

**Planning Department, July 17, 2019**

APPLICANT: Grand View Farms Derry Reality, LLC

DEVELOPER: Ralph & Howie Glynn

PROJECT: Grand View Farm

LOCATION: Parcel ID 05053, 36 South Main Street

PURPOSE: The purpose of this site plan is for a 3,999 sf gas station, convenience store, donut drive-thru store located in the General Commercial IV Zoning District.

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

WAIVERS: LDCR-Section 170-64.A.3-Green Space  
LDCR-Section 170-63.B.4-Parking Density Requirements  
LDCR, Section 170-63.B.4.p-Parking Requirements  
LDCR, Section 170-26.16.b.i-Driveway Aprons slope

Please see letter dated June 18, 2019 from Herbert Associates, Inc.

STATE PERMITS: NHDOT Driveway Permit has been obtained. (copy in file).

RECOMMENDATION: Staff would recommend approval of both the site plan applications and waivers 1-3. Staff recommends further discussion with staff and the Planning Board on waiver #4.

BY:

  
George H. Sioras, Planning Director

LIST OF ABUTTERS

MAP 5 LOT#	OWNER	ADDRESS	PHONE
012	RUNNING BROOK COOPERATIVE, INC.	4642-2702	
012-001001	FERRETT REALTY, LLC.	3730-2493	
013	C&S REALTY, LLC.	5867-1163	
051	MARTIN TAYLOR	2648-2113, 2694-2608	
052	TREE LINE PROPERTY SERVICES, LLC.	5972-1714	
052-001	ECS REALTY INC.		
053	GRAND VIEW FARMS DERRY REALTY, LLC.	5872-1172	
053-001	GATA CORPORATION	2374-329	
054	FRANCIS BARTHOLOMEW	5639-2300	

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, PTOE  
STEPHEN G. PERNAW & COMPANY, INC.  
P.O. BOX 1721, CONCORD, NH 03302
- GLEASON ARCHITECTS  
P.O. BOX 596, STRATHAM, NH 03885

PLAN REFERENCES:

- 1) DRAINAGE & SLOPE EASEMENT PLAN ON MAP 5, LOT 053-001, ISLAND POND ROAD & SOUTH MAIN STREET/RTE 28 BYPASS IN DERRY, NH. OWNED BY GATA CORPORATION, DRAWN FOR GRAND VIEW FARMS DERRY REALTY, LLC. SCALE: 1"=100', JANUARY, 2018. BY: EDWARD N. HERBERT ASSOC., INC. RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS PLAN #D-40700.
- 2) LOT LINE ADJUSTMENT, TAX LOTS 0550 AND 0553-1, ISLAND POND ROAD, DERRY 03824. BY: CORNERSTONE SURVEY ASSOCIATES, INC., RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS PLAN #D-25353.
- 3) 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.

DEED REFERENCES: BOOK: 5872, PAGE: 1172  
BOOK: 5899, PAGE: 1793

NHDDOT DRIVEWAY PERMIT - ISLAND POND ROAD  
#05-119-0038, 5-9-2019

NHDDOT DRIVEWAY PERMIT - NH 28B  
#05-119-0039, 5-9-2019

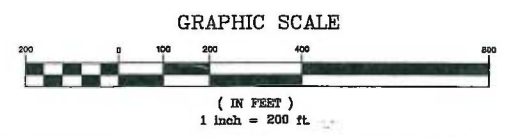
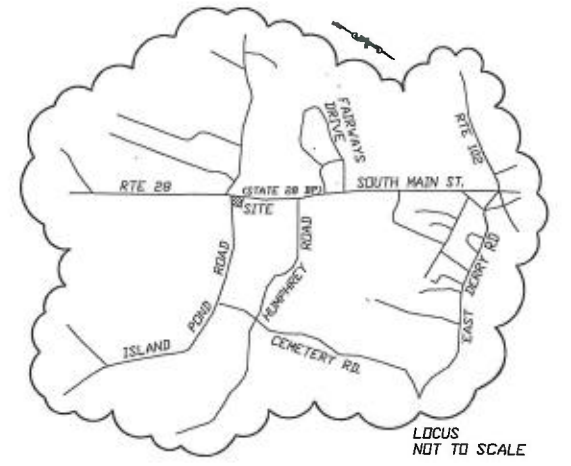
# "GRAND VIEW FARM"

