

Planning Department, February 1, 2023

APPLICANT: Judith Davis
David & Kimberly Loblely

DEVELOPER: NA

PROJECT: NA

LOCATION: Parcel ID 04070 & 04075-007
86 Gulf Road & 6 Cella Drive

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

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

WAIVERS: See letter dated January 12, 2023, from Promised Land Survey, LLC

LDCR-

Article V-Section 170-24.A.6-show setback lines on plans

Article V-Section 170-24.A.11-topography

Article V-Section 170-24.A.13-wetland mapping

Article V-Section 170-25.A.2-side lot lines at radial and/or right angles

Article V-Section 170-25.B.-minimim 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

DEPARTMENT HEAD SIGNATURE BLOCK:

POLICE: *[Signature]* DATE: 11/21/22

FIRE: *[Signature]* DATE: 1-10-23

PUBLIC WORKS: *[Signature]* DATE: 11/01/23

CODE ENFORCEMENT: *[Signature]* DATE: 1-10-23

CONSERVATION COMMISSION: _____ DATE: _____

ABUTTERS

MAP 4 LOT 44
N/F DEREK J. SULLIVAN
CORTNEY BRICKLEY
4 CASTLE RISING COURT
LYNN, MA 01905

MAP 4 LOT 45
N/F PAUL J. CHATIGNY
87 GULF RD
DERRY, NH 03038

MAP 4 LOT 46
N/F MARK T. YOUNG FAMILY REV. TR.
MARK T. YOUNG, TR
109 GULF RD
DERRY, NH 03038

MAP 4 LOT 47
N/F ELIJAH T. WEBBER
83 GULF RD
DERRY, NH 03038

MAP 4 LOT 48
N/F MARK A. KRANTZ
MICHELLE L. SALOIS
79 GULF RD
DERRY, NH 03038

MAP 4 LOT 70-1
N/F STEPHEN PIFALO
82 GULF RD
DERRY, NH 03038

MAP 4 LOT 71
N/F SEAN MICHAEL HARRISON, SR.
ANNMARIE DEBONIS
76 GULF RD
DERRY, NH 03038

MAP 4 LOT 72
N/F DANA L. & PAULINE CALDWELL
76 GULF RD
DERRY, NH 03038

MAP 4 LOT 73
N/F EUGENE S. & SHIRLEY A. DAKIN
80 GULF RD
DERRY, NH 03038

MAP 4 LOT 75
N/F GENNARO CELLA
1082 BROADWAY
SOMERVILLE, MA 02144

MAP 4 LOT 75-4
N/F POMEI LAU
SUWIRJO JANTO
PO BOX 1508
SALEM, NH 03079

MAP 4 LOT 75-5
N/F MCCLENNAGHAN REV. TR.
MARK & ANA MCCLENNAGHAN, TRs
4 CELLA DR
DERRY, NH 03038

MAP 4 LOT 75-6
N/F CLIFFORD F. & MARIE A. RAMUNTO
2 CELLA DR
DERRY, NH 03038

MAP 4 LOT 84-8
N/F BRIAN T. & DAVINA COLE
PO BOX 57
PLAISTOW, NH 03865

MAP 4 LOT 75-3
N/F ANDREW REED WASEM
DANIELLE TRUSTY
5 CELLA DR
DERRY, NH 03038

MAP 4 LOT 84-9
N/F MICHAEL & STEPHANIE TRESH
38 STEELE RD
DERRY, NH 03038

MAP 4 LOT 87
N/F SHILO A. WOODBURY IJUELE REV. TR.
SHILO A. WOODBURY IJUELE, TR
PO BOX 232
ATKINSON, NH 03811

MAP 7 LOT 98
N/F SHAFER REV. TR.
JONATHAN E. SHAFER, TR
41 CONGRESS ST. #5
NASHUA, NH 03062

NOTES

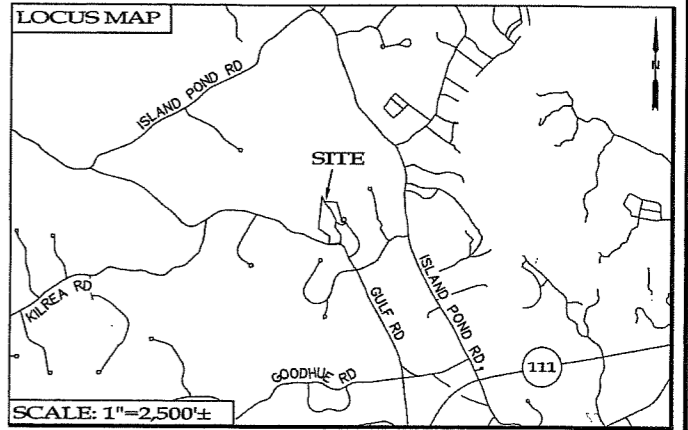
- 1) THE PURPOSE OF THIS PLAN IS TO DEPICT THE LOT LINE ADJUSTMENT BETWEEN MAP 4 LOT 70 AND LOT 75-7, LOCATED AT 86 GULF ROAD AND 6 CELLA DRIVE, RESPECTIVELY, IN DERRY, NEW HAMPSHIRE.
- 2) THIS PLAN IS BASED ON FIELD CONDITIONS AND RECORD EVIDENCE LAST OBSERVED IN NOVEMBER OF 2022.
- 3) THESE PARCELS OF LAND (MAP 4 LOTS 70 & 75-7) 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) #3301500551E, HAVING AN EFFECTIVE DATE OF MAY 17, 2005.
- 4) SURVEY MONUMENTS DEPICTED AS "TO BE SET" SHALL BE SET OR BONDED PRIOR TO THE DERRY PLANNING BOARD SIGNING OF THIS PLAN.
- 5) DERRY CONSERVATION COMMISSION URGES THE APPLICANT TO MITIGATE THE INVASIVE VEGETATION ON THE PARCEL USING APPROPRIATE CONTROL MEASURES PURSUANT TO STATE RULES AND GUIDELINES.
- 6) THE BEARING SYSTEM OF THIS PLAT IS REFERENCED TO THE NH STATE PLANE GRID NAD83-2011.

PLANS OF REFERENCE

- 1) "TOWN OF DERRY, N.H. LOT LINE RELOCATION PLAN"; PREPARED FOR: DAWN P. KELSEY & HELEN M. COLE; PREPARED BY: EDWARD N. HERBERT ASSOC., INC.; DATED: APRIL, 1998; SCALE: 1"=50'. SEE ROCKINGHAM COUNTY REGISTRY OF DEEDS (RCRD) PLAN No. D-26351.
- 2) CONSOLIDATION AND RESUBDIVISION PLAN, "GENNARO ESTATES" TAX MAP 04, LOTS 074 & 075, GULF ROAD & BARTLET ROAD, DERRY, NEW HAMPSHIRE, ROCKINGHAM COUNTY; PREPARED FOR: GENNARO & PEARL CELLA; PREPARED BY: WOODLAND DESIGN GROUP; DATED: NOV. 16, 2006; SCALE: 1"=50'. SEE RCRD PLAN No. D-35780.
- 3) "TAX MAP 4 LOT 075, SUBDIVISION PLAN OF LAND IN DERRY, N.H."; OWNED BY: GENNARO CELLA; PREPARED BY: LAVELLE ASSOCIATES; DATED: APRIL 3, 2014; REVISED: AUG. 1, 2014; SCALE: 1"=50'. SEE RCRD PLAN No. D-38509.
- 4) "TAX MAP 4 LOT 075-005 AND 075, PROPOSED LOT LINE CHANGE IN DERRY, N.H."; OWNED BY: GENNARO CELLA; PREPARED BY: LAVELLE ASSOCIATES; DATED: APRIL 3, 2014; REVISED: AUG. 1, 2014; SCALE: 1"=50'. SEE RCRD PLAN No. D-38509.

STATE

- 1) NHDES SUBDIVISION APPROVAL: N/A (>5 AC.)
- 2) NO MATERIAL CONTAINING ANY LIVING OR VIABLE PORTION OF PLANTS ON THE NEW HAMPSHIRE PROHIBITED INVASIVE SPECIES LIST (ARG3800 TABLE 3800.1) SHALL BE TRANSPORTED TO OR FROM CONSTRUCTION SITES WITHOUT NOTIFICATION AND APPROVAL FROM THE NEW HAMPSHIRE DEPARTMENT OF AGRICULTURE PER RSA 430:55



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 THE NHLSA ETHICS AND STANDARDS.

TIMOTHY A. PELOQUIN, LLS
DATE: 01-12-2023

LAND OWNERS OF RECORD

JUDITH L. DAVIS (MAP 4 LOT 70)
86 GULF RD
DERRY, NH 03038
ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 5757 / PAGE 0596

JUDITH L. DAVIS
DATE: _____

DAVID A. & KIMBERLY M. LOBLEY (MAP 4 LOT 75-7)
6 CELLA DR
DERRY, NH 03038
ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 6053 / PAGE 0679

DAVID A. LOBLEY
DATE: _____

KIMBERLY M. LOBLEY
DATE: _____

LOT LINE ADJUSTMENT PLAT
MAP 4 LOTS 70 & 75-7
JUDITH L. DAVIS AND
DAVID A. & KIMBERLY M. LOBLEY
86 GULF RD & 6 CELLA DR
DERRY, NEW HAMPSHIRE
DECEMBER 14, 2022

LAND OWNERS OF RECORD: JUDITH L. DAVIS | DAVID A. LOBLEY
86 GULF RD | KIMBERLY M. LOBLEY
DERRY, NH 03038 | 6 CELLA DR
DERRY, NH 03038

SCALE: 1"=60' 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

WAIVER REQUESTS

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

- ARTICLE V, SECTION 170-25, A, 2 - TO ALLOW NON-RADIAL AND/OR NON-RIGHT ANGLE SIDE LOT LINES.
- ARTICLE V, SECTION 170-24, A, 8 - SETBACK LINES
- ARTICLE V, SECTION 170-24, A, 11 - TOPOGRAPHY
- ARTICLE V, SECTION 170-24, A, 13 - WETLAND MAPPING
- 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

ZONING

LDR (LOW DENSITY RESIDENTIAL) MINIMUM:
AREA: 3.00 ACRES (BY SOILS)
FRONTAGE: 250'
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'

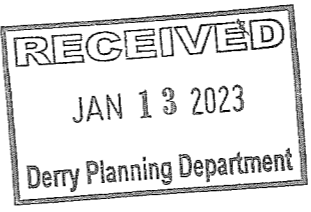
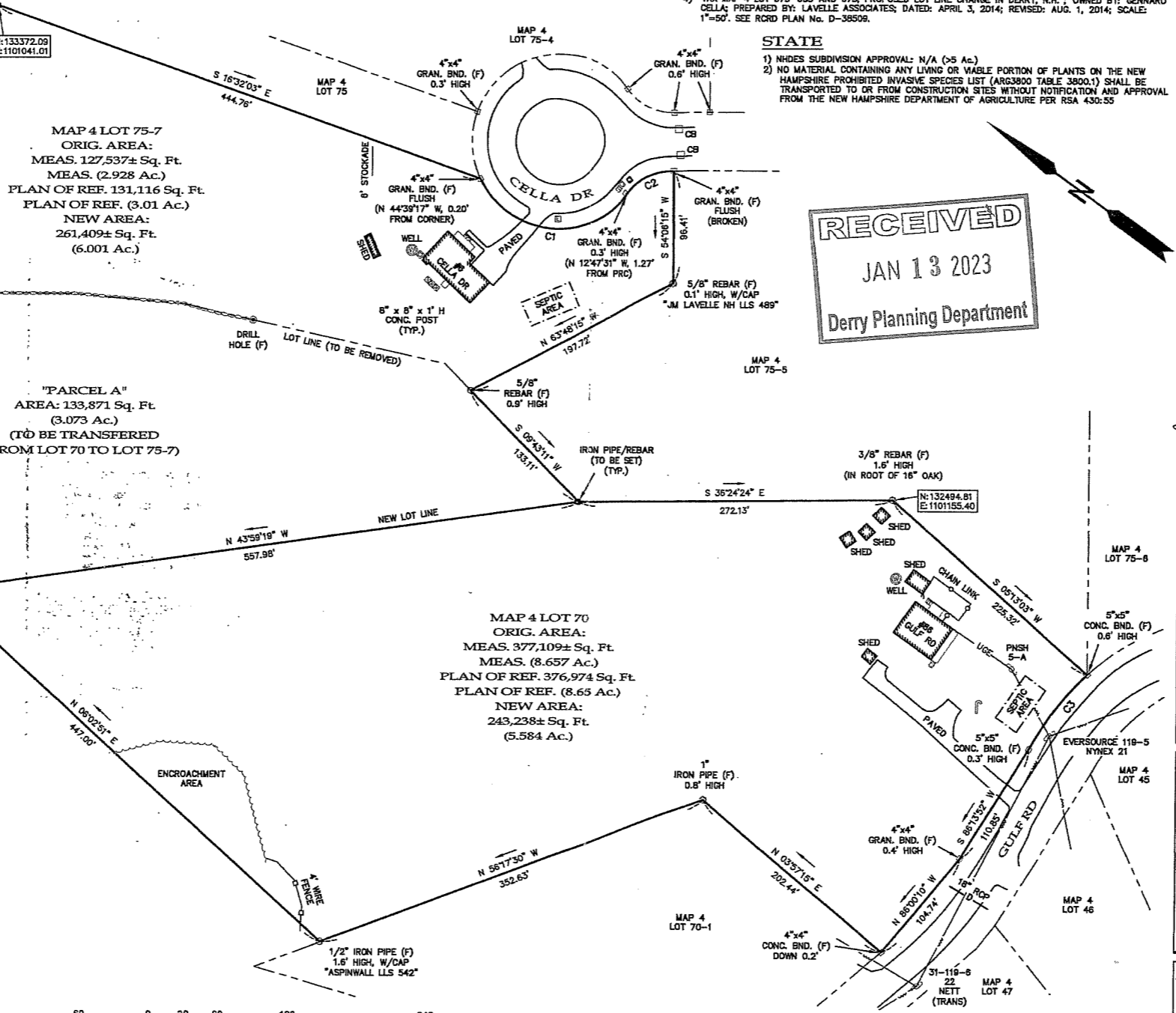
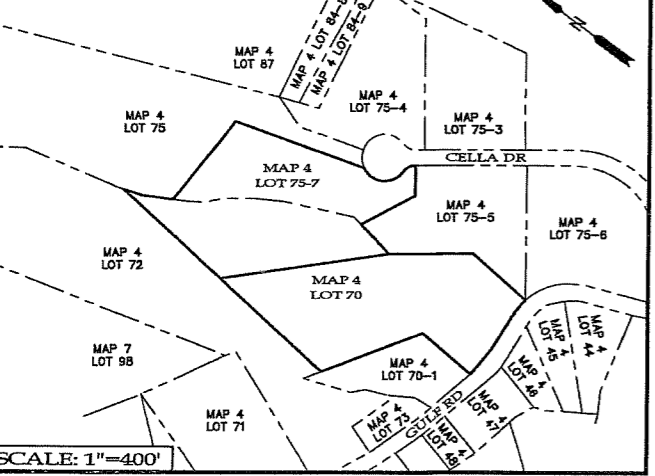
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	75.00'	153.84'	117°31'30"	S 30°15'44" E	128.25'
C2	50.00'	49.38'	53°07'29"	S 62°27'45" E	44.72'
C3	277.00'	81.54'	16°52'01"	N 88°06'03" W	81.25'

AREAS

MAP 4 LOT 70 ORIG AREA: 377,109± Sq. Ft. (8.657 Ac.); NEW AREA: 243,238± Sq. Ft. (5.584 Ac.)
MAP 4 LOT 75-7 ORIG AREA: 127,537± Sq. Ft. (2.928 Ac.); NEW AREA: 261,409± Sq. Ft. (6.001 Ac.)
PARCEL A: 133,871± Sq. Ft. (3.073 Ac.) (TO BE ADDED TO MAP 4 LOT 75-7)

TAX MAP OVERVIEW



NOTE: SHEET 1 OF 1 SHALL BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS UPON APPROVAL BY THE DERRY PLANNING BOARD. THE SINGLE SHEET, WHICH CONSTITUTES THE APPLICATION APPROVED BY THE DERRY PLANNING BOARD, SHALL BE ON FILE AT THE DERRY PLANNING DEPARTMENT.

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	01/09/2023	PER TRC COMMENTS	B/W

N:\Carlson\2022\3507\DWG\43507s1.dwg