

Planning Department, April 6, 2022

APPLICANT: Cheryl & Douglas Kimball
Russell Parolisi

DEVELOPER: NA

PROJECT: NA

LOCATION: Parcel ID 07048 & 07048-003, 288 Island Pond Road & 292 Island Pond Road.

PURPOSE: The purpose of this plan is for a lot line adjustment between the above referenced parcels. The parcels are located in the Low-Density Residential District.

TOWN DEPARTMENT SIGNATURES: NA

WAIVERS: See letter dated March 15, 2022, from Promised land Survey
LDCR-Section 170-24,A.11-topography
LDCR-Section 170-24,A.13-wetland mapping
LDCR-Section 170-25.B.-lot size calculations
LDCR-Section 170-25.C.-high intensity soil survey mapping

STATE PERMITS: NA

RECOMMENDATION: Staff would recommend approval of both the waiver requests and lot-line adjustment plan.

BY:



George H. Sioras, Planning Director

NOTES

- 1) THE PURPOSE OF THIS PLAN IS TO DEPICT A LOT LINE ADJUSTMENT BETWEEN MAP 7 LOT 48 (288 ISLAND POND ROAD) AND MAP 7 LOT 48-3 (292 ISLAND POND ROAD) IN DERRY, NEW HAMPSHIRE.
- 2) THIS PLAN IS BASED ON FIELD CONDITIONS AND RECORD EVIDENCE LAST OBSERVED IN OCTOBER OF 2021.
- 3) THESE PARCELS OF LAND (MAP 7 LOTS 48 & 48-3) DO NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS INTERPOLATED FROM THE FLOOD INSURANCE RATE MAP (FIRM) FOR ROCKINGHAM COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS) #3001500363E, HAVING AN EFFECTIVE DATE OF MAY 17, 2005.
- 4) THE SUBJECT LOTS ARE SERVICED BY PRIVATE, ONSITE SEPTICS AND WELLS.
- 5) THE BEARING SYSTEM OF THIS PLAN IS BASED ON NH STATE PLANE COORDINATE (NAD83/2011).
- 6) THIS PLAN IS INTENDED TO BE AT THE DEPICTED SCALE WHEN PLOTTED ON 22x34 (ANSI D) SIZE PAPER.
- 7) ALL DISTANCES, UNLESS OTHERWISE INDICATED, ARE US SURVEY FEET HORIZONTAL DISTANCES.
- 8) ALL ZONING INFORMATION SHALL BE VERIFIED PRIOR TO ANY BUILDING OR CONSTRUCTION ACTIVITY.

PLAN OF REFERENCE

- 1) "SUBDIVISION PLAN IN DERRY, NH."; PREPARED FOR: SAMUEL & PRISCILLA PARTEN; DATED: JUNE, 1984; SEE RCRD PLAN No. D-12630.

DEEDS OF REFERENCE

- 4189-1073 (#282 ISLAND POND RD)
- 6141-255 (#288 ISLAND POND RD)

DATUM

HORIZONTAL: NAD83-2011
VERTICAL: NAVD88 - GEOID18

VERTICAL AND HORIZONTAL DATA SHOWN ARE BASED ON GPS OBSERVATIONS BY PROMISED LAND SURVEY, LLC IN OCTOBER OF 2021 USING CARLSON BRX7 GPS. OBSERVATIONS WERE ADJUSTED USING A LEAST SQUARES ADJUSTMENT UTILIZING CORS STATIONS ZBW1 (NASHUA, NH), MASA (SAUSBURRY, MA), & NHUN (DURHAM, NH) AND WERE INSTRUMENT (LEICA TS16) VERIFIED AND INCORPORATED INTO THE CLOSED TRAVERSE, WHICH HAD A CLOSURE OF 1:88,831.

