

Planning Department February 20, 2019

APPLICANT: Solid Gold Investment Group, LLC

DEVELOPER: NA

PROJECT: NA

LOCATION: Parcel ID 03096-002, 6 Frost Road

PURPOSE: The purpose of this plan is for a two-lot subdivision located in the Low-Medium Density Residential District. There are two existing buildings on the lot and this plan will have each building on its own separate lot.

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

WAIVERS: LDCR-Section 170-24, A., 12-High Intensity Soil Survey Mapping
LDCR-Section 170-24, A., 13-Wetlands Mapping
LDCR-Section 170-26, 16., a & b -Driveway Design and Construction Standards
LDCR-Section 170-31, A.-Installation of Underground Utilities

STATE PERMITS: NHDES state subdivision approval pending.

RECOMMENDATION: Staff would recommend approval of both the waiver requests and subdivision plan.

BY:



DEPARTMENT HEAD SIGNATURE BLOCK:

POLICE *[Signature]* 1-28-19 DATE
 FIRE *[Signature]* 4/24/19 DATE
 PUBLIC WORKS *[Signature]* 11/25/19 DATE
 CODE ENFORCEMENT *[Signature]* 1-28-19 DATE
 N/A
 CONSERVATION COMMISSION DATE

NOTES

- THE PURPOSE OF THIS PLAN IS TO DEPICT THE SUBDIVISION OF TAX MAP 03, LOT 096-002, AT #6 FROST ROAD IN DERRY, NEW HAMPSHIRE. THIS SUBDIVISION, AS PRESENTED, WAS ORIGINALLY PREPARED AND APPROVED PER NOTED VARIANCE, AND NHDES SUBDIVISION APPROVAL WAS SECURED AS PART OF THAT PROCESS (SEE PLAN OF REFERENCE NO. 2); PLANNING BOARD APPROVAL, HOWEVER, WAS NEVER SECURED AT THAT TIME. THUS THESE PLANS, AS SUBMITTED, ARE INTENDED TO FULFILL THAT PURPOSE.
- THIS PLAN IS BASED ON FIELD CONDITIONS AND RECORD EVIDENCE LAST OBSERVED BY PROMISED LAND SURVEY, LLC IN SEPTEMBER OF 2018.
- THIS PARCEL OF LAND (MAP 03, LOT 096-002) DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA, AS INTERPOLATED FROM THE FEMA FIRM (FLOOD INSURANCE RATE MAP) #3301500531E, HAVING AN EFFECTIVE DATE OF MAY 17, 2005.
- TAX MAP 03 LOT 096-002 SHALL BE SERVICED BY MUNICIPAL WATER UTILITY WHEREAS THE NEW LOT (MAP 03 LOT 096-003) SHALL BE SERVICED BY THE EXISTING PRIVATE WELL.
- TAX MAP 03 LOT 096-002 SHALL BE SERVICED BY A PRIVATE, SUBSURFACE DISPOSAL SYSTEM (NHDES APPROVAL PENDING), WHEREAS THE NEW LOT (MAP 03 LOT 096-003) SHALL BE SERVICED BY THE EXISTING, PRIVATE, SUBSURFACE DISPOSAL SYSTEM.
- NHDES SUBDIVISION APPROVAL: SA2010009255, DATED: MAY 12, 2010.
- THE EXISTING PAVED DRIVEWAY SHALL HAVE A MINIMUM CLEAR UNOBSTRUCTED WIDTH OF 14 FEET FOR THE ENTIRE LENGTH OF THE DRIVEWAY.
- LAND OWNER IS RESPONSIBLE FOR THE REMOVAL OF SILT AND DEBRIS FROM THE EXISTING DRIVEWAY CULVERTS TO INSURE PROPER FLOW.

