

Planning Department, October 3, 2018

APPLICANT: Kevin and Kathryn Coyle

DEVELOPER: NA

PROJECT: NA

LOCATION: Parcel ID 55012-002, 74 Chester Road

PURPOSE: The purpose of this plan is for a two-lot subdivision. One new house lot is being created. There is an existing house on the parcel. The property is located in the Medium-Density Residential District.

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

WAIVERS: None Requested.

STATE PERMITS: NHDOT driveway permit (pending).

RECOMMENDATION: Staff would recommend approval of the subdivision plan.

BY:

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George H. Sioras, Planning Director

**OWNER/APPLICANT**  
 KEVIN L. COYLE &  
 KATHRYN N. COYLE  
 78 OLD CHESTER ROAD  
 DERRY, NH 03038

**SURVEYOR**  
 THOMAS P. HUOT, LLS  
 S&H LAND SERVICES, LLC  
 1600 CANDIA ROAD, SUITE 5  
 MANCHESTER, NH 03104

**ENGINEER**  
 JON ROKEH, PE  
 ROKEH CONSULTING, LLC  
 89 KING ROAD  
 CHICHESTER, NH 03258

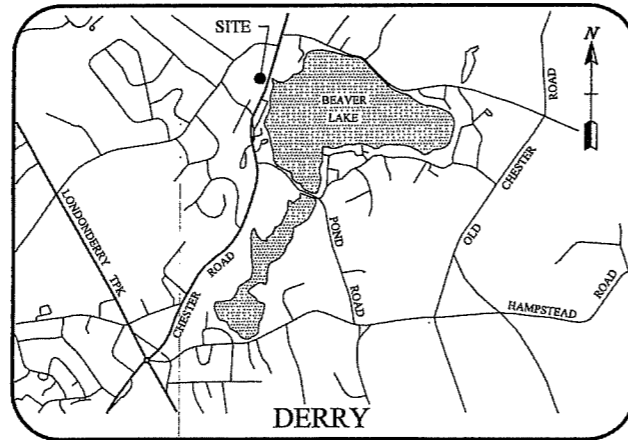
**WETLAND SCIENTIST**  
 ALDEN BEAUCHEMIN, CWS  
 KEYLAND ENTERPRISES, LLC  
 412 WEST RIVER ROAD  
 HOOKSETT, NH 03106

RECEIVED  
 SEP 11 2018  
 PLANNING DEPARTMENT

**SUBDIVISION PLAN**  
**TAX MAP 55 LOT 12-2**  
**KEVIN L. COYLE**  
**& KATHRYN N. COYLE**  
**74 CHESTER ROAD**  
**DERRY, NEW HAMPSHIRE**

**TECHNICAL REVIEW SIGNATURES**

*Me re* 9/11/18  
 PUBLIC WORKS DIRECTOR  
*Paul Mackay* 9-11-18  
 CODE ENFORCEMENT OFFICER  
*[Signature]* 9-11-18  
 DERRY FIRE DEPARTMENT  
*[Signature]* 9/11/18  
 CONSERVATION COMMISSION  
*[Signature]* 9.11.18  
 DERRY POLICE DEPARTMENT



**LOCUS MAP**  
 NOT TO SCALE

**INDEX**

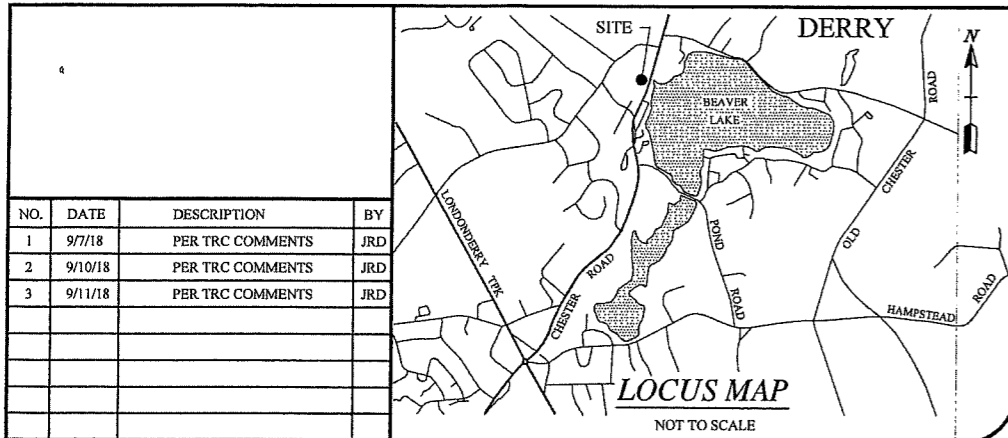
1. SUBDIVISION PLAN
2. TOPOGRAPHIC PLAN
3. DRIVEWAY & SEWER PLAN
4. SIGHT DISTANCE PROFILE
5. DRIVEWAY PROFILE & DETAILS