## GAS STATION-CONVENIENCE STORE-DUNKIN DONUTS SITE PLAN

### MAP 5 LOT 053

#### ISLAND POND ROAD & SOUTH MAIN STREET/RTE 28 BP

#### IN DERRY, NH



RECEIVED

JUN 7 2019

PLANNING DEPARTMENT

<i>Mick</i>	6-14-19
PUBLIC WORKS DIRECTOR	DATE
<i>Pat Mackey</i>	6-13-19
CODE ENFORCER	DATE
<i>Al</i>	6-17-19
DERRY FIRE DEPARTMENT	DATE
<i>Amey D. S.</i>	6-14-19
CONSERVATION COMMISSION	DATE
<i>Pat</i>	6-17-19
POLICE DEPARTMENT	DATE

- SHEET INDEX
- SHEET 1 COVER SHEET
  - SHEET 2 NOTE SHEET
  - SHEET 3 BOUNDARY PLAN
  - SHEET 4 EXISTING CONDITIONS PLAN
  - SHEETS 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	4-18-19 NHDDOT COMMENTS	6-9-19 TOWN OF DERRY
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"  
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, 2019 COVER SHEET SHEET 1 OF 31

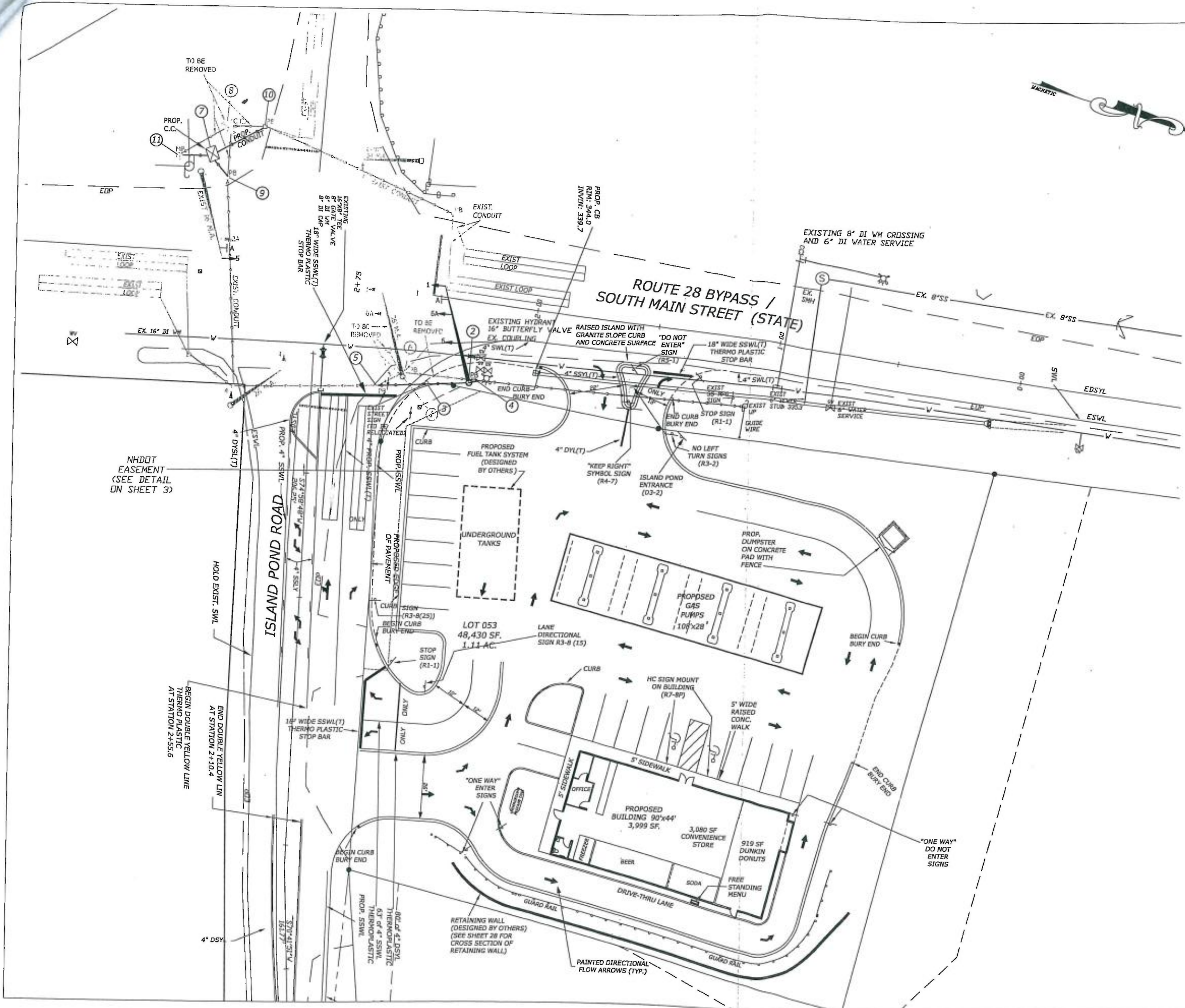
APPROVED BY DERRY PLANNING BOARD

