

Planning Department September 5, 2018

APPLICANT: 11 Tsienneto Road, LLC.

DEVELOPER: Chris Nickerson

PROJECT: NA

LOCATION: Parcel ID 08073, 08074 & 08075, 11, 15 & 9 Tsienneto Road

PURPOSE: The purpose of this plan is for a lot consolidation and two-lot subdivision for the above-referenced parcels. A site plan for a new medical office building will follow this application. The property is located in the General Commercial II zoning district.

TOWN DEPARTMENT SIGNATURES: All town departments have reviewed and signed the plan.

WAIVERS: None.

STATE PERMITS: NA

RECOMMENDATION: Staff would recommend approval of the lot consolidation and two lot subdivision plan.

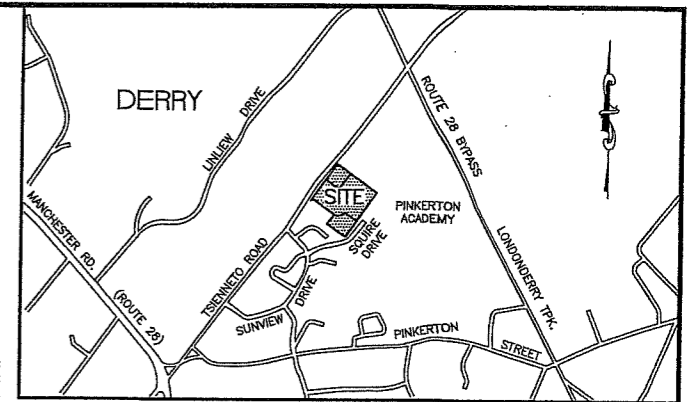
By:



George H. Sioras, Planning Director

LEGEND

- IPIN-F IRON PIN FOUND
- IPP-F IRON PIPE FOUND
- ▲ RRRSPK-F RAILROAD SPIKE FOUND
- DH-F DRILL HOLE FOUND
- GB-F GRANITE BOUND FOUND
- ⊙ LIGHT POST
- ⊙ SEWER MANHOLE
- ⊙ UTILITY POLE
- ⊙ SIGN
- ⊙ HYDRANT
- ⊙ CATCH BASIN
- ▬ GB-TBS GRANITE BOUND TO BE SET
- ▬ IPIN-TBS IRON PIN TO BE SET
- ▬ CHAIN LINK FENCE
- ▬ TRELISE
- ▬ ABUTTER LINE
- ▬ PROPERTY LINE
- ▬ UGU UNDERGROUND UTILITIES
- ▬ OHU OVERHEAD UTILITIES
- ▬ GAS LINE
- ▬ WATER LINE
- ▬ SEWER LINE
- ▬ SCC EDGE OF PAVEMENT
- ▬ SLOPED GRANITE CURB
- ▬ BITUMINOUS CURB
- ▬ 10' CONTOUR
- ▬ 2' CONTOUR
- ▬ BUILDING SETBACK
- ▬ EASEMENT
- ▬ WETLAND LINE
- ▬ STONEWALL
- ▬ SITE SPECIFIC SOIL LINE
- ▬ ZONE LINE
- ▬ PROPOSED PROPERTY LINE



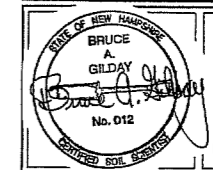
VICINITY PLAN
SCALE: 1" = 1000'

SEE SHEET 1 FOR NOTES & REFERENCE PLANS

SITE SPECIFIC SOIL MAP UNIT KEY

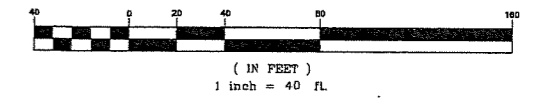
SYMBOL	MAP UNIT	SLOPE CLASS	DRAINAGE CLASS
42B	CANTON	3-8%	WELL
444B	NEWFIELDS	3-8%	MODERATELY WELL
445B	NEWFIELDS, VERY STONY	3-8%	MODERATELY WELL
921B	NEWFIELDS VARIANT	3-8%	SOMEWHAT POORLY
657B/P	RIDGEBURY	3-8%	POORLY
395	CHOCURA		VERY POORLY

