

Planning Department October 4, 2017

APPLICANT: DAR Builders, LLC
(Reggie Moreau)

DEVELOPER: Same.

PROJECT: NA

LOCATION: Parcel ID 03162, 7 Gulf Road

PURPOSE: The purpose of this plan is to request a waiver from the Land Development Control Regulations to allow for overhead utilities on three (3) new frontage lots along Gulf Road. This plan was approved as a 4-lot subdivision back on December 7, 2016.

TOWN DEPARTMENT SIGNATURES: NA

WAIVERS: See letter dated September 12, 2017, from Eric Mitchell & Associates, Inc.
LDCR-Section 170-31:A.-Other Utilities.

STATE PERMITS: NA

RECOMMENDATION: Staff would recommend approval of the waiver request.

By:



ECM

Eric C. Mitchell & Associates, Inc.
Planning, Engineering, Surveying, Environmental

September 12, 2017

RECEIVED

SEP 12 2017

PLANNING DEPARTMENT

Derry Planning Board
Attn: David Granese, Chairman
14 Manning Street
Derry, NH 03038

RE: Waiver Request, Approved Subdivision
Tax Map 3, Lot 162
Gulf and Island Pond Roads, Derry, New Hampshire
ECM # 16-37

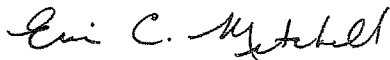
Dear Board:

On behalf of our client, I respectfully request the following waiver from the Town of Derry Land Development Control Regulations for the above reference project.

To Sections 170-31:A to allow for the utilities to lots 03162-001, 03162-002 and 03162-003 to be overhead. The utilities to lot 03162 will be underground. The utility company has agreed to move the pole in front of lot 03162-002 away from the edge of pavement. The utility company prefers to not move the remaining poles. As such, overhead utilities to service these 3 lots will be located on the lots and will not be over the roadway.

Thank you for your consideration.

