

Planning Department June 19, 2019

APPLICANT: Timothy Moran
MTM Reality, LLC (owner)

DEVELOPER: Same

PROJECT: Halligan Tavern

LOCATION: Parcel ID 29195, 32 West Broadway

PURPOSE: The purpose of this plan is for the addition of a 400 sf outdoor patio adjacent to the main entrance on Central Street where the grassy area is located at the corner of Central Street and West Broadway. The property is located in the Traditional Business Overlay District in the Central Business District.

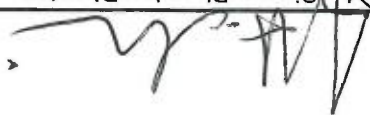
TOWN DEPARTMENT SIGNATURES: All town departments have reviewed and signed the plan.

WAIVERS: None Requested.

STATE PERMITS: NA.

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

BY:



George H. Storas, Planning Director

Staff Report

Derry, New Hampshire



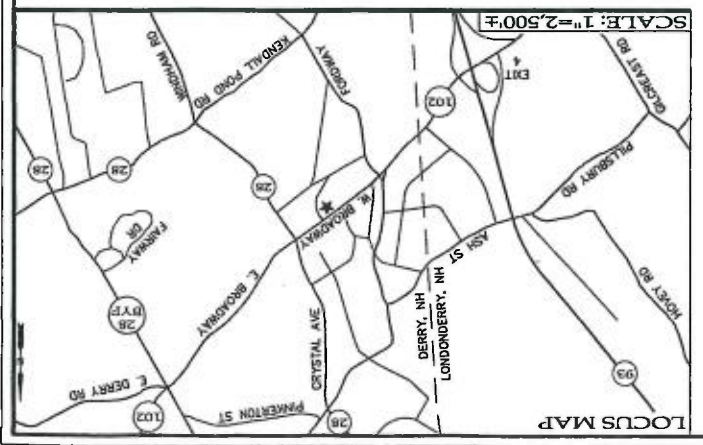
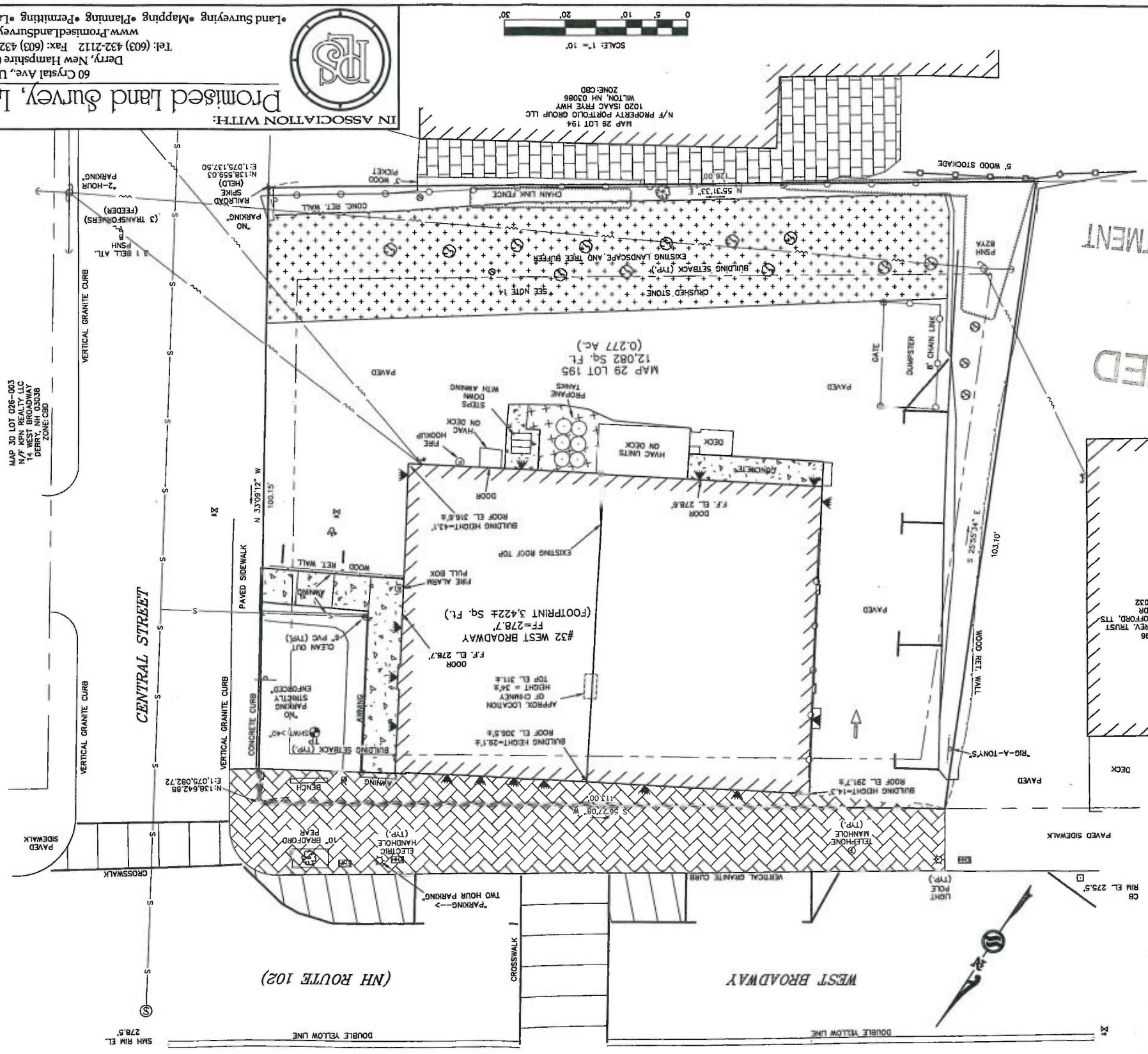
The Halligan Tavern
Representative photo of wrought iron safety rail for the patio.
Actual safety rail to have similar look.