THIS MAP PRODUCT IS WITHIN THE TECHNICAL STANDARDS OF THE NATIONAL COOPERATIVE SOILS SURVEY. IT IS A SPECIAL PURPOSE PRODUCT, PRODUCED BY A CERTIFIED SOIL SCIENTIST, AND IS NOT A PRODUCT OF THE USDA NATURAL RESOURCE CONSERVATION SERVICE. THERE IS A NARRATIVE REPORT THAT ACCOMPANIES THIS MAP AND MAP KEY.



THE SITE-SPECIFIC SOIL MAPPING WAS PERFORMED IN APRIL OF 2018 BY BRUCE A. GILDAY, CERTIFIED SOIL SCIENTIST #012, OF BAG LAND CONSULTANTS IN CONCORD, NEW HAMPSHIRE. THIS MAPPING WAS PERFORMED ACCORDING TO THE STANDARDS OF THE "SITE-SPECIFIC SOIL MAPPING STANDARDS FOR NEW HAMPSHIRE AND VERMONT," VERSION 5.0, DECEMBER 2017, PUBLISHED BY THE SOCIETY OF SOIL SCIENTISTS OF NORTHERN NEW ENGLAND, SPECIAL PUBLICATION NO. 3.

GRAPHIC SCALE

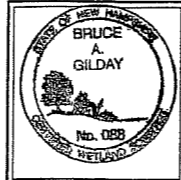


TOPOGRAPHIC CONSOLIDATION & SUBDIVISION PLAN
LAND OF 11 TSIENNETO ROAD, LLC
MAP 8 LOTS 73, 74 & 75
11, 15 & 9 TSIENNETO ROAD
DERRY, NEW HAMPSHIRE
ROCKINGHAM COUNTY

OWNER OF RECORD:
11 TSIENNETO ROAD, LLC
PO BOX 642
WINDHAM, NH
R.C.R.D. BK. 4225 PG. 2340 (LOT 73)
R.C.R.D. BK. 4225 PG. 2344 (LOT 74)
R.C.R.D. BK. 4225 PG. 2347 (LOT 75)

APPLICANT:
11 TSIENNETO ROAD, LLC
PO BOX 642
WINDHAM, NH

KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

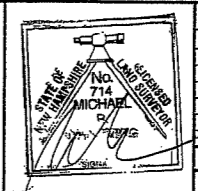


BRUCE A. GILDAY, CERTIFIED WETLAND SCIENTIST #088 OF BAG LAND CONSULTANTS OF CONCORD, N.H., PERFORMED A SITE INSPECTION ON APRIL 11, 2018 FOR THE PRESENCE OF JURISDICTIONAL WETLANDS USING THE TECHNICAL CRITERIA IN THE CORP'S ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1, JANUARY 1987).

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE ON THE GROUND BY THIS OFFICE DURING MARCH OF 2018. SAID SURVEY HAS AN ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) OR BETTER.