PLANS OF REFERENCE

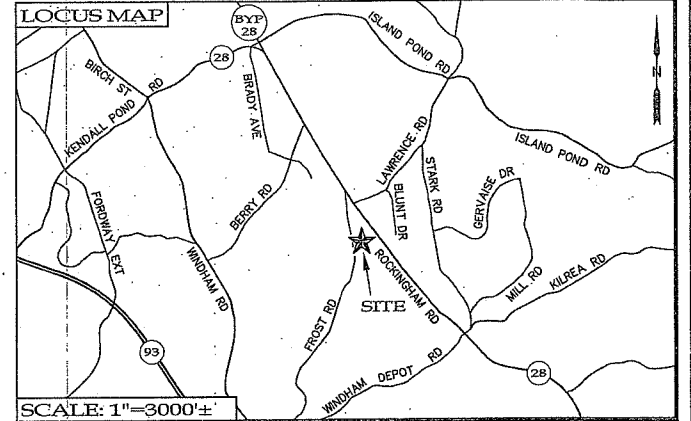
- "SUBDIVISION PLAN, TAX LOT #3-96, DERRY, N.H.," PREPARED FOR: EDWARD & RUTH SWASEY; PREPARED BY: BRYAN L. BAILEY-SURVEYOR; DATED: 19 AUG., 1979; SCALE: 1"=50'. SEE ROCKINGHAM COUNTY REGISTRY OF DEEDS (RCRD) PLAN No. D-9019.
- "PROPOSED ZBA PLAN", PREPARED FOR: JOHN AGR; PREPARED BY: V.W.DINGMAN & SONS; DATED: 09-15-09; SCALE: 1"=30'. PLAN OBTAINED FROM CLIENT.

VARIANCE

ON NOVEMBER 19, 2009 A VARIANCE WAS GRANTED TO THE TERMS OF ARTICLE VI, SECTION 165-47-B.1 OF THE DERRY ZONING ORDINANCE TO ALLOW A TWO (2) LOT SUBDIVISION WHICH WILL RESULT IN THE CREATION OF A 1.03 ACRE LOT WHERE THE ZONING ORDINANCE REQUIRES A 2 ACRE MINIMUM. (SEE CASE #09-118)

ZONING

LMDR (LOW-MEDIUM DENSITY RESIDENTIAL) MINIMUM:
 AREA: 2.00 ACRES (BY SOILS) (SEE NOTE No. 1)
 FRONTAGE: 150'
 WIDTH: 150' AT FRONT 35' SETBACK
 SETBACKS:
 FRONT - 35'
 SIDE - 15'
 REAR - 15'
 WETLANDS > 1 Ac. IN SIZE - 75'
 WETLANDS < 1 Ac. IN SIZE - 30'




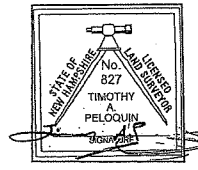
RECEIVED
 PLANNING DEPARTMENT

APPROVED BY THE TOWN OF DERRY
 PLANNING BOARD ON: _____
 CERTIFIED BY: _____
 CHAIRMAN _____ DATE _____
 SECRETARY _____ DATE _____

LAND OWNER OF RECORD
 SOLID GOLD INVESTMENT GROUP LLC
 13 GARVIN RD
 DERRY, NH 03038
 ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 5667 / PAGE 0880
 SOLID GOLD INVESTMENT GROUP LLC DATE _____

SUBDIVISION OVERVIEW PLAN
 MAP 03 LOT 096-002
 SOLID GOLD INVESTMENT GROUP LLC
 6 FROST RD
 DERRY, NEW HAMPSHIRE
 NOVEMBER 19, 2018
 PREPARED FOR: SOLID GOLD INVESTMENT GROUP LLC
 13 GARVIN RD
 DERRY, NH 03038
 SCALE: 1"=150' SHEET 1 OF 3

PREPARED BY:

Promised Land Survey, LLC
 60 Crystal Ave - Unit A
 Derry, New Hampshire 03038
 Tel: (603) 432-2112 • Fax: (603) 432-8800
 www.PromisedLandSurvey.com
 Land Surveying • Mapping • Planning • Permitting • Layout



SHEET INDEX

DESCRIPTION	SHEET NO.
OVERVIEW PLAN	1
TOPOGRAPHIC PLAN	2
SUBDIVISION PLAT	3

NOTE:
 SHEETS 1 AND 3 OF 3 SHALL BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS UPON APPROVAL BY THE DERRY PLANNING BOARD. ALL 3 SHEETS WHICH CONSTITUTE THE APPLICATION APPROVED BY THE DERRY PLANNING BOARD SHALL BE ON FILE AT THE DERRY PLANNING DEPARTMENT.

