

**Planning Department April 17, 2019**

APPLICANT: High Meadows, LLC

DEVELOPER: Deni & Frederick Oven

PROJECT: NA

LOCATION: Parcel ID 29046, 46 High Street

PURPOSE: The purpose of this plan is for a 3-lot subdivision plan located in the Medium-High Density Residential II District. Three single-family homes are being proposed.

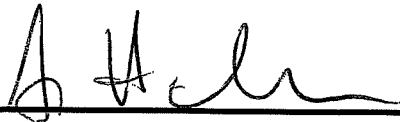
TOWN DEPARTMENT SIGNATURES: Applicant has obtained signatures from both the Fire and Code Enforcement departments. Additional staff review is ongoing for Public Works and Police.

WAIVERS: See letter dated December 14, 2018, from Bailey Engineering  
LDCR-Section 170-24 A.12-High Intensity Soil Survey  
LDCR-Section 170-24 A.13-Wetlands Mapping  
LDCR-Section 170-25 A.5-Driveway access through frontage.

STATE PERMITS: Water & Sewer permits.

RECOMMENDATION: Staff would recommend that the Planning Board schedule a site walk and continue the application to the May 15, 2019 Planning Board meeting.

BY:





**SURVEY DATUM**  
 THIS SURVEY IS ORIENTED TO N.H. STATE PLANE GRID NORTH AS DETERMINED BY UTILIZING LEICA ZENO G6004 DUAL FREQUENCY GLOBAL POSITIONING SATELLITE (GPS) RECEIVERS, RTK METHODS. OBSERVATIONS WERE TAKEN ON JULY 12, 2018. VERTICAL DATUM IS NAVD 88 (GEOID 09). ALL COORDINATES, BEARINGS, AND DISTANCES HAVE BEEN PROJECTED TO THE NH STATE PLANE GRID USING A HORIZONTAL SCALE FACTOR OF 0.99997584.

- PLAN REFERENCES**
- SUBDIVISION PLAT OF TAX LOTS 29-45 IN DERRY, NH, AS PREPARED BY B.V. PEARSON ASSOCIATES, DATED 12/26/1978 AND RECORDED AS R.C.R.D. PLAN D-9048
  - SITE PLAN FOR TAX LOT 29-52, EVERETT ST. DERRY NH, AS PREPARED BY THIS OFFICE, DATED 02/08/1985 AND ON RECORD AT THE TOWN OF DERRY.
  - BOUNDARY LINE AGREEMENT PLAN, PREPARED FOR DOLORES GILE, JOSEPH E. RIOUX JR., ROLAND RIOUX, MARIE POLLOCK, RAYMOND RIOUX, AND NELSON THIBAUT AND ANDREW PETISSE & SHANNON PETISSE, AS PREPARED BY BEDFORD DESIGN CONSULTANTS, DATED 11/06/2014, AND RECORDED AS R.C.R.D. PLAN D-38688.
  - LOT LINE ADJUSTMENT PLAN, PREPARED FOR DOLORES GILE, JOSEPH E. RIOUX JR., ROLAND RIOUX, MARIE POLLOCK, RAYMOND RIOUX, AND NELSON THIBAUT, AS PREPARED BY BEDFORD DESIGN CONSULTANTS, DATED 03/24/2015 AND RECORDED AS R.C.R.D. PLAN D-39213.

**DRIVEWAY EASEMENT "A" LINE TABLE**

ID	Length	Bearing/Delta	Radius
L1	16.19	S82° 40' 54.53"E	
L2	8.24	N44° 21' 58.26"E	
L3	45.36	N35° 25' 28.38"W	
L4	15.59	S85° 14' 51.62"W	
L5	8.98	N82° 40' 54.53"W	
L6	40.85	N35° 25' 28.38"W	

**DRIVEWAY EASEMENT "B" LINE TABLE**

ID	Length	Bearing/Delta	Radius
C1	11.22	42.87	15.00
C2	26.19	42.87	35.00
L4	15.59	S85° 14' 51.62"W	
L5	8.98	N82° 40' 54.53"W	
L7	38.04	N35° 25' 28.38"W	
L9	14.97	N78° 17' 31.32"W	
L11	15.35	N78° 17' 31.32"W	
L13	52.09	N35° 25' 28.38"W	