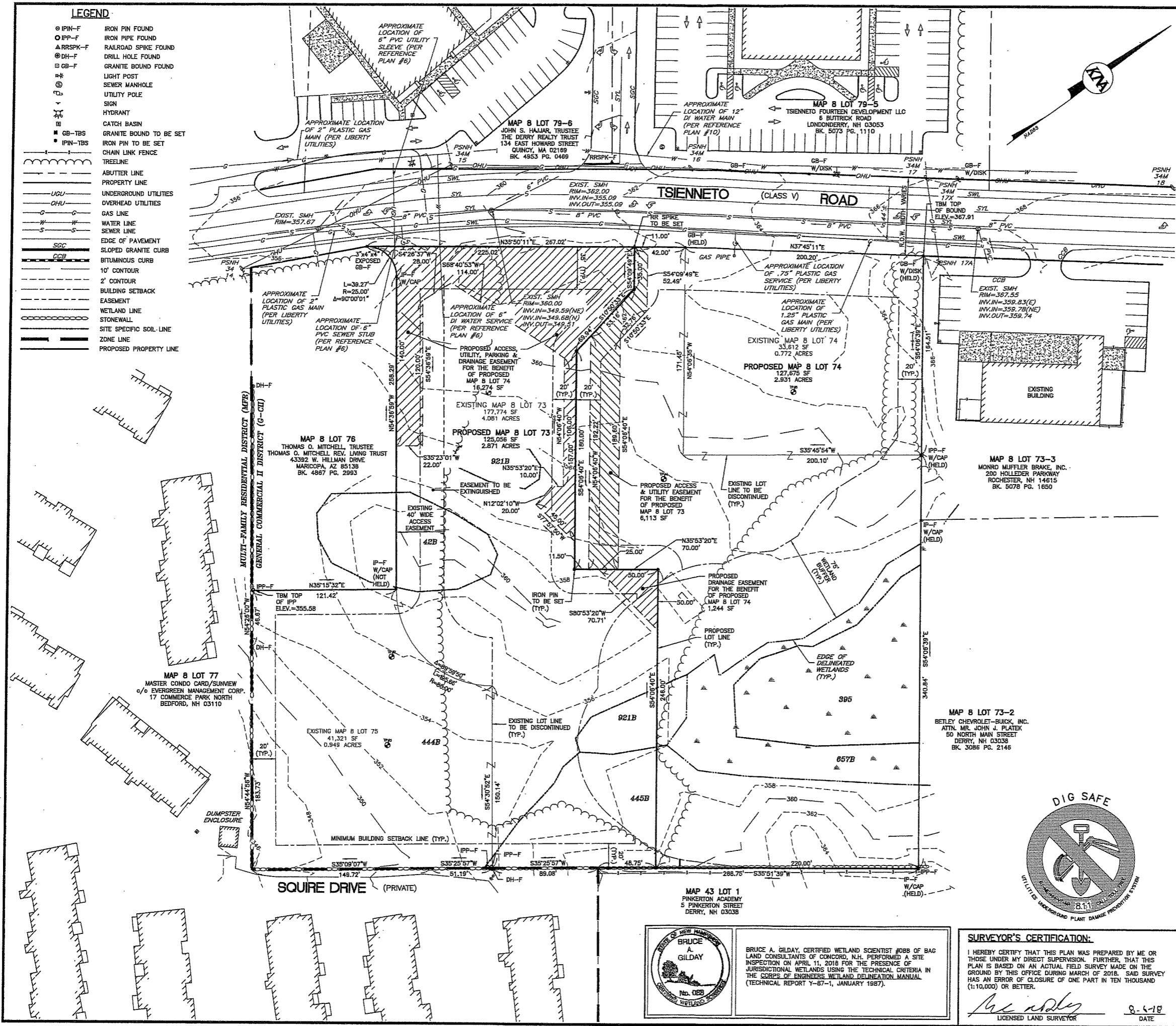
Michael J. Plater
LICENSED LAND SURVEYOR

