

Planning Department, September 21, 2022

APPLICANT: Hornes Pond Real Estate Group, LLC

DEVELOPER: Grant Benson (Owner)

PROJECT: NA

LOCATION: Parcel ID 29151, 35 Maple Street

PURPOSE: The purpose of this plan is to redevelopment the site to accommodate an 11,600 sq. ft. vehicle storage warehouse and a 1,015 sq. ft. building addition to the existing auto body shop. A variance was granted by the ZBA on April 7, 2022, to allow for the construction of a new commercial building which will be located less than 75 feet from a wetland greater than 1 acre in size and more than 8 feet from the front property line at 35 Maple Street. The property is located in the Central Business District. The new building replaces a previous building located on the site that had been destroyed by a fire several years ago.

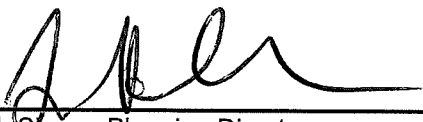
TOWN DEPARTMENT SIGNATURES: All town departments have reviewed and signed the plan.

WAIVERS: See letter dated September 1, 2022, from KNA Associates, Inc. LDCR-Section 170-64(B)(2)-to allow a reduced number of deciduous or ornamental tree.

STATE PERMITS: NA

RECOMMENDATION: Staff would recommend approval of both the LDCR waiver request and site plan application.

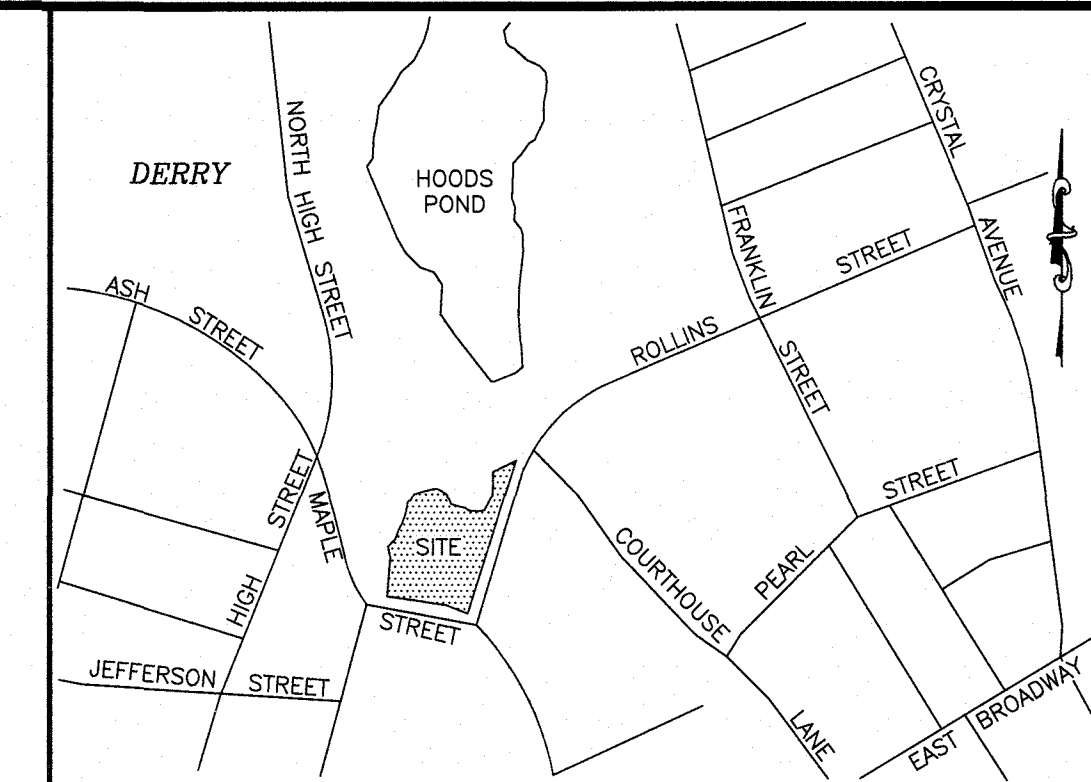
BY:



George H. Goras, Planning Director

LEGEND

- IP-F IRON PIN FOUND
- DH-F DRILL HOLE FOUND
- UTILITY POLE
- ☆ SIGN
- ☆ LIGHT POLE
- ⊕ WATER VALVE
- ⊕ HYDRANT
- ⊕ SEWER MANHOLE
- ⊕ DRAINAGE MANHOLE
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- RETAINING WALL
- VGC VERTICAL GRANITE CURB
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- EOP EDGE OF PAVEMENT
- EOG EDGE OF GRAVEL
- SETBACK
- PROPOSED EDGE OF PAVEMENT
- PROPOSED BITUMINOUS CURB
- PROPOSED RETAINING WALL



