

Planning Department, December 4, 2019

APPLICANT: McMaster Development

DEVELOPER: Same

PROJECT: NA

LOCATION: Parcel ID 01028-001, 83 Frost Road

PURPOSE: The purpose of this application is for two waiver requests to the original 2-lot subdivision that was approved by the Planning Board back on May 15, 2019. The waiver requests are for boundary monumentation and underground utilities.

TOWN DEPARTMENT SIGNATURES: NA


WAIVERS: See letter dated November 12, 2019, from Promised Land Survey, LLC.

LDCR-Section 170-25, G.-Monumentation.
LDCR-Section 170-31, A.-Other Utilities.

STATE PERMITS: NA

RECOMMENDATION: Staff would recommend approval of both waiver requests.

BY:


George H. Sioras, Planning Director

NOTES

- 1) THE PURPOSE OF THIS PLAN IS TO DEPICT THE SUBDIVISION OF TAX MAP 01, LOT 028, 81 FROST ROAD IN DERRY, NEW HAMPSHIRE INTO TWO SINGLE-FAMILY, RESIDENTIAL LOTS.
- 2) THIS PLAN IS BASED ON FIELD CONDITIONS AND RECORD EVIDENCE LAST OBSERVED BY PROMISED LAND SURVEY, LLC IN JANUARY OF 2019.
- 3) THIS PARCEL OF LAND (MAP 01 LOT 028) DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS INTERPOLATED FROM THE FEMA FIRM (FLOOD INSURANCE RATE MAP) FOR ROCKINGHAM COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS) #330160033E, HAVING AN EFFECTIVE DATE OF MAY 17, 2005.
- 4) BOTH PARCELS (MAP 01 LOTS 028 & 028-001) SHALL BE SERVED BY PRIVATE WELLS.
- 5) BOTH PARCELS (MAP 01 LOTS 028 & 028-001) SHALL BE SERVED BY PRIVATE SUBSURFACE DISPOSAL SYSTEMS.
- 6) DEVELOPER VOLUNTARILY OPTS TO EQUIP NEW DWELLING WITH A FIRE SUPPRESSION SPRINKLER SYSTEM, CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE CODES (NFPA 13R & 13D).
- 7) ALL NEW PROPANE TANKS, IF REQUIRED, SHALL BE INSTALLED AT A DISTANCE NO LESS THAN 10' FROM ANY IMPORTANT BUILDING, SOURCE OF IGNITION, OR LINE OF ADJOINING PROPERTY THAT CAN BE BUILT UPON.
- 8) ALL SURVEY MONUMENTS DEPICTED "TO BE SET" SHALL BE SET OR BONDED PRIOR TO THE DERRY PLANNING BOARD SIGNING OF THIS PLAN. ALL MONUMENTATION SHALL CONFORM TO ARTICLE V, SECTION 17C-25, OF THE LAND DEVELOPMENT CONTROL REGULATIONS.
- 9) NO CONSTRUCTION OR EXCAVATION IS PROPOSED OUTSIDE OF THE PROPOSED TREELINE AT THIS TIME AND THE INTENT IS TO MAINTAIN THE EXISTING FORESTED AREAS IN ITS NATURAL VEGETATED STATE.
- 10) THE PLACEMENT OF THE SEPTIC COMPONENTS WAS ADDRESSED BY THE CONSERVATION COMMISSION AND SHALL BE LOCATED AS FAR AS REASONABLY POSSIBLE FROM THE PRIME WETLAND EDGE.
- 11) SILTATION AND EROSION CONTROL SHALL BE PLACED ALONG THE PROPOSED TREELINE AND WILL BE INSTALLED ACCORDING TO BEST MANAGEMENT PRACTICES.
- 12) THE FIELD WORK PERFORMED FOR THIS SURVEY HAD A LINEAR ERROR OF CLOSURE PRECISION OF 1:50,180.
- 13) PER A SITE VISIT ON APRIL 16, 2019, IT WAS DETERMINED THAT THE TREES WITHIN THE RIGHT-OF-WAY MARKED OUT BY THE DERRY DEPARTMENT OF PUBLIC WORKS SHALL BE REMOVED FOR INCREASED SAFETY OF TRAVEL ALONG THE EXISTING ROADWAY. NO ADDITIONAL TREECUT WAS ADDED TO THE DEVELOPMENT ON THE LOTS.