**DEPARTMENTAL REVIEW:**

THIS PLAN REVIEWED BY:  
 PUBLIC WORKS DIRECTOR \_\_\_\_\_  
 CODE ENFORCEMENT OFFICER \_\_\_\_\_  
 FIRE DEPARTMENT \_\_\_\_\_  
 CONSERVATION COMMISSION CHAIR \_\_\_\_\_  
 POLICE DEPARTMENT \_\_\_\_\_

- GENERAL NOTES:**
- THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED SUBDIVISION OF LAND, SPECIFICALLY TAX MAP 29 LOT 46 INTO 3 INDIVIDUAL LOTS, TO BE SERVICED BY MUNICIPAL SEWER AND WATER.
  - THE LOT IS LOCATED IN THE MHDR2 "MEDIUM HIGH DENSITY RESIDENTIAL - II"
  - DIMENSIONAL CONTROLS:
    - MINIMUM LOT AREA = 10,000 S.F.
    - MINIMUM LOT FRONTAGE = 100 FT.
    - FRONT YARD SETBACK = 35 FT.
    - SIDE/REAR YARD SETBACK = 15 FT.
    - WETLAND SETBACK = 50 FT.
    - MINIMUM DRIVEWAY DISTANCE TO STREET INTERSECTION: 75 FT.
  - DESIGN SPEED USED FOR SIGHT DISTANCE CERTIFICATION: 30 MPH.

**PLAN CERTIFICATIONS**

I HEREBY CERTIFY THAT THIS SURVEY AND SURVEY PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.

I HEREBY CERTIFY THAT THIS PLAN IS A TRUE AND ACCURATE REPRESENTATION OF A THEODOLITE / EDM SURVEY PERFORMED ON THE GROUND AND UNDER MY DIRECT SUPERVISION DURING JULY 2018, AND THAT THE ADJUSTED ERROR OF CLOSURE IS NOT GREATER THAN 1 PART IN 15,000. EVERY REASONABLE EFFORT HAS BEEN MADE TO PROPERLY ESTABLISH THE BOUNDARIES OF THE SUBJECT TRACT. THIS CERTIFICATION DOES NOT INCLUDE ANY GUARANTEE OF TITLE.

THIS SUBDIVISION PLAN CONTAINS A TOTAL OF SHEETS. SHEETS THROUGH ARE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. THE REMAINING SHEETS ARE ON FILE AT THE TOWN OF DERRY PLANNING DEPT., WHICH IN ITS ENTIRETY, CONSTITUTE THE SUBDIVISION PLAN AS APPROVED BY THE PLANNING BOARD.

**SIGHT DISTANCE CERTIFICATION:**

I HEREBY CERTIFY THAT STOPPING SIGHT DISTANCES AS RECOMMENDED BY THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) AS SET FORTH IN "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS - 1990" AND AS REQUIRED IN THE TOWN OF DERRY LAND DEVELOPMENT CONTROL REGULATIONS SEC. 170-26.D CAN BE ACHIEVED AT ALL DRIVEWAY INTERSECTIONS AS SHOWN ON THIS PLAN.

*Craig T. Bailey* DATE: 04/15/2019

DATE	REVISION	INITIALS
10/26/2018	UPDATES AS PER TRC	CTB
12/13/2018	UPDATES AS PER TRC 1.5	CTB
01/11/2019	REVISE AS PER DPW	CTB
03/06/2019	REVISE PER VHB	CTB
04/15/2019	FINAL REVIEW VHB	CTB

DATE 4/15/2019 JOB No. 3172  
 DRAWN BY: CTB

SCALE: 1" = 30'