LOCUS MAP
SCALE: 1"=500'

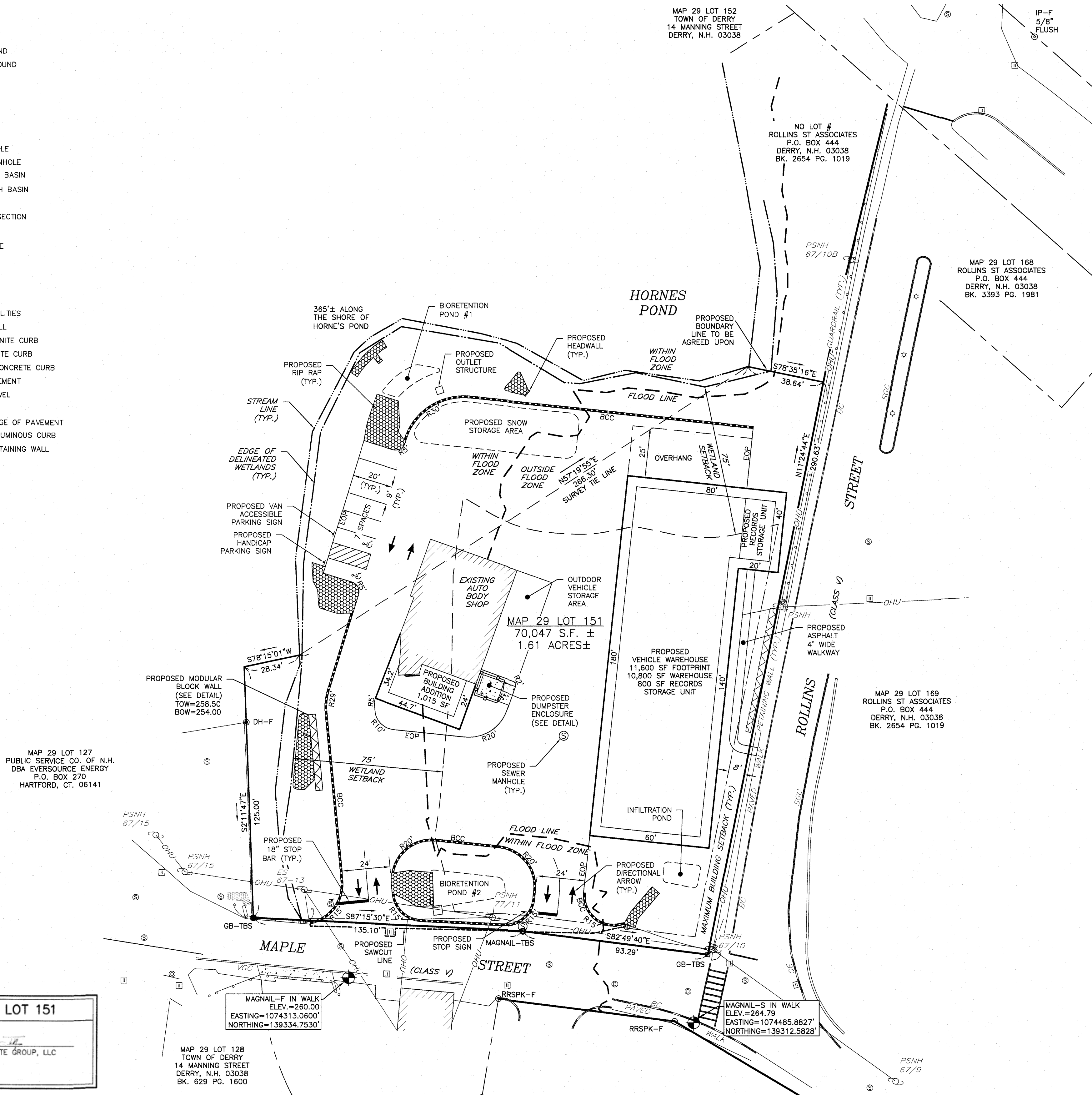


NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE RECONFIGURATION OF THE SITE TO ACCOMMODATE AN 11,600 SQUARE FOOT VEHICLE STORAGE WAREHOUSE AND A PROPOSED 1,015 SQUARE FOOT BUILDING ADDITION ON THE EXISTING AUTO BODY SHOP ON MAP 29 LOT 151 AND NO OTHER PURPOSE.
2. EXISTING AREA OF PARCEL = 70,047± S.F. OR 1.61± ACRES.
3. OWNER OF RECORD: HORNES POND REAL ESTATE GROUP, LLC
36 GOLDEN GATE DRIVE
HOOKSETT, N.H. 03106
BK. 5613 PG. 2555
4. THE SUBJECT PARCEL IS LOCATED ENTIRELY WITHIN CENTRAL BUSINESS ZONING DISTRICT (CBD).
5. DIMENSIONAL REQUIREMENTS ARE AS FOLLOWS:

BUILDING SETBACKS	REQUIRED:	PROPOSED:
FRONT	8 FT. (MAXIMUM)	3.4 FT.
SIDE	5 FT.	41.3± FT.
REAR	10 FT.	25.6± FT.
MAXIMUM BUILDING HEIGHT	<350 FT/ ABOVE SEA LEVEL	28.0 FT. ABOVE SEA LEVEL
6. TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN HEREON ARE BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE IN JULY OF 2021.
7. HORIZONTAL DATUM IS NAD83, VERTICAL DATUM IS NGVD29 BASED ON GPS SURVEY METHODS POST PROCESSED THROUGH NOAA-OPUS. NORTH ORIENTATION IS NAD83.
8. EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) FOR THE TOWN OF DERRY, NEW HAMPSHIRE, ROCKINGHAM COUNTY, COMMUNITY PANEL NUMBER 3301500339E PANEL NUMBER 339 OF 681. EFFECTIVE DATE: MAY 17, 2005 INDICATES THAT PORTIONS OF THE SUBJECT PARCEL ARE LOCATED WITHIN FLOOD ZONE AE WITH BASE FLOOD ELEVATION OF 262'. REFERENCE VERTICAL DATUM NGVD 29.
9. THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF THE UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR OR OWNER SHALL CONTACT DIG-SAFE AT 811.
10. EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED HEREON ARE THOSE FOUND DURING RESEARCH AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER EASEMENTS, RIGHTS AND RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PREMISES MAY DETERMINE.
11. PARKING REQUIREMENTS:

WAREHOUSE:	1 SPACE PER 1,200 SF OF GROSS FLOOR AREA
SERVICE ESTABLISHMENT:	11,600 SF/1,200 SF = 9.7 OR 10 SPACES REQUIRED
	1 SPACE PER 250 SF OF GROSS FLOOR AREA
	4,230 SF/250 SF = 16.9 OR 17 SPACES REQUIRED
	10 SPACES + 17 SPACES = 27 SPACES REQUIRED
PROPOSED PARKING:	7 SPACES FOR AUTO BODY SHOP (INCLUDING 2 HC SPACES)
	20 SPACES WITHIN STORAGE BUILDING
	7 SPACES + 20 SPACES = 27 SPACES PROVIDED
12. THE FOLLOWING WAIVERS ARE REQUESTED OF THE PLANNING BOARD:
 - LDCR 170-64(B)(1) (STREET TREE STRIP)
 - LDCR 170-64(B)(2) (TREES PER BUILDING PERIMETER)
 - SSDR 4-(B)(4)(d) (POST DEVELOPMENT RUNOFF VOLUME)
 - SSDR 4-(B)(1) (MAXIMUM EFFECTIVE IMPERVIOUS COVER)
13. THE FOLLOWING VARIANCES WERE GRANTED BY THE ZONING BOARD OF ADJUSTMENT AT THE APRIL 7, 2022 HEARING:
 - ZONING ORDINANCE ARTICLE VI, SECTION 165-33.C.4 AND ARTICLE III, SECTION 165-20.0 (TO ALLOW CONSTRUCTION OF AN INDUSTRIAL BUILDING WITHIN 75 FEET FROM HORNES POND AND MORE THAN 8 FEET FROM THE FRONT PROPERTY LINE)
14. THE AREA OF DISTURBANCE IS APPROXIMATELY 62,899 SF OR 69.8% OF TOTAL SITE AREA.
15. PLOWED SNOW FROM THE FACILITIES, DRIVEWAY, PARKING LOTS AND WALKWAYS SHALL BE STORED IN THE DESIGNATED AREAS SHOWN IN THIS PLAN SET. NO SNOW MAY BE PLOWED OR STORED ON THE ADJUTING PARCELS. WHEN THE SNOW STORAGE AREAS ARE AT CAPACITY SUBSEQUENT SNOW SHALL BE HAULED OFF-SITE AND DISPOSED OF IN AN ENVIRONMENTALLY SOUND FASHION AND IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS. FURTHERMORE, NO SALT OR CHEMICAL DE-ICERS ARE TO BE USED FOR WINTER MAINTENANCE, AND WINTER MAINTENANCE SHALL BE PERFORMED BY A GREEN SNO-PRO CERTIFIED (OR FUNCTIONAL EQUIVALENT CERTIFICATION) CONTRACTOR.
16. THE HOURS OF OPERATION FOR THE EXISTING AUTO BODY SHOP WILL BE FROM 8:00 AM TO 6:00 PM MONDAY THROUGH SATURDAY AND THE HOURS OF OPERATION FOR THE INDUSTRIAL BUILDING WILL BE FROM 6:00 AM TO 9:00 PM MONDAY THROUGH SATURDAY.
17. THE TOTAL NUMBER OF SHEETS IN THE COMPLETE PLAN SET IS 14 INCLUDING THE COVER SHEET. THE FULL SET OF PROJECT PLANS IS ON FILE AT THE DERRY PLANNING DEPARTMENT.



