

Planning Department April 6, 2022

APPLICANT: William Chakarian
Jason Lee Campbell

DEVELOPER: NA

PROJECT: NA

LOCATION: Parcel ID 06023 & 06023-002
114 & 128 Island Pond Road

PURPOSE: The purpose of this plan is for a lot-line adjustment between the above referenced parcels located in the Low-Medium Residential District.

TOWN DEPARTMENT SIGNATURES: NA

WAIVERS: See letter dated March 15, 2022, from Promised Land Survey.
LDCR-Section 170-24.A.6-show setback lines on plans
LDCR-Section 170-24.A.11-topography
LDCR-Section 170-24.A.13-wetland mapping
LDCR-Section 170-25.A.5-driveway access through lot's own frontage
LDCR-Section 170-25.B.-minimum lot size by soil type
LDCR-Section 170-25.C.-high intensity soil survey mapping
LDCR-Section 170-25.F.-test pits/percolation tests

STATE PERMITS: NA

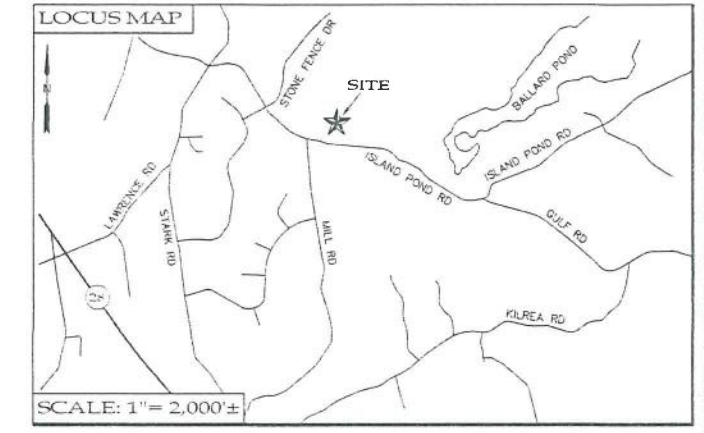
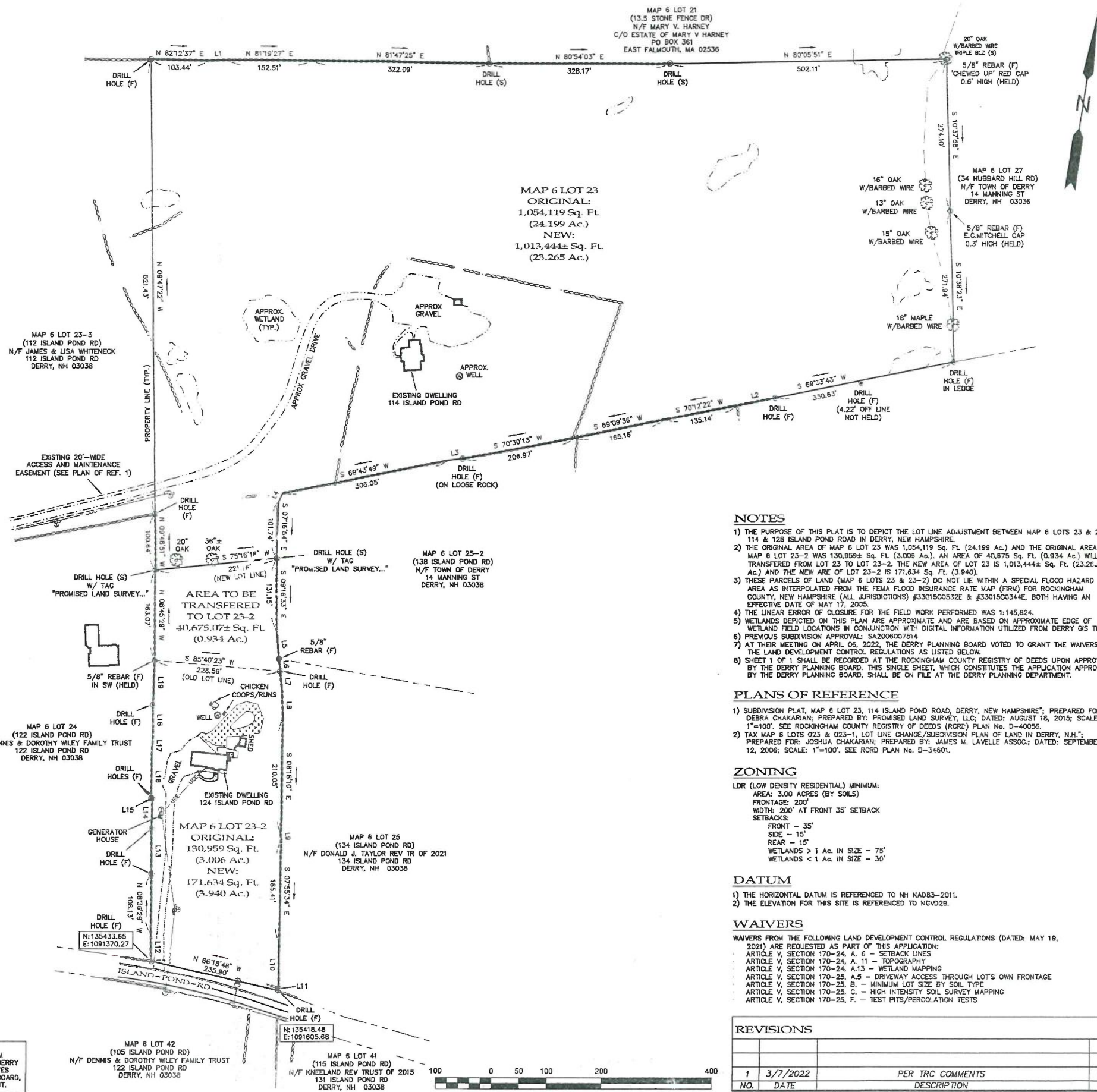
Planning Department April 6, 2022

