

**Planning Department, August 2, 2023**

APPLICANT: 22 Lenox Avenue, LLC

DEVELOPER: NA

PROJECT: NA

LOCATION: Parcel ID 32039, 20 Lenox Road  
Parcel ID 32040, 22L & 22R Lenox Road

PURPOSE: The purpose of this plan is for a lot line adjustment between the above referenced parcels.


TOWN DEPARTMENT SIGNATURES: NA

WAIVERS: See letter dated June 22, 2023, from Promised Land Survey, LLC.  
LDCR-Section 170-24 A.11-Topography  
Section 170-24 A. 12-High Intensity Soil Survey  
Section 170-24 A.18-Traffic Impact Statements

STATE PERMITS: NA

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

BY:



**NOTES**

- 1) THE PURPOSE OF THIS PLAT IS TO DENOTE THE LOT LINE ADJUSTMENT BETWEEN MAP 32 LOTS 38 AND 40, LOCATED AT 20-22 LENOX RD IN DERRY, NEW HAMPSHIRE.
- 2) THIS PLAN IS BASED ON FIELD EVIDENCE LAST OBSERVED IN JUNE OF 2023.
- 3) THESE PARCELS OF LAND (MAP 32 LOTS 38 AND 40) DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS INTERPOLATED FROM THE FLOOD INSURANCE RATE MAP (FIRM) FOR ROCKINGHAM COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS) #5030333E, DATING AN EFFECTIVE DATE OF MAY 17, 2005.
- 4) THE SUBJECT LOTS ARE SERVED BY MUNICIPAL WATER AND SEWER SERVICE.
- 5) THE BEARING SYSTEM OF THIS PLAN IS N 45°25'12" E, BASED ON ACTUAL GNS MEASUREMENTS MADE BY PROMISED LAND SURVEY, LLC USING CARLSON BROTHERS LINEAR ERROR OF CLOSURE FOR THE FIELD WORK PERFORMED WAS 1:56,460.
- 6) THIS PLAN IS INTENDED TO BE AT THE DESIGNATED SCALE WHEN PLOTTED ON 22X34 (ANSI D) SIZE PAPER.
- 7) ALL DISTANCES, UNLESS OTHERWISE INDICATED, ARE IN SURVEY FEET HORIZONTAL DISTANCES.
- 8) ALL ZONING INFORMATION SHALL BE OBTAINED PRIOR TO ANY BUILDING OR CONSTRUCTION ACTIVITY THAT DOES NOT FALL UNDER CURRENT PERMITTING.
- 9) NO WETLANDS WERE OBSERVED ON EITHER LOT. A WETLAND DELINEATION WAS NOT PERFORMED AS PART OF THIS SURVEY.
- 10) WETLANDS WERE OBSERVED ON EITHER LOT 1 ON LOT 40 IS A PRIOR EXISTING NON-CONFORMING CONDITION EXEMPT FROM CURRENT SETBACK REQUIREMENTS.
- 11) PER PARAGRAPH 23, THE LOCATION OF UNIT 1 ON LOT 40 IS A PRIOR EXISTING NON-CONFORMING CONDITION EXEMPT FROM CURRENT SETBACK REQUIREMENTS.
- 12) SHEET 1 OF 1 SHALL BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS UPON APPROVAL BY THE DERRY PLANNING BOARD. THIS SINGLE SHEET, WHICH CONSTITUTES THE APPLICATION APPROVED BY THE DERRY PLANNING BOARD, SHALL BE ON FILE AT THE DERRY PLANNING DEPARTMENT.

**PLANS OF REFERENCE**

- 1) PLAN OF LAND IN DERRY, NH, AS SUBMITTED FOR RUTH L. PILLSBURY JAMES J. CURRIE, AND THE TOWN OF DERRY, NH, PREPARED BY: R.W. THOMPSON, SURVEYOR, SCALE: 1" = 40', DATED: MAY 25, 1989; SEE ROCKINGHAM COUNTY REGISTRY OF DEEDS (FICED) PLAN NO. 01-045
- 2) LOT LINE ADJUSTMENT PLAT, PREPARED FOR: 22 LENOX AVENUE, LLC AND JAMES & EISE ISABELL, PREPARED BY: T.W. SURVEY, SCALE: 1" = 20', DATED: SEP. 2012; SEE RSD PLAN NO. D-33795.
- 3) 22 LENOX RD CONDOMINIUM SITE PLANT, PREPARED FOR: 22 LENOX AVENUE, LLC, PREPARED BY: T.W. SURVEY, SCALE: 1" = 20', DATED: DATE: JAN. 31, 2017; SEE RSD PLAN NO. D-41188.

