

**Planning Department July 24, 2019**

APPLICANT: Nikko Land, LLC

DEVELOPER: Same

PROJECT: NA

LOCATION: Parcel ID 06040-001, 45 Mill Road

PURPOSE: The purpose of this plan is for a six-lot subdivision plan located in the Low-Density Residential zoning district (3-acre). Four lots will have frontage on Mill Road and two lots will have frontage on Alyssa Drive.

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

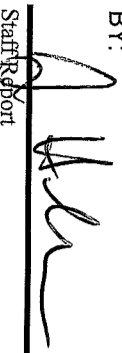
WAIVERS: See letter dated June 17, 2019 from Promised Land Survey

1. LDCR-Section 170-25.A.2-property lines at right angles.
2. LDCR-Section 170-25.B-high intensity soil mapping.

STATE PERMITS: NHDES state subdivision approval. (pending).

RECOMMENDATION: Staff would recommend approval of waiver #1 and further discussion on waiver #2. Staff would like to see some area of each proposed lot to show the high intensity soil mapping for the septic location and the wetland on this parcel. Staff would recommend conditional approval of the subdivision application.

BY:



Staff Report

Derry, New Hampshire

DEPARTMENT HEAD SIGNATURE BLOCK:

POLICE: *[Signature]* DATE: 6-21-19

FIRE: *[Signature]* DATE: 6-20-19

Public Works: *[Signature]* DATE: 6-26-19

Code Enforcement: *[Signature]* DATE: 6-21-19

Conservation Commission: *[Signature]* DATE: 6-10-2019

ABUTTERS

MAP 03 LOT 138  
NH WILL UNIT 36 LLC  
LONDONDERRY, NH 03038

MAP 03 LOT 139-001  
46 HILL RD  
DERRY, NH 03038

MAP 03 LOT 139-002  
GEORGE & SANDRA J. LUKKSS  
DERRY, NH 03038

MAP 03 LOT 139-007  
DANIEL S. KUCZWARA  
DERRY, NH 03038

MAP 03 LOT 139-008  
SEAN P. & DEBRA J. COX  
DERRY, NH 03038

MAP 03 LOT 139-010  
CHRISTOPHERS  
DERRY, NH 03038

MAP 03 LOT 139-011  
NATHAN T. GLASER  
WAMFIELD, NH 01860

MAP 03 LOT 139-01001  
44.5 WILL RD  
DERRY, NH 03038

MAP 03 LOT 143  
STATE OF NH  
CONCORD, NH 03302-1856

MAP 03 LOT 144  
122 ISLAND POND RD  
DERRY, NH 03038

MAP 03 LOT 145  
ROBERT J. CONTRAROS  
DERRY, NH 03038

MAP 03 LOT 146  
JASON WEDDEN  
DERRY, NH 03038-4817

MAP 03 LOT 148-001  
KORNEE REVOIC, PAULINE  
DERRY, NH 03038

MAP 03 LOT 153-002-005  
ROBERT F. LEWANDOWSKI  
DERRY, NH 03038

MAP 03 LOT 153-002-008  
RUSSELL RANCOUR  
DERRY, NH 03038

MAP 03 LOT 158-019  
KENNETH P. &  
CYNTHIA L. NAKEM TRUSTEES  
DERRY, NH 03038

MAP 03 LOT 158-021  
PAUL F. & LYNSEY S. CHAPLAK  
DERRY, NH 03038

MAP 03 LOT 158-022  
20 ALYSSA DR  
DERRY, NH 03038

MAP 03 LOT 158-023  
MICHEL W. & LORI ANN WALTERS  
DERRY, NH 03038

MAP 03 LOT 158-024  
DOW CHAD  
DERRY, NH 03038

MAP 03 LOT 158-025  
24 ALYSSA DR  
DERRY, NH 03038

MAP 03 LOT 158-025  
24 ALYSSA DR  
DERRY, NH 03038

MAP 03 LOT 157  
CATALANO DOMING L. & MARY J  
TRUSTEES  
GATLINDO ROCKINGHAM COUNTY REALTY  
PO BOX 10  
SALEM, NH 03078