WAIVER REQUESTS

- WAIVERS FROM THE FOLLOWING LAND DEVELOPMENT CONTROL REGULATIONS (DATED: MAY 19, 2021) ARE REQUESTED AS PART OF THIS APPLICATION:
- ARTICLE V, SECTION 170-24, A. 11 - ENTIRE SITE TOPOGRAPHY.
 - ARTICLE V, SECTION 170-24, A.13 - WETLAND MAPPING.
 - ARTICLE V, SECTION 170-25, B. - MINIMUM LOT SIZE CALCULATIONS BY SOIL TYPE.
 - ARTICLE V, SECTION 170-25, C. - HIGH INTENSITY SOIL SURVEY MAPPING

ZONING

LDR (LOW DENSITY RESIDENTIAL) MINIMUM:
AREA: 3.00 ACRES (BY SOILS)
FRONTAGE: 200'
WIDTH: 200' AT FRONT 35' SETBACK

SETBACKS:
FRONT - 35'
SIDE - 15'
REAR - 15'
WETLANDS > 1 Ac. IN SIZE - 75'
WETLANDS < 1 Ac. IN SIZE - 30'

VARIANCE

THE ZONING BOARD OF ADJUSTMENTS VOTED TO APPROVE A VARIANCE TO ARTICLE VI SECTION 165-48.8.1 & 4 ON FEBRUARY 17, 2022, CASE 22-118. THIS VARIANCE ALLOWS FOR THE LOT LINE ADJUSTMENT, AS SHOWN, WITH MAP 7 LOT 48 BECOMING MORE NON-COMFORMING AND FOR THE EXISTING GARAGE ON MAP 7 LOT 48-3 TO REMAIN LESS THAN 15' FROM THE REAR BOUNDARY LINE.

LEGEND

- BOUND
- CATCH BASIN
- GUYWIRE
- EDGE OF PAVEMENT
- BUILDING SETBACK
- GRAVEL
- OVERHEAD ELECTRIC
- TREE LINE
- STONE WALL
- BUILDING
- CONCRETE
- UTILITY POLE
- IRON PIPE/REBAR
- WELL

NOTE:
SHEET 1 OF 1 SHALL BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS UPON APPROVAL BY THE DERRY PLANNING BOARD. THIS SHEET CONSTITUTES THE APPLICATION APPROVED BY THE DERRY PLANNING BOARD AND SHALL BE ON FILE AT THE DERRY PLANNING DEPARTMENT.

MAP 7 LOT 50-3
N/F KEVIN J. & LISA M. TORRE
277 ISLAND POND RD
DERRY, NH 03038
(394-8778)

MAP 7 LOT 50-2
N/F TERRY C. CHAPPELLO
AKA TERRY C. CHAPPELLO
277 ISLAND POND RD
DERRY, NH 03038
(4605-1988)

MAP 7 LOT 50-1
N/F JAMES SAURE
279 ISLAND POND RD
DERRY, NH 03038
(544-7076)