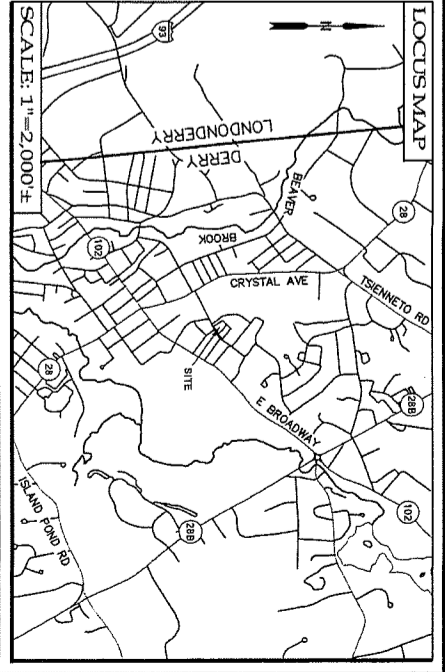
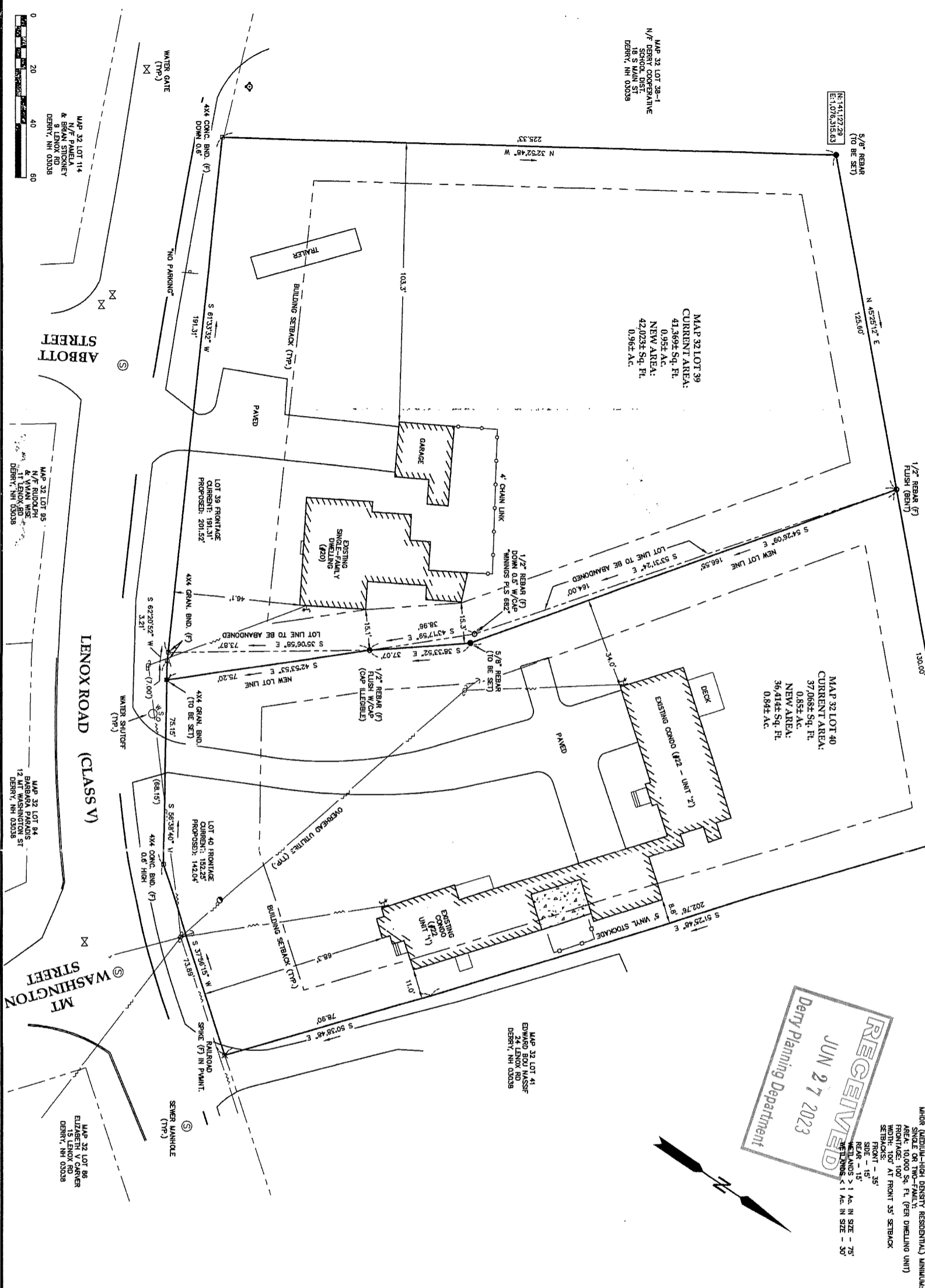
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**WAIVER REQUESTS**