REVISIONS

NO.	DATE	PER TRC COMMENTS DESCRIPTION	BY
1	01/24/19		BJW

N:\Carlson\2018\2574 DWG\42574s1-SUBDIV.dwg

NOTES

- 1) THE PURPOSE OF THIS PLAN IS TO DEPICT THE SUBDIVISION OF TAX MAP 03, LOT 096-002, AT #6 FROST ROAD IN DERRY, NEW HAMPSHIRE. THIS SUBDIVISION, AS PRESENTED, WAS ORIGINALLY PREPARED AND APPROVED PER NOTED VARIANCE, AND NHDES SUBDIVISION APPROVAL WAS SECURED AS PART OF THAT PROCESS (SEE PLAN OF REFERENCE NO. 2); PLANNING BOARD APPROVAL, HOWEVER, WAS NEVER SECURED AT THAT TIME. THUS THESE PLANS, AS SUBMITTED, ARE INTENDED TO FULFILL THAT PURPOSE.
- 2) THIS PLAN IS BASED ON FIELD CONDITIONS AND RECORD EVIDENCE LAST OBSERVED BY PROMISED LAND SURVEY, LLC IN SEPTEMBER OF 2018.
- 3) THIS PARCEL OF LAND (MAP 03, LOT 096-002) DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA, AS INTERPOLATED FROM THE FEMA FIRM (FLOOD INSURANCE RATE MAP) #3301500531E, HAVING AN EFFECTIVE DATE OF MAY 17, 2005.
- 4) TAX MAP 03 LOT 096-002 SHALL BE SERVICED BY MUNICIPAL WATER UTILITY WHEREAS THE NEW LOT (MAP 03 LOT 096-003) SHALL BE SERVICED BY THE EXISTING PRIVATE WELL.
- 5) TAX MAP 03 LOT 096-002 SHALL BE SERVICED BY A PRIVATE, SUBSURFACE DISPOSAL SYSTEM (NHDES APPROVAL PENDING), WHEREAS THE NEW LOT (MAP 03 LOT 096-003) SHALL BE SERVICED BY THE EXISTING, PRIVATE, SUBSURFACE DISPOSAL SYSTEM.
- 6) NHDES SUBDIVISION APPROVAL: SA2010008355, DATED: MAY 12, 2010.
- 7) THE EXISTING PAVED DRIVEWAY SHALL HAVE A MINIMUM CLEAR UNOBSTRUCTED WIDTH OF 14 FEET FOR THE ENTIRE LENGTH OF THE DRIVEWAY.
- 8) LAND OWNER IS RESPONSIBLE FOR THE REMOVAL OF SILT AND DEBRIS FROM THE EXISTING DRIVEWAY CULVERTS TO INSURE PROPER FLOW.

TOPOGRAPHIC NOTE:

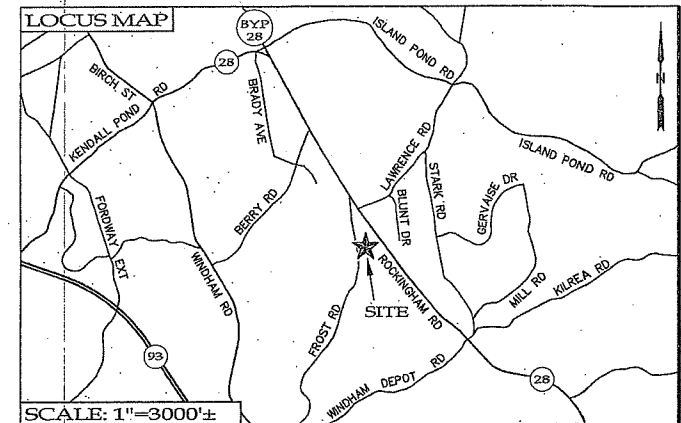
1) THE TOPOGRAPHY SHOWN ON THIS PLAN IS BASED ON AN ACTUAL TOPOGRAPHICAL FIELD SURVEY PERFORMED BY PROMISED LAND SURVEY, LLC IN CONJUNCTION WITH DIGITAL GIS INFORMATION OBTAINED FROM THE TOWN OF DERRY IT/GIS DEPARTMENT.

