

Planning Department October 17, 2018

APPLICANT: Maverick Chrysler Dodge Jeep Ram

DEVELOPER: Same

PROJECT: NA

LOCATION: Parcel ID 36017, 55 Crystal Ave. (Hood Commons)

PURPOSE: The purpose of this plan is for the display and sales of new vehicles. The property is located in the General Commercial District. This new car facility is intended to be a temporary location for business operation for Maverick Chrysler Dodge Jeep Ram until the approved facility, located at 57 By-Pass 28, is constructed and has a certificate of occupancy. This temporary new car dealership will not have any service component and vehicles will be serviced off-site. The sales office will be located in the former Orange Leaf space and the display area will be in the parking area to the right of the building.

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

WAIVERS: None Requested.

STATE PERMITS: NA.

RECOMMENDATION: Staff would recommend approval of the Site Plan Determination application.

BY:

Staff Report

Derry, New Hampshire

NOTES

- 1) THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING SITE CONDITIONS OF TAX MAP 036 LOT 017, 55 CRYSTAL AVE, UNIT 23 AND THE PROPOSED USE THEREOF TO BE FOR THE DISPLAY AND SALES OF NEW VEHICLES.
- 2) THIS PLAN IS BASED ON DIGITAL BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM THE TOWN OF DERRY AND OTHER AVAILABLE MAPS/DATA.
- 3) THIS PARCEL OF LAND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AS DEFINED BY THE FEMA FIRM (FLOOD INSURANCE RATE MAP) FOR ROCKINGHAM COUNTY (ALL JURISDICTIONS) #3301500339E, HAVING AN EFFECTIVE DATE OF MAY 17, 2005.
- 4) THE TOPOGRAPHY ON THIS PLAN IS BASED ON THE DERRY DIGITAL GIS FILE.
- 5) THE BOUNDARY DEPICTED ON THIS PLAN IS APPROXIMATE AND BASED ON RECORD EVIDENCE OBTAINED FROM THE ROCKINGHAM COUNTY REGISTRY OF DEEDS IN CONJUNCTION WITH DIGITAL ASSESSING INFORMATION FROM THE TOWN OF DERRY. AS SUCH, THIS PLAN DOES NOT CONSTITUTE A BOUNDARY.
- 6) PARKING AND DISPLAY OF AUTOMOBILE VEHICLES (WITHIN NUMBERED AREAS LABELED TO THE SOUTH AND EAST OF LEASE AREA/BUILDING):
 - 3 EMPLOYEE PARKING
 - 4 CUSTOMER PARKING
 - 50 AUTO. VEHICLE DISPLAY AREA
- 7) THIS NEW CAR FACILITY IS INTENDED TO BE A TEMPORARY LOCATION FOR BUSINESS OPERATION FOR MAVERICK CHRYSLER DODGE JEEP RAM UNTIL THE APPROVED FACILITY, LOCATED AT 57 BY-PASS 28, IS CONSTRUCTED AND HAS CERTIFICATE OF OCCUPANCY. THIS TEMPORARY NEW CAR DEALERSHIP, HOWEVER, WILL NOT HAVE ANY SERVICE COMPONENT AND VEHICLES WILL BE SERVICED OFF-SITE.