Sincerely,



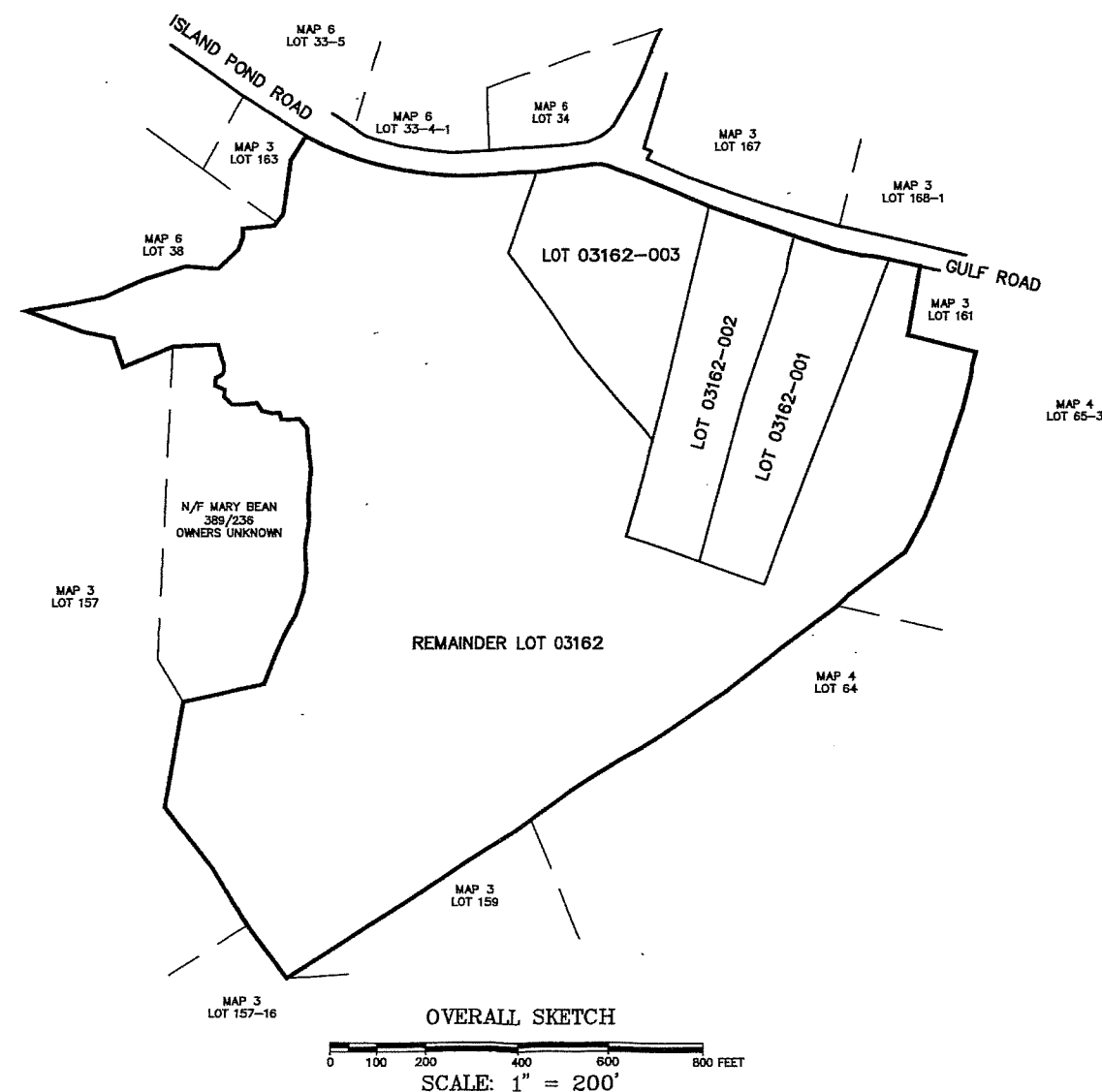
Eric C. Mitchell
President

1. THE PURPOSE OF THIS PLAN IS TO:
 - A. SUBDIVIDE TAX MAP 3 LOT 162 (43.4± ACRES) INTO 4 SINGLE FAMILY HOUSE LOTS WITH 4 BEDROOMS OR LESS.
 - B. CREATE A SLOPE AND MAINTENANCE EASEMENT ALONG GULF ROAD WHICH IS AT LEAST 25 FEET FROM THE CENTER OF THE PAVEMENT AND 12 FEET FROM THE EDGE OF PAVEMENT OF GULF ROAD.
3. PRESENT ZONING: LOW DENSITY RESIDENTIAL (LDR)
MINIMUM LOT AREA REQUIRED SHALL BE THREE (3) ACRES OR LARGER IF REQUIRED BY HISS
MINIMUM ROAD FRONTAGE = 200' AT ROW OR 35' FRONT SETBACK
MINIMUM SETBACKS = 35' FRONT & 15' SIDE & 15' REAR
MINIMUM WETLAND SETBACK = 30' (LESS THAN 1 AC.) OR 75' (MORE THAN 1 AC.)
PRIME WETLAND SETBACK = 150'

SEPTIC SYSTEM SETBACKS:
WETLANDS GREATER THAN 2,000 S.F. = 75'
PRIME WETLAND = 150'
CONSERVATION CORRIDOR (100 YEAR FLOOD LINE ELEV 263) = 125'
4. ALL LOTS WITHIN THIS SUBDIVISION WILL HAVE INDIVIDUAL WATER WELLS AND WILL HAVE INDIVIDUAL SUBSURFACE SEWAGE DISPOSAL SYSTEMS.
5. NHDES SUBDIVISION APPROVAL NO. 05A2016120204
6. THIS PLAN CONTAINS A TOTAL OF 10 SHEETS. SHEETS 1 THROUGH 4 ARE ON FILE AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. THE ENTIRE SET IS ON FILE AT THE TOWN OF DERRY PLANNING DEPT., WHICH CONSTITUTES THE PLAN APPROVED BY THE DERRY PLANNING BOARD.
7. IN THE EVENT OF ANY FUTURE CONSTRUCTION, THE CONTRACTOR SHALL BE AWARE OF HIS RESPONSIBILITY TO CONTACT "DIG-SAFE" AT 111 S. BEDFORD ST., BURLINGTON, MA. (1-800-225-4977) AT LEAST 72 WORKING HOURS PRIOR TO THE START OF ANY EXCAVATION.
8. ISLAND POND IS A NHDOT CONTROLLED ROADWAY. GULF ROAD IS A TOWN ROAD. ALL DRIVEWAYS ARE PROPOSED TO BE ON GULF ROAD.
9. FIRE PROTECTION TO BE PROVIDED FOR THE NEW DWELLINGS USING SPRINKLERS PER NFPA 13D OR 13R OF THE NATIONAL FIRE PROTECTION ASSOCIATION AND HAS BEEN APPROVED BY THE DERRY FIRE CHIEF.
10. THE CONTRACTOR/HOMEOWNER SHALL BE AWARE OF HIS RESPONSIBILITY TO CONTACT "DIG-SAFE" AT 331 MONTVALE AVE., WOBURN, MA. (1-888-344-7233) AT LEAST 72 WORKING HOURS PRIOR TO THE START OF ANY EXCAVATION.
11. A PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN (CONSERVATION CORRIDOR) PER F.I.R.M. PANEL #33015C0532E, MAY 17, 2005.
12. DRIVEWAYS SHALL BE CONSTRUCTED WITH A MINIMUM OF 12" DEPTH OF NHDOT CRUSHED GRAVEL 304.3 SPECIFICATION FOR THE ENTIRE LENGTH AND WIDTH OF THE 40 FOOT DRIVEWAY APRON AND INCLUDE AN MINIMUM OF 2" THICKNESS OF BITUMINOUS ASPHALT BASE COURSE PAVEMENT BETWEEN EDGE OF PAVEMENT AND EDGE OF RIGHT OF WAY.