MAP 04 LOT 040  
LINDA KNEELAND TRUSTEE  
131 ISLAND POND  
DERRY, NH 03038

RECEIVED

JUN 22 2019

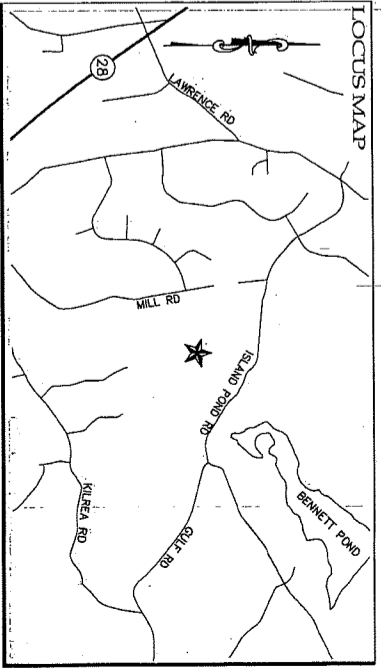
PLANNING DEPARTMENT

NOTE:  
SHEET 3 OF 7 SHALL BE RECORDED AT THE ROCKINGHAM COUNTY  
REGISTRY OF DEEDS UPON APPROVAL BY THE DERRY PLANNING  
BOARD. ALL 7 SHEETS WHICH CONSTITUTE THE APPLICATION  
APPROVED BY THE DERRY PLANNING BOARD SHALL BE ON FILE AT  
THE DERRY PLANNING DEPARTMENT.



SHEET INDEX

DESCRIPTION	SHEET NO.
TITLE SHEET	1
TOPOGRAPHIC SUBDIVISION PLAN	2
SUBDIVISION PLAT	3
DRIVEWAY PLAN, PROFILE & SIGHT DISTANCE	4-5
DRIVEWAY PLAN, PROFILE, SIGHT DISTANCE, & CROSSINGS	6-7



TITLE SHEET  
MAP 06 LOT 40-1  
MILL ROAD & ALYSSA DRIVE  
DERRY, NEW HAMPSHIRE  
MAY 02, 2019

PREPARED FOR:  
NIKKO LAND, LLC  
14 LOON HILL RD.  
DRAQUI, MA 01826

SCALE: 1"=500'±

SHEET 1 OF 7

**Promised Land Survey, LLC**  
60 Crystal Ave, Unit A  
Derry, NH 03033  
Tel: (603) 432-2112 • Fax: (603) 432-8800  
www.PromisedLandSurvey.com  
Land Surveying • Mapping • Planning • Permitting • Layout

NO	DATE	DESCRIPTION	BY

**WETLAND NOTE:**  
 THOMAS SOKOLOSKI, CERTIFIED WETLAND SCIENTIST #127, OF T&E ENVIRONMENTAL CONSULTANTS, LLC, OF BOY NH, PERFORMED THE WETLAND MAPPING ON JULY 24 AND 25, 2019. THE WETLAND MAPPING WAS PERFORMED IN ACCORDANCE WITH THE FEDERAL REGULATORY IMPLEMENTATION TO THE CORPS OF ENGINEERS WETLAND DETERMINATION MANUAL, NORTH CENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.



LINE	BEARING	DISTANCE
1	N 113°18'12" E	44.34'
2	N 127°05'51" W	44.34'
3	N 05°34'14" W	82.11'
4	N 08°41'26" W	50.06'
5	N 99°32'38" E	70.87'
6	N 94°32'57" E	58.58'
7	N 81°59'07" E	71.85'
8	S 85°02'01" E	70.22'
9	S 17°59'24" W	50.05'

**DATUM**  
 HORIZONTAL: NAD83  
 VERTICAL: NAVD83  
**ZONING**  
 LDR (LOW DENSITY RESIDENTIAL) MINIMUM:  
 FRONT: 300 FEET (BY SOILS)  
 REAR: 15'  
 SIDE: 15'  
 SETBACKS:  
 FRONT: 35'  
 REAR: 15'  
 WETLANDS < 1 AC IN SIZE - 75'  
 WETLANDS > 1 AC IN SIZE - 30'

**VARIANCE**  
 A VARIANCE WAS GRANTED AT THE FEBRUARY 21, 2019 ZONING BOARD OF ADJUSTMENTS MEETING CASE 19-105, FROM THE TOWN OF DERRY ZONING ORDINANCE DATED OCTOBER 10, 2006, WHICH REQUIRES A FRONT SETBACK OF 300 FEET FOR THE TWO RESIDENTIAL LOTS OFF OF ALYSSA DRIVE. THE VARIANCE IS SUBJECT TO STATE AND TOWN APPROVAL.  
**WARRANTY REQUESTS**  
 A WARRANTY IS REQUESTED FROM THE ROAD - ARTICLE V - SECTION 170-25-A - REQUIRING LOT LINES AT A WAIVER IS REQUESTED FROM THE ROAD - ARTICLE V - SECTION 170-25-B - REQUIRING HIGH INTENSITY SOIL CALCULATIONS.