VARIANCE

ON NOVEMBER 19, 2009 A VARIANCE WAS GRANTED TO THE TERMS OF ARTICLE VI, SECTION 165-47-B.1 OF THE DERRY ZONING ORDINANCE TO ALLOW A TWO (2) LOT SUBDIVISION WHICH WILL RESULT IN THE CREATION OF A 1.03 ACRE LOT WHERE THE ZONING ORDINANCE REQUIRES A 2 ACRE MINIMUM. (SEE CASE #09-118)

PLANS OF REFERENCE

- 1) "SUBDIVISION PLAN, TAX LOT #3-96, DERRY, N.H."; PREPARED FOR: EDWARD & RUTH SHASEY; PREPARED BY: BRYAN L. BAILEY-SURVEYOR; DATED: 19 AUG, 1979; SCALE: 1"=50'. SEE ROCKINGHAM COUNTY REGISTRY OF DEEDS (RCRD) PLAN No. D-9019.
- 2) "PROPOSED ZBA PLAN"; PREPARED FOR: JOHN AGRI; PREPARED BY: V.W. DINGMAN & SONS; DATED: 09-15-09; SCALE: 1"=30'. PLAN OBTAINED FROM CLIENT.



ZONING

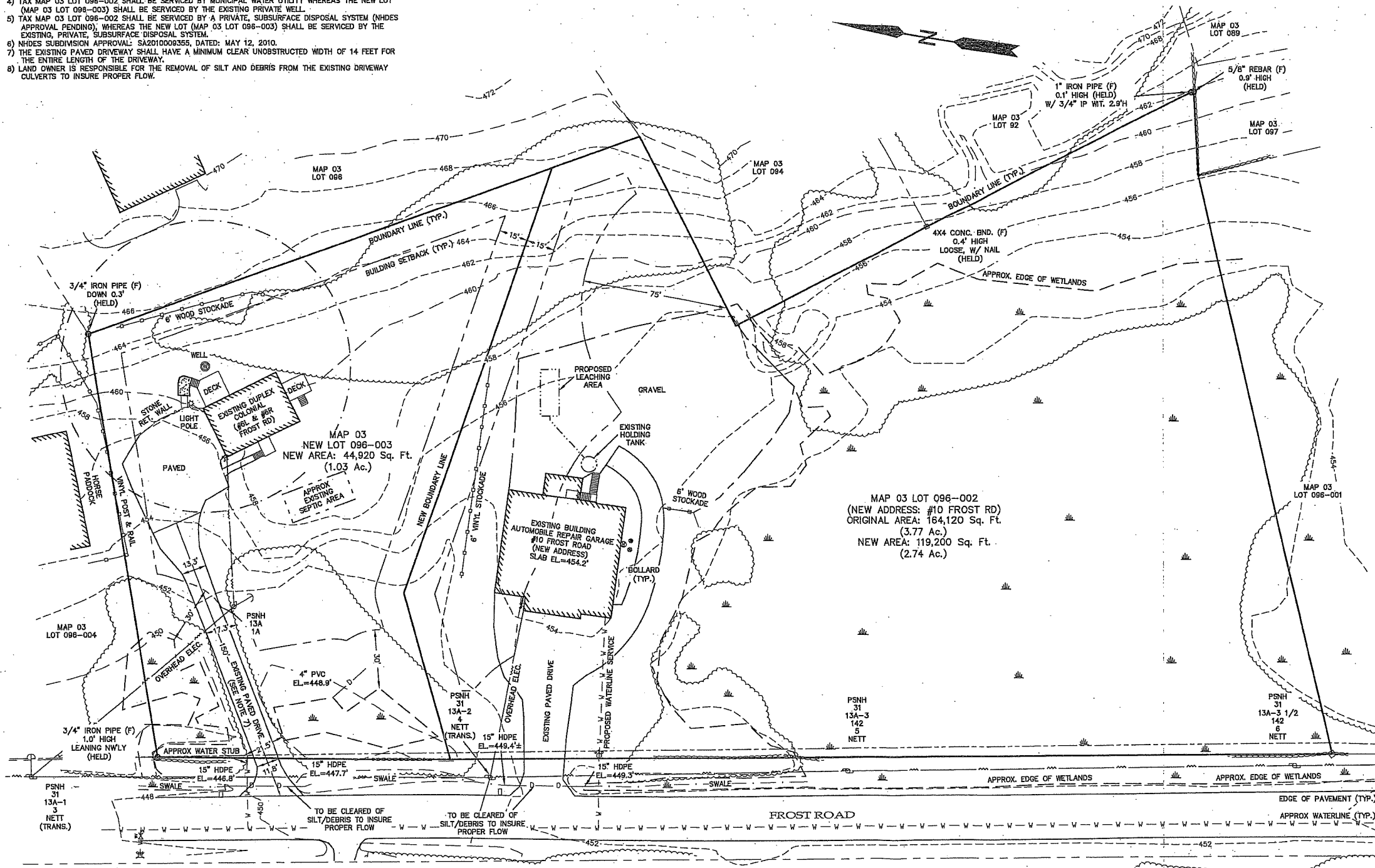
LMDR (LOW-MEDIUM DENSITY RESIDENTIAL) MINIMUM:
AREA: 2.00 ACRES (BY SOILS) (SEE NOTE No. 1)
FRONTAGE: 150'
WIDTH: 150' AT FRONT 35' SETBACK
SETBACKS:
FRONT - 35'
SIDE - 15'
REAR - 15'
WETLANDS > 1 Ac. IN SIZE - 75'
WETLANDS < 1 Ac. IN SIZE - 30'