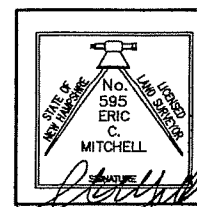
DRIVEWAYS SHORTER THAN 150 FEET SHALL BE AT LEAST 12 FEET WIDE WITH AN ADDITIONAL CLEAR ZONE OF 2 FEET ON EACH SIDE. DRIVEWAYS 150 FEET OR LONGER SHALL BE AT LEAST 14 FEET WIDE WITH AN ADDITIONAL CLEAR ZONE OF 2 FEET ON EACH SIDE AND HAVE A HAMMERHEAD TURNAROUND APPROVED BY THE DERRY FIRE DEPARTMENT.
13. 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 CONSTRUCTION SITE WITHOUT NOTIFICATION AND APPROVAL FROM THE NEW HAMPSHIRE DEPARTMENT OF AGRICULTURE PER RSA 430.55
14. PRIME WETLAND, C/3 IS LOCATED ON THIS SITE.
15. AN AREA ON THE WESTERN PART OF LOT 03162 IS SHOWN AS N/F MARY BEAN 389/236 AND IS INCLUDED WITHIN THE LIMITS OF LOT 03162 ON THE DERRY TAX MAPS. THE CURRENT OWNERSHIP IS UNCERTAIN.
16. WITH THE APPROVAL OF THIS PLAN, THE PLANNING BOARD HAS GRANTED THE FOLLOWING WAIVERS TO THE FOLLOWING SECTIONS OF THE TOWN OF DERRY LAND CONTROL DEVELOPMENT CONTROL REGULATIONS:
 - LDCR, SECTION 170-24:A-11
TO NOT REQUIRE TOPOGRAPHY ON THE ENTIRE REMAINDER LOT 03162.
 - LDCR, SECTION 170-24:A-12
TO NOT REQUIRE HIGH INTENSITY SOILS ON THE ENTIRE REMAINDER LOT 03162.

1. "PLAN OF LAND IN DERRY, N.H. AS DRAWN FOR HENRY A. WEBER
SCALE: 1" = 100' FEBRUARY 1965" PREPARED BY EDWARD N. HERBERT SURVEYOR, WINDHAM N.H. R.C.R.D. BOOK 1810 PAGE 549.
2. "PLAN OF LAND IN DERRY, N.H. AS DRAWN FOR HENRY A. WEBER
SCALE: 1" = 100' APRIL 1966" PREPARED BY EDWARD N. HERBERT SURVEYOR, WINDHAM N.H. R.C.R.D. BOOK 1832 PAGE 116.
3. "SUBDIVISION PLAN IN DERRY, N.H. OF TAX MAP 3-157 AS DRAWN
FOR DOMENIC CONSTRUCTION CO. SCALE: 1" = 50' JULY 1984"
PREPARED BY MICHAEL KIMBALL R.C.R.D. PLAN #D-13281.
4. "SUBDIVISION PLAN MAP 4 LOT 065 17 GULF ROAD DERRY, NEW
HAMPSHIRE PREPARED FOR: REED ASSET MANAGEMENT, LLC, SCALE:
1" = 50' DATE: JULY 9, 2007" LAST REVISED ON 2/05/08 AND
PREPARED BY MHF DESIGN CONSULTANTS, INC. SALEM, NH R.C.R.D.
PLAN #D-35330.