DEPARTMENT HEAD SIGNATURE BLOCK:

POLICE: *[Signature]* DATE: 5-24-17
 FIRE: *[Signature]* DATE: 5-24-17
 PUBLIC WORKS: *[Signature]* DATE: 5-24-17
 CODE ENFORCEMENT: *[Signature]* DATE: 5-24-17

LEGEND

□	CATCH BASIN
⊗	ELECTRIC HAND HOLE
⊙	SEWER MANHOLE
⊕	SHRUB
⊖	ELECTRIC METER
⊗	QUYRE
⊙	TREE - DECIDUOUS
⊖	TREE - CONIFEROUS
⊕	UTILITY POLE
⊖	WATER GATE
⊙	WATER SHUTOFF
⊗	PLANTER
⊕	IRON PIPE/REBAR
⊖	QUYRE
⊙	BRICK
⊖	BUILDING
⊕	CONCRETE
⊗	CRUSHED STONE
⊕	SOIL DATA
⊖	MAP 29 LOT 196 N/F USA W SPORFORD REV. TRUST USA M & STEPHEN C SPORFORD, TRS 55 WOOD HILL DR AUBURN, NH 03022 ZONE: CBD
⊕	TP #1 521/2019
⊖	ELEV. +158.98
⊕	10W 22 SANDY LOAM MOST MASSIVE, VERT. FRAGILE
⊖	0-16" 10W 56 GRAVELY LOAMY SAND, SANDY LOAM MOST MASSIVE, VERT. FRAGILE
⊕	24" MOIST, SINGLE LOOSE MASSIVE, LOOSE
⊖	ESWMT: <40"
⊕	OBS. WATER: NO
⊖	REFUSAL: NO
⊕	% STONES/BLOCKS: 00
⊖	REST. LAYER: NO
⊕	ROOTS: 6"



PLANS OF REFERENCE

- SITE PLAN - MAP 29 LOT 195 THE HALLIGAN TAVERN 22 WEST BROADWAY DERRY, NEW HAMPSHIRE; PREPARED BY: PROMISED LAND SURVEY, LLC; DATED: APRIL 25, 2017; SCALE: 1"=10'.
- PLAN OF WEST DERRY FIRE DISTRICT LAMP IN DERRY, N.H.; PREPARED BY: B.V. PEARSON; DATED: NOV. 1973; SCALE: 1"=10'; SEE ROCKINGHAM COUNTY REGISTER OF DEEDS (RCRD).
- PLAN OF ESSEMENT; PREPARED FOR: HOUSING AUTHORITY, DERRY, N.H.; PREPARED BY: RONALD R. BURD, INC.; DATED: JANUARY 30, 1984; SCALE: 1"=20'; SEE RCRD PLAN NO. D-12215.