OWNER OF MAP 29 LOT 151

SIGNATURE: *Grant Bernier*
 HORNES POND REAL ESTATE GROUP, LLC
 DATE: 8/30/22

TOWN OF DERRY DEPARTMENT HEAD SIGNATURES

PUBLIC WORKS DIRECTOR: *Nile N* DATE: 8/13/22
 CODE ENFORCEMENT OFFICER: *Paul Meloy* DATE: 8/25/22
 FIRE DEPARTMENT: *Paul Meloy* DATE: 8/31/22
 POLICE DEPARTMENT: *Paul Meloy* DATE: 8/25/22
 CONSERVATION COMMISSION CHAIR: *James Dye* DATE: 8/10/22

TOWN OF DERRY PLANNING BOARD APPROVAL BLOCK

DATE OF APPROVAL: _____
 CERTIFIED BY CHAIRMAN: _____ DATE: _____
 SECRETARY: _____ DATE: _____

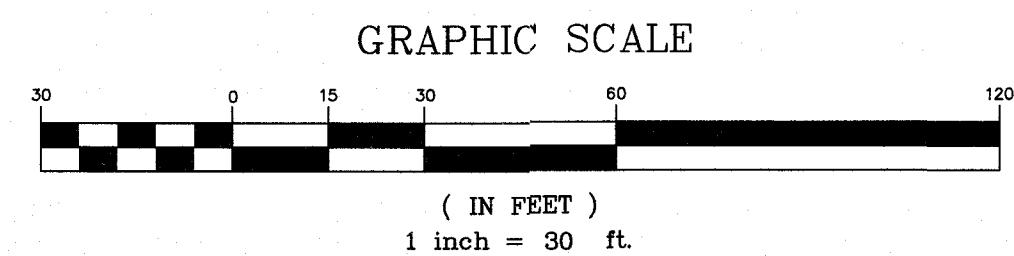
NON-RESIDENTIAL SITE PLAN
35 MAPLE STREET
 MAP 29 LOT 151
 35 MAPLE STREET
 DERRY, NEW HAMPSHIRE
 ROCKINGHAM COUNTY

OWNER/APPLICANT:
 HORNES POND REAL ESTATE GROUP, LLC
 36 GOLDEN GATE DRIVE
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KMA KEACH-NORDSTROM ASSOCIATES, INC.
 Civil Engineering Land Surveying Landscape Architecture
 10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

