

Planning Department September 19, 2018

APPLICANT: Lifestyle Homes of NH, Inc.
Owner: David & Mary Ann Fraser

DEVELOPER: Lifestyle Homes of NH, Inc.

PROJECT: Village at Oakwood

LOCATION: Parcel ID 08039, 08039-004, 08039-005
42 Tsienneto Rd., 40 Tsienneto Rd., 15 Eastgate Rd.

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

TOWN DEPARTMENT SIGNATURES: NA

WAIVERS: None.

STATE PERMITS: NA

RECOMMENDATION: Staff would recommend approval of the lot-line and lot consolidation plan.

By:



George H. Sioras, Planning Director

MAP 08 LOT 057
VITO SOLI REALTY TRUST
282 CONNOR ROAD
LONDONDERRY, NH 03053

MAP 08 LOT 066
DEBRA DEBONIS
41 TSIENNETO ROAD
DERRY, NH 03038

MAP 08 LOT 066-002
ROBERT F. RYZMAL
LESLIE A. RYZMAL
45 TSIENNETO ROAD
DERRY, NH 03038

MAP 08 LOT 039
TOWN OF DERRY
14 MANNING STREET
DERRY, NH 03038

RECEIVED
AUG 27 2018
PLANNING DEPARTMENT

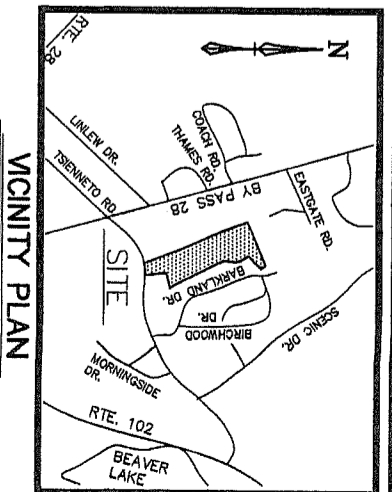
AUG 27 2018

MAP 08 LOT 066-004
DASKAL FAMILY REV.
TRUST OF 2007
47 TSIENNETO ROAD
DERRY, NH 03038



EXISTING TAX MAP 8 LOT 39
11.02 Ac.
479,932 S.F.
REMAINDER TAX MAP 5 LOT 39
10.02 Ac.
TO BE CONSOLIDATED WITH LOT 39-4
CONSOLIDATED TAX MAP 8 LOT 39-4
31.89 Ac.
AFTER ADDING REMAINDER OF LOT 39 & 39-5

EXISTING TAX MAP 8 LOT 39-4
21.64 Ac.
942,044 S.F.
CONSOLIDATED TAX MAP 8 LOT 39-4
31.89 Ac.
AFTER ADDING REMAINDER OF LOT 39 & 39-5

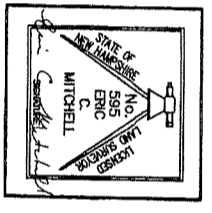


PLAN REFERENCES
1. "FRASER ESTATES" TAX MAP 08 LOTS 039 & 039-004 42 TSIENNETO ROAD DERRY, NH PREPARED FOR DAVID & MARY FRASER APRIL 14, 2006. LAST REVISED ON 10/03/07. PREPARED BY THIS OFFICE AND PREVIOUSLY APPROVED BY THE DERRY PLANNING BOARD. THE ORIGINAL APPROVAL HAS Lapsed.

