

Planning Department March 6, 2019

APPLICANT: Grand View Farm Derry Realty, LLC

DEVELOPER: Howie & Ralph Glynn

PROJECT: Grand View Farm

LOCATION: Parcel ID 05053, 36 South Main Street

PURPOSE: The purpose of this site plan is for a proposed gas station, convenience store and drive-through located at the intersection of Island Pond Road and South Main Street (NH DOT Route 28 Bypass). The parcel is 1.11 acres and located in the General Commercial IV District.

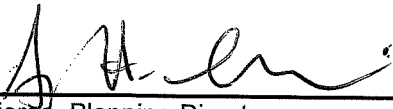
TOWN DEPARTMENT SIGNATURES: NA.

WAIVERS: NA.

STATE PERMITS: NH DOT Driveway permit. Island Pond Road is a state road.

RECOMMENDATION: Pursuant to RSA 676:4, II (b), this plan is for a Design Review Phase. Design Review is a non-binding discussion with the Planning Board. No decisions are made at this hearing. Design Review allows for input from abutters and to obtain feedback from the Planning Board.

BY:



George H. Sioras, Planning Director

LIST OF ABUTTERS

MAP 5 LOT#	ABUTTER
012	RUNNING BROOK COOPERATIVE, INC. 4642-2702 P.O. BOX 1364, DERRY, NH 03038
012-001001	FERRETT REALTY, LLC. 3730-2493 8 DUSTIN AVE., DERRY, NH 03038
013	C&S REALTY, LLC. 5867-1163 18 OLD AUBURN RD., DERRY, NH 03038
051	MARTIN TAYLOR 2648-2113, 2694-2608 185 SHORE DR., SALEM, NH 03079
052	DEBORAH ALLEN 2504-1566 92 ROCKINGHAM RD., DERRY, NH 03038
052-001	ECS REALTY INC. C/O EDWIN SIMONSEN 53 SOUTH MAIN ST., DERRY, NH 03038
053	GRAND VIEW FARMS DERRY REALTY, LLC. 5872-1172 6 STARWOOD DR., HAMPSTEAD, NH 03841
053-001	GATA CORPORATION 2450-501, 2374-329 P.O. BOX 443 SALEM, NH 03079
054	FRANCIS BARTHOLDMEW 5639-2300 1 ISLAND POND RD., DERRY, NH 03038

ADDITIONAL PEOPLE TO NOTIFY:

PAUL ZARNOWSKI, L.L.S.
EDWARD N. HERBERT ASSOC., INC.
1 FROST RD., WINDHAM, NH 03087

MICHAEL GOSPODAREK, PE
EDWARD N. HERBERT ASSOC., INC.
1 FROST RD., WINDHAM, NH 03087

LUKE HURLEY, CWS, CSS
GOVE ENVIRONMENTAL SERVICES, INC.
8 CONTINENTAL DRIVE - UNIT H
EXETER, NH 03833-7507

STEPHEN PERNAW, PE, PTDE
STEPHEN G. PERNAW & COMPANY, INC.
P.O. BOX 1721, CONCORD, NH 03302

GLEASON ARCHITECTS
P.O. BOX 596, STRATHAM, NH 03885

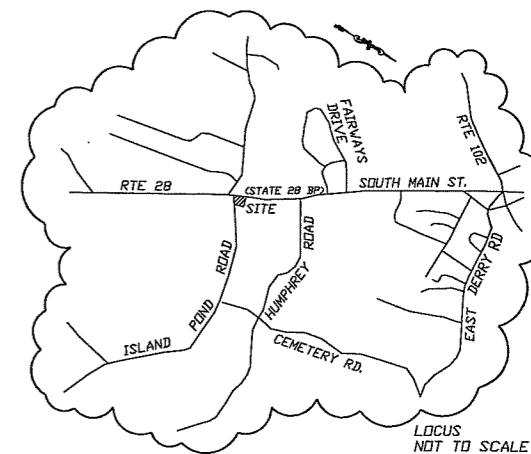
"GRAND VIEW FARM"

GAS STATION-CONVENIENCE STORE-DUNKIN DONUTS SITE PLAN

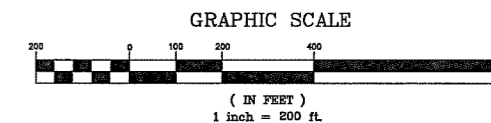
MAP 5 LOT 053

ISLAND POND ROAD & SOUTH MAIN STREET/RTE 28 BP

IN DERRY, NH



PLAN REFERENCES:
 1) LOT LINE ADJUSTMENT, TAX LOTS 0558 AND 0553-1, ISLAND POND ROAD, DERRY, NH 03038. OWNER: THE HARRIET L. GRINNELL REVOCABLE TRUST, C/O GRINNELL & BUREAU SCALE: 1"=100', DATED: DECEMBER, 1996, BY: CORNERSTONE SURVEY ASSOCIATES, INC.; RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS PLAN #D-25353.
 2) PLAN OF LAND IN DERRY, NH. OWNER: HARRY A. & LILLIAN J. WEBER, JULY, 1980, BY: EDWARD N. HERBERT ASSOC., INC. RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS PLAN #D-9669.



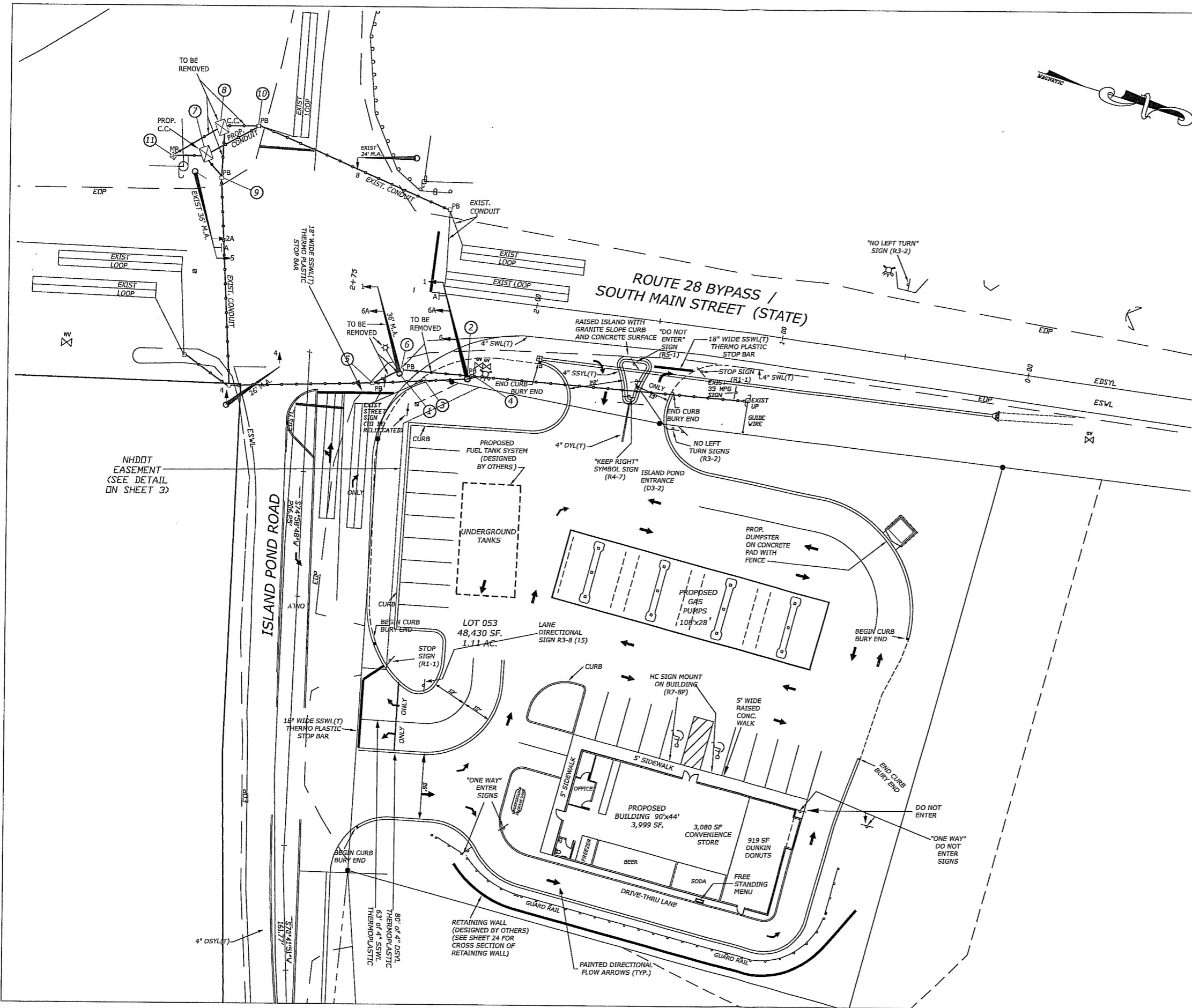
RECEIVED

JUL 11 2019
PLANNING DEPARTMENT

PUBLIC WORKS DIRECTOR	DATE
CODE ENFORCER	DATE
DERRY FIRE DEPARTMENT	DATE
CONSERVATION COMMISSION	DATE
POLICE DEPARTMENT	DATE

- SHEET INDEX
- SHEET 1 COVER SHEET
 - SHEET 2 NOTE SHEET
 - SHEET 3 BOUNDARY PLAN
 - SHEET 4 EXISTING CONDITIONS PLAN
 - SHEET 5-7 PROPOSED CONDITIONS PLAN
 - SHEETS 8-10 PLAN AND PROFILES
 - SHEET 11 UNDERGROUND UTILITIES PLAN
 - SHEET 12 LIGHTING PLAN
 - SHEET 13 SIGNAGE PLAN
 - SHEETS 14-16 SIGHTLINE PROFILES
 - SHEET 17 TESTPIT LOG
 - SHEET 18 EROSION CONTROL
 - SHEETS 19-27 CONSTRUCTION SPECIFICATIONS
 - SHEET 28 CROSS SECTION FOR RETAINING WALL
 - SHEET 29-30 ISLAND POND RD. & RTE. 28BP IMPROVEMENTS
 - SHEET 31 OFFSITE IMPROVEMENTS (FUSS & O'NEIL)
 - ADDENDUM PLANS
 - LANDSCAPING PLAN
 - ARCHITECTURAL PLANS

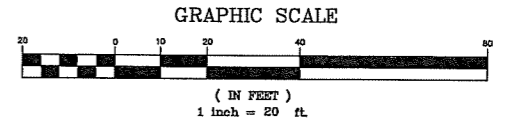
2-8-19 OWNER NAME	
11-14-18 PER NHDOT COMMENTS 1-29-19 PER NHDOT COMMENTS	
3-23-18, 9-4-18 PER TRC & NHDOT COMMENTS	
REVISIONS: 8-10-17, 10-2-17, 2-14-18 PER TRC & NHDOT COMMENTS	
"GRAND VIEW FARM"	
SITE PLAN IN DERRY, NH	
ON MAP 5, LOT 053	
ISLAND POND ROAD & SOUTH MAIN STREET/RTE 28 BP	
OWNER:	
GRAND VIEW FARMS DERRY REALTY, LLC. 6 STARWOOD DRIVE HAMPSTEAD, NH 03841	
SCALE: 1"=200'	JULY, 2017
COVER SHEET	SHEET 1 OF 31
APPROVED BY DERRY PLANNING BOARD	
CHAIRMAN:	_____
SECRETARY:	_____
DATE:	_____
APPROVAL IS GRANTED SUBJECT TO ALL CONDITIONS AND REQUIREMENTS OF THE LAND DEVELOPMENT CONTROL REGULATIONS OF THE TOWN OF DERRY AND FURTHER SUBJECT TO ALL SPECIFIC CONDITIONS AND REQUIREMENTS AS NOTED.	
EDWARD N. HERBERT ASSOC., INC.	
LAND SURVEYORS - CIVIL ENGINEERS 1 FROST ROAD WINDHAM, NH 03087 (603) 432-2462	



- LEGEND**
- STONE WALL
 - ⊙ DRILL HOLE FOUND OR SET
 - IPF IRON PIPE FOUND
 - IRON ROD TO BE SET
 - (3) PARKING SPACE NUMBER
 - (TBR) TO BE REMOVED
 - MULCH BERM
 - ↩ ONLY WHITE TURN ARROW
 - THERMOPLASTIC PROP. SIGN

NOTE:
 SEE VARIOUS PLAN SET SHEETS FOR OFFSITE IMPROVEMENTS TO ISLAND POND RD. AND RTE. 28 BYPASS
 SEE SHEET 9 FOR DRAINAGE & SEWER SCHEDULES

PROPOSED SITE SIGNAGE, STRIPING AND ROAD IMPROVEMENTS (SEE SHEET 29-31 FOR IMPROVEMENTS TO ISLAND POND ROAD & RTE 28 BP)



2-8-19 OWNER NAME	
11-14-18 PER NHDDOT COMMENTS 1-29-19 PER NHDDOT COMMENTS	
3-23-18, 9-4-18 PER TRC & NHDDOT COMMENTS	
REVISIONS: 8-10-17, 10-2-17, 2-14-18 PER TRC & NHDDOT COMMENTS	
"GRAND VIEW FARM"	
GAS STATION-CONVENIENCE STORE-DUNKIN DONUTS SITE PLAN ON MAP 5, LOT 053 ISLAND POND ROAD & SOUTH MAIN STREET/RTE 28 BP IN DERRY, NH	
OWNER:	
GRAND VIEW FARMS DERRY REALTY, LLC. 6 STARWOOD DRIVE HAMPSTEAD, NH 03841	
SCALE: 1"=20'	JULY, 2017
PROPOSED SITE CONDITIONS PLAN SHEET 6 OF 31	
APPROVED BY DERRY PLANNING BOARD	
CHAIRMAN: _____	
SECRETARY: _____	
DATE: _____	
APPROVAL IS GRANTED SUBJECT TO ALL CONDITIONS AND REQUIREMENTS OF THE LAND DEVELOPMENT CONTROL REGULATIONS OF THE TOWN OF DERRY AND FURTHER SUBJECT TO ALL SPECIFIC CONDITIONS AND REQUIREMENTS AS NOTED.	
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