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

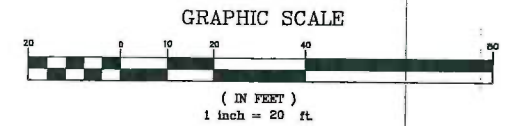




- LEGEND**
- ○ ○ ○ ○ STONE WALL
  - ○ ○ ○ ○ DRILL HOLE FOUND OR SET
  - ○ ○ ○ ○ IRON PIPE FOUND
  - ○ ○ ○ ○ IRON ROD TO BE SET
  - (3) PARKING SPACE NUMBER
  - (TBR) TO BE REMOVED
  - MULCH BERM
  - ↖ ONLY WHITE TURN ARROW
  - ONLY THERMOPLASTIC PROP. SIGN

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	4-18-19 NHDDT COMMENTS	6-9-19 TOWN OF DERRY
11-14-18 PER NHDDT COMMENTS	1-29-19 PER NHDDT COMMENTS	
3-23-18, 9-4-18 PER TRC & NHDDT COMMENTS		
REVISIONS: 8-10-17, 10-2-17, 2-14-18 PER TRC & NHDDT 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: \_\_\_\_\_

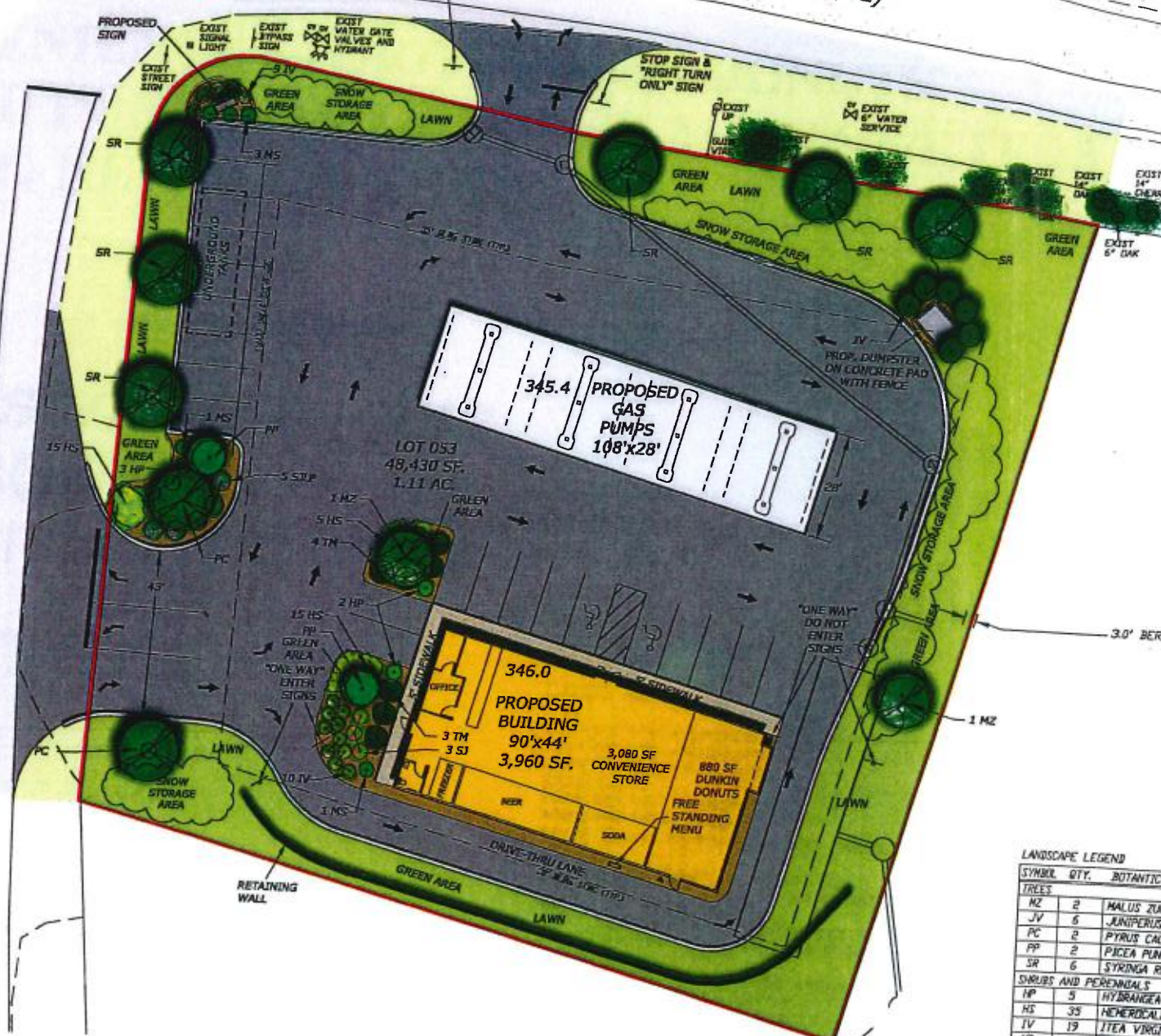
APPROVAL IS GRANTED SUBJECT TO ALL CONDITIONS AND REQUIREMENTS OF THE LAND DEVELOPMENT CONTROL REGULATIONS OF THE TOWN OF DERRY AND FURTHER SUBJECT TO ALL SPECIFIC CONDITIONS AND REQUIREMENTS AS NOTED:

**EDWARD N. HERBERT ASSOC., INC.**  
LAND SURVEYORS - CIVIL ENGINEERS  
1 FROST ROAD WINDHAM, NH 03087 (603) 432-2462



ROUTE 28 / SOUTH MAIN STREET (STATE)

ISLAND POND ROAD



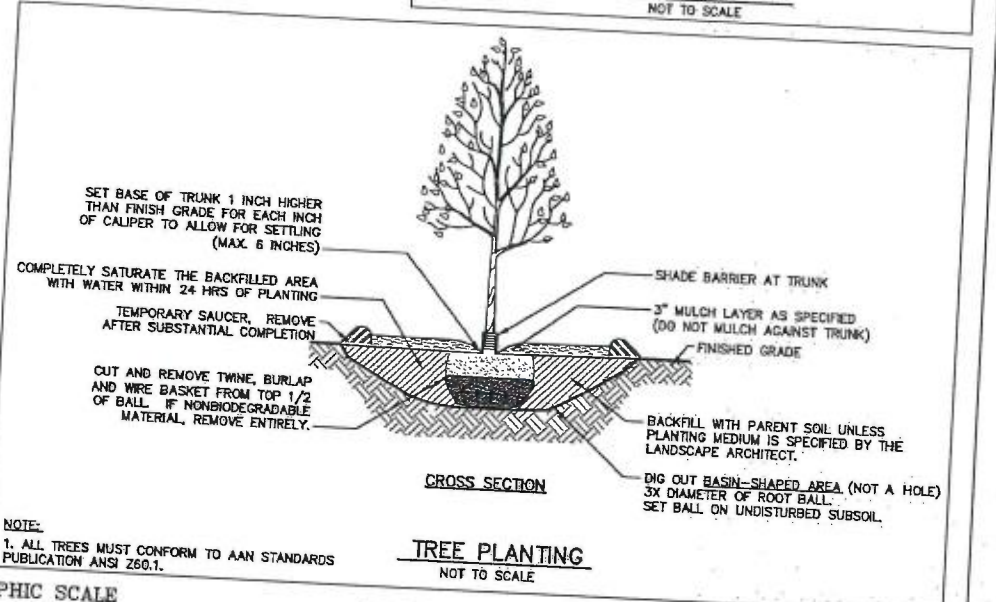
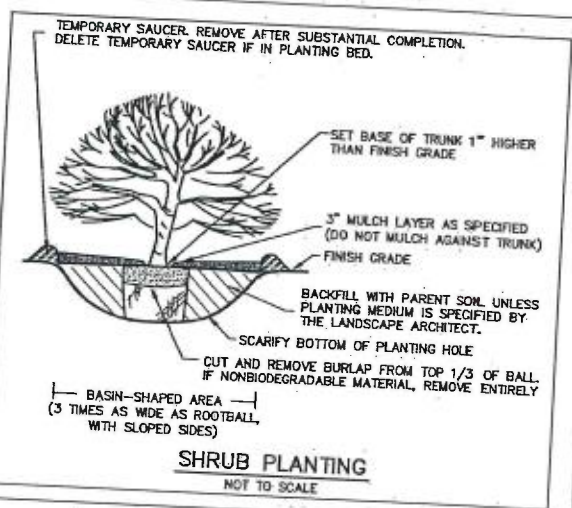
**Section 170-64 Landscape and Buffering Requirements**

