing to discuss proposed changes to the LDCR Section 170-24, Final Application Phase Submittals and Section 170-26, Streets, to amend the house numbering requirements.

POSTED: JUNE 7, 2012

Derry Municipal Center
Derry Public Library & Taylor Library (by e-mail)
Union Leader for publication, June 8, 2012

| Note: Only a portion of Sections 170-24 and 170-26 have been provided in the draft.

Section 170-24 Final Application Phase Submittals

- A. A complete Final Application for the purposes of these regulations and for the purposes of RSA 676:4, I (c) shall be accompanied by eight (8) copies of the proposed plans, which shall include the following information:
1. Proposed subdivision name or identifying title, name and address of the owner of record and subdivider, and the name of the consultant(s), date, scale, north point, lot numbers, locus map at a scale of 2,000 feet to the inch or less, revision block, surveyor's certifications and plan notes.
 2. The area of the parcel, street frontage and zoning requirements for minimum lot size and frontage.
 3. Zoning classification(s) of the parcel and the location of the zoning districts.
 4. Sufficient data to determine readily the location, bearing and length of all street lines, lot lines, boundary lines and to be able to reproduce such lines upon the ground. All dimensions shall be shown to the hundredth of a foot and bearings to the nearest one second. The error of closure shall not exceed 1 in 10,000. The Final Plat shall show the boundaries of the property, the location and description of all existing and proposed monumentation, a benchmark referencing U.S.G.S. Datum and shall be prepared and shown on a plan(s) and shall be sealed by a Licensed Land Surveyor.
 5. Location and description of existing and proposed boundary monumentation necessary to fulfill the requirements of Section 170-25G of these regulations.
 6. Street lines, building setback lines, pedestrian ways, lot lines, reservations, easements and areas to be dedicated to public use and areas, the title to which are reserved by the applicant/owner.
 7. All stipulations and restrictions intended to remain in perpetuity shall be shown on the Final Plat.
 8. A signature and title box with a place for signature and date of approval by the Board, shall be placed on each recordable sheet in the lower right hand corner of

the sheet. A note shall appear on the project plans indicating the total number of sheets in the plan set; which sheets will be recorded upon approval; and that the full set of project plans is on file at the Derry Planning Department.

9. Tax map and lot numbers of all abutting properties, together with abutting landowner names and addresses, shall be shown on the Final Plat.
10. ~~The~~ For subdivisions of existing lots of record, the applicant shall obtain a house number for each lot in the subdivision from the Chief of the ~~applicable~~ Fire Department. Should a property be subdivided which has already been assigned a house number, appropriate modification may be required by the Fire Chief ~~with jurisdiction~~. For new subdivisions, the applicant shall provide a proposed street name and proposed house numbers that meet the standards of the most recent amendment of the Addressing Standards Guide for E-911, prepared by the NHDOS, Division of Emergency Services, Bureau of Emergency Communications. An 11 x 17 sheet with the proposed street names and house numbers shall be provided to the Fire Chief (or his designee) for approval prior to submittal to the Planning Board.
11. Two foot contour interval topographical survey data shall be prepared, shown on a plan(s), and shall be certified by a Licensed Land Surveyor. All topographical data shown shall be referenced to USGS Datum (NGVD 1929).
12. High intensity soil survey mapping (showing soil types and locations) shall be prepared, shown on a plan(s), and shall be sealed by a certified soil scientist for subdivisions which will not utilize public sewers.
13. Wetlands mapping shall be prepared, shown on a plan(s), and shall be sealed by a certified wetland scientist.
14. Drainage calculations shall be prepared and sealed by a licensed professional engineer; the design of proposed drainage improvements shall be shown on a plan(s).
15. Subdivision plans shall include plans for controlling erosion and sedimentation. Acceptable methods for erosion and sediment control measures include those as outlined in "Erosion and Sediment Control Design Handbook for Development Areas of New Hampshire" as prepared by USDA SCS.
16. Sanitary sewer design calculations shall be prepared, when applicable, sealed by a licensed professional engineer; and proposed sanitary sewer improvements shall be shown on the plan(s).

17. Water distribution design calculations shall be prepared and sealed by a licensed professional engineer; and proposed water distribution system improvements shall be shown on the plan(s).

Section 170-26 Streets

A. General

1. All new subdivisions shall meet the standards recommended by the State of New Hampshire Department of Safety, Division of Emergency Services, Bureau of Emergency Communications addressing standards guidelines. No Street name shall be used which will duplicate or be confused with any street name already in use. Further, the use of persons "first" names as street names shall normally be avoided.
2. Street names shall be subject to approval of the Chief of the Derry Fire Department and the Planning Board.
3. The arrangement, character, extent, width, grade and location of all streets shall be considered in their relationship to existing or planned streets, to topographic conditions, to public convenience and safety, and their appropriate relation to the proposed use of the land to be served.
4. Proposed streets shall conform, as far as practicable, to the Master Plan.
5. The arrangement of streets in a proposed subdivision shall in the discretion of the Planning Board provide for the continuation of existing streets in adjoining areas and for their proper projection when adjoining land is developed in the future.
6. All streets in a proposed subdivision shall be so designed that, in the opinion of the Planning Board, they will provide safe vehicular travel while discouraging movement of through traffic, unless this condition is deemed desirable at a given location by the Board.
7. Where a subdivision abuts or contains an existing collector or arterial street, the Board may require internal access streets, reverse frontage with screen planting contained in a non-access reservation along a property line, deep lots with rear service streets or other such treatment as may be deemed necessary for adequate

protection for residential properties and to afford separation of through and local traffic.

8. Where a subdivision borders on or contains a railroad right-of-way, the Board may require a street approximately parallel to, and on each side of such right-of way, at a distance suitable for the appropriate use of the intervening land, as for park purposes in residential districts, or for commercial or industrial purposes in appropriate districts. Such distances shall also be determined with due regard for approach grades and future grade separations.
9. Sidewalks shall be required in a subdivision when the average lot size is less than 43,560 square feet. The sidewalk shall be 5 feet wide minimum with a 6 inch crushed gravel base and a 2 inch binder course overlaid with a 1 inch finish course of hot bituminous concrete pavement. All sidewalk construction shall conform to the requirements of the Americans with Disabilities Act. If a horizontal separation between curb and sidewalk is proposed, the area between the two shall be grassed.
10. Where necessary, in the judgment of the Planning Board, sidewalks and/or rights-of-way (R.O.W.) for pedestrian travel and access may be required in subdivisions when the average lot size is one acre or larger, between subdivisions, or between a subdivision and public property.
11. In all proposed subdivisions the applicant shall provide for all necessary street lighting, including poles and light fixtures. Lights will be located where directed by the Planning Board and be of a type, style and intensity acceptable to the Planning Board.
- 18.