RECOMMENDATION: Staff would recommend approval of both the waiver requests and lot-line adjustment plan.

By:



George H. Sioras, Planning Director



APPROVED BY THE TOWN OF DERRY
PLANNING BOARD ON: _____

CERTIFIED BY: _____

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

LAND SURVEYOR'S CERTIFICATION

I, TIMOTHY A. PELOQUIN, LLS, HEREBY CERTIFY THAT THIS LOT LINE ADJUSTMENT 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 AND HAS A MINIMUM LINEAR ERROR OF CLOSURE NO GREATER THAN ONE FOOT IN FIFTEEN THOUSAND FEET IN ACCORDANCE WITH SECTION 4.2 OF THE NHLSA ETHICS AND STANDARDS.

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 OF THE NHLSA ETHICS AND STANDARDS.

TIMOTHY A. PELOQUIN, LLS _____ DATE _____

LAND OWNER OF RECORD

WILLIAM K. CHAKARIAN REVOCABLE TRUST
114 ISLAND POND ROAD (MAP 6, LOT 23)
DERRY, NEW HAMPSHIRE
ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 6211 / PAGE 1355

WILLIAM K. CHAKARIAN REV. TRUST _____ DATE _____

LAND OWNER OF RECORD

JASON LEE CAMPBELL
128 ISLAND POND ROAD (MAP 6, LOT 23-2)
DERRY, NEW HAMPSHIRE
ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 5713 / PAGE 2159

JASON LEE CAMPBELL _____ DATE _____

LOT LINE ADJUSTMENT PLAT
MAP 6 LOTS 23 & 23-2
CHAKARIAN & CAMPBELL
114 & 128 ISLAND POND ROAD
DERRY, NEW HAMPSHIRE
FEBRUARY 01, 2022

LAND OWNERS OR RECORD:
WILLIAM K. CHAKARIAN REV. TRUST / JASON LEE CAMPBELL
114 ISLAND POND ROAD / 128 ISLAND POND ROAD
DERRY, NH 03038 / DERRY, NH 03038

SCALE: 1"=100' SHEET 1 OF 1

PREPARED BY:

Promised Land Survey, LLC
PO Box 447
Derry, New Hampshire 03038
Tel: (603) 432-2112
www.PromisedLandSurvey.com
Land Surveying • Mapping • Planning • Permitting • Layout