**STREET TREE STRIP (PER 170-64B.1)**  
 FRONTAGE = ~440 LF  
 TREES REQUIRED = 8 INDIGENOUS SHADE TREES  
 TREES PROPOSED = 9

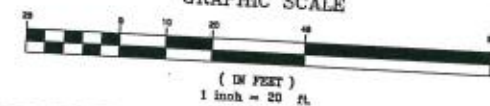
**BUILDING PERIMETER (PER 170-64B.2)**  
 BUILDING PERIMETER = 268 LF  
 TREES REQUIRED = 9 DECIDUOUS OR ORNAMENTAL  
 TREES PROPOSED = 9

**SHRUBS PER REQ. PARKING SPACES (PER 170-64B.3)**  
 PARKING SPACES = 29  
 SHRUBS REQUIRED = 15 DECIDUOUS OR EVERGREEN  
 SHRUBS PROPOSED = 39 + PERENNIALS

**PLACEMENT OF PLANT MATERIAL (PER 170-64B.4)**  
 TOTAL TREES AND SHRUBS REQUIRED = 32  
 25% REQUIRED W/IN DEVELOPED PORTION = 8



NOTE:  
 1. ALL TREES MUST CONFORM TO AAN STANDARDS PUBLICATION ANSI Z60.1.



LANDSCAPE LEGEND

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	
<b>TREES</b>				
MZ	2	MALUS ZUMA 'CALICARPA'	REDRUB CRABAPPLE	
JV	6	JANIPERUS VIRGINIANA E. SENTINEL	EMERALD SENTINEL E. RED CEDAR	2.5-3" CAL. B&B
PC	2	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER CALLERY PEAR	5-6" B&B
PP	2	PICEA PLUNKENS 'BABY BLUE EYES'	BABY BLUE EYES SPRUCE	2.5-3.5" CAL. B&B
SR	6	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	5-6" B&B
<b>SHRUBS AND PERENNIALS</b>				
HP	5	HYDRANGEA PANICULATA BOMBSHELL	BOMBSHELL PANICLE HYDRANGEA	2-2.5" CAL. B&B
HS	35	HEMEROCALLIS STELLA BORO	STELLA BORO DAYLILY	#5 POT
IV	19	ITEA VIRGINICA 'LITTLE HENRY'	LITTLE HENRY SWEETSPIRE	#2 POT
MS	5	MISCANTHUS SINENSIS GRACILLIMUS	MAIDEN GRASS	#3 POT
SJ	3	SPARGANEA JAPONICA 'GOLDBOUND'	GOLDBOUND SPIREA	#3 POT
SJP	5	SPRAEA JAPONICA LITTLE PRINCESS	LITTLE PRINCESS SPIREA	#5 POT
TH	7	TAXUS MEDIA 'NIGRA'	DARK SPREADING YEW	18-24" B&B

**PLANTING NOTES:**

- 1) ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES OF THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE FOUNDATION. PLANTS SHALL BE INSTALLED IN ACCORDANCE WITH GENERALLY ACCEPTED HORTICULTURAL STANDARDS AND BE REGULARLY MAINTAINED AFTER INSTALLATION.
- 2) THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS.
- 3) ALL PLANTS SHALL CONFORM TO THE SPECIFICATIONS IN THE LANDSCAPE LEGEND EXCEPT THAT PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED IF APPROVED BY THE LANDSCAPE ARCHITECT.
- 4) ALL PROPOSED SUBSTITUTIONS OF PLANT MATERIAL SHALL BE MADE WITH MATERIAL EQUIVALENT TO THE SPECIFIED MATERIAL IN OVERALL HEIGHT, BRANCHING HEIGHT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE. SUBSTITUTIONS MAY BE USED IF APPROVED BY THE LANDSCAPE ARCHITECT.
- 5) ALL PLANTS SHALL BE GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES AND SHALL BE GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE PROJECT LOCALITY FOR AT LEAST TWO YEARS.
- 6) ALL PLANTS TO BE TAGGED AT AN APPROVED NURSERY BY THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO THE SITE.

- 7) BALLED AND BURLAPPED PLANTS (B&B) SHALL BE MOVED WITH THE ROOT SYSTEM AS SOLID UNITS; ROOT BALLS SHALL BE FIRMLY WRAPPED WITH BURLAP; CONTAINER GROWN PLANTS SHALL NOT BE REMOVED FROM THE CONTAINER PRIOR TO THE TIME OF INSTALLATION; ROOT SYSTEMS SHALL BE SET FIRMLY IN THE CONTAINER.
- 8) PLANTING SOIL MIX TO CONSIST OF SEVEN (7) PARTS LOAM AND ONE (1) PART PEAT MOSS BY VOLUME, WITH A PH VALUE OF 5.0 TO 6.0 TO A MIN. DEPTH OF 12".
- 9) ALL TREES AND SHRUBS TO RECEIVE "ROOTS HEALTHY START" FERTILIZER AS DIRECTED BY THE MANUFACTURER, OR APPROVED EQUAL.
- 10) ALL PLANTING BEDS TO BE FILLED WITH SOIL AND CROWNED ABOVE ADJACENT LAWN OR IMPROVED AREAS. ALL PLANTING BEDS TO BE MULCHED WITH A MINIMUM OF 3" AND A MAXIMUM OF 4" OF BARK MULCH.
- 11) PROVIDE FIVE (5) FOOT DIAMETER MULCH CIRCLE AROUND INDIVIDUAL TREE PLANTINGS AND CONTINUOUS MULCH BED AROUND SHRUB PLANTINGS.
- 12) CAUTION SHALL BE USED NOT TO EXTEND MULCH LAYER ABOVE SOIL LAYER AT TRUNKS/STEMS OF INSTALLED PLANT MATERIAL.

- 13) WATER THOROUGHLY AND IMMEDIATELY AFTER COMPLETION OF PLANTING AND MULCHING. CONTRACTOR SHALL INSTRUCT OWNER'S REPRESENTATIVE ON APPROPRIATE WATERING PROCEDURES DURING INITIAL PLANT ESTABLISHMENT.
- 14) ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE FULL GROWING YEAR (ONE YEAR) FOLLOWING THE DATE OF SUBSTANTIAL COMPLETION.
- 15) ALL TREES ALONG SIDEWALKS AND WITHIN SIGHT LINES SHALL MAINTAIN A SIX (6) FOOT HIGH BRANCHING HEIGHT.
- 16) ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE LOAMED AND SEEDED WITH GRASS UNLESS SPECIFIED OTHERWISE (AS SHOWN). A MIN. OF (6) INCHES OF LOAM SHALL BE INSTALLED WITH NOT LESS THAN (1) POUND OF PERENNIAL GRASS SEED PER FIFTY (50) SQUARE YARDS OF AREA. IN GENERAL, ESTABLISHMENT OF TURF SHALL BE LIMITED TO THOSE AREAS REGULARLY MAINTAINED AS LAWN (AS SHOWN).

REVISIONS:

**SITE PLAN IN DERRY, NH**  
**ON MAP 5, LOT 053**  
**ISLAND POND ROAD & SOUTH MAIN STREET/RTE 28**

OWNED BY:  
 GRAND VIEW FARM DERRY REALTY, LLC.  
 6 STARWOOD DRIVE  
 HAMPSTEAD, NH 03841

SCALE: 1"=20'

JULY, 2017

**LANDSCAPING PLAN**

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