PREPARED BY:

**S&H LAND SERVICES, LLC**  
**SHLANDSERVICES.COM**  
 1600 CANDIA ROAD, SUITE #5 - MANCHESTER, NH  
 PHONE: (603)-628-8500, FAX: (603)-546-7791

NO.	DATE	DESCRIPTION	BY
1	9/7/18	PER TRC COMMENTS	JRD
2	9/10/18	PER TRC COMMENTS	JRD
3	9/11/18	PER TRC COMMENTS	JRD

SCALE: 1"=40'    DATE: JULY 31, 2018    FB: TSC3    JOB #2018179



NO.	DATE	DESCRIPTION	BY
1	9/7/18	PER TRC COMMENTS	JRD
2	9/10/18	PER TRC COMMENTS	JRD
3	9/11/18	PER TRC COMMENTS	JRD

**REFERENCE PLANS**

- "SUBDIVISION PLAN, MAP 135 LOT 5512-1, N.H. RTE. 102 & TSIENNETO ROAD, DERRY, NEW HAMPSHIRE" LAST REVISED SEPTEMBER 20, 1999 AND PREPARED BY TURNING POINT LAND SURVEYORS & LAND PLANNERS. R.C.R.D. PLAN #D-27537.
- "PLAN OF PROPOSED PUMP STATION, ROUTE 102, CHESTER ROAD, NEAR BEAVER LAKE FOR TOWN OF DERRY, N.H." DATED SEPTEMBER 1989 AND PREPARED BY DAVID W. SIDMORE, L.L.S. R.C.R.D. PLAN #C-20028.
- "BOUNDARY SURVEY PLAN, TAX LOT #135-5548, BEAVER LAKE, DERRY, NH 03038" LAST REVISED FEBRUARY 2, 2000 AND PREPARED BY TURNING POINT LAND SURVEYORS & LAND PLANNERS. R.C.R.D. PLAN #D-28265.

