

**Planning Department April 19, 2023**

APPLICANT: Cinema Properties, LLC

DEVELOPER: Same.

PROJECT: C.H.I. Overhead Doors

LOCATION: Parcel ID 08280, 1 Ashleigh Drive

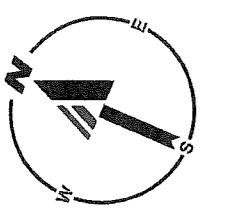
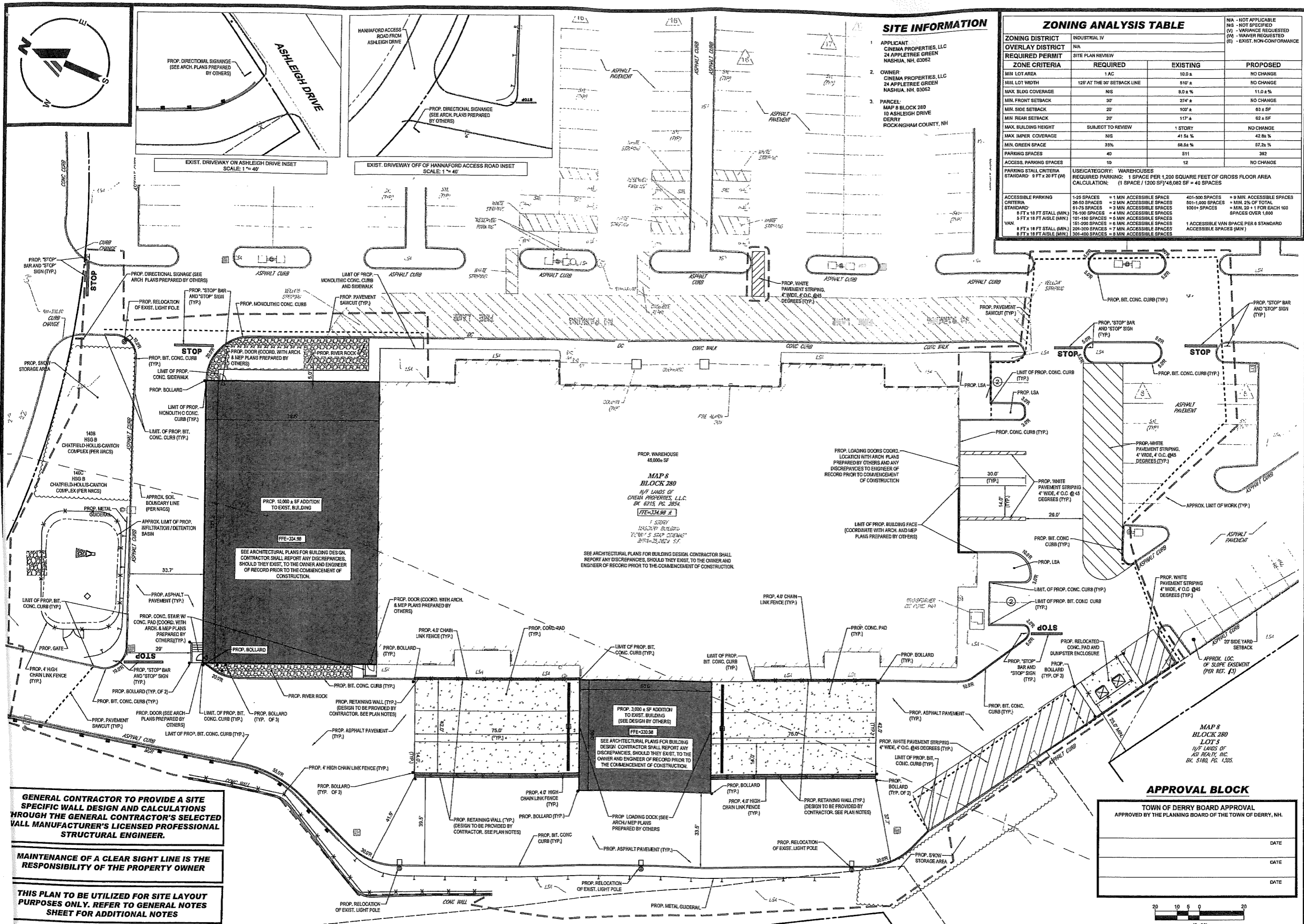
PURPOSE: The site currently contains an abandoned movie theater and parking lot. The existing movie theater building is intended to remain and be converted into a warehouse/distribution facility. There will also be a new 3,000 square foot loading docks area and an additional 10,000 square foot of warehouse space for future expansion. This project will be for the redevelopment of the former commercial space into industrial/warehouse use. The property is located in the Industrial IV District.

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

WAIVERS: See letter dated March 29, 2023, from Bohler Engineering.

LDCR Section 170-63.C.1-Parking Dimensional Requirements  
Section 170-61.A.12-High Intensity Soil Mapping  
Section 170-61.A.13-Wetlands Mapping  
Section 170-61.A.20-Exterior Lighting Provisions  
Section 170-61.A.21-Landscape Design Plans and Details

STATE PERMITS: NHDES Alteration of Terrain Permit and NHDES sewer extension permits are pending.