DATUM

HORIZONTAL: NAD83-2011
VERTICAL: NAVD85-GEOD 12A

LEGEND

- BOUND
- BOLLARD
- ⊕ ELECTRIC METER
- ⊕ GAS METER
- ⊕ CUYWIRE
- ⊕ HYDRANT-FIRE
- IRON PIPE/REBAR
- ☆ LIGHT POST
- MAILBOX/PAPER BOX
- ⊕ UTILITY POLE
- ⊕ WATER GATE
- ⊕ WATER SHUTOFF
- ⊕ WETLAND
- APPROX WETLAND
- CONTOUR MAJOR
- CONTOUR MINOR
- DRAINAGE LINE
- EDGE OF PAVEMENT
- OVERHEAD ELECTRIC
- RETAINING WALL
- SEWER LINE
- TREE LINE
- WATER LINE
- BUILDING
- CONCRETE
- CRUSHED STONE
- LANDSCAPING



SUBDIVISION TOPOGRAPHICAL PLAN
MAP 03 LOT 096-002
SOLID GOLD INVESTMENT GROUP LLC
6 FROST RD
DERRY, NEW HAMPSHIRE
NOVEMBER 19, 2018

PREPARED FOR: SOLID GOLD INVESTMENT GROUP LLC
 13 GARVIN RD
 DERRY, NH 03038

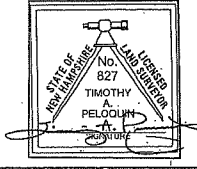
SCALE: 1"=30' SHEET 2 OF 3

PREPARED BY:

Promised Land Survey, LLC
 60 Crystal Ave., Unit A
 Derry, New Hampshire 03038
 Tel: (603) 432-2112 Fax: (603) 432-8800
 www.PromisedLandSurvey.com
 •Land Surveying •Mapping •Planning •Permitting •Layout