NOTES

1. THE PURPOSE OF THIS PLAN IS TO ADJUST THE LOT LINES BETWEEN TAX MAP 8 LOTS 39 (11.02 AC.), LOT 39-4 (21.64 AC.) LEAVING THE EXISTING HOUSE ON LOT 39 WITH 1.0 AC. AND SIMULTANEOUSLY CONSOLIDATE THE ADJUSTED LOT 39-4 (31.86 AC.) WITH LOT 39-5 (0.22 AC.) TO MAKE LOT 39-4 31.88 ACRES.
2. A VARIANCE HAS GRANTED ON MARCH 1, 2018 TO ALLOW FOR PROPOSED REMAINDER LOT 39-4 TO HAVE 113.36' OF FRONTAGE WHERE 125' IS REQUIRED.
3. MAP 08 LOT 39 HAS A SINGLE-FAMILY RESIDENCE WITH ON SITE WELL AND ON SITE SEPTIC. THE PROPOSED LOT WILL HAVE 125 FEET OF FRONTAGE AND 1.0 ACRES. THE EXISTING HOUSE IS TO BE CONNECTED TO THE MUNICIPAL WATER & SEWER SYSTEM.
4. A 20 FOOT ROADWAY SLOPE AND DRAINAGE EASEMENT ALONG TSIENNETO ROAD IS PROPOSED.
5. PRESENT ZONING: MEDIUM DENSITY RESIDENTIAL (MDR)
MINIMUM LOT SIZE = 1 ACRE
MINIMUM ROAD FRONTAGE = 125'
MINIMUM BUILDING SETBACKS: FRONT = 35 FEET; SIDE = 15 FEET; REAR = 15 FEET
MINIMUM WETLAND SETBACK GREATER THAN 1.0 ACRE = 75'
6. LOT 39-4, ONCE CONSOLIDATED, IS PROPOSED TO BE FURTHER DEVELOPED AS A SINGLE FAMILY INDEPENDENT ADULT COMMUNITY. THE PROPOSED UNITS WILL BE SERVICED BY MUNICIPAL WATER AND SEWER.
7. NO STATE APPROVALS ARE REQUIRED.
8. THIS PLAN CONTAINS A TOTAL OF 2 SHEETS. BOTH SHEETS ARE ON FILE AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AND THE ENTIRE SET IS ON FILE AT THE TOWN OF DERRY PLANNING DEPT., WHICH CONSTITUTES THE PLAN APPROVED BY THE DERRY PLANNING BOARD.
9. THE CONTRACTOR/HOMEOWNER SHALL BE AWARE OF HIS RESPONSIBILITY TO CONTACT "DIG-SAFE" AT 11 UPTON DRIVE, WILMINGTON, MA. (1-888-344-7233) AT LEAST 72 WORKING HOURS PRIOR TO THE START OF ANY EXCAVATION.
10. WITH THE APPROVAL OF THIS PLAN, THE DERRY PLANNING BOARD HAS GRANTED THE FOLLOWING WAIVERS TO THE LAND DEVELOPMENT CONTROL REGULATIONS:
A. SECTION 170-24.11: TOPOGRAPHIC SURVEY
B. SECTION 170-24.12: HIGH INTENSITY SOILS MAPPING
C. SECTION 170-24.13: WETLAND MAPPING

REV. DATE	DESCRIPTION	BY
09/09/18	ADDRESS TRC COMMENTS	BT
6/22/18	ADDRESS TRC REVIEW COMMENTS	BT
05/02/18	REVISED PER TRC COMMENTS	BT

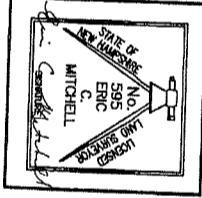
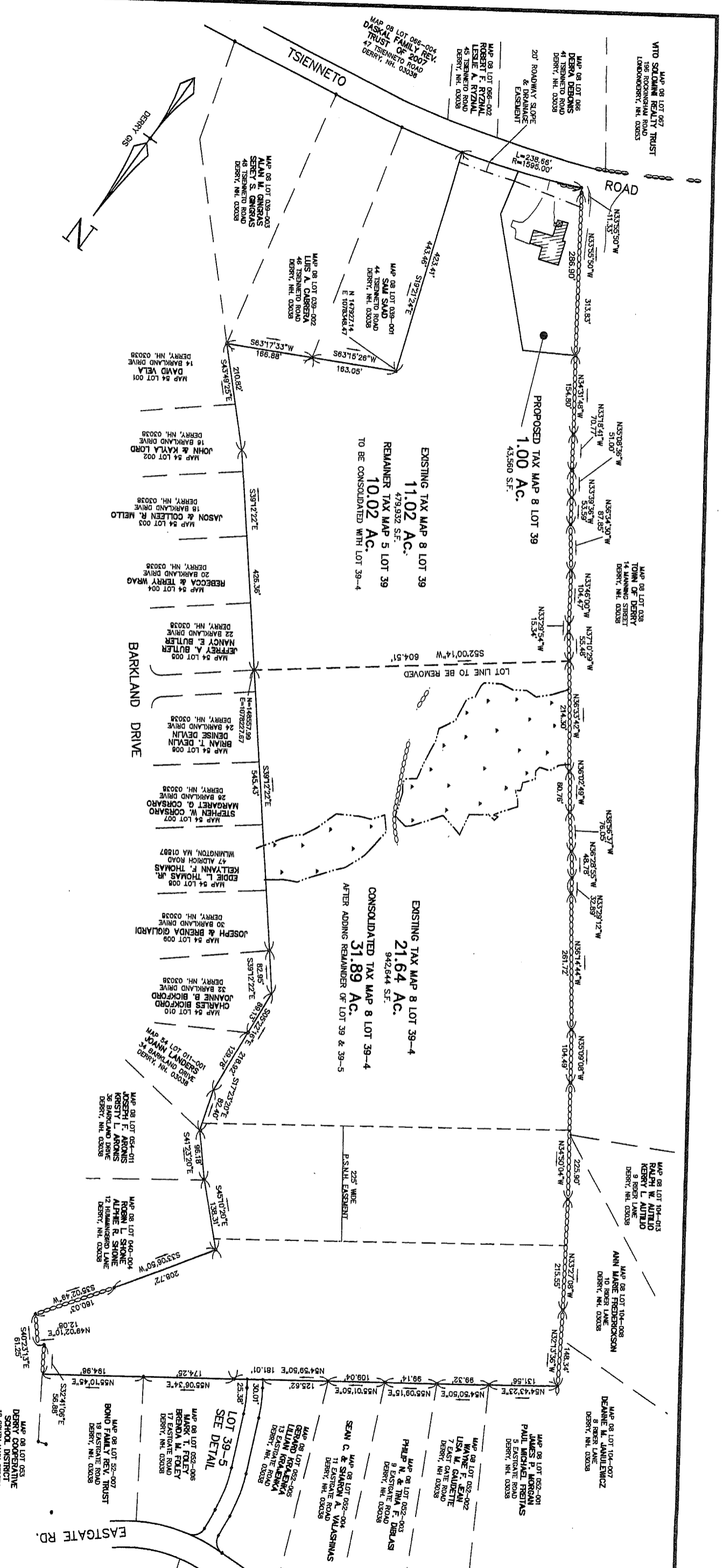
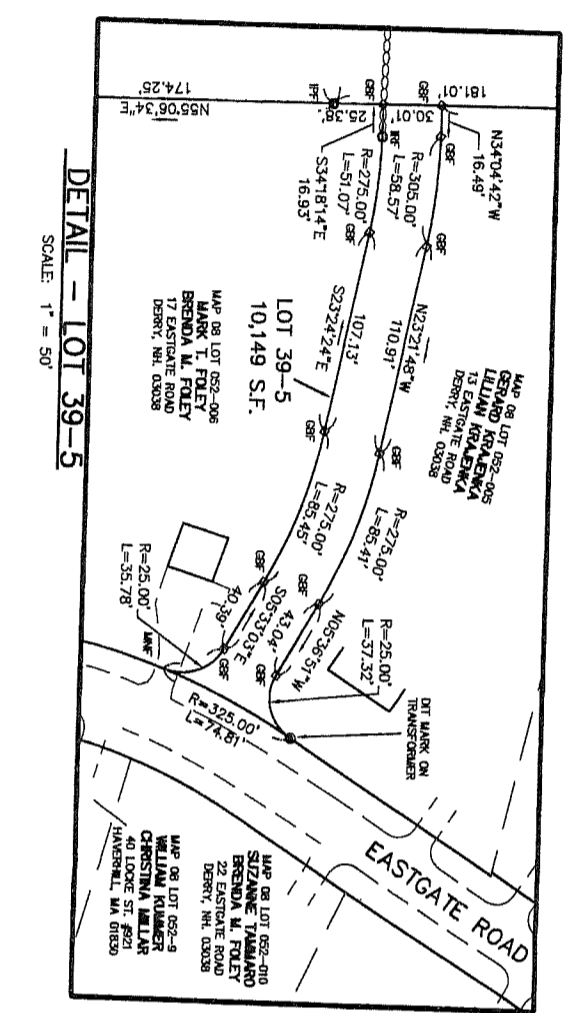