8-4-18
DATE



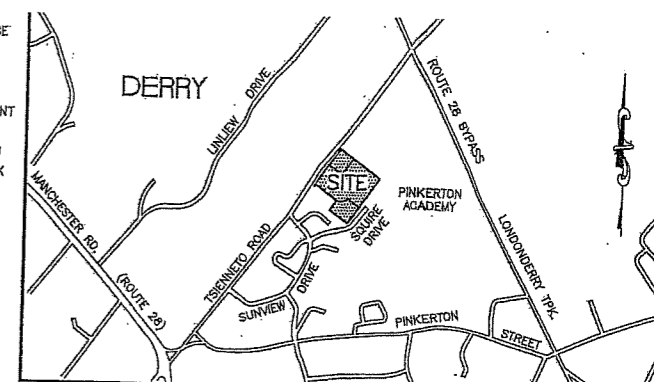
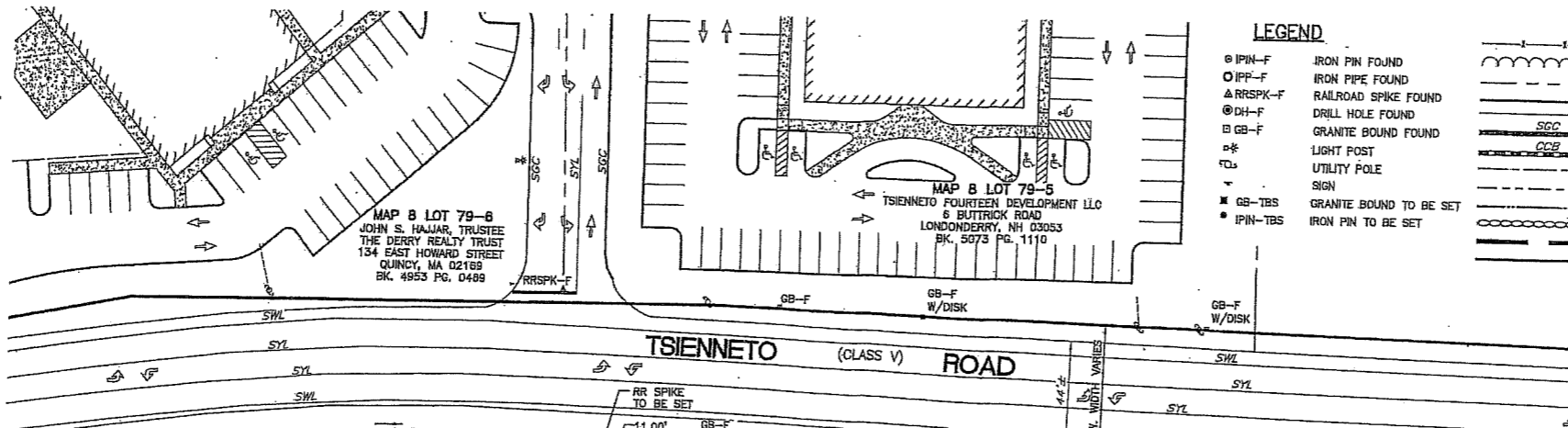
REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: AUGUST 3, 2018
PROJECT NO: 18-0212-1
SCALE: 1" = 40'
SHEET 2 OF 2



REFERENCE PLANS:

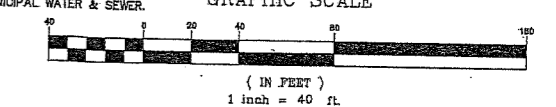
- "PLAN OF LAND IN DERRY, N.H. AS SUBDIVIDED FOR ROLAND O. RAICHE," SCALE: 1"=80', DATED: MARCH, 1956, PREPARED BY ROBERT W. THORNIKE, WINDHAM, N.H. SURVEYOR, NOT RECORDED.
- "PLAN OF LAND (TRANSFER OF LAND TO PINKERTON ACADEMY) IN DERRY, NEW HAMPSHIRE," SCALE 1"=100', DATED: SEPTEMBER, 1978, PREPARED BY JOHN CALLAHAN ASSOCIATES, RCRD #D-8043.
- "SITE PLAN EAST SUNVIEW CONDOMINIUM," DERRY N.H. SCALE 1"=40', DATED: MARCH 1, 1984, PREPARED BY THOMAS F. MORAN INC. RCRD #D-13720.
- "TOWN OF DERRY N.H. MAP 128, PARCEL 0873," SCALE: 1"=50', DATED: AUGUST, 1985, PREPARED BY EDWARD N. HERBERT, ASSOC. INC. RCRD #D-14160.
- "SUBDIVISION PLAN OF LAND OF FRANK J. VITO A. & VINCENT S. INDUCCIO AND THE ESTATE OF BENJAMIN INDUCCIO, DERRY, N.H." SCALE: 1"=50', DATED: AUGUST 20, 1997, PREPARED BY THOMAS F. MORAN INC. RCRD #D-28950.
- "AS-BUILT" SEWERLINE PLAN & PROFILE PREPARED FOR: TSIENNETO ROAD, TOWN OF DERRY, NEW HAMPSHIRE, SCALE 1"=50', DATED JUNE 8, 1998, PREPARED BY KEACH-NORDSTROM ASSOCIATES, INC. NOT RECORDED.
- "TOWN OF DERRY, N.H. SUBDIVISION PLAN OF MAP 128-0873," SCALE: 1"=50', DATED: FEBRUARY, 2003, PREPARED BY EDWARD N. HERBERT ASSOC., INC. RCRD #D-30281.
- "SUBDIVISION PLAN, PROPERTY OWNED BY: BETLEY CHEVROLET," SCALE: 1"=40', DATED: JUNE 30, 2006, PREPARED BY BEDFORD DESIGN CONSULTANTS, INC. RCRD #D-34402.
- "SUBDIVISION PLAN, PROPERTY OWNED BY: BETLEY CHEVROLET," SCALE: 1"=40', DATED: JUNE 30, 2006, PREPARED BY BEDFORD DESIGN CONSULTANTS, INC. RCRD #D-34402.
- "CORRECTIVE BOUNDARY PLAN FOR TAX MAP ID 08079-005 & 006 BARDAPH, L.L.C. 12 & 14 TSIENNETO ROAD TAX MAP ID 08079 & THE MENTAL HEALTH CENTER FOR SOUTHERN NEW HAMPSHIRE 10 TSIENNETO ROAD, DERRY, NEW HAMPSHIRE," SCALE: 1"=50', DATED: SEPTEMBER 19, 2006, PREPARED BY JOSEPH M. WICHERT, L.L.C., INC. RCRD #D-34202.
- "AS-BUILT SITE PLAN FOR TSIENNETO FOURTEEN DEVELOPMENT LLC, 14 TSIENNETO ROAD, DERRY NEW HAMPSHIRE," SCALE: 1"=30', DATED: DECEMBER 16, 2013, PREPARED BY JOSEPH M. WICHERT LLS, INC. NOT RECORDED.



- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE CONSOLIDATION OF EXISTING TOWN OF DERRY ASSESSOR'S MAP 8 LOTS 73, 74 AND 75 ALONG WITH THE SUBSEQUENT RE-SUBDIVISION OF THE CONSOLIDATED PARCEL INTO TWO (2) PROPOSED LOTS, AND NO OTHER PURPOSE.
 - EXISTING LOT AREAS:
 MAP 8 LOT 73 = 177,774 SF, OR 4.081 ACRES
 MAP 8 LOT 74 = 33,612 SF, OR 0.772 ACRES
 MAP 8 LOT 75 = 41,321 SF, OR 0.949 ACRES
 - PROPOSED LOT AREA:
 PROPOSED MAP 8 LOT 73 = 125,056 SF OR 2.871 ACRES
 PROPOSED MAP 8 LOT 74 = 127,675 SF OR 2.931 ACRES
 - OWNER OF RECORD:
 11 TSIENNETO ROAD LLC
 PO BOX 642
 WINDHAM, NH
 R.C.R.D. BK. 4225 PG. 2340 (LOT 73)
 R.C.R.D. BK. 4225 PG. 2344 (LOT 74)
 R.C.R.D. BK. 4225 PG. 2347 (LOT 75)
 - PARCELS LIE ENTIRELY WITHIN THE GENERAL COMMERCIAL II ZONING DISTRICT (G-CII) AND ARE SUBJECT TO THE FOLLOWING DIMENSIONAL REGULATIONS:

	REQUIRED	PROPOSED LOT 73	PROPOSED LOT 74
MIN. LOT AREA	30,000-SF	128,087-SF	124,621-SF
MIN. LOT FRONTAGE	200 FT	225.28 FT	241.94 FT
MIN. FRONT SETBACK	35 FT	35 FT	36 FT
MIN. SIDE SETBACK	20 FT	20 FT	20 FT
MIN. REAR SETBACK	20 FT	20 FT	20 FT

- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE IN MARCH OF 2018.
- HORIZONTAL DATUM IS NAD83. VERTICAL DATUM IS NAVD83 THROUGH GPS SURVEY METHODS FROM A NHDOT CONTROL POINT.
- EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) FOR THE TOWN OF DERRY NEW HAMPSHIRE, ROCKINGHAM COUNTY, COMMUNITY PANEL NUMBER 330128 0339E PANEL NUMBER 339 OF 681, EFFECTIVE DATE: MAY 17, 2005 INDICATES THAT THE SUBJECT PREMISES IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
- EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED HEREON ARE THOSE FOUND DURING RESEARCH AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER EASEMENTS, RIGHTS AND RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PREMISES MAY DETERMINE. GRAPHIC SCALE
- PARCELS SERVED BY MUNICIPAL WATER & SEWER.



RECEIVED

AUG 14 2018

PLANNING DEPARTMENT

MULTI-FAMILY RESIDENTIAL DISTRICT (MFR)
GENERAL COMMERCIAL II DISTRICT (G-CII)

MAP 8 LOT 77
MASTER CONDO CARD/SUNVIEW
EMERGENCY MANAGEMENT CORP.
17 COMMERCE PARK NORTH
BEDFORD, NH 03110

SQUIRE DRIVE (PRIVATE)

MAP 43 LOT 1
PINKERTON ACADEMY
8 PINKERTON STREET
DERRY, NH 03038

MAP 8 LOT 73-2
MONRO MUFFLER BRAKE, INC.
ATTN. MR. JOHN J. PLATEK
50 NORTH MAIN STREET
DERRY, NH 03038
BK. 5086 PG. 2146

TOWN OF DERRY PLANNING BOARD

DATE OF APPROVAL: _____
 CERTIFIED BY CHAIRMAN: _____
 DATE: _____
 SECRETARY: _____
 DATE: _____

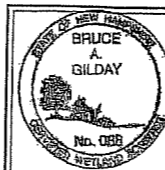
OWNER OF MAP 8 LOTS 73, 74 & 75

SIGNATURE: *[Signature]*
 FOR 11 TSIENNETO ROAD LLC
 DATE: 14 Aug 2018

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE ON THE GROUND BY THIS OFFICE DURING MARCH OF 2018. SAID SURVEY HAS AN ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) OR BETTER.

[Signature]
 LICENSED LAND SURVEYOR
 DATE: 8-6-18



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TOWN OF DERRY DEPARTMENT HEAD SIGNATURES

PUBLIC WORKS DIRECTOR: <i>[Signature]</i>	DATE: 8-14-18
CODE ENFORCEMENT OFFICER: <i>[Signature]</i>	DATE: 8-10-18
FIRE DEPARTMENT: <i>[Signature]</i>	DATE: 8-9-18
POLICE DEPARTMENT: <i>[Signature]</i>	DATE: 8-7-18
CONSERVATION COMMISSION CHAIR: <i>[Signature]</i>	DATE: 8/9/18

**CONSOLIDATION & SUBDIVISION PLAN
 LAND OF 11 TSIENNETO ROAD, LLC
 MAP 8 LOTS 73, 74 & 75
 11, 15 & 9 TSIENNETO ROAD
 DERRY, NEW HAMPSHIRE
 ROCKINGHAM COUNTY**

OWNER OF RECORD: 11 TSIENNETO ROAD, LLC PO BOX 642 WINDHAM, NH R.C.R.D. BK. 4225 PG. 2340 (LOT 73) R.C.R.D. BK. 4225 PG. 2344 (LOT 74) R.C.R.D. BK. 4225 PG. 2347 (LOT 75)	APPLICANT: 11 TSIENNETO ROAD, LLC PO BOX 642 WINDHAM, NH
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KEACH-NORDSTROM ASSOCIATES, INC.
 Civil Engineering Land Surveying Landscape Architecture
 10 Commerce Park North, Suite 2B, Bedford, NH 03110 Phone (603) 887-2881

REVISIONS

No.	DATE	DESCRIPTION	BY

DATE: AUGUST 3, 2018 SCALE: 1" = 40'