REVISIONS			
NO.	DATE	PER TRC COMMENTS DESCRIPTION	BY
1	01/24/19		BJW

N:\Carlson\2018\2574 DWG\2574as1-SUBDIV.dwg



NOTES

- 1) THE PURPOSE OF THIS PLAN IS TO DEPICT THE SUBDIVISION OF TAX MAP 03, LOT 096-002, AT #6 FROST ROAD IN DERRY, NEW HAMPSHIRE. THIS SUBDIVISION, AS PRESENTED, WAS ORIGINALLY PREPARED AND APPROVED PER NOTED VARIANCE, AND NHDES SUBDIVISION APPROVAL WAS SECURED AS PART OF THAT PROCESS (SEE PLAN OF REFERENCE NO. 2); PLANNING BOARD APPROVAL, HOWEVER, WAS NEVER SECURED AT THAT TIME. THUS THESE PLANS, AS SUBMITTED, ARE INTENDED TO FULFILL THAT PURPOSE.
- 2) THIS PLAN IS BASED ON FIELD CONDITIONS AND RECORD EVIDENCE LAST OBSERVED BY PROMISED LAND SURVEY, LLC IN SEPTEMBER OF 2018.
- 3) THIS PARCEL OF LAND (MAP 03, LOT 096-002) DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA, AS INTERPOLATED FROM THE FEMA FIRM (FLOOD INSURANCE RATE MAP) #33015C0531E, HAVING AN EFFECTIVE DATE OF MAY 17, 2005.
- 4) TAX MAP 03 LOT 096-002 SHALL BE SERVICED BY MUNICIPAL WATER UTILITY WHEREAS THE NEW LOT (MAP 03 LOT 096-003) SHALL BE SERVICED BY THE EXISTING PRIVATE WELL.
- 5) TAX MAP 03 LOT 096-002 SHALL BE SERVICED BY A PRIVATE, SUBSURFACE DISPOSAL SYSTEM (NHDES APPROVAL PENDING), WHEREAS THE NEW LOT (MAP 03 LOT 096-003) SHALL BE SERVICED BY THE EXISTING PRIVATE, SUBSURFACE DISPOSAL SYSTEM.
- 6) NHDES SUBDIVISION APPROVAL: SA2010003355, DATED: MAY 12, 2010.
- 7) THE EXISTING PAVED DRIVEWAY SHALL HAVE A MINIMUM CLEAR UNOBSTRUCTED WIDTH OF 14 FEET FOR THE ENTIRE LENGTH OF THE DRIVEWAY.
- 8) LAND OWNER IS RESPONSIBLE FOR THE REMOVAL OF SILT AND DEBRIS FROM THE EXISTING DRIVEWAY CULVERTS TO INSURE PROPER FLOW.

VARIANCE

ON NOVEMBER 19, 2009 A VARIANCE WAS GRANTED TO THE TERMS OF ARTICLE VI, SECTION 165-47-B.1 OF THE DERRY ZONING ORDINANCE TO ALLOW A TWO (2) LOT SUBDIVISION WHICH WILL RESULT IN THE CREATION OF A 1.03 ACRE LOT WHERE THE ZONING ORDINANCE REQUIRES A 2 ACRE MINIMUM. (SEE CASE #08-118)