1" IRON PIPE (S)
0.8' HIGH, W/CAP
"PROMISED LAND SURVEY..."
N:137,042.75
E:1,101,226.83
Z:289.78

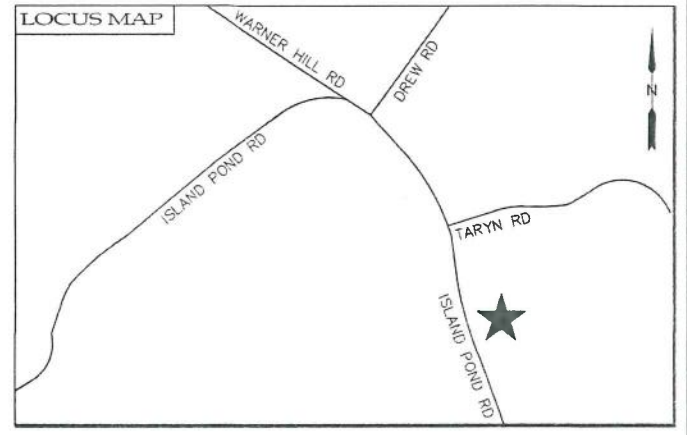
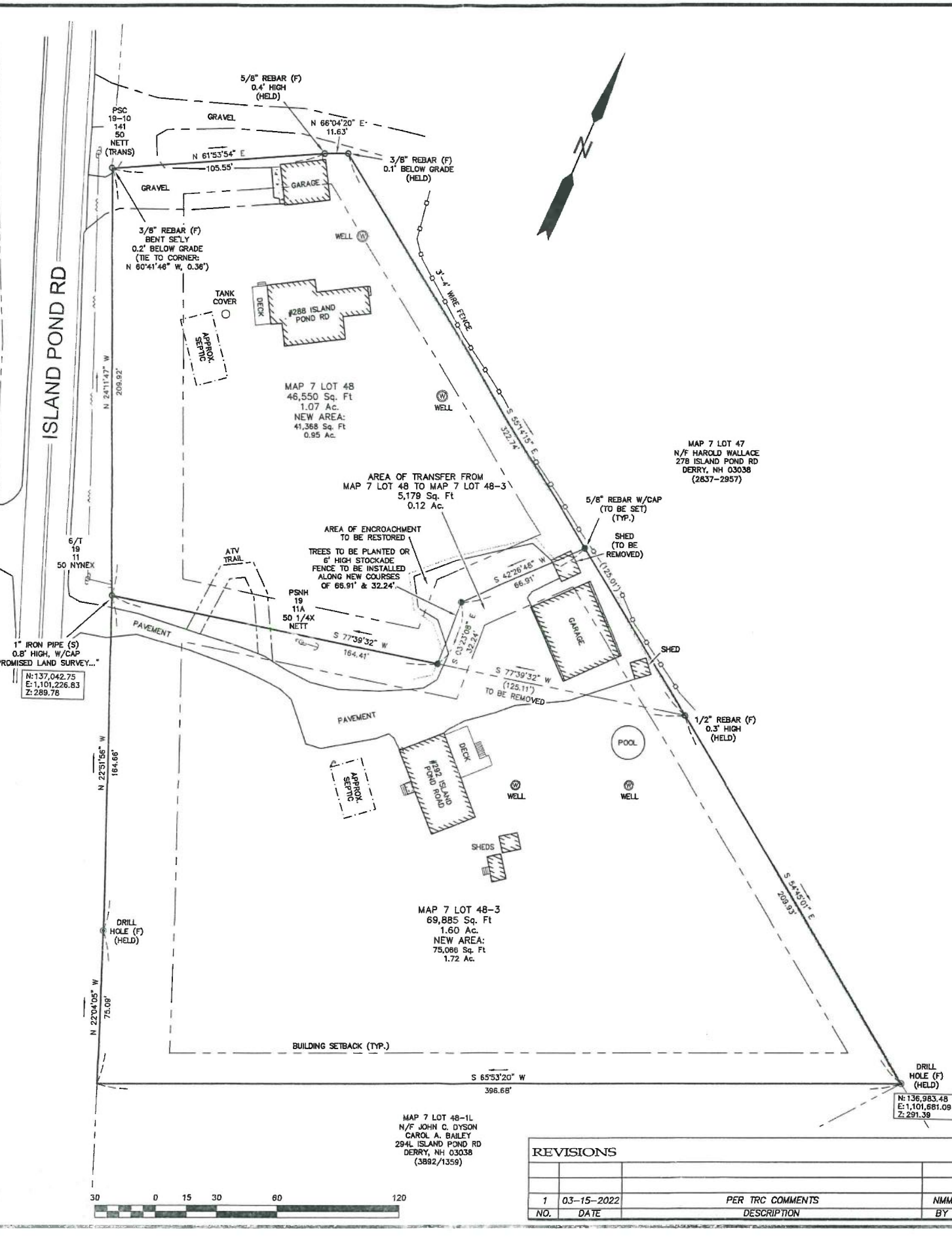
MAP 7 LOT 48-3
N/F JOHN C. DYSON
CAROL A. BAILEY
294L ISLAND POND RD
DERRY, NH 03038
(3892/1359)