NOTES

- 1) THE PURPOSE OF THIS PLAT IS TO DEPICT THE LOT LINE ADJUSTMENT BETWEEN MAP 6 LOTS 23 & 23-2, 114 & 128 ISLAND POND ROAD IN DERRY, NEW HAMPSHIRE.
- 2) THE ORIGINAL AREA OF MAP 6 LOT 23 WAS 1,054,119 Sq. Ft. (24.199 Ac.) AND THE ORIGINAL AREA OF MAP 6 LOT 23-2 WAS 130,959± Sq. Ft. (3.006 Ac.). AN AREA OF 40,675 Sq. Ft. (0.934 Ac.) WILL BE TRANSFERRED FROM LOT 23 TO LOT 23-2. THE NEW AREA OF LOT 23 IS 1,013,444± Sq. Ft. (23.265 Ac.) AND THE NEW AREA OF LOT 23-2 IS 171,634 Sq. Ft. (3.940 Ac.).
- 3) THESE PARCELS OF LAND (MAP 6 LOTS 23 & 23-2) DO NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS INTERPOLATED FROM THE FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR ROCKINGHAM COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS) #3301500532E & #3301500344E, BOTH HAVING AN EFFECTIVE DATE OF MAY 17, 2005.
- 4) THE LINEAR ERROR OF CLOSURE FOR THE FIELD WORK PERFORMED WAS 1:145,824.
- 5) WETLANDS DEPICTED ON THIS PLAN ARE APPROXIMATE AND ARE BASED ON APPROXIMATE EDGE OF WETLAND FIELD LOCATIONS IN CONJUNCTION WITH DIGITAL INFORMATION UTILIZED FROM DERRY GIS FILES.
- 6) PREVIOUS SUBDIVISION APPROVAL: SA2006007514
- 7) AT THEIR MEETING ON APRIL 05, 2022, THE DERRY PLANNING BOARD VOTED TO GRANT THE WAIVERS TO THE LAND DEVELOPMENT CONTROL REGULATIONS AS LISTED BELOW.
- 8) SHEET 1 OF 1 SHALL BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS UPON APPROVAL BY THE DERRY PLANNING BOARD. THIS SINGLE SHEET, WHICH CONSTITUTES THE APPLICATION APPROVED BY THE DERRY PLANNING BOARD, SHALL BE ON FILE AT THE DERRY PLANNING DEPARTMENT.

PLANS OF REFERENCE

- 1) SUBDIVISION PLAT, MAP 6 LOT 23, 114 ISLAND POND ROAD, DERRY, NEW HAMPSHIRE, PREPARED FOR: DEBRA CHAKARIAN; PREPARED BY: PROMISED LAND SURVEY, LLC; DATED: AUGUST 16, 2015; SCALE: 1"=100'. SEE ROCKINGHAM COUNTY REGISTRY OF DEEDS (RCRD) PLAN No. D-40056.
- 2) TAX MAP 6 LOTS 023 & 023-1, LOT LINE CHANGE/SUBDIVISION PLAN OF LAND IN DERRY, N.H.; PREPARED FOR: JOSUAJ CHAKARIAN; PREPARED BY: JAMES M. LAVELLE ASSOC.; DATED: SEPTEMBER 12, 2006; SCALE: 1"=100'. SEE RCRD PLAN No. D-34601.

ZONING

LDR (LOW DENSITY RESIDENTIAL) MINIMUM:
AREA: 3.00 ACRES (BY SOILS)
FRONTAGE: 200'
WIDTH: 200' AT FRONT 35' SETBACK
SETBACKS:
FRONT - 35'
SIDE - 15'
REAR - 15'
WETLANDS > 1 Ac. IN SIZE - 75'
WETLANDS < 1 Ac. IN SIZE - 30'

DATUM

- 1) THE HORIZONTAL DATUM IS REFERENCED TO NH NAD83-2011.
- 2) THE ELEVATION FOR THIS SITE IS REFERENCED TO NGVD29.

WAIVERS

WAIVERS FROM THE FOLLOWING LAND DEVELOPMENT CONTROL REGULATIONS (DATED: MAY 19, 2021) ARE REQUESTED AS PART OF THIS APPLICATION:

- ARTICLE V, SECTION 170-24, A. 6 - SETBACK LINES
- ARTICLE V, SECTION 170-24, A. 11 - TOPOGRAPHY
- ARTICLE V, SECTION 170-24, A.13 - WETLAND MAPPING
- ARTICLE V, SECTION 170-25, A.5 - DRIVEWAY ACCESS THROUGH LOT'S OWN FRONTAGE
- ARTICLE V, SECTION 170-25, B. - MINIMUM LOT SIZE BY SOIL TYPE
- ARTICLE V, SECTION 170-25, C. - HIGH INTENSITY SOIL SURVEY MAPPING
- ARTICLE V, SECTION 170-25, F. - TEST PITS/PERCOLATION TESTS

REVISIONS

| NO. | DATE | DESCRIPTION | BY |
|-----|----------|------------------|-----|
| 1 | 3/7/2022 | PER TRC COMMENTS | BJW |

N:\Carlson\2021\3306\DW\DW.dwg