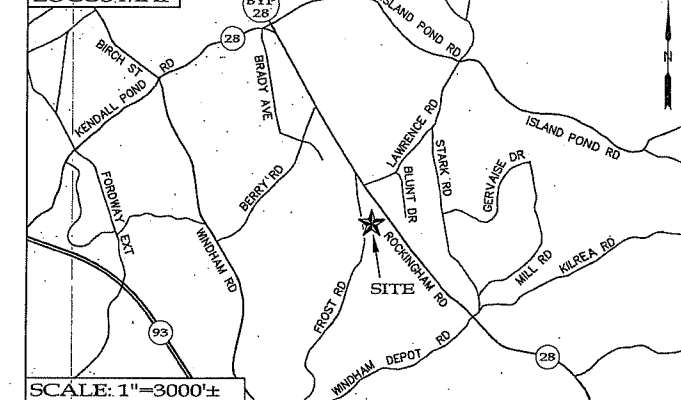
ZONING

LMDR (LOW-MEDIUM DENSITY RESIDENTIAL) MINIMUM:
 AREA: 2.00 ACRES (BY SOILS) (SEE NOTE NO. 5)
 FRONTAGE: 150'
 WIDTH: 150' AT FRONT 35' SETBACK
 SETBACKS:
 FRONT - 35'
 SIDE - 15'
 REAR - 15'
 WETLANDS > 1 Ac. IN SIZE - 75'
 WETLANDS < 1 Ac. IN SIZE - 30'

PLANS OF REFERENCE

- 1) "SUBDIVISION PLAN, TAX LOT #3-96, DERRY, N.H."; PREPARED FOR: EDWARD & RUTH SWASEY; PREPARED BY: BRYAN L. BAILEY-SURVEYOR; DATED: 18 AUG., 1979; SCALE: 1"=50'. SEE ROCKINGHAM COUNTY REGISTRY OF DEEDS (RCRD) PLAN No. 3-9018.
- 2) "PROPOSED ZBA PLAN"; PREPARED FOR: JOHN AGR; PREPARED BY: V.WINDINGMAN & SONS; DATED: 08-15-09; SCALE: 1"=30'. PLAN OBTAINED FROM CLIENT.

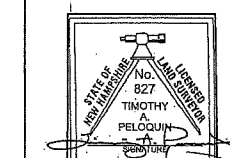
LOCUS MAP



LAND SURVEYOR'S CERTIFICATION

I CERTIFY THAT THIS BOUNDARY PLAT WAS PREPARED BY ME, AND/OR OTHERS UNDER MY DIRECT SUPERVISION AND THAT THE FIELD WORK PERFORMED IN THE PREPARATION OF THIS PLAT HAS A LINEAR ERROR OF CLOSURE NO GREATER THAN ONE FOOT IN TEN THOUSAND FEET.

I FURTHER CERTIFY THAT I HAVE FILED A COPY OF THIS PLAT WITH THE TOWN OF DERRY, NH IN ACCORDANCE WITH RSA 676.18 IV.



THE SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SUBURBAN SURVEY AS DEFINED IN SECTION 4.1 OF THE NHLSA ETHICS AND STANDARDS. THIS SURVEY HAS A MINIMUM LINEAR ERROR OF CLOSURE NO GREATER THAN ONE FOOT IN FIFTEEN THOUSAND FEET IN ACCORDANCE WITH SECTION 4.2. OF SAID STANDARDS.

TIMOTHY A. PELOQUIN, LLS

01-28-2019
DATE

APPROVED BY THE TOWN OF DERRY PLANNING BOARD ON:

CERTIFIED BY: _____

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

LAND OWNER OF RECORD

SOLID GOLD INVESTMENT GROUP LLC
 13 GARVIN RD
 DERRY, NH 03038
 ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 5667 / PAGE 0880