PLANS OF REFERENCE

- 1) "PLAN OF LAND IN DERRY, N.H. AND WINDHAM, N.H. AS SURVEYED FOR MARGARET WILSON", PREPARED BY: ROBERT W. THORNDIKE, DATED: OCT., 1985; SCALE: 1"=100'. SEE ROCKINGHAM COUNTY REGISTRY OF DEEDS (RCRD) PLAN No. D-3644.
- 2) "PLAN OF LAND IN DERRY, N.H. OWNED BY THOMAS A. WILSON", PREPARED BY: THOMAS R. STEVENS, DATED: DECEMBER, 1973; SCALE: 1"=50' & 1"=100'. SEE RCRD PLAN No. D-4302.
- 3) "SUBDIVISION OF LAND IN DERRY, N.H. OWNED BY THOMAS A. WILSON", PREPARED BY: THOMAS R. STEVENS, DATED: FEBRUARY, 1975; SCALE: 1"=50'. SEE RCRD PLAN No. D-5036.
- 4) "PLAN OF LAND IN DERRY, N.H. OWNED BY LINDA DENENBERG", PREPARED BY: EDWARD N. HERBERT, DATED: DEC., 1975; SCALE: 1"=50'. SEE RCRD PLAN No. C-5687.
- 5) "TOWN OF DERRY, N.H. MAP 1 PARCEL 30", PREPARED FOR: CARL & JUNE SHENSON, PREPARED BY: EDWARD N. HERBERT, ASSOC., DATED: AUG., 1984; SCALE: 1"=50'. SEE RCRD PLAN No. C-12951.
- 6) "PLAN OF LAND IN DERRY AND WINDHAM, NEW HAMPSHIRE", OWNED BY: THOMAS & ANNE WILSON, PREPARED BY: THOMAS R. STEVENS, DATED: APRIL, 1986; SCALE: 1"=50'. SEE RCRD PLAN No. D-17058.
- 7) "PLAT OF BOUNDARY LINE ADJUSTMENT OF LAND IN DERRY, NEW HAMPSHIRE", PREPARED FOR: THOMAS & ANNE WILSON, PREPARED BY: THOMAS R. STEVENS, DATED: NOVEMBER 3, 1995; SCALE: 1"=100'. SEE RCRD PLAN No. D-24455.

CONDITIONS OF APPROVAL

AT THEIR MEETING OF MAY 22, 2019, THE DERRY PLANNING BOARD VOTED TO APPROVE THIS SUBDIVISION, WITH FOLLOWING CONDITIONS:

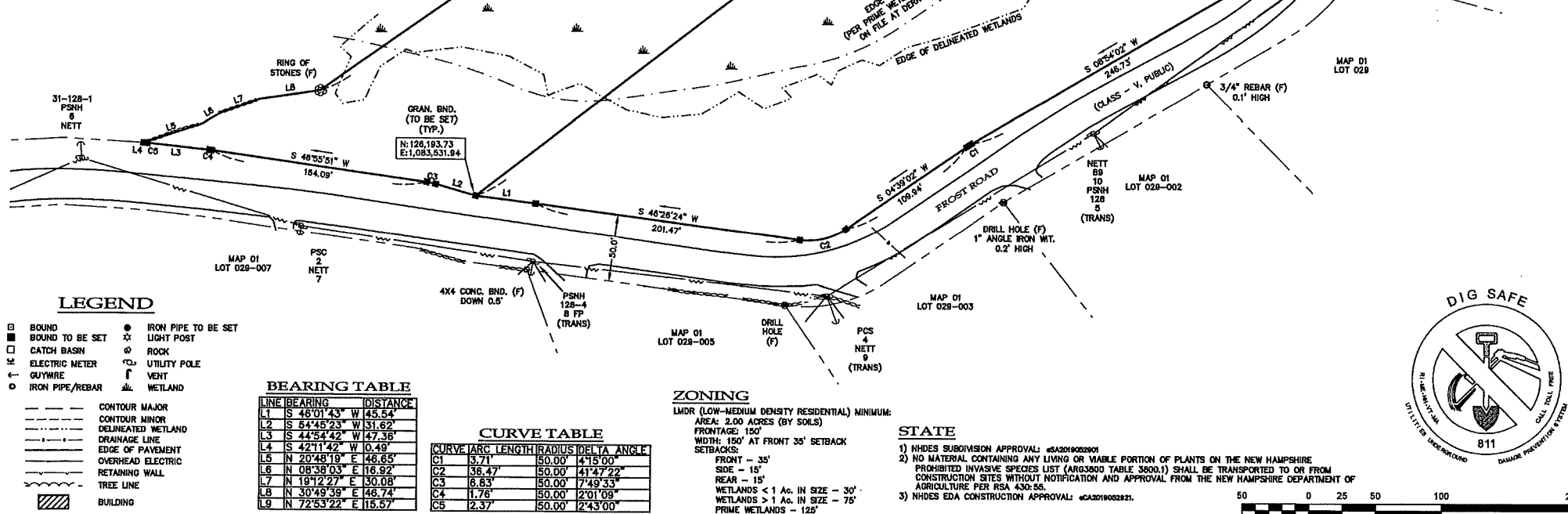
- 1) OWNER'S SIGNATURE
- 2) ON SITE INSPECTION BY TOWN ENGINEER
- 3) SET OR ESCROW BOUNDS.
- 4) ESCROW FOR COMPLETING PROJECT.
- 5) OBTAIN WRITTEN APPROVAL BY THE TOWN IT DIRECTOR.
- 6) ALL TREES WITHIN 10 FEET OF THE EXISTING ROADWAY PAVEMENT SHALL CUT OR BONDED, WITH THE STUMPS GROUND FLUSH PRIOR TO THE SIGNING OF THIS PLAT.
- 7) SET OR ESCROW ROADWAY BOUNDS.
- 8) CONDITIONS OF APPROVAL MET WITHIN 6 MONTHS.
- 9) RECORDATION FEES.
- 10) FEES PAYABLE TO THE TOWN OF DERRY.

WETLAND NOTE:

THOMAS SOKOLOSKI, CERTIFIED WETLAND SCIENTIST #127, OF TES ENVIRONMENTAL CONSULTANTS, L.L.C. OF BOW, NH, PERFORMED THE WETLAND MAPPING ON JANUARY 18, 2019 ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEAST AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.

DATUM

HORIZONTAL: NAD83-2011
VERTICAL: NAVD83-CEOID 12A



LEGEND

- BOUND
- BOUND TO BE SET
- CATCH BASIN
- ELECTRIC METER
- GUYWIRE
- IRON PIPE/REBAR
- IRON PIPE TO BE SET
- LIGHT POST
- ROCK
- UTILITY POLE
- VENT
- WETLAND
- CONTOUR MAJOR
- CONTOUR MINOR
- DELINEATED WETLAND
- DRAINAGE LINE
- EDGE OF PAVEMENT
- OVERHEAD ELECTRIC
- RETAINING WALL
- TREE LINE
- BUILDING

BEARING TABLE

LINE	BEARING	DISTANCE
L1	S 46°01'43" W	45.54
L2	S 64°45'23" W	31.62
L3	S 44°54'42" W	47.36
L4	S 42°11'42" W	0.49
L5	N 20°48'19" E	46.65
L6	N 08°38'03" E	16.92
L7	N 19°12'27" E	30.08
L8	N 30°49'39" E	46.74
L9	N 72°53'22" E	115.57

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C1	13.71	50.00	47°15'00"
C2	36.47	50.00	47°15'00"
C3	6.83	50.00	7°49'33"
C4	1.76	50.00	2°01'09"
C5	2.37	50.00	2°43'00"