**SITE INFORMATION**

1. APPLICANT  
CINEMA PROPERTIES, LLC  
24 APPLE TREE GREEN  
NASHUA, NH, 03062
2. OWNER  
CINEMA PROPERTIES, LLC  
24 APPLE TREE GREEN  
NASHUA, NH, 03062
3. PARCEL:  
MAP 8 BLOCK 280  
10 ASHLEIGH DRIVE  
DERRY  
ROCKINGHAM COUNTY, NH

**ZONING ANALYSIS TABLE**

ZONING DISTRICT	INDUSTRIAL IV	INDUSTRIAL IV	INDUSTRIAL IV
OVERLAY DISTRICT	N/A	N/A	N/A
REQUIRED PERMIT	SITE PLAN REVIEW	SITE PLAN REVIEW	SITE PLAN REVIEW
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	1 AC	10.0 ±	NO CHANGE
MIN. LOT WIDTH	128' AT THE 90° SETBACK LINE	510' ±	NO CHANGE
MAX. BLDG. COVERAGE	N/S	8.0 ± %	11.0 ± %
MIN. FRONT SETBACK	30'	274' ±	NO CHANGE
MIN. SIDE SETBACK	20'	100' ±	63 ± SF
MIN. REAR SETBACK	20'	117' ±	62 ± SF
MAX. BUILDING HEIGHT	SUBJECT TO REVIEW	1 STORY	NO CHANGE
MAX. IMPER. COVERAGE	N/S	41.54 %	42.84 %
MIN. GREEN SPACE	33%	58.54 %	57.24 %
PARKING SPACES	40	511	382
ACCESS. PARKING SPACES	10	12	NO CHANGE
PARKING STALL CRITERIA STANDARD - 8 FT x 20 FT (M)	USE/CATEGORY: WAREHOUSES REQUIRED PARKING: 1 SPACE PER 1,200 SQUARE FEET OF GROSS FLOOR AREA CALCULATION: (1 SPACE / 1200 SF) x 48,082 SF = 40 SPACES		
ACCESSIBLE PARKING CRITERIA STANDARD	1-25 SPACES = 1 MIN. ACCESSIBLE SPACE 26-50 SPACES = 2 MIN. ACCESSIBLE SPACES 51-75 SPACES = 3 MIN. ACCESSIBLE SPACES 76-100 SPACES = 4 MIN. ACCESSIBLE SPACES 101-150 SPACES = 5 MIN. ACCESSIBLE SPACES 151-200 SPACES = 6 MIN. ACCESSIBLE SPACES 201-300 SPACES = 7 MIN. ACCESSIBLE SPACES 301-400 SPACES = 8 MIN. ACCESSIBLE SPACES	401-500 SPACES = 9 MIN. ACCESSIBLE SPACES 501-1,000 SPACES = MIN. 2% OF TOTAL 1001+ SPACES = MIN. 2% + 1 FOR EACH 100 SPACES OVER 1,000	1 ACCESSIBLE VAN SPACE PER 8 STANDARD ACCESSIBLE SPACES (MIN)

**BOHLER**  
SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	DESIGNED BY	CHECKED BY
1	03/22/2023	DERRY TRC COMMENTS	KMEIOEH	KMEIOEH

**811**  
Know what's below.  
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**PERMIT SET**

THIS DRAWING IS EXTENDED FOR A MUNICIPAL AGENCY REVIEW AND APPROVAL. IT IS NOT BEING USED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: W211005  
DRAWN BY: KMEIOEH  
CHECKED BY: EKRAJFT  
DATE: 02/23/2023  
CAD ID: W211005-SPPD-1A

**SITE DEVELOPMENT PLANS**  
FOR  
**CINEMA PROPERTIES, LLC**  
PROPOSED DEVELOPMENT  
MAP 8, BLOCK 280  
10 ASHLEIGH DRIVE  
TOWN OF DERRY  
ROCKINGHAM COUNTY,  
NEW HAMPSHIRE

**BOHLER**  
352 TURNPIKE ROAD  
SOUTHBOROUGH, MA 01772  
Phone: (508) 480-9500  
www.BohlerEngineering.com

**J.A. KUOJICH**  
PROFESSIONAL ENGINEER  
NEW HAMPSHIRE REG. NO. 1177  
ROCKINGHAM COUNTY REG. NO. 12593

**SITE LAYOUT PLAN**  
SHEET NUMBER:  
**C-301**  
REVISION 1 - 03/21/2023

**GENERAL CONTRACTOR TO PROVIDE A SITE SPECIFIC WALL DESIGN AND CALCULATIONS THROUGH THE GENERAL CONTRACTOR'S SELECTED WALL MANUFACTURER'S LICENSED PROFESSIONAL STRUCTURAL ENGINEER.**

**MAINTENANCE OF A CLEAR SIGHT LINE IS THE RESPONSIBILITY OF THE PROPERTY OWNER**

**THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES**

**APPROVAL BLOCK**

TOWN OF DERRY BOARD APPROVAL  
APPROVED BY THE PLANNING BOARD OF THE TOWN OF DERRY, NH.

DATE \_\_\_\_\_  
DATE \_\_\_\_\_  
DATE \_\_\_\_\_

1" = 20'