1. THOMAS SOKOLOSKI, CERTIFIED WETLAND SCIENTIST #127, OF TES ENVIRONMENTAL CONSULTANTS, L.L.C. OF BOW, NH, PERFORMED THE WETLAND MAPPING ON JULY 22, 2016 ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH CENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012. US ARMY CORPS OF ENGINEERS.

REV.	DATE	DESCRIPTION	BY
REVISIONS			



I CERTIFY THAT THE BOUNDARY LINES SHOWN HEREON
ARE THE RESULT OF AN ACTUAL FIELD SURVEY MADE
ON THE GROUND AND RECORD INFORMATION FROM PLAN
REFERENCES AND HAVE A RELATIVE ERROR OF CLOSURE
NO GREATER THAT ONE PART IN TEN THOUSAND.

ERIC G. MITCHELL ~ L.L.S. No. 595

9/12/0
DATE

SCALE: 1" = 2.500'

SHEET 1 OF 2 ORIGINAL APPROVED COVER SHEET
SHEET 2 OF 2 DRIVEWAY PROFILES

THIS WAIVER EXHIBIT PLAN IS FOR
REFERENCE PURPOSES ONLY AND IS
NOT INTENDED TO BE RECORDED.

UTILITIES FOR LOTS 162-001,
162-002 & 162-003 ARE TO BE
OVERHEAD. UTILITIES FOR LOT 162
WILL BE UNDERGROUND

TAX MAP 3 LOT 162
GULF & ISLAND POND ROADS
DERRY, NH

OWNER OF RECORD:

DAR BUILDERS, LLC

305 MASSABESIC STREET, MANCHESTER, NH 03103

SEPTEMBER 12, 2017

A horizontal scale bar with markings at 0, 25, 50, 100, 150, and 200 FEET.

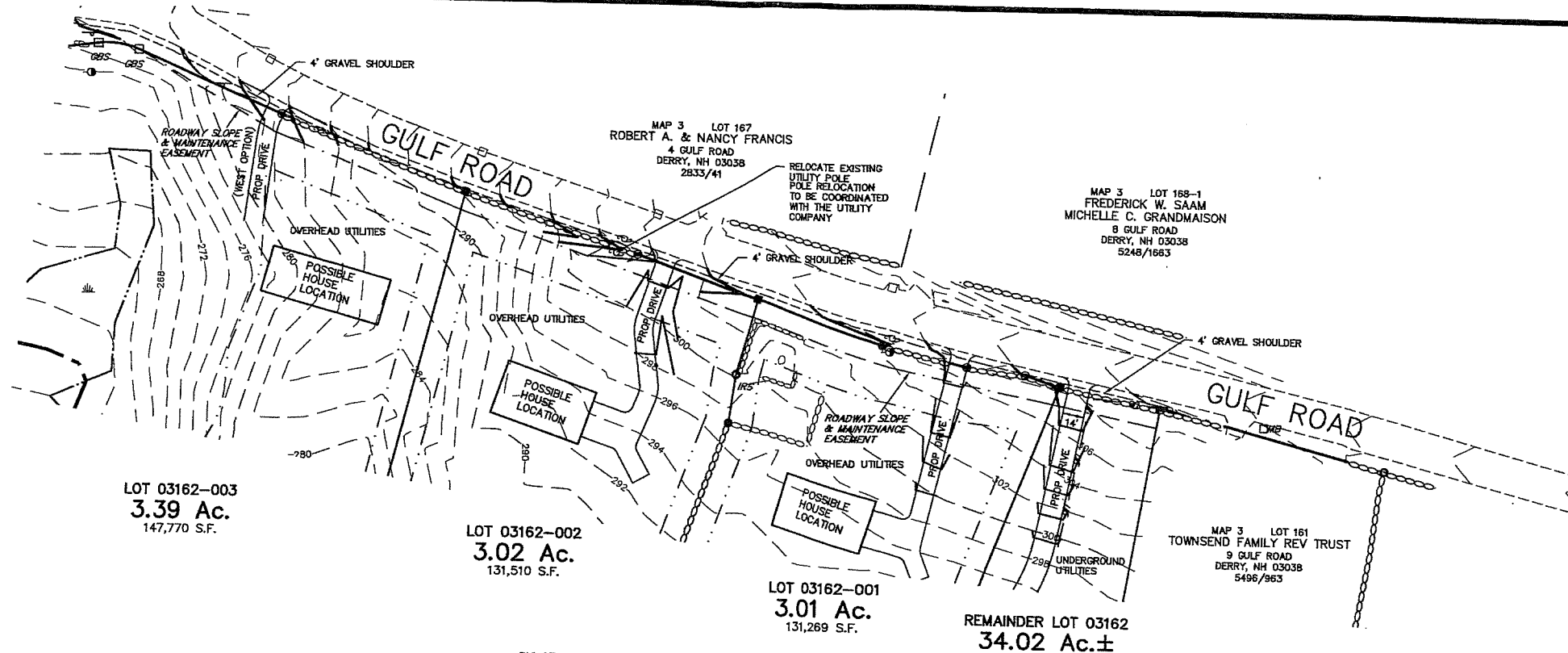
SCALE: 1" = 50'

PREPARED BY
ERIC G. MITCHELL & ASSOC. INC.

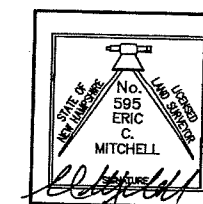
ERIC C. MITCHELL & ASSOC., INC.
PLANNING - SURVEYING - ENVIRONMENTAL
P.O. BOX 10298, 106 SO. RIVER RD., BEDFORD N.H. 03110-0298
PH. (603) 627-1181

SHEET 1 OF 2

REV:	DWC: WAIVER	ELD BK/PG:	JOB NO. 16-3
------	-------------	------------	--------------



WAIVER REQUESTED:
TO SECTIONS 170-31:A
TO ALLOW FOR THE UTILITIES TO LOTS
03162-001, 03162-002 AND 03162-003 TO BE
OVERHEAD. THE UTILITIES TO LOT 03162 WILL
BE UNDERGROUND. THE UTILITY COMPANY HAS
AGREED TO MOVE THE POLE IN FRONT OF LOT
03162-002 AWAY FROM THE EDGE OF
PAVEMENT. THE UTILITY COMPANY PREFERS TO
NOT MOVE THE REMAINING POLES. AS SUCH,
OVERHEAD UTILITIES TO SERVICE THESE 3 LOTS
WILL BE LOCATED ON THE LOTS AND WILL NOT
BE OVER THE ROADWAY.



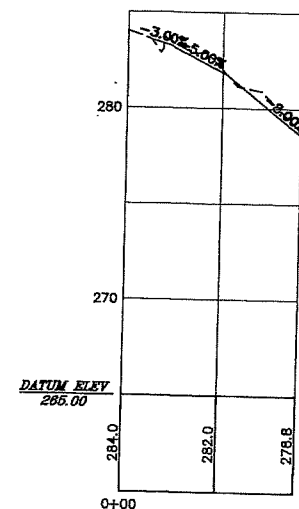
NOTE: DRIVEWAYS SHALL BE CONSTRUCTED WITH
A MINIMUM OF 12" DEPTH OF NHDOT
CRUSHED GRAVEL 304.3 SPECIFICATION
FOR THE ENTIRE LENGTH AND WIDTH OF
THE 40 FOOT DRIVEWAY APRON AND
INCLUDE AN MINIMUM OF 2" THICKNESS OF
BITUMINOUS ASPHALT BASE COURSE
PAVEMENT BETWEEN EDGE OF PAVEMENT
AND EDGE OF RIGHT OF WAY.