NOTES

- THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS FOR TAX MAP 29 LOT 195, 32 WEST BROADWAY IN DERRY NEW HAMPSHIRE.
- THIS PLAN IS BASED ON FIELD EVIDENCE LAST OBSERVED IN APRIL OF 2017.
- NO WEIPLANDS WERE OBSERVED ON OR NEAR THE SITE WHILE CONDUCTING THE SURVEY FOR THIS PLAN.
- THIS PARCEL OF LAND MAP 29 LOT 195 DOES NOT USE IN A 100-YEAR FLOOD PLAIN AS HAVING AN EFFECTIVE DATE OF MAY 17, 2008.
- THIS PARCEL IS LOCATED WITHIN THE CENTRAL BUSINESS ZONING DISTRICT AND IS ALSO LOCATED WITHIN THE TRADITIONAL BUSINESS OVERLAY DISTRICT, AND IS SUBJECT TO APPLICABLE ZONING REGULATIONS.
- THE EXISTING SIGNAGE IS MOUNTED UPON THE BUILDING.
- AVAILABLE ON-STREET PARKING AND ADDITIONAL, UN-DELIMITED PARKING.
- CURRENT ESTIMATE OF SNOW STORAGE ON AND ALONG THE CRUSHED STONE AREA OFF THE SOUTHERLY PORTION OF PAVED AREA LARGER AMOUNTS OF SNOW ARE CURRENTLY REMOVED AND DISPOSED OF OFF SITE.
- CURRENT ESTIMATE OF SNOW STORAGE ON AND ALONG THE CRUSHED STONE AREA OFF THE SOUTHERLY PORTION OF PAVED AREA LARGER AMOUNTS OF SNOW ARE CURRENTLY REMOVED AND DISPOSED OF OFF SITE.

DATUM
 HORIZONTAL: NAD83
 VERTICAL: NAVD83

ZONING
 REFERENCE ZONING ORDINANCE DATED OCTOBER 10, 2016
 CENTRAL BUSINESS DISTRICT (CBD)
 TRADITIONAL BUSINESS OVERLAY DISTRICT (TBOO)

PARKING
 EXISTING OCCUPANCY, PER FIRE DEPARTMENT ASSEMBLY PERMIT
 FIRST FLOOR - RESTAURANT 170-63-61; 49 SEATS X 1 SPACE PER 2 SEATS = 24.5 = 25 SPACES
 TOTAL PARKING REQUIRED = 55 SPACES + EMPLOYEE SPACES

SFC ENGINEERING
 1 INDUSTRIAL DRIVE
 WINDHAM, NH 03087
 (603) 647-8700
 www.sfceng.com

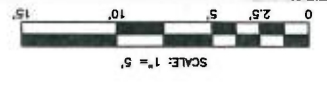
Prepared for:
 MTM Realty, LLC
 32 West Broadway
 Derry, NH 03038

Approval:
 Derry Planning Board

Scale: 1" = 10'
 Date: 5/23/2019
 Sheet 1 of 3

60 Crystal Ave, Unit A
 Derry, New Hampshire 03038
 Tel: (603) 432-2112 Fax: (603) 432-8800
 www.PromisedLandSurvey.com
 Land Surveying • Mapping • Planning • Permitting • Layout

WEST BROADWAY (NH ROUTE 102)



- NOTES**
1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE DEVELOPMENT OF AN OUTDOOR PATIO ON DERRY PROPERTY MAP 29 LOT 188 CONSISTING OF 0.277 AC.
 2. THE PROPOSED DEVELOPMENT FEATURES:
 - a. OUTDOOR PATIO CONSTRUCTED OF PERVIOUS PAVERS.
 - b. SMALL BLOCK RETAINING WALL AROUND 3 SIDES OF THE PATIO.
 - c. SAFETY RAIL ON THE RETAINING WALL.
 - d. REMOVAL OF CONCRETE CURB ALONG EAST SIDE OF THE PATIO.
 - e. RECONSTRUCTION OF A 5' WIDE PAVED SIDEWALK.
 - f. RAISING OF SEWER CLEANOUT WITHIN NEW CAST IRON FRAME.
 3. IMPERVIOUS LOT AREA:
 - EXISTING = 4,661 SF (71.6% OF LOT)
 - PROPOSED RETAINING WALL = 40 SF
 - TOTAL PROPOSED IMPERVIOUS = 4,711 SF (72.1% OF LOT)
 - THE 400 SF PERVIOUS PAVED PATIO AND RETAINING WALL REPLACES A GRASS LAWN OF SAME SIZE.
 4. TOTAL DISTURBED AREA: 665 SF (INCLUDES 145 SF OF SIDEWALK RECONSTRUCTION)
 - 5. PARKING: THE PATIO ADDS 27 PEOPLE ON A SEASONAL BASIS
 - PER LODG B.L. RESTAURANTS: 27 PEOPLE X 1 SPACE PER 3 SEATS = 9 SPACES
 - EXISTING PARKING REQUIRED (SEE EXISTING CONDITIONS PLAN) = 55 SPACES
 - TOTAL REQUIRED SPACES = 64 SPACES
 - PARKING IS PROVIDED ON SITE FOR 5 VEHICLES, WITH ADDITIONAL PARKING PROVIDED BY PUBLIC OFFSITE FACILITIES AS ALLOWED WITHIN THE CENTRAL BUSINESS DISTRICT (CBD) AND THE TRADITIONAL BUSINESS OVERLAY DISTRICT (TBOO).
 5. THE LOT IS SERVICED BY MUNICIPAL WATER AND MUNICIPAL SANITARY SEWER.
 7. SNOW STORAGE: CURRENT SNOW STORAGE ON AND AROUND THE CRUSHED STONE AREA OFF THE SOUTHERLY PORTION OF PAVED AREA. LARGER AMOUNTS OF SNOW ARE CURRENTLY REMOVED AND DISPOSED OF OFF SITE.
 8. LIGHTING: THE BUILDING HAS EXISTING EXTERIOR LIGHTING. NO NEW LIGHTING IS PROPOSED.
 9. LANDSCAPING: NO CHANGES TO LANDSCAPING ARE PROPOSED WITH THIS APPLICATION.
 10. RESTAURANT HOURS: CURRENT HOURS OF OPERATION ARE 11AM TO 11PM. THERE ARE NO CHANGES TO THE HOURS OF OPERATION PROPOSED WITH THIS APPLICATION.
 11. SIGN: THE BUSINESS HAS NO RESTAURANT SIGNAGE. EXISTING SIGNAGE IS MOUNTED ON THE BUILDING FACE ON WEST BROADWAY SIDE. NO CHANGES OR UPDATES TO THE EXISTING SIGNAGE IS PROPOSED WITH THIS APPLICATION.
 12. ALL WORK SHALL CONFORM TO TOWN OF DERRY STANDARDS.
 13. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT THE COMPLETE SET OF PLANS AS SOME ITEMS ARE NOT SHOWN ON ALL SHEETS.
 14. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF CONDITIONS ARE FOUND THAT DO NOT MATCH WHAT IS SHOWN ON THESE PLANS.
 15. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING APPROPRIATE EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION IN ACCORDANCE WITH NHDES AND US EPA BEST MANAGEMENT PRACTICES.
 16. SFC ENGINEERING PARTNERSHIP, INC. DOES NOT WARRANT THE LOCATION OR ELEVATION OF THE EXISTING UTILITIES OR THAT ALL ARE SHOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE DIG SAFE (1-800-394-7232) AT LEAST 72 HOURS PRIOR TO CONSTRUCTION IN ACCORDANCE WITH STATE LAW.
- DEPARTMENT HEAD SIGNATURE BLOCK:**
- | POLICE | DATE |
|--------|------|
| | |
- | FIRE | DATE |
|------|------|
| | |
- | PUBLIC WORKS | DATE |
|--------------|------|
| | |
- | CODE ENFORCEMENT | DATE |
|------------------|------|
| | |

SFC ENGINEERING
 1 INDUSTRIAL DRIVE
 WINDHAM, NH 03067
 (603) 647-6700
 www.sfceng.com

Assessors Map 29 Lot 195
 Derry, NH
 32 West Broadway
 The Halligan Tavern
 Site Development Plan

Prepared for:
 MTM Realty, LLC
 32 West Broadway
 Derry, NH 03038

Derry Planning Board
 Approval

Scale: 1" = 5'
 Date: 5/23/2019
 Sheet 2 of 3

Zoning Classification: Central Business District (CBD)

Professional Engineer
 State of New Hampshire
 Daniel M. Flores
 No. 15761

No.	Revision	Date

Drawn by: JRB
 Checked by: JRB