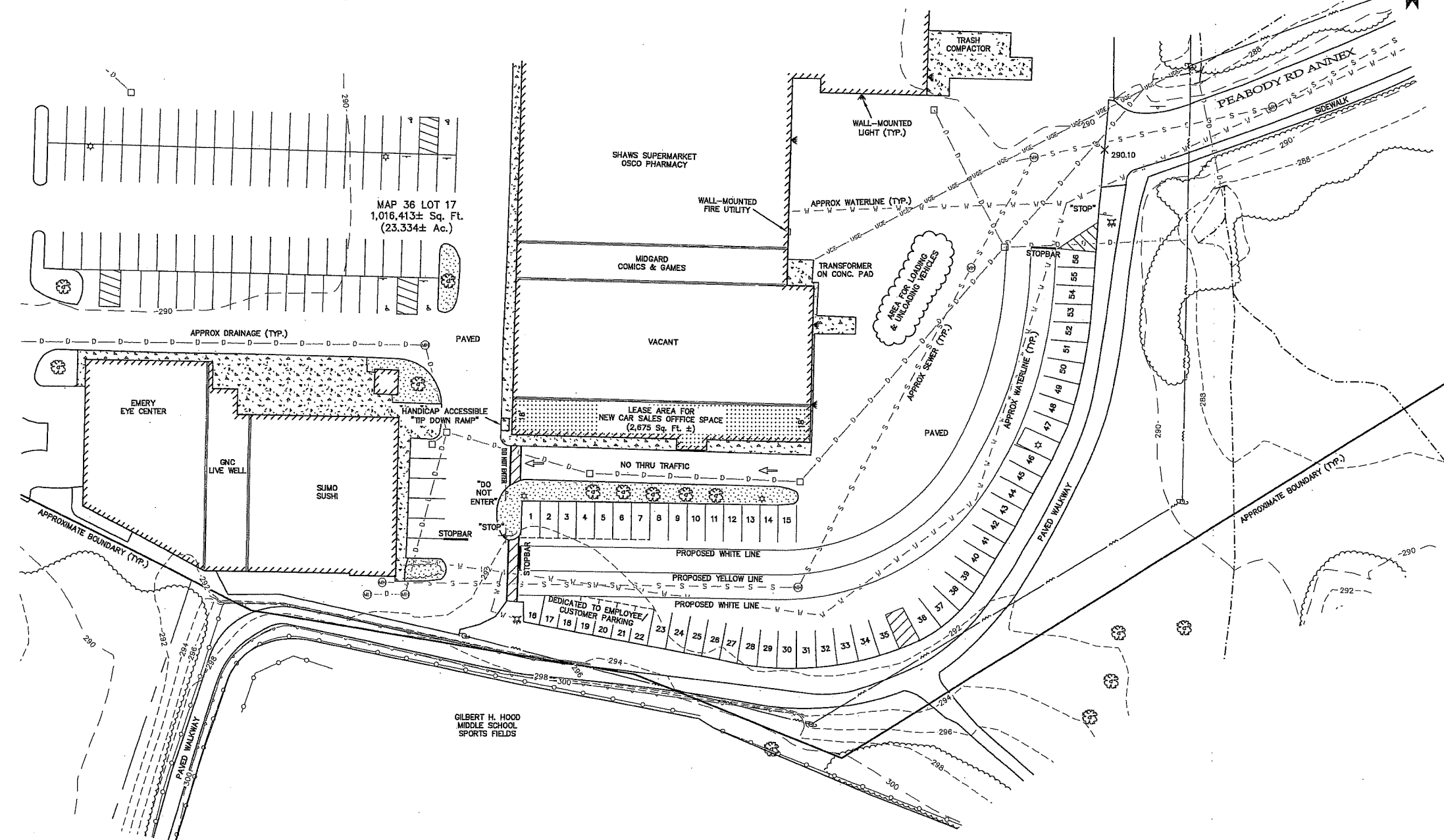
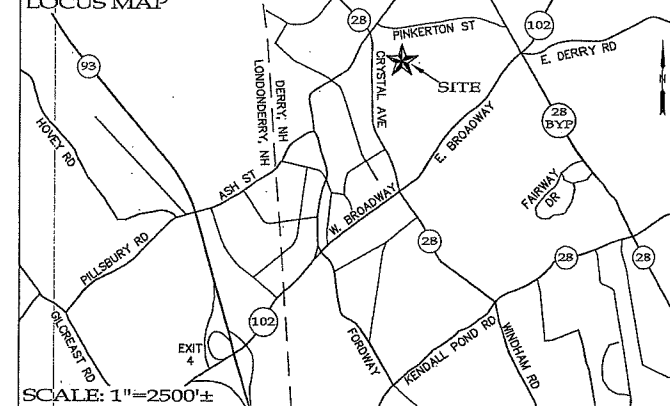
PLAN OF REFERENCE

- 1) "ALTA/ACSM LAND TITLE SURVEY", PREPARED FOR: NOMURA ASSET CAPITAL PROJECT SITE No. 139, HOOD COMMONS, CRYSTAL AVENUE, DERRY, NEW HAMPSHIRE, PREPARED BY: MHF DESIGN CONSULTANTS, INC.; DATED: MARCH 12, 1997; SCALE: 1"=60'. SEE ROCKINGHAM COUNTY REGISTRY OF DEEDS (RCRD) PLAN No. D-25301.

ZONING

GC (GENERAL COMMERCIAL) MINIMUM:
 AREA: 30,000 Sq. Ft. (W/ MUNICIPAL SEWER SERVICE)
 FRONTAGE: 125'
 SETBACKS:
 FRONT - 35'
 SIDE - 20'
 REAR - 20'
 WETLANDS > 1 Ac. IN SIZE - 75'
 WETLANDS < 1 Ac. IN SIZE - 30'

LOCUS MAP



APPROVED BY THE TOWN OF DERRY
 PLANNING BOARD ON: _____

CERTIFIED BY: _____

CHAIRMAN _____

DATE _____

SECRETARY _____

DATE _____

LAND OWNER OF RECORD

HOOD COMMONS BSD LLC
 C/O MADISON PROPERTIES
 3611 14TH AVE #552
 BROOKLYN, NY 11218
 ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 5727 / PAGE 2886

HOOD COMMONS BSD LLC _____

DATE _____

SITE PLAN
MAP 036 LOT 017
55 CRYSTAL AVE
HOOD COMMONS
DERRY, NEW HAMPSHIRE
SEPTEMBER 13, 2018

PREPARED FOR:
 MAVERICK CHRYSLER DODGE JEEP RAM
 220 LINDEN STREET
 HOLYOKE, MA 01040

SCALE: 1"=30'

SHEET 2 OF 2

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	9/24/18			BJW