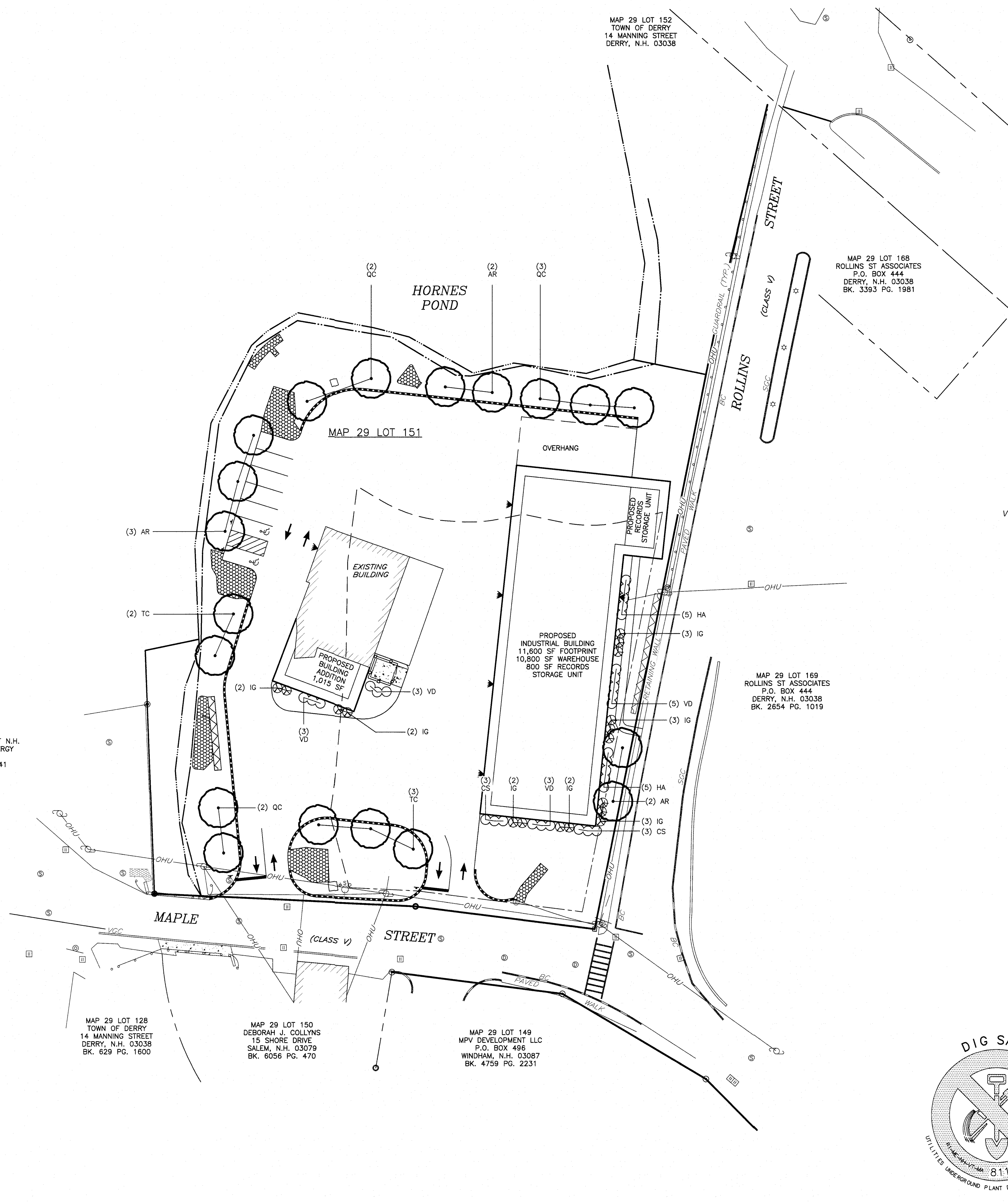
REVISIONS			
No.	DATE	DESCRIPTION	BY
1	8/16/22	REVISED PER TRC COMMENTS	PCM

DATE: JUNE 13, 2022 SCALE: 1" = 30'
 PROJECT NO: 21-0319-1 SHEET 3 OF 13



LEGEND

- ⊙ IP-F IRON PIN FOUND
- ⊙ DH-F DRILL HOLE FOUND
- ⊙ UTILITY POLE
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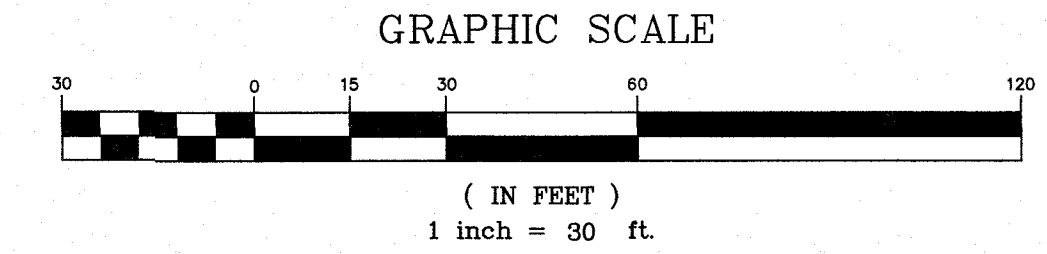