**NOTES**

- OWNERS OF RECORD:  
TAX MAP 55 LOT 12-2  
KEVIN L. COYLE  
& KATHRYN N. COYLE  
78 OLD CHESTER ROAD  
DERRY, NH 03038  
BK: 5912 PG: 397
- THE INTENT OF THIS PLAN IS TO SUBDIVIDE THE SUBJECT PARCEL INTO TWO RESIDENTIAL LOTS.
- THE SUBJECT PARCEL IS ZONED "MDR". REQUIREMENTS ARE AS FOLLOWS:  
MINIMUM LOT SIZE = 1 ACRE  
MINIMUM FRONTAGE = 125'  
MINIMUM BUILDING SETBACKS:  
FRONT = 35'  
SIDE = 15'  
REAR = 15'  
WETLAND (1+ ACRE) = 75' (SEE NOTE 4)
- AT ITS MEETING ON JUNE 7, 2018, THE DERRY ZONING BOARD OF ADJUSTMENT GRANTED A VARIANCE FROM ARTICLE III, SECTION 165-20A OF THE TOWN OF DERRY ZONING ORDINANCE, TO ALLOW A RESIDENCE TO BE 50 FEET FROM WETLANDS (1+ ACRE), WHERE 75' IS REQUIRED. SEE CASE #18-115.
- THIS PLAN REPRESENTS EXISTING CONDITIONS, BOUNDARY EVIDENCE, AND MONUMENTATION AS OBSERVED DURING A SURVEY BY THIS OFFICE IN JULY 2018. HORIZONTAL DATUM IS NH STATE PLAN COORDINATES (NAD '83), VERTICAL DATUM IS NGVD '29 BASED ON STATIC GPS OBSERVATIONS.
- PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP NUMBER 33015C0341E. EFFECTIVE DATE MAY 17, 2005.
- ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THIS OFFICE HAS NOT LOCATED ANY UNDERGROUND UTILITIES. ALWAYS CALL DIG SAFE TO MARK OUT UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION ACTIVITIES.
- THIS PLAN SET IS COMPRISED OF 2 SHEETS. SHEET 1 IS TO BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. ALL SHEETS TO REMAIN ON FILE WITH THE TOWN OF DERRY.
- THIS PROPOSAL DOES NOT REQUIRE A SPECIAL PERMIT PURSUANT TO SECTION 165-115B.J OF THE TOWN OF DERRY ZONING ORDINANCE.
- NHDES SUBDIVISION APPROVAL IS NOT REQUIRED (PUBLIC SEWER).
- THE PROPERTY IS NOT IN CURRENT USE.
- THE PROPERTY IS SUBJECT TO EASEMENTS TO BENEFIT THE TOWN OF DERRY AS RECORDED IN BOOK 2821 PAGE 1031 AND BOOK 2897 PAGE 2680. SEE ALSO REFERENCE PLAN 2.
- LIMIT OF PROTECTED SHORELAND BASED ON LOCATION OF BEAVER LAKE AS SHOWN ON REFERENCE PLAN 3.
- HOUSE LAYOUT SHOWN FOR CONCEPTUAL PURPOSES ONLY, AND IS SUBJECT TO CHANGE.
- THE DEVELOPER HAS VOLUNTARILY OPTED TO INSTALL A RESIDENTIAL SPRINKLER SYSTEM. IN THE EVENT THE SPRINKLER SYSTEM IS NOT INSTALLED, A CISTERN IS REQUIRED. THE LOCATION AND DESIGN OF THE CISTERN IS TO BE APPROVED BY THE FIRE DEPARTMENT.
- AN NHDES SHORELAND PERMIT SHALL BE ACQUIRED PRIOR TO BEGINNING CONSTRUCTION ON THE REVISED DRIVEWAY ENTRANCE. THE EXISTING DRIVEWAY PAVEMENT SHALL BE REMOVED AND THE ENTIRE WIDTH OF THE REVISED DRIVEWAY MACHINE PAVED AS SHOWN ON THE DETAIL SHEET.
- THE EXISTING GUY ANCHOR SHALL BE REPLACED WITH A STANDARD UTILITY POLE PROVIDING AT LEAST 14 FEET OF CLEARANCE OVER THE DRIVEWAY.
- THE EXISTING PUMP STATION SHALL REMAIN IN OPERATION IN PERPETUITY AT THE SOLE DISCRETION OF THE TOWN OF DERRY. PROPER VENTILATION IS REQUIRED FOR THE PUMP STATION TO OPERATE SAFELY, AND AT TIMES NOXIOUS ODORS CAN BE EXPECTED.
- NHDOT DRIVEWAY PERMIT SHALL BE ACQUIRED AS A CONDITION OF APPROVAL.
- NO MATERIAL CONTAINING ANY LIVING OR VIABLE PORTION OF PLANTS ON THE NEW HAMPSHIRE PROHIBITED INVASIVE SPECIES LIST (AGR3800 TABLE 3800.1) SHALL BE TRANSPORTED TO OR FROM THE CONSTRUCTION SITE WITHOUT NOTIFICATION AND APPROVAL FROM THE NEW HAMPSHIRE DEPARTMENT OF AGRICULTURE PER RSA 430:55.
- A NO-CUT BUFFER SHALL BE ESTABLISHED 25 FEET FROM THE WETLANDS ON LOT 12-3. PLACARDS SHALL BE SET ON TREES AT APPROXIMATE 50 FOOT INTERVALS TO DELINEATE THE EDGE OF THE BUFFER AREA.