- NOTES**
- 1) THE PURPOSE OF THIS PLAN IS TO DEPICT THE SUBDIVISION OF MAP 6 LOT 40-1 INTO 6 SINGLE-FAMILY RESIDENTIAL LOTS.
  - 2) THIS PLAN IS BASED ON FIELD EVIDENCE LAST OBSERVED IN APRIL OF 2018.
  - 3) THIS PARCEL OF LAND (MAP 6 LOT 40-1) HAS A RECORD PLAN AS EVIDENCED BY MAP 03 LOT 139-010, MAP 03 LOT 139-011, MAP 03 LOT 139-009, MAP 03 LOT 139-007, MAP 03 LOT 139-008, MAP 03 LOT 139-006, MAP 03 LOT 139-005, MAP 03 LOT 139-004, MAP 03 LOT 139-003, MAP 03 LOT 139-002, MAP 03 LOT 139-001, MAP 03 LOT 146-001, MAP 03 LOT 146-002, MAP 03 LOT 146-003, MAP 03 LOT 146-004, MAP 03 LOT 146-005, MAP 03 LOT 146-006, MAP 03 LOT 146-007, MAP 03 LOT 146-008, MAP 03 LOT 146-009, MAP 03 LOT 146-010, MAP 03 LOT 146-011, MAP 03 LOT 146-012, MAP 03 LOT 146-013, MAP 03 LOT 146-014, MAP 03 LOT 146-015, MAP 03 LOT 146-016, MAP 03 LOT 146-017, MAP 03 LOT 146-018, MAP 03 LOT 146-019, MAP 03 LOT 146-020, MAP 03 LOT 146-021, MAP 03 LOT 146-022, MAP 03 LOT 146-023, MAP 03 LOT 146-024, MAP 03 LOT 146-025, MAP 03 LOT 146-026, MAP 03 LOT 146-027, MAP 03 LOT 146-028, MAP 03 LOT 146-029, MAP 03 LOT 146-030, MAP 03 LOT 146-031, MAP 03 LOT 146-032, MAP 03 LOT 146-033, MAP 03 LOT 146-034, MAP 03 LOT 146-035, MAP 03 LOT 146-036, MAP 03 LOT 146-037, MAP 03 LOT 146-038, MAP 03 LOT 146-039, MAP 03 LOT 146-040, MAP 03 LOT 146-041, MAP 03 LOT 146-042, MAP 03 LOT 146-043, MAP 03 LOT 146-044, MAP 03 LOT 146-045, MAP 03 LOT 146-046, MAP 03 LOT 146-047, MAP 03 LOT 146-048, MAP 03 LOT 146-049, MAP 03 LOT 146-050, MAP 03 LOT 146-051, MAP 03 LOT 146-052, MAP 03 LOT 146-053, MAP 03 LOT 146-054, MAP 03 LOT 146-055, MAP 03 LOT 146-056, MAP 03 LOT 146-057, MAP 03 LOT 146-058, MAP 03 LOT 146-059, MAP 03 LOT 146-060, MAP 03 LOT 146-061, MAP 03 LOT 146-062, MAP 03 LOT 146-063, MAP 03 LOT 146-064, MAP 03 LOT 146-065, MAP 03 LOT 146-066, MAP 03 LOT 146-067, MAP 03 LOT 146-068, MAP 03 LOT 146-069, MAP 03 LOT 146-070, MAP 03 LOT 146-071, MAP 03 LOT 146-072, MAP 03 LOT 146-073, MAP 03 LOT 146-074, MAP 03 LOT 146-075, MAP 03 LOT 146-076, MAP 03 LOT 146-077, MAP 03 LOT 146-078, MAP 03 LOT 146-079, MAP 03 LOT 146-080, MAP 03 LOT 146-081, MAP 03 LOT 146-082, MAP 03 LOT 146-083, MAP 03 LOT 146-084, MAP 03 LOT 146-085, MAP 03 LOT 146-086, MAP 03 LOT 146-087, MAP 03 LOT 146-088, MAP 03 LOT 146-089, MAP 03 LOT 146-090, MAP 03 LOT 146-091, MAP 03 LOT 146-092, MAP 03 LOT 146-093, MAP 03 LOT 146-094, MAP 03 LOT 146-095, MAP 03 LOT 146-096, MAP 03 LOT 146-097, MAP 03 LOT 146-098, MAP 03 LOT 146-099, MAP 03 LOT 146-100.
  - 4) WHERE STONEMARKS ARE THE CENTER OF THE STONEMARKS ACCURATELY.
  - 5) THE TECHNOLOGY DERIVED FROM THIS SURVEY IS DIGITAL, GEOSPATIAL, AND OBTAINED FROM A TOTAL STATION.
  - 6) ALL NEW BOUNDARIES SHALL BE BUILT IN ACCORDANCE WITH SECTION 170-26: D. OF THE DERRY LAND DEVELOPMENT CONTROL REGULATIONS (GDS) SUPERSESSING SPARKLER SYSTEM.
  - 7) NEW LOTS SHALL BE ACCOMPANIED BY ALL APPLICABLE CODES (NEPA 136 & 137).
  - 8) ALL NEW LOTS TO BE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS.
  - