

Planning Department, October 6, 2021

APPLICANT: The Grindhouse  
Bobby Marcotte/Paul Simbliaris

OWNER: H&B Berggren LLC

DEVELOPER: Same as Applicant.

PROJECT: The Grindhouse

LOCATION: Parcel ID 32025-003, 43.5 Crystal Ave.

PURPOSE: The purpose of this site plan is for a 24,936 sf. commercial development on Crystal Ave. located in the General Commercial District. The development includes a butcher shop, restaurant, and brewery.

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

WAIVERS: None Requested.

STATE PERMITS: NA.

RECOMMENDATION: Staff would recommend approval of the site plan application.

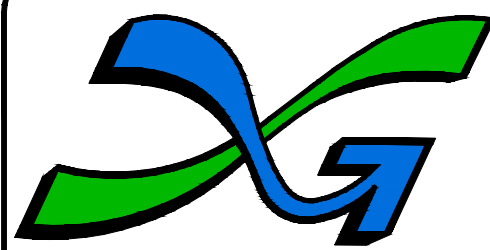
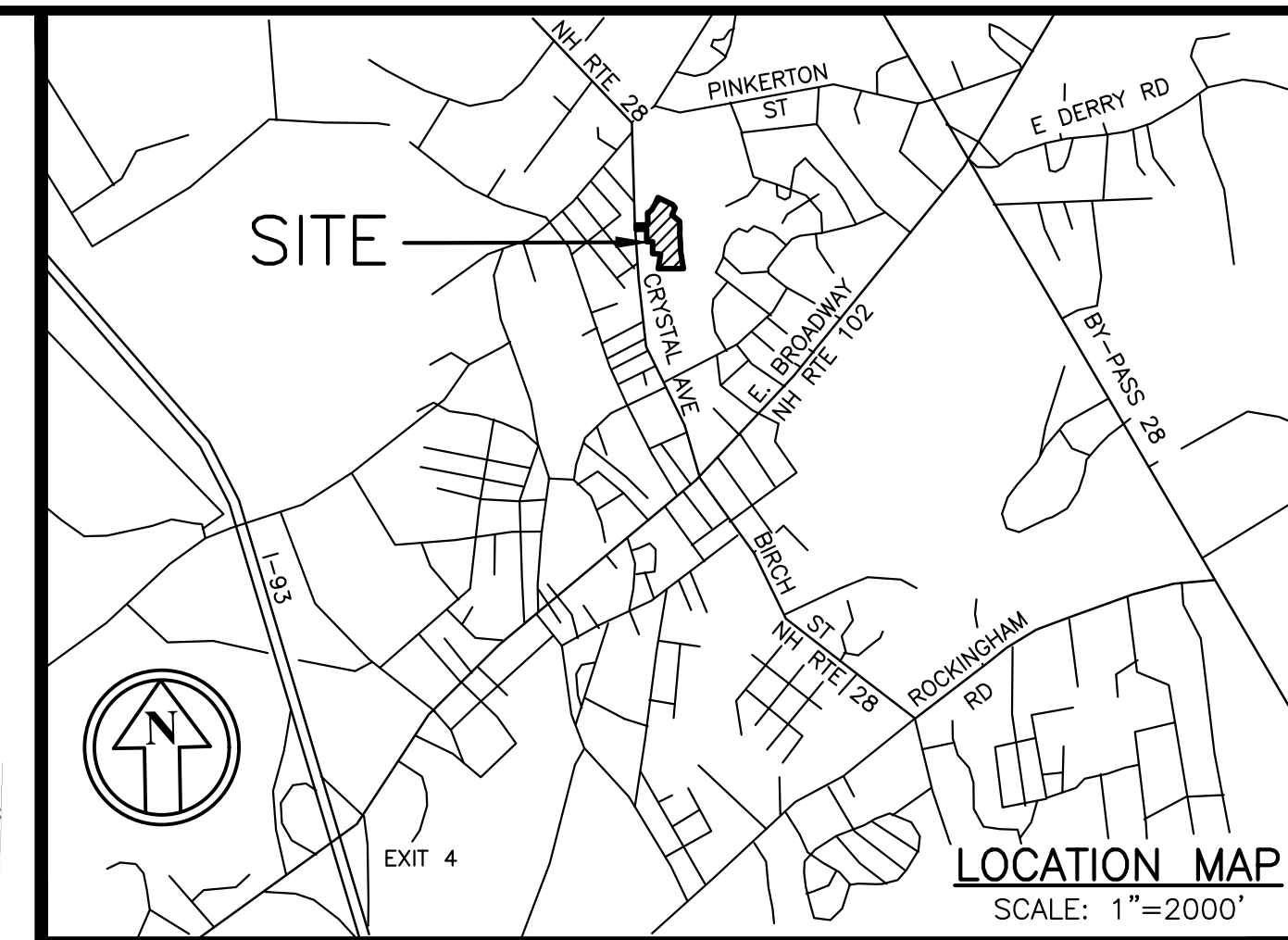
BY:

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George H. Sioras, Planning Director

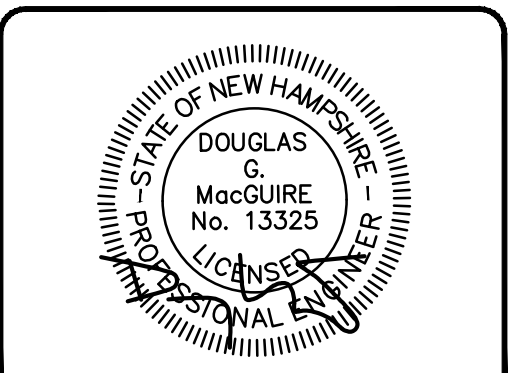
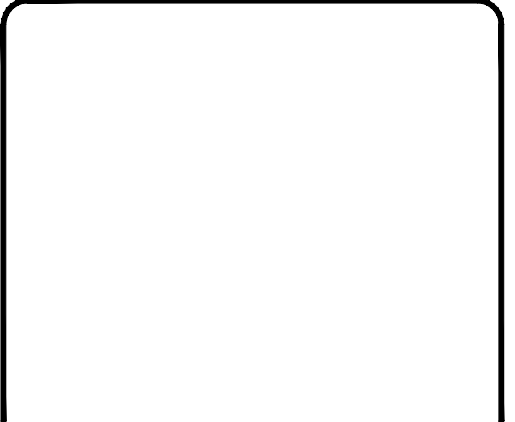
# THE GRINDHOUSE

## DERRY, NEW HAMPSHIRE



**The Dubai Group, Inc.**  
 136 Harvey Road, Bldg B101  
 Londonderry, NH 03053  
 603-458-6462

Engineers  
 Planners  
 Surveyors  
 TheDubayGroup.com



REVISIONS:			
REV.	DATE:	COMMENT:	BY:
1	8/9/21	MISC. REVS	TRL

DRAWN BY: SJK  
 CHECKED BY: DGM  
 DATE: MAY 13, 2021  
 SCALE: NTS  
 FILE: 395-COVER  
 DEED REF: BOOK 5930 PAGE 1540

PROJECT:  
**THE GRINDHOUSE**  
 MAP 32 LOT 025-003  
 43.5 CRYSTAL AVENUE  
 DERRY, NH 03038  
 FOR  
**PAUL SIMBLIARIS**  
**BOBBY MARCOTTE**  
 10 POLLOCK DRIVE  
 RYE, NH 03870  
 OWNER  
**H & B BERGGREN, LLC**  
 4 MULBERRY STREET  
 WINDHAM, NH 03087

SHEET TITLE:  
**TITLE SHEET**  
 PROJECT #395 SHEET 1 of 17



### SHEET INDEX

- 1 TITLE SHEET
- 2 EXISTING CONDITIONS PLAN
- 3 SITE SPECIFIC SOILS PLAN
- 4 SITE LAYOUT PLAN
- 5-6 LANDSCAPE PLAN & DETAILS
- 7 GRADING, DRAINAGE, & UTILITY PLAN
- 8 EROSION CONTROL PLAN
- 9 LIGHTING PLAN
- 10 IMPERVIOUS AREA SUMMARY
- 11-17 SITE DETAILS

TOWN OF DERRY SIGNATURE BLOCK

PUBLIC WORKS DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CODE ENFORCEMENT OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

FIRE DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

CONSERVATION COMMISSION CHAIR \_\_\_\_\_ DATE \_\_\_\_\_

POLICE DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

OWNER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

THE DERRY N.H. PLANNING BOARD

ON DATE: \_\_\_\_\_

CERTIFIED BY: \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

N:\PROJECTS\395-Grindhouse-43 Crystal Ave Derry\DWG\CURRENT\395-COVER.dwg

**MAP 32 LOT 038**  
 N/F TOWN OF DERRY  
 (5 HOOD RD (SCHOOL)  
 14 MANNING ST  
 DERRY, NH 03038  
 BK 1184 PG 341

**GENERAL NOTES:**

OWNER OF RECORD: MAP 32 LOT 025-003  
 271,378 SF (6.23 AC)  
 H&B BERGGREN, LLC  
 4 MULBERRY ST  
 WINDHAM, NH 03087

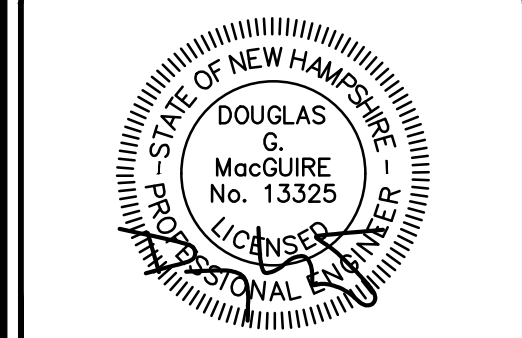
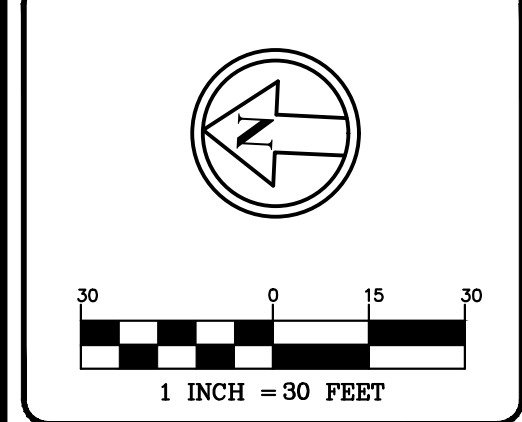
- THE SUBJECT PARCEL IS GENERAL COMMERCIAL (GC)
- THE PROPOSED DEVELOPMENT WILL BE SERVED BY TOWN WATER AND TOWN SEWER.
- ALL WORK TO BE DONE IN CONFORMANCE WITH THE TOWN OF DERRY REGULATIONS, ALL PARKING, STRUCTURES, AND DRAINAGE TO MEET TOWN OF DERRY SPECIFICATIONS.
- ZONING REQUIREMENTS:  
 MINIMUM LOT FRONTAGE: 125FT  
 MINIMUM FRONT YARD: 35FT  
 MINIMUM SIDE YARD: 20FT  
 MINIMUM REAR YARD: 20FT  
 WETLAND SETBACK: 75FT
- THE TOTAL AREA OF THE PARCEL TO BE DISTURBED BY SITE IMPROVEMENT ACTIVITIES IS GREATER THAN 100 KSF, NECESSITATING A NHDES ALTERATION OF TERRAIN PERMIT.
- SNOW AND ICE CONTROL SHALL BE PERFORMED BY A "GREEN SNO-PRO" CERTIFIED CONTRACTOR FOLLOWING BEST MANAGEMENT PRACTICES FOR THE APPLICATION OF DE-ICING MATERIALS. IN THE EVENT ACCUMULATIONS OF WINTER SNOW VOLUMES EXCEED ON-SITE STORAGE CAPACITIES, EXCESS VOLUMES OF SNOW SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT A LEGAL DISPOSAL SITE. SEE SNOW STORAGE AREAS ON THIS PLAN.