**TAX MAP 29 LOT 46 SUBDIVISION PLAN**

LAND OF HIGH MEADOWS, LLC  
 LAND LOCATED AT 46 HIGH STREET, DERRY NH

PROPERTY OWNER: HIGH MEADOWS, LLC DEED: BK. 5779 PG. 1640  
 83 KENDALL POND RD. WINDHAM, NH 03087

DATE OF PLAN: April 2019

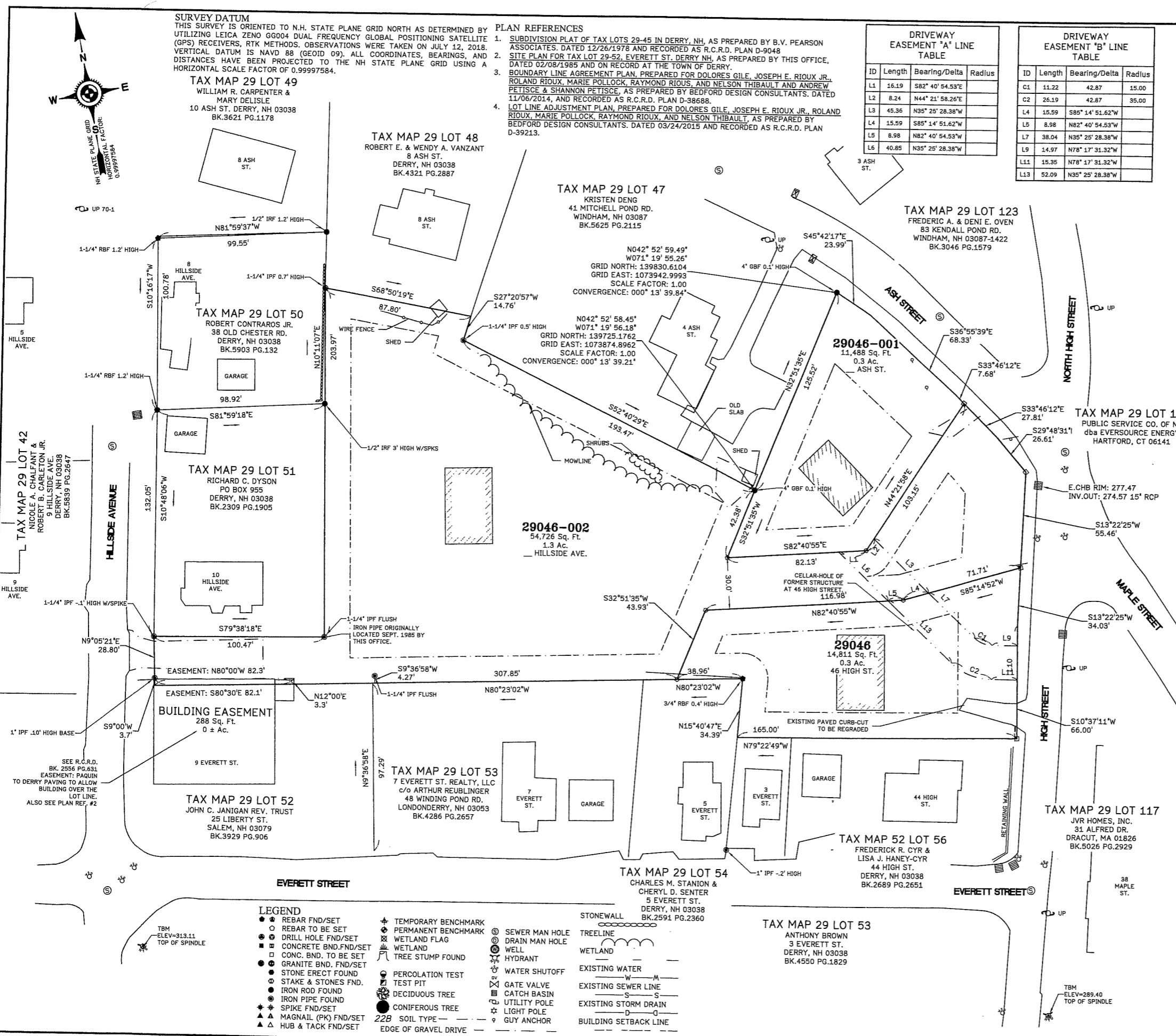
**BRYAN L. BAILEY ASSOCIATES, INC.**

**TURNING POINT**  
 LAND SURVEYORS & LAND PLANNERS

217 Cotton Hill Road  
 Gilford, NH 03249  
 Ph 528-3734  
 www.bailey-associates.com

**APPROVED BY THE TOWN OF DERRY PLANNING BOARD:**

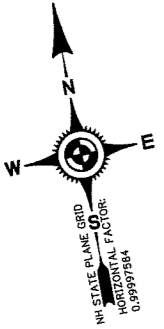
CHAIRMAN; \_\_\_\_\_  
 SECRETARY; \_\_\_\_\_  
 DATE; \_\_\_\_\_



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 BRYAN L. BAILEY ASSOCIATES, INC.

- LEGEND**
- REBAR FND/SET
  - REBAR TO BE SET
  - DRILL HOLE FND/SET
  - CONCRETE BND.FND/SET
  - CONC. BND. TO BE SET
  - GRANITE BND. FND/SET
  - STAKE & STONES FND.
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  - BUILDING SETBACK LINE

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**TAX MAP 29 LOT 49**  
 WILLIAM R. CARPENTER &  
 MARY DELISLE  
 10 ASH ST. DERRY, NH 03038  
 BK.3621 PG.1178

**TAX MAP 29 LOT 48**  
 ROBERT E. & WENDY A. VANZANT  
 8 ASH ST.  
 DERRY, NH 03038  
 BK.4321 PG.2887

**TAX MAP 29 LOT 47**  
 KRISTEN DENG  
 41 MITCHELL POND RD.  
 WINDHAM, NH 03087  
 BK.5625 PG.2115

**TAX MAP 29 LOT 123**  
 FREDERIC A. & DENI E. OVEN  
 83 KENDALL POND RD.  
 WINDHAM, NH 03087-1422  
 BK.3046 PG.1579

**TAX MAP 29 LOT 50**  
 ROBERT CONTRAROS JR.  
 38 OLD CHESTER RD.  
 DERRY, NH 03038  
 BK.5903 PG.132

**TAX MAP 29 LOT 47**  
 KRISTEN DENG  
 41 MITCHELL POND RD.  
 WINDHAM, NH 03087  
 BK.5625 PG.2115

**TAX MAP 29 LOT 127**  
 PUBLIC SERVICE CO. OF NH  
 dba EVERSOURCE ENERGY  
 HARTFORD, CT 06141

**TAX MAP 29 LOT 51**  
 RICHARD C. DYSON  
 PO BOX 955  
 DERRY, NH 03038  
 BK.2309 PG.1905

**29046-002**  
 54,726 Sq. Ft.  
 1.3 Ac.  
 HILLSIDE AVE.

**TAX MAP 29 LOT 42**  
 NICOLE A. CHALFANT &  
 ROBERT B. CARLETON JR.  
 9 HILLSIDE AVE.  
 DERRY, NH 03038  
 BK.5839 PG.2647

**BUILDING EASEMENT**  
 288 Sq. Ft.  
 0 ± Ac.  
 9 EVERETT ST.

**TAX MAP 29 LOT 52**  
 JOHN C. JANIGAN REV. TRUST  
 25 LIBERTY ST.  
 SALEM, NH 03079  
 BK.3929 PG.906

**TAX MAP 29 LOT 53**  
 7 EVERETT ST. REALTY, LLC  
 c/o ARTHUR REUBLINGER  
 48 WINDING POND RD.  
 LONDONDERRY, NH 03053  
 BK.4266 PG.2657

**TAX MAP 29 LOT 54**  
 CHARLES M. STANION &  
 CHERYL D. SENTER  
 5 EVERETT ST.  
 DERRY, NH 03038  
 BK.2591 PG.2360

**TAX MAP 29 LOT 53**  
 ANTHONY BROWN  
 3 EVERETT ST.  
 DERRY, NH 03038  
 BK.4550 PG.1829

**TAX MAP 52 LOT 56**  
 FREDERICK R. CYR &  
 LISA J. HANEY-CYR  
 44 HIGH ST.  
 DERRY, NH 03038  
 BK.2689 PG.2651

**TAX MAP 29 LOT 117**  
 JVR HOMES, INC.  
 31 ALFRED DR.  
 DRACUT, MA 01826  
 BK.5026 PG.2929

**DEPARTMENTAL REVIEW:**

THIS PLAN REVIEWED BY:  
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 CODE ENFORCEMENT OFFICER \_\_\_\_\_  
 FIRE DEPARTMENT \_\_\_\_\_  
 CONSERVATION COMMISSION CHAIR \_\_\_\_\_  
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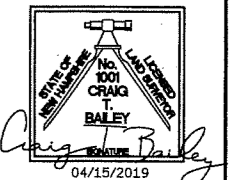
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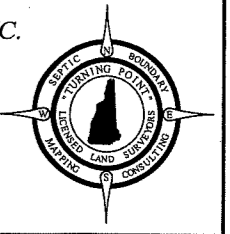
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 SECRETARY; \_\_\_\_\_  
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