**WAIVER EXHIBIT PLAN
DRIVEWAY PLAN & PROFILES**
TAX MAP 3 LOTS 162,
162-1, 162-2 & 162-3
GULF & ISLAND POND ROADS
DERRY, NH

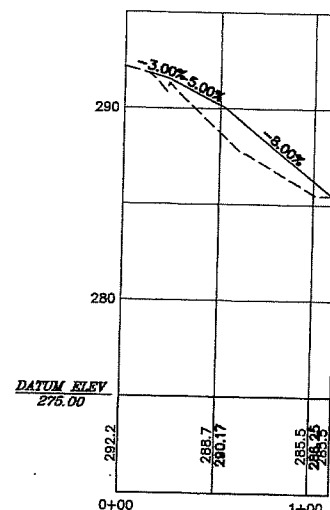
OWNER OF RECORD:
DAR BUILDERS, LLC
305 MASSABESIC STREET, MANCHESTER, NH 03103
SEPTEMBER 12, 2017

SCALE: 1" = 50'

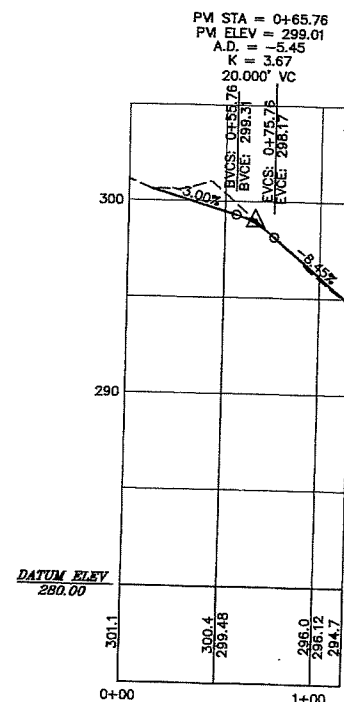
PREPARED BY
ERIC C. MITCHELL & ASSOC. INC.
PLANNING - SURVEYING - ENVIRONMENTAL
P.O. BOX 10298, 106 SO. RIVER RD., BEDFORD N.H. 03110-0298
PH. (603) 627-1181



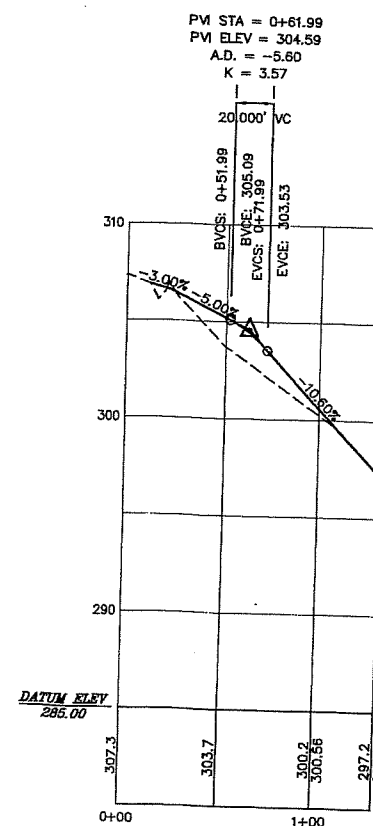
DRIVEWAY PROFILE LOT 03162-003
WEST OPTION



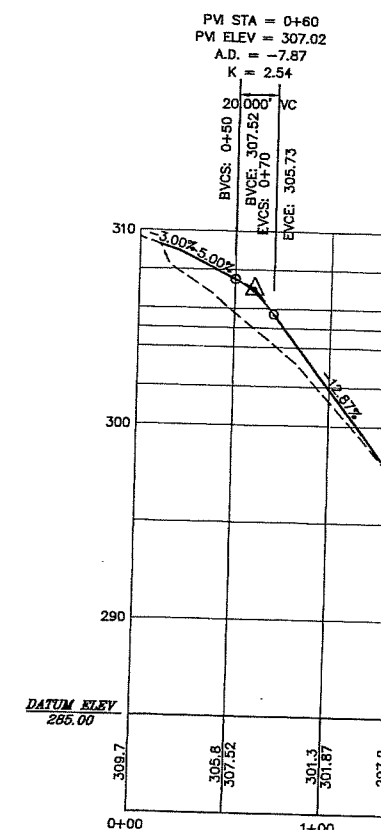
DRIVEWAY PROFILE LOT 03162-003
EAST OPTION



DRIVEWAY PROFILE LOT 03162-002



DRIVEWAY PROFILE LOT 03162-001



DRIVEWAY PROFILE LOT 03162

REV.	DATE	DESCRIPTION	BY

REVISIONS