MAP 7 LOT 47
N/F HAROLD WALLACE
278 ISLAND POND RD
DERRY, NH 03038
(2837-2957)

MAP 7 LOT 48
46,550 Sq. Ft.
1.07 Ac.
NEW AREA:
41,368 Sq. Ft.
0.95 Ac.

MAP 7 LOT 48-3
69,885 Sq. Ft.
1.60 Ac.
NEW AREA:
75,086 Sq. Ft.
1.72 Ac.

MAP 7 LOT 48-1L
N/F JOHN C. DYSON
CAROL A. BAILEY
294L ISLAND POND RD
DERRY, NH 03038
(3892/1359)



APPROVED BY THE TOWN OF DERRY PLANNING BOARD ON: _____
CERTIFIED BY: _____
CHAIRMAN _____ DATE _____
SECRETARY _____ DATE _____

LAND OWNERS OF RECORD
MAP 7 LOT 48
CHERYL & DOUGLAS KIMBALL
288 ISLAND POND RD
DERRY, NH 03038
ROCKINGHAM, COUNTY REGISTRY OF DEEDS BOOK 6141 / PAGE 0255
CHERYL KIMBALL _____ DATE _____
DOUGLAS KIMBALL _____ DATE _____
MAP 7 LOT 48-3
RUSSELL A. PAROLISI, JR
292 ISLAND POND RD
DERRY, NH 03038
ROCKINGHAM, COUNTY REGISTRY OF DEEDS BOOK 4189 / PAGE 1073
RUSSELL A. PAROLISI, JR _____ DATE _____

LAND SURVEYOR'S CERTIFICATION
I, TIMOTHY A. PELOQUIN, LLS, HEREBY CERTIFY THAT THIS LOT LINE ADJUSTMENT PLAT WAS PREPARED BY ME, AND/OR OTHERS UNDER MY DIRECT SUPERVISION AND THAT THE FIELD WORK PERFORMED IN THE PREPARATION OF THIS PLAT HAS A LINEAR ERROR OF CLOSURE NO GREATER THAN ONE FOOT IN TEN THOUSAND FEET AND HAS A MINIMUM LINEAR ERROR OF CLOSURE NO GREATER THAN ONE FOOT IN FIFTEEN THOUSAND FEET IN ACCORDANCE WITH SECTION 4.2. OF THE NHLSA ETHICS AND STANDARDS.
I FURTHER CERTIFY THAT I HAVE FILED A COPY OF THIS PLAT WITH THE TOWN OF DERRY, NH IN ACCORDANCE WITH RSA 676.18 IV.

TIMOTHY A. PELOQUIN, LLS _____ DATE _____

LOT LINE ADJUSTMENT PLAT
MAP 7 LOTS 48 & 48-3
288 & 292 ISLAND POND RD
DERRY, NEW HAMPSHIRE
DECEMBER 15, 2021
OWNERS OF RECORD:
CHERYL & DOUGLAS KIMBALL
288 ISLAND POND RD
DERRY, NH 03038
RUSSELL A. PAROLISI, JR
292 ISLAND POND RD
DERRY, NH 03038
SCALE: 1"=30' SHEET 1 OF 1

PREPARED BY:

Promised Land Survey, LLC
PO Box 447
Derry, New Hampshire 03038
Tel: (603) 432-2112
www.PromisedLandSurvey.com
Land Surveying • Mapping • Planning • Permitting • Layout

NO.	DATE	DESCRIPTION	BY
1	03-15-2022	PER TRC COMMENTS	NMM



N:CARLSON2021/3254/DWG/d3254s1.DWG