- LANDSCAPE NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED SITE LANDSCAPING WHICH PROVIDES CLIMATIC RELIEF AND AESTHETIC APPEAL.
 2. ALL PLANT MATERIALS USED SHALL BE NURSERY STOCK AND SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM DATE OF INSTALLATION. ANY MATERIAL WHICH DIES OR DOES NOT SHOWN HEALTHY APPEARANCE WITHIN THIS TIME SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE; WITH SAME WARRANTY REQUIREMENTS AS THE ORIGINAL. WARRANTIES TYPICALLY DO NOT COVER LOSS DUE TO INSECT INFESTATION OR MECHANICAL DAMAGE (I.E. SNOW STORAGE).
 3. IF THE SOIL CONDITIONS ARE EXTREMELY SANDY, ALL TREES SHALL HAVE A 6" LAYER OF COMPACTED TOPSOIL PLACED IN THE BASE OF THE PLANT PIT AS A MOISTURE RETENTION LAYER. THE PLANT PIT SIDEWALLS SHALL BE OVER EXCAVATED BY AN ADDITIONAL 12" BEYOND THE NORMAL OUTSIDE RADIUS OF THE HOLE. A TOPSOIL MIXTURE SHALL BE USED TO BACKFILL THE HOLE AS FOLLOWS: ORGANIC TOPSOIL, AMENDED WITH 10% WOOD ASH, 10% MANURE, 30% COMPOST AND A GRANULAR HYDROGEL TO ABSORB AND RETAIN WATER.
 4. PLANTING BEDS AND SAUCERS SHALL RECEIVE A FOUR INCH (4") MINIMUM THICKNESS OF PINE/HEMLOCK BARK MULCH OVER A 5 OZ. POLYPROPYLENE WEED CONTROL FABRIC.
 5. MINIMUM TOPSOIL DEPTH IN LAWN AREAS AND ALL OTHER DISTURBED AREAS SHALL BE 6".
 6. MULCH SHALL BE MINIMUM 3" THICKNESS CONSISTING OF 50% SHREDDED BARK AND 50% WOOD CHIPS, 3/4 TO 2 INCH IN SIZE, UNIFORMLY MIXED AND FREE OF ELM WOOD. MULCH TO BE PLACED UNIFORMLY OVER THE PLANTING BED ALLOWING NO WEED BARRIER TO BE SEEN.
 7. PAVEMENT AND ROAD BASE MATERIAL ENCOUNTERED IN ANY LAWN OR PLANTING BED SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR AND SUITABLE AMENDED SOIL INSTALLED AS SPECIFIED IN THE TURF ESTABLISHMENT SCHEDULE.
 8. THE APPLICANT OR THEIR SUCCESSORS SHALL BE RESPONSIBLE FOR THE REGULAR MAINTENANCE OF ALL PLANTING AND OTHER LANDSCAPE FEATURES. PLANT MATERIALS SHALL BE MAINTAINED ALIVE, HEALTHY AND FREE FROM PESTS AND DISEASE.
 9. ONLY LOW PHOSPHATE, SLOW RELEASE NITROGEN FERTILIZERS SHOULD BE USED.
 10. ALL LANDSCAPED AREAS SHALL BE IRRIGATED.

- LANDSCAPE CALCULATIONS:**
- STREET TREE STRIP:**
 TREES REQUIRED = 1 SHADE TREE / 50' OF STREET FRONTAGE
 450 LF OF FRONTAGE / 50 = 9 TREES REQUIRED
 TREES PROPOSED = 3 TREES PROVIDED
- BUILDING PERIMETER:**
 TREES REQUIRED = 1 DECIDUOUS OR ORNAMENTAL TREE / 30' OF BUILDING PERIMETER
 760 LF BUILDING PERIMETER / 30 = 25 TREES REQUIRED
 TREES PROPOSED = 16 PROVIDED (WAIVER REQUESTED)
- PARKING LOT LANDSCAPE:**
 SHRUBS REQUIRED = 1 DECIDUOUS OR EVERGREEN SHRUB / 2 REQUIRED PARKING SPACES
 27 SPACES / 2 = 13.5 = 14 SHRUBS REQUIRED
 SHRUBS PROPOSED = 47 SHRUBS PROVIDED

PLANTING SCHEDULE

Botanical Name/ Common Name	Size	Label	Quantity	Mature Height
Trees				
<i>Acer rubrum</i> 'October Glory' / October Glory Red Maple	2.5-3" CAL	AR	7	40-60'
<i>Quercus coccinea</i> / Scarlet Oak	2.5-3" CAL	QC	7	60'+
<i>Tilia cordata</i> 'Greenspire' / Greenspire Littleleaf Linden	2.5-3" CAL	TC	5	40-60'
Shrubs				
<i>Cornus sericea</i> 'Arctic Fire' / Arctic Fire Red-Osier Dogwood	18-24"	CS	6	5-6'
<i>Hydrangea arborescens</i> 'Incrediball' / Incrediball Smooth Hydrangea	18-24"	HA	10	4-5'
<i>Ilex glabra</i> 'Compacta' / Compact Inkberry	2-2.5' B&B	IG	17	5-6'
<i>Viburnum dentatum</i> 'Blue Muffin' / Blue Muffin Arrowwood Viburnum	18-24"	VD	14	6-8'



terrain
 planning & design llc

311 kast hill road
 hopkinton nh 03229
 603. 746. 3512
 terrainplanning.com

LANDSCAPE PLAN
35 MAPLE STREET
 MAP 29 LOT 151
 35 MAPLE STREET
 DERRY, NEW HAMPSHIRE
 ROCKINGHAM COUNTY

OWNER/APPLICANT:
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 36 GOLDEN GATE DRIVE
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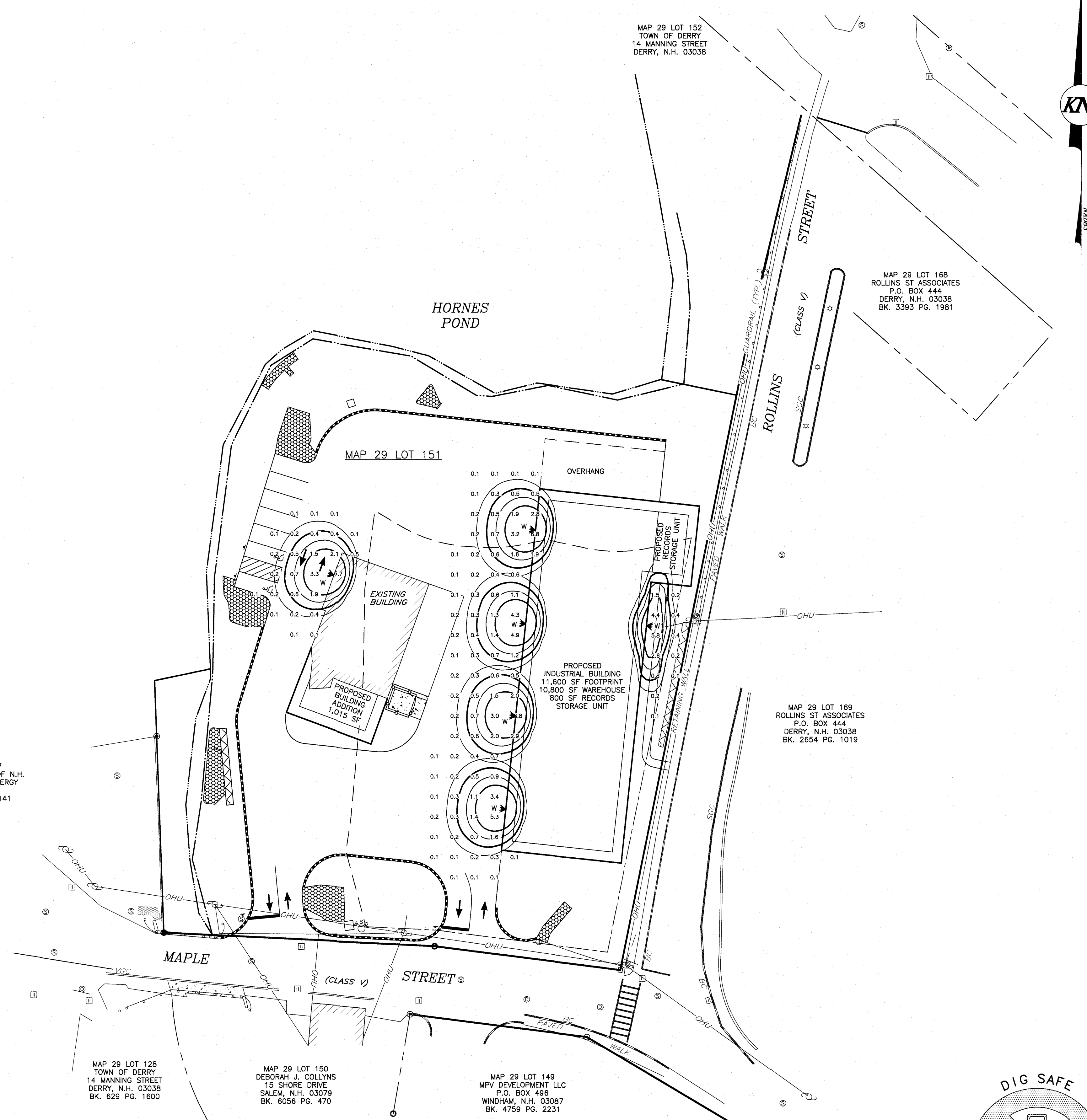


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DATE: JUNE 13, 2022 SCALE: 1" = 30'
 PROJECT NO: 21-0319-1 SHEET 7 OF 13