WARRIORS FROM THE FOLLOWING LAND DEVELOPMENT CONTROL REGULATIONS (DATED: MAY 19, 2021) ARE REQUESTED AS PART OF THIS APPLICATION:  
 ARTICLE V, SECTION 170-24, A.I.1 - TOPOGRAPHY SOIL SURVEY  
 ARTICLE V, SECTION 170-24, A.I.2 - HIGH INTENSITY SOIL SURVEY  
 ARTICLE V, SECTION 170-24, A.I.3 - HISTORIC LAND STATEMENTS

**ZONING**

MINOR (MEDIUM-HIGH DENSITY RESIDENTIAL) MINIMUM:  
 AREA: 10,000 ± SQ. FT. (OR DOWNSIDE UNIT)  
 FRONTAGE: 100' ± FT. AT FRONT 35' SETBACK  
 WIDTH: 100' AT FRONT 35' SETBACK  
 SETBACKS:  
 FRONT - 35'  
 REAR - 15'  
 WETLANDS > 1 AC. IN SIZE - 75'  
 WETLANDS < 1 AC. IN SIZE - 30'



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

**LAND SURVEYOR'S CERTIFICATION**  
 I, TIMOTHY A. PELOQUIN, L.L.S. HEREBY CERTIFY THAT THIS LOT LINE ADJUSTMENT PLAN WAS PREPARED BY ME, AND/OR OTHERS UNDER MY DIRECT SUPERVISION AND THAT THE FIELD WORK PERFORMED BY ME OR OTHERS UNDER MY SUPERVISION AND THE FIELD EVIDENCE OBSERVED BY ME OR OTHERS UNDER MY SUPERVISION 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 N.H.S.A. 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.  
 THE SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 OF THE SUBURBAN SURVEY AS DEFINED IN SECTION 4.1 OF OF THE N.H.S.A. ETHICS AND STANDARDS.  
 TIMOTHY A. PELOQUIN, L.L.S. DATE: 06-22-2023

**LAND OWNERS OF RECORD**  
 22 LENOX AVENUE LLC (BOTH LOTS 39 & 40)  
 126 HAMPSHIRE RD  
 DERRY, NH 03038  
 ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 6459 / PAGE 1892 (LOT 39)  
 ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 5964 / PAGE 0224 (LOT 40)  
 JOSEPH DEVEILS, MGR. 22 LENOX AVENUE LLC DATE: \_\_\_\_\_

**LOT LINE ADJUSTMENT PLAT**  
 MAP 32 LOTS 39 & 40  
 20-22 LENOX RD  
 DERRY, NEW HAMPSHIRE  
 JUNE 22, 2023  
 LAND OWNER: 22 LENOX AVENUE LLC  
 126 ISLAND POND RD  
 DERRY, NH 03038  
 SCALE: 1"=20'  
 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