**WETLAND CERTIFICATION**

WETLANDS SHOWN ON THIS PLAN HAVE BEEN DELINEATED IN NOVEMBER 2017 IN ACCORDANCE WITH THE 1987 ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, AND THE N.E. REGIONAL SUPPLEMENT, DATED JANUARY 2012, BY ALDEN BEAUCHEMIN, N.H. CERTIFIED WETLAND SCIENTIST #29, OF KEYLAND ENTERPRISES, LLC, 412 WEST RIVER ROAD, HOOKSETT, NH 03106, (603) 485-5125.

**TAX MAP 55 LOT 17**  
FLEMING & GRAY FAMILY  
REVOCABLE TRUST  
1 COUNTRY ROAD  
DERRY, NH 03038  
BK: 5580 PG: 49

**TAX MAP 55 LOT 20**  
SERGE R. BEAULIEU  
PATRICIA GALLAGHER  
70 CHESTER ROAD  
DERRY, NH 03038  
BK: 5809 PG: 2015

**TAX MAP 55 LOT 12-1**  
KEVIN & CAROL LANG JOINT  
REVOCABLE TRUST  
2 TANGLEWOOD DRIVE  
RAYMOND, NH 03077  
BK: 5569 PG: 204

**TAX MAP 55 LOT 12-2**  
EXISTING  
104,091 S.F.±  
2.390 ACRES±  
PROPOSED  
48,676 S.F.±  
1.117 ACRES±

**TAX MAP 55 LOT 12-3**  
55,415 S.F.±  
1.272 ACRES±

**TAX MAP 55 LOT 11-1**  
JOHN G. DEGROOT  
80 CHESTER ROAD  
DERRY, NH 03038  
BK: 2675 PG: 2602

**TAX MAP 55 LOT 50**  
RITA T. DEMERS  
REVOCABLE TRUST  
76 JORPA DRIVE  
WINTER HAVEN, FL 33884  
BK: 3001 PG: 195

**TAX MAP 55 LOT 49**  
ERIN M. McDONOUGH  
79 CHESTER ROAD  
DERRY, NH 03038  
BK: 4524 PG: 2204

**TAX MAP 55 LOT 48**  
ROBERT ANSIN  
81 CHESTER ROAD  
DERRY, NH 03038  
BK: 5426 PG: 1542

**TAX MAP 55 LOT 47**  
R. K. CONSTRUCTION, INC.  
913 SPRUCE STREET  
SEBASTIAN, FL 32976  
BK: 2532 PG: 1685

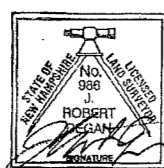
**TAX MAP 55 LOT 46**  
MARK F. VICTORY  
JUDITH E. VICTORY  
5 LINCOLN AVE, UNIT B  
WESTFORD, MA 01886  
BK: 5563 PG: 1868

**SYMBOL LEGEND**

- EDGE OF WETLAND
- EDGE OF PAVEMENT
- OVERHEAD WIRES
- S--- SEWER MAIN
- STONE WALL
- TREELINE
- REBAR W/CAP OR DRILL HOLE TO BE SET
- GRANITE BOUND TO BE SET
- ▲ WETLAND
- IRON PIPE FOUND
- IRON PIN FOUND
- BOUND FOUND
- UTILITY POLE
- GUY WIRE
- WELL
- SEWER MANHOLE

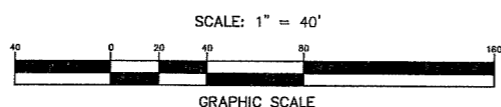
**SURVEYOR'S CERTIFICATION**

"I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000)."



LICENSED LAND SURVEYOR DATE 9-11-18

**BEAVER LAKE**



**OWNERS' SIGNATURES**

KEVIN L. COYLE \_\_\_\_\_ DATE \_\_\_\_\_  
KATHRYN N. COYLE \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED: TOWN OF DERRY  
PLANNING BOARD

DATE APPROVED

**SUBDIVISION PLAN**  
**TAX MAP 55 LOT 12-2**  
PREPARED FOR & LAND OF:  
**KEVIN L. COYLE**  
& **KATHRYN N. COYLE**  
LOCATED AT:  
**74 CHESTER ROAD**  
**DERRY, NEW HAMPSHIRE**

**S&H LAND SERVICES, LLC**  
SHLANDSERVICES.COM  
1600 CANDIA ROAD, SUITE #5 - MANCHESTER, NH  
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