ZONING

LMR (LOW-MEDIUM DENSITY RESIDENTIAL) MINIMUM:
AREA: 2.00 ACRES (BY SOILS)
FRONTAGE: 150'
WIDTH: 150' AT FRONT 35' SETBACK
SETBACKS:
FRONT - 35'
SIDE - 15'
REAR - 15'
WETLANDS < 1 Ac. IN SIZE - 30'
WETLANDS > 1 Ac. IN SIZE - 75'
PRIME WETLANDS - 125'

STATE

- 1) NHDES SUBDIVISION APPROVAL: #A2019020001
- 2) NO MATERIAL CONTAINING ANY LIVING OR VISIBLE PORTION OF PLANTS ON THE NEW HAMPSHIRE PROHIBITED INVASIVE SPECIES LIST (ARG3800 TABLE 3800.1) SHALL BE TRANSPORTED TO OR FROM CONSTRUCTION SITES WITHOUT NOTIFICATION AND APPROVAL FROM THE NEW HAMPSHIRE DEPARTMENT OF AGRICULTURE PER RSA 430:55.
- 3) NHDES EDA CONSTRUCTION APPROVAL: #C2019002821

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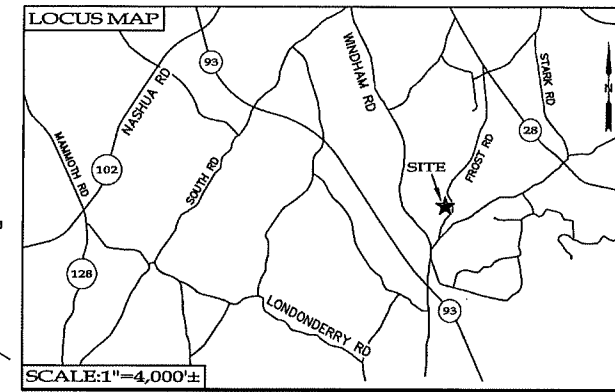
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APPROVED BY THE TOWN OF DERRY
PLANNING BOARD ON: 5/16/19
CERTIFIED BY: [Signature]
CHAIRMAN: [Signature] DATE: 06/05/19
SECRETARY: [Signature] DATE: 06-05-19

LAND OWNER OF RECORD
MCMASTER DEVELOPMENT, LLC
1 CAMNOD WAY
DERRY, NH 03038
ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 5955 / PAGE 2941
[Signature]
MCMASTER DEVELOPMENT, LLC
6/5/2019
DATE

LAND SURVEYOR'S CERTIFICATION
I CERTIFY THAT THIS BOUNDARY 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.
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 SUBURBAN SURVEY AS DEFINED IN SECTION 4.1 OF THE NHLSA ETHICS AND STANDARDS. THIS SURVEY HAS A MINIMUM LINEAR ERROR OF CLOSURE NO GREATER THAN ONE FOOT IN FIFTEEN THOUSAND FEET IN ACCORDANCE WITH SECTION 4.2 OF SAID STANDARDS.
TIMOTHY A. PELOQUIN, LLS
06-05-2019
DATE

SUBDIVISION PLAT
MAP 01 LOT 028
81 FROST ROAD
DERRY, NEW HAMPSHIRE
FEBRUARY 26, 2019
PREPARED FOR: MCMASTER DEVELOPMENT, LLC
1 CAMNOD WAY
DERRY, NH 03038
SCALE: 1"=50'
SHEET 3 OF 5

PREPARED BY:
[Logo]
Promised Land Survey, LLC
60 Crystal Ave., Unit A
Derry, New Hampshire 03038
Tel: (603) 432-2112 Fax: (603) 432-8800
www.PromisedLandSurvey.com
•Land Surveying •Mapping •Planning •Permitting •Layout

NO.	DATE	DESCRIPTION	BY
3	06/05/2019	PER PLANNING BOARD CONDITIONS OF APPROVAL	BJW
2	04/09/2019	PER CONSERVATION COMMISSION COMMENTS	BJW
1	03/25/2019	PER TRC COMMENTS, ADDED SHEET 4 OF 5	BJW

D-41561