I CERTIFY THAT THE BOUNDARY LINES SHOWN HEREON ARE THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND RECORD INFORMATION FROM PLAN REFERENCES AND HAVE A RELATIVE ERROR OF CLOSURE NO GREATER THAN ONE PART IN TEN THOUSAND.
Eric C. Mitchell
ERIC C. MITCHELL ~ L.L.S. No. 595
2/07/18

APPROVED BY THE DERRY, NH PLANNING BOARD ON: _____
CERTIFIED BY: _____
CHAIRMAN: _____
SECRETARY: _____

LOT LINE ADJUSTMENT & LOT CONSOLIDATION PLAN
"VILLAGE AT OAKWOOD"
TAX MAP 8 LOTS 39, 39-4 & 39-5
42 TSIENNETO ROAD
DERRY, NH.
OWNER OF RECORD:
DAVID A. FRASER JR. & MARY ANN FRASER
PREPARED FOR:
LIFESTYLE HOMES OF NH INC.
86 MACK HILL ROAD, AMHERST, NH 03031
FEBRUARY 7, 2018
SCALE: 1" = 50'
PREPARED BY:
ERIC C. MITCHELL & ASSOC. INC.
PLANNING - ENGINEERING - SURVEYING - ENVIRONMENTAL
P.O. BOX 10298, 106 SO. RIVER RD., BEDFORD N.H. 03110-0298
PH. (603) 627-1181
SHEET 1 OF 2
REV. C:\DWG\004-11831\FIELD.BK\FIC_026/76_138.ND (304-4)

REV.	DATE	DESCRIPTION	BY
C	08/09/18	ADDRESS TRC COMMENTS	BT
B	6/22/18	ADDRESS TRC REVISION COMMENTS	BT
A	05/02/18	REVISION PER TRC COMMENTS	BT
		DESCRIPTION	BY



APPROVED BY THE DERRY, NH
PLANNING BOARD ON:
CERTIFIED BY:
CHAIRMAN:
SECRETARY:

ERIC C. MITCHELL & ASSOC. INC.
PLANNING - ENGINEERING - SURVEYING - ENVIRONMENTAL
P.O. BOX 10298, 106 SO. RIVER RD., BEDFORD, NH 03110-0298
PH. (603) 627-1181

PREPARED BY:
FEBRUARY 7, 2018

SCALE: 1" = 100'

0 50 100 200 300 400 FEET