SOLID GOLD INVESTMENT GROUP LLC _____ DATE _____

SUBDIVISION PLAT
MAP 03 LOT 096-002
SOLID GOLD INVESTMENT GROUP LLC
6 FROST RD
DERRY, NEW HAMPSHIRE
NOVEMBER 19, 2018

PREPARED FOR: SOLID GOLD INVESTMENT GROUP LLC
 13 GARVIN RD
 DERRY, NH 03038

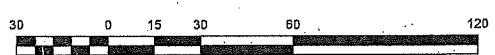
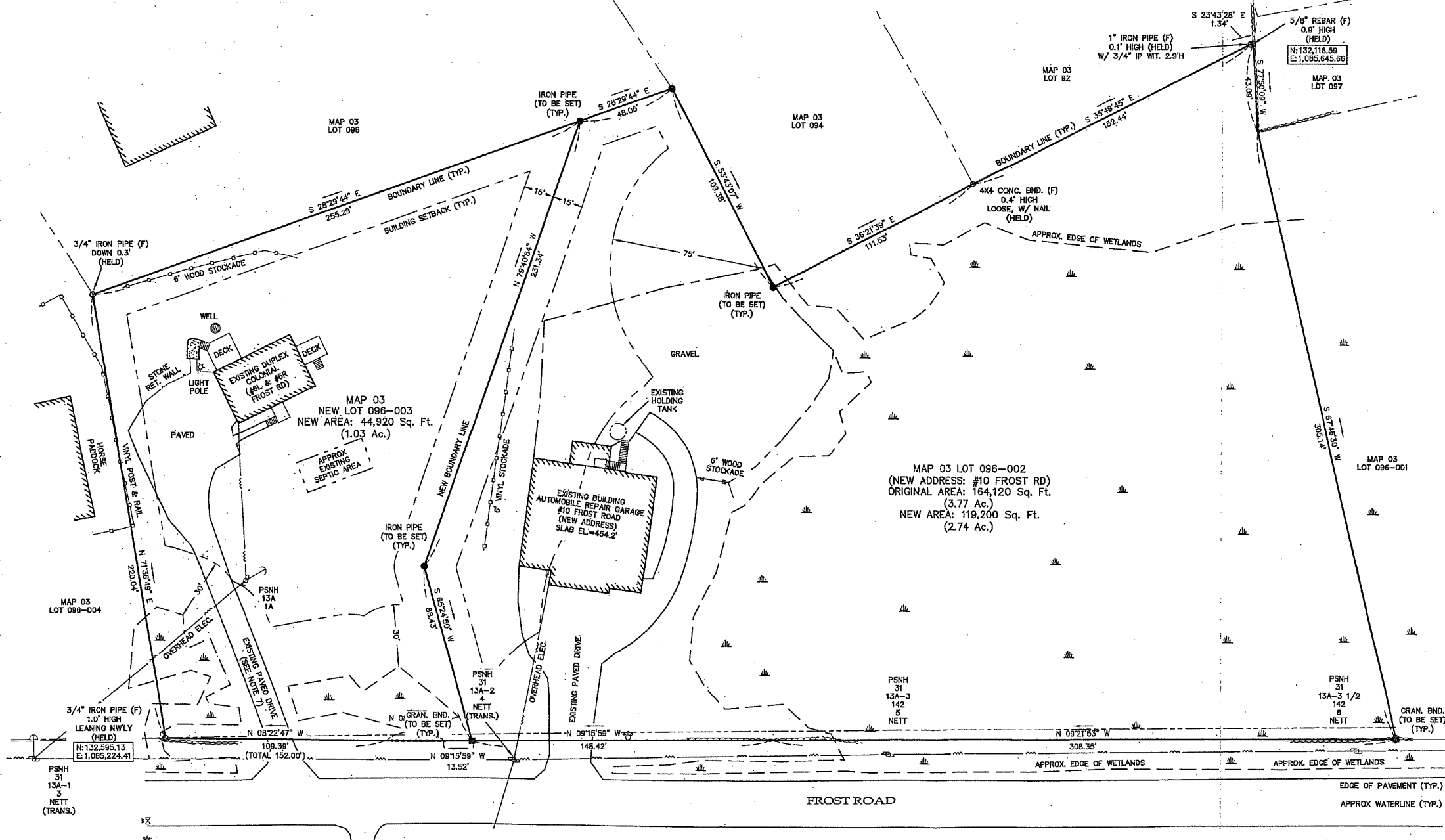
SCALE: 1"=30' SHEET 3 OF 3

PREPARED BY:

Promised Land Survey, LLC
 60 Crystal Ave., Unit A
 Derry, New Hampshire 03038
 Tel: (603) 432-2112 Fax: (603) 432-8800
 www.PromisedLandSurvey.com
 •Land Surveying •Mapping •Planning •Permitting •Layout

REVISIONS

NO.	DATE	PER TRC COMMENTS DESCRIPTION	BJW BY
1	01/24/19		



N:\Carlson\2018\2574\DWG\2574a1-SUBDIV.dwg