- THIS PLAN SET CONTAINS A TOTAL OF 17 SHEETS. THE FULL SET OF PROJECT PLANS IS ON FILE AT THE DERRY PLANNING DEPT.
- ALL CATCH BASINS & DRAINAGE SYSTEMS SHALL BE CLEANED OF DEBRIS TWICE PER YEAR & INSPECTED TO MAKE SURE THEY ARE OPERATING AS DESIGNED. THE TIME OF REMOVAL OF DEBRIS SHOULD BE IN THE SPRING AND FALL SEASONS.
- SEE ARCHITECTURAL PLANS FOR DETAILS AND OTHER FEATURES AT THE BUILDINGS. CONTRACTOR TO PERFORM THIS WORK AS DIRECTED BY THE OWNER.
- THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. THE DUBAY GROUP, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE, THE CONTRACTOR SHALL CONTACT NEW HAMPSHIRE DIG-SAFE TO CONFIRM UTILITY LOCATIONS.
- ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH THE TOWN OF DERRY'S CONSTRUCTION STANDARDS AND DETAILS, LATEST EDITION.
- THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR OR ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
- A MINIMUM DRIVE AISLE WIDTH OF 24 FEET IS TO BE MAINTAINED THROUGHOUT THE PROJECT.
- CONTRACTOR SHALL MAINTAIN AN EFFECTIVE MEANS OF DUST CONTROL DURING THE CONSTRUCTION PERIOD USING WATER TRUCKS AND SWEEPERS AS DEEMED NECESSARY BY THE TOWN INSPECTOR.
- PARKING REQUIREMENTS:  
 RESTAURANT = 10 EMPLOYEES + 90 SEATS (60 INSIDE, 30 OUTSIDE) x (1 SPACE/3 SEATS) = 40 SPACES REQUIRED  
 BUTCHERY RETAIL STORE = 9,585 SF x (1 SPACE/300 GSFA) = 32 SPACES REQUIRED  
 BREWERY (MANUFACTURING) = 8,688 SF x (1 SPACE/500 GSFA) = 18 SPACES REQUIRED  
 TOTAL SPACES REQUIRED = 90 SPACES  
 TOTAL SPACES PROVIDED = 138 SPACES (5 ADA)
- ANY MISSING BOUNDARY MONUMENTATION SHALL BE SET AND CERTIFIED BY A LICENSED SURVEYOR.
- IF SOIL CONTAINING ANY LIVING OR VIABLE PORTION OF PLANTS ON THE NEW HAMPSHIRE PROHIBITED INVASIVE SPECIES LIST (AGR TABLE 3800) THE DEVELOPER WILL CONTACT THE NH COOPERATIVE EXTENSION SERVICE REGARDING RECOMMENDATIONS ON THE REMOVAL AND DISPOSAL OF THE INVASIVE SPECIES.
- ALL PAVEMENT PROPOSED TO BE REMOVED SHALL BE SAW CUT AT THE LIMITS OF REMOVAL.
- PRIOR TO CONSTRUCTION, CONTACT DIG-SAFE CENTER. TOLL FREE AT 811. NEW HAMPSHIRE STATE LAW REQUIRES NOTIFICATION AT LEAST 3 BUSINESS DAYS BEFORE DIGGING OPERATIONS START.
- PERMITS:  
 NHDES ALTERATION OF TERRAIN PERMIT:



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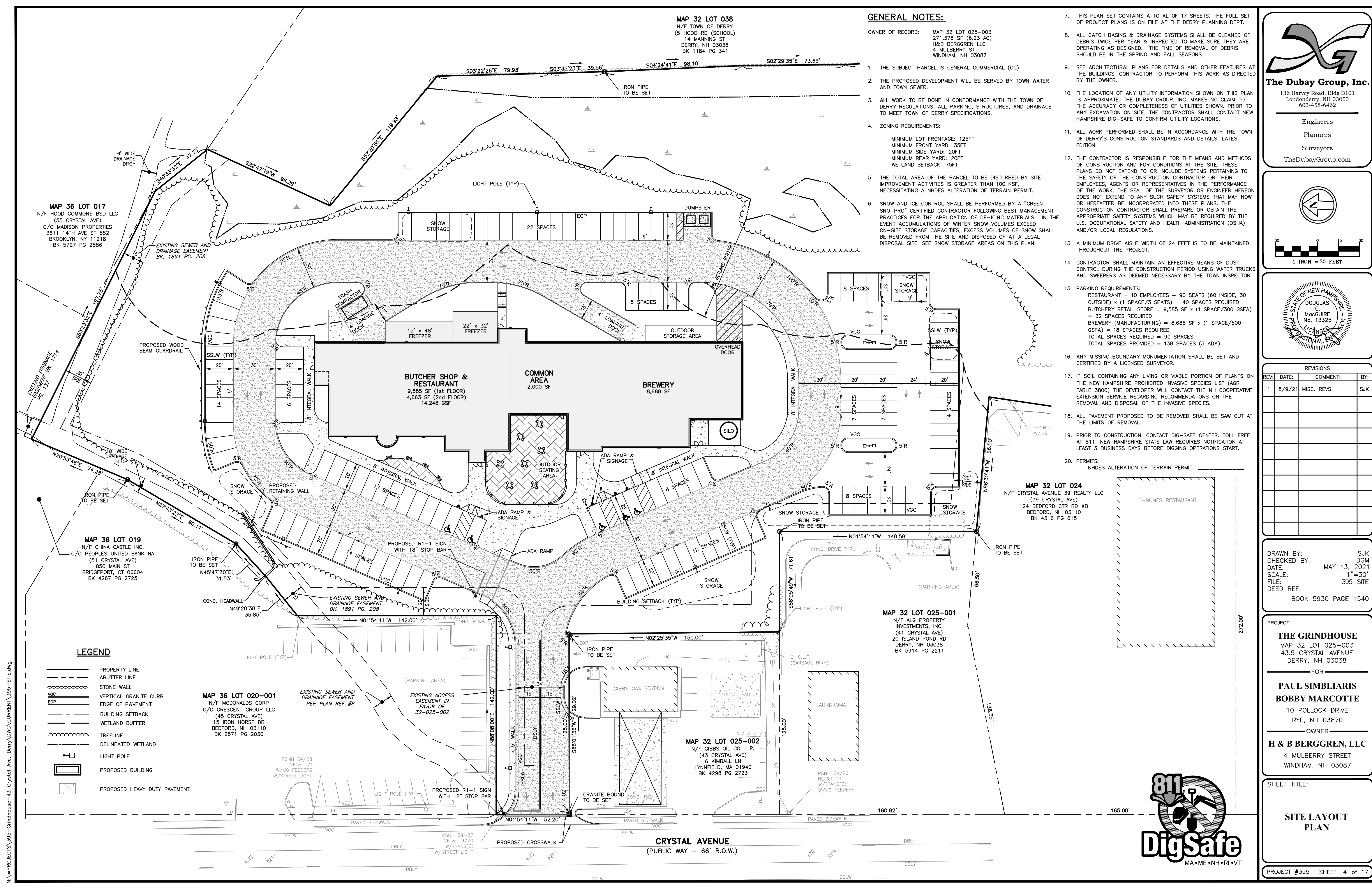
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 MAP 32 LOT 025-003  
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 4 MULBERRY STREET  
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SHEET TITLE:  
**SITE LAYOUT PLAN**

PROJECT #395 SHEET 4 of 17



**LEGEND**

- PROPERTY LINE
- ABUTTER LINE
- STONE WALL
- VERTICAL GRANITE CURB
- EDGE OF PAVEMENT
- BUILDING SETBACK
- WETLAND BUFFER
- TREELINE
- DELINEATED WETLAND
- LIGHT POLE
- PROPOSED BUILDING
- PROPOSED HEAVY DUTY PAVEMENT

**MAP 36 LOT 020-001**  
 N/F MCDONALDS CORP  
 C/O CRESCENT GROUP LLC  
 (45 CRYSTAL AVE)  
 15 IRON HORSE DR  
 BEDFORD, NH 03110  
 BK 2571 PG 2030

**MAP 36 LOT 019**  
 N/F CHINA CASTLE INC.  
 C/O PEOPLES UNITED BANK NA  
 (51 CRYSTAL AVE)  
 850 MAIN ST  
 BRIDGEPORT, CT 06604  
 BK 4267 PG 2725

**MAP 36 LOT 017**  
 N/F HOOD COMMONS BSD LLC  
 (55 CRYSTAL AVE)  
 C/O MADISON PROPERTIES  
 3611 14TH AVE ST 552  
 BROOKLYN, NY 11218  
 BK 5727 PG 2886

**MAP 32 LOT 024**  
 N/F CRYSTAL AVENUE 39 REALTY LLC  
 (39 CRYSTAL AVE)  
 124 BEDFORD CTR RD #B  
 BEDFORD, NH 03110  
 BK 4316 PG 615

**MAP 32 LOT 025-001**  
 N/F ALG PROPERTY INVESTMENTS, INC.  
 (41 CRYSTAL AVE)  
 20 ISLAND POND RD  
 DERRY, NH 03038  
 BK 5914 PG 2211

**MAP 32 LOT 025-002**  
 N/F GIBBS OIL CO. L.P.  
 (43 CRYSTAL AVE)  
 6 KIMBALL LN  
 LYNNFIELD, MA 01940  
 BK 4298 PG 2723

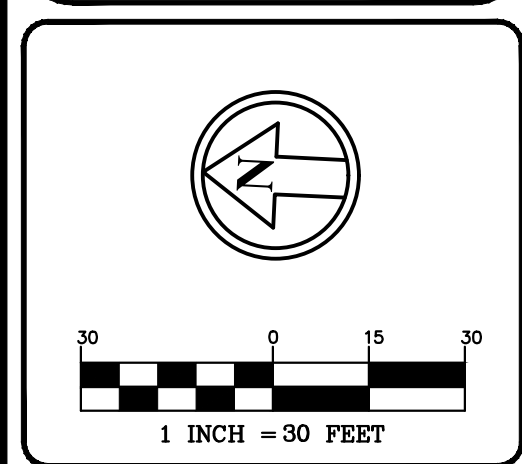
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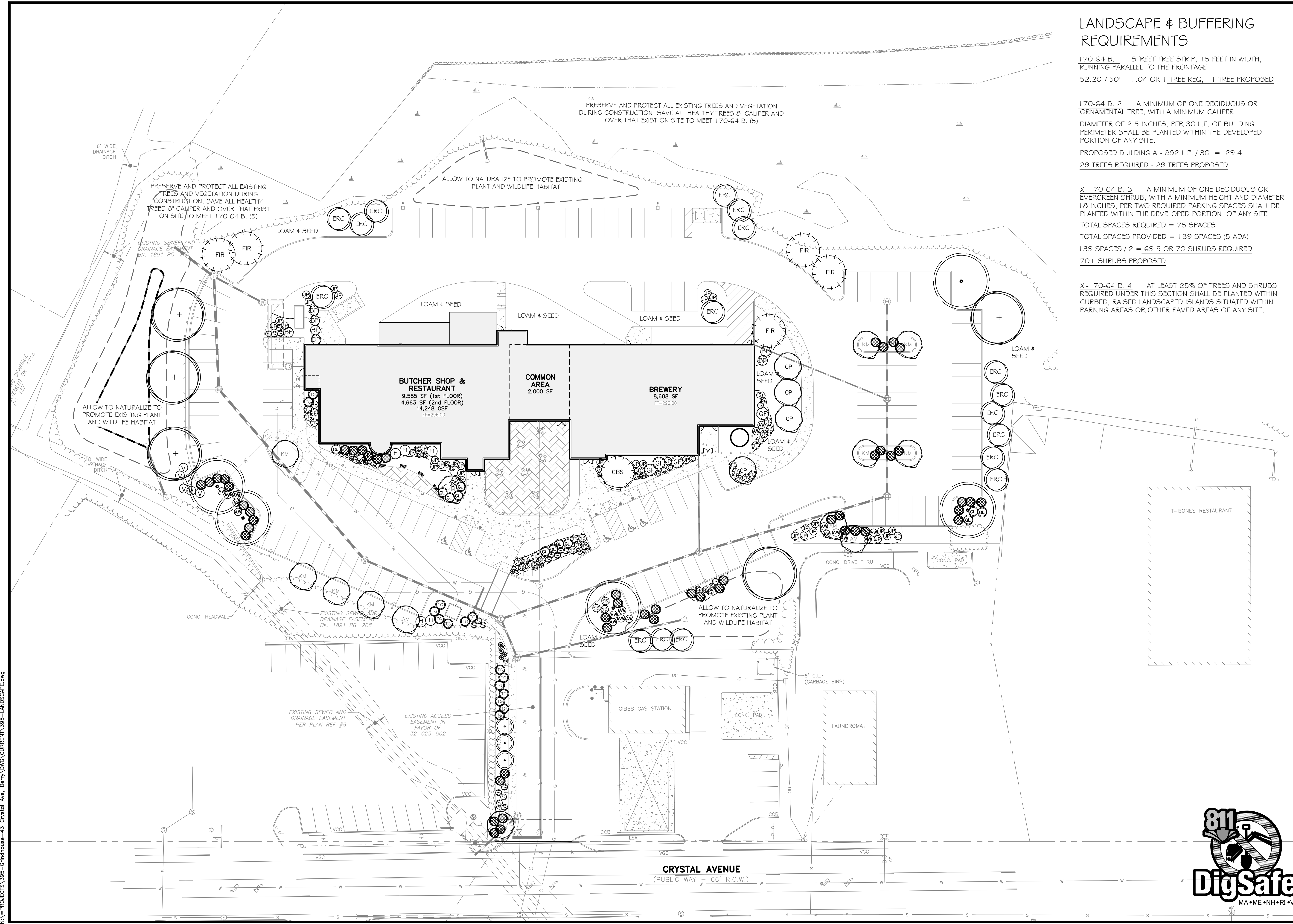
### LANDSCAPE & BUFFERING REQUIREMENTS

170-64 B.1 STREET TREE STRIP, 15 FEET IN WIDTH, RUNNING PARALLEL TO THE FRONTAGE.  
 $52.20' / 50' = 1.04$  OR 1 TREE REQ. 1 TREE PROPOSED

170-64 B.2 A MINIMUM OF ONE DECIDUOUS OR ORNAMENTAL TREE, WITH A MINIMUM CALIPER DIAMETER OF 2.5 INCHES, PER 30 L.F. OF BUILDING PERIMETER SHALL BE PLANTED WITHIN THE DEVELOPED PORTION OF ANY SITE.  
PROPOSED BUILDING A - 882 L.F. / 30 = 29.4  
29 TREES REQUIRED - 29 TREES PROPOSED

XI-170-64 B.3 A MINIMUM OF ONE DECIDUOUS OR EVERGREEN SHRUB, WITH A MINIMUM HEIGHT AND DIAMETER 18 INCHES, PER TWO REQUIRED PARKING SPACES SHALL BE PLANTED WITHIN THE DEVELOPED PORTION OF ANY SITE.  
TOTAL SPACES REQUIRED = 75 SPACES  
TOTAL SPACES PROVIDED = 139 SPACES (5 ADA)  
 $139 \text{ SPACES} / 2 = 69.5$  OR 70 SHRUBS REQUIRED  
70+ SHRUBS PROPOSED

XI-170-64 B.4 AT LEAST 25% OF TREES AND SHRUBS REQUIRED UNDER THIS SECTION SHALL BE PLANTED WITHIN CURBED, RAISED LANDSCAPED ISLANDS SITUATED WITHIN PARKING AREAS OR OTHER PAVED AREAS OF ANY SITE.



**CRYSTAL AVENUE**  
(PUBLIC WAY - 66' R.O.W.)



REVISIONS:			
REV.	DATE:	COMMENT:	BY:
1	8/9/21	MISC. REVS	SJK

DRAWN BY: SJK  
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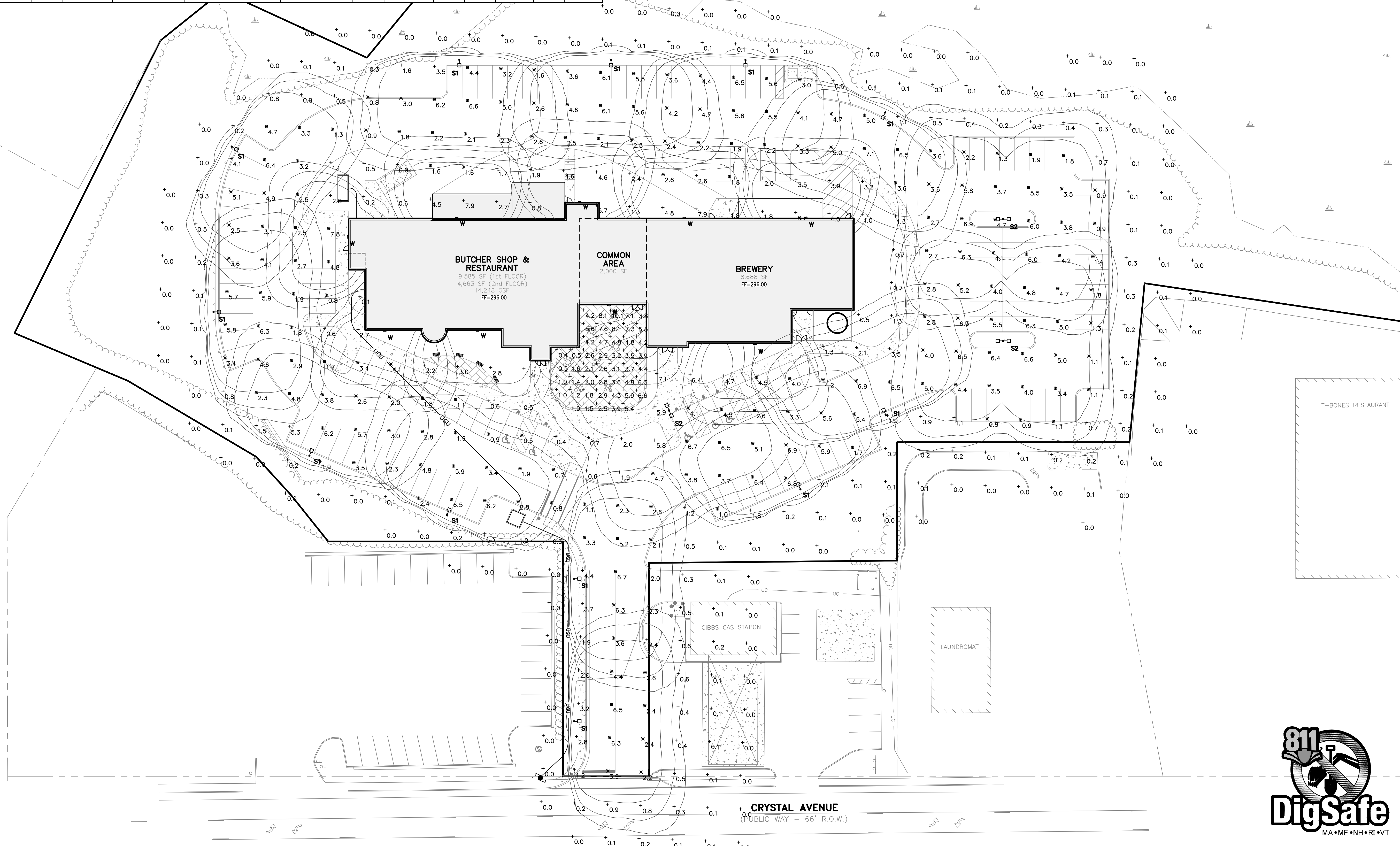
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OWNER

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4 MULBERRY STREET  
WINDHAM, NH 03087

SHEET TITLE:  
**LANDSCAPE PLAN**  
PROJECT #395 SHEET 5 of 17

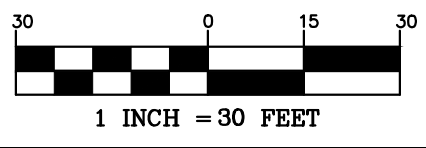
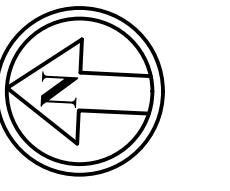
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	Lumen Multiplier	LLF	Wattage	Efficiency
	S1	12	LSI Lighting	MRM-LED-30L-SIL-F50-70CRI-IL with 450 B5 S11G 20S xxx pole	Single LED Full Cut Off Luminaire with Type FT distribution on 20 ft. square steel pole. Color by architect	LED	1	MRM-LED-30L-SIL-F50-70CRI-IL.ies	20531	1	0.9	232	100%
	S2	3	LSI Lighting	MRM-LED-30L-SIL-F50-70CRI-IL with 450 B5 S11G 20S xxx pole	Twin LED Full Cut Off Luminaire with Type FT distribution on 20 ft. square steel pole. Color by architect	LED	1	MRM-LED-30L-SIL-F50-70CRI-IL.ies	20531	1	0.9	464	100%
	W	9	LSI Lighting	XWM-FT-LED-12L-40	Wall Mounted LED Cut Off Luminaire with Type FT distribution - 12 ft. AFG. Color by architect	LED	1	XWM-FT-LED-12L-40.ies	12083	1	0.9	102.2	100%

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Entire Calculation Area	+	1.5 fc	8.7 fc	0.0 fc	N/A	N/A
Outdoor Seating	+	3.9 fc	10.1 fc	0.4 fc	25.3:1	9.8:1
Parking & Drive	X	3.8 fc	7.8 fc	0.5 fc	15.6:1	7.6:1



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**PHILIP J. INFURNA**  
 LIGHTING CONSULTANT  
 CELL: 774-212-7981  
 EMAIL: pinfurna@gmail.com

REVISIONS:			
REV	DATE	COMMENT	BY

DRAWN BY: SUK  
 CHECKED BY: DGM  
 DATE: MAY 13, 2021  
 SCALE: 1"=30'  
 FILE: 395-LIGHTING  
 DEED REF: BOOK 5930 PAGE 1540

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SHEET TITLE:  
**LIGHTING PLAN**



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