LEGEND

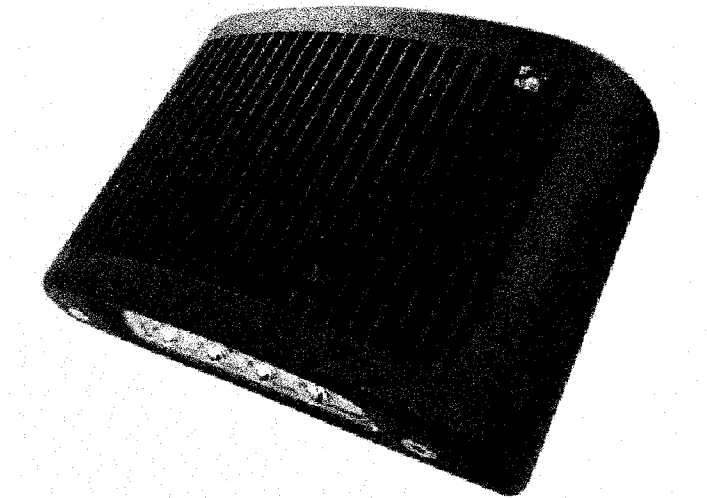
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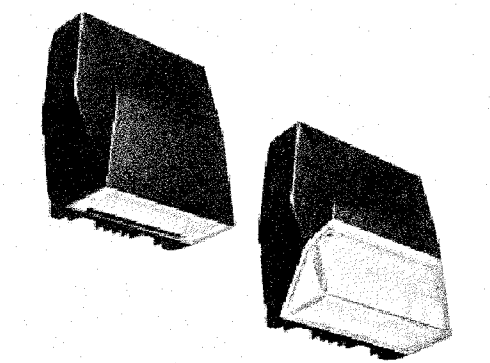
LIGHTING NOTES:

1. ALL LIGHTS/FIXTURES SHALL BE AS SPECIFIED.
2. ALL PROPOSED LIGHTS/FIXTURES ARE TO BE FULL CUTOFF.
3. FIXTURES SHALL BE MOUNTED AT HEIGHTS AS SPECIFIED IN TABLE.
4. PRIOR TO CONSTRUCTION, THE SITE CONTRACTOR SHALL COORDINATE WITH THE PROJECT ELECTRICIAN FOR THE EXACT LOCATION, LAYOUT, CONDUIT SIZE AND CIRCUITS ASSOCIATED WITH THE SITE LIGHTING.

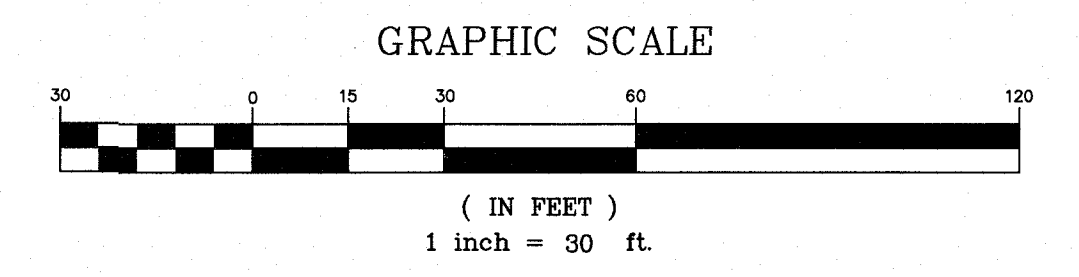
LUMINAIRE SCHEDULE				
SYMBOL	QTY	LABEL	ARRANGEMENT	DESCRIPTION
◀	1	W1	SINGLE	MERU-LED-AC-DB / WALL MTD 12' AFG
◀	5	W	SINGLE	AXCS2A / WALL MTD 12' AFG



MERU WALL PACK



LUMARK AXCENT WALL PACK



IN ASSOCIATION WITH:

P.O. BOX 4550
MANCHESTER, NH 03108
(603) 624-4827
FAX (603) 624-9764
SALES@CHARRONING.COM

LIGHTING PLAN
35 MAPLE STREET
 MAP 29 LOT 151
 35 MAPLE STREET
 DERRY, NEW HAMPSHIRE
 ROCKINGHAM COUNTY

OWNER/APPLICANT:
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MAP 29 LOT 127
PUBLIC SERVICE CO. OF N.H.
DBA EVERSOURCE ENERGY
P.O. BOX 270
HARTFORD, CT. 06141

MAP 29 LOT 128
TOWN OF DERRY
14 MANNING STREET
DERRY, N.H. 03038
BK. 629 PG. 1600

MAP 29 LOT 150
DEBORAH J. COLLINS
15 SHORE DRIVE
SALEM, N.H. 03079
BK. 6056 PG. 470

MAP 29 LOT 149
MPV DEVELOPMENT LLC
P.O. BOX 496
WINDHAM, N.H. 03087
BK. 4759 PG. 2231

MAP 29 LOT 169
ROLLINS ST ASSOCIATES
P.O. BOX 444
DERRY, N.H. 03038
BK. 2654 PG. 1019

MAP 29 LOT 168
ROLLINS ST ASSOCIATES
P.O. BOX 444
DERRY, N.H. 03038
BK. 3393 PG. 1981

MAP 29 LOT 152
TOWN OF DERRY
14 MANNING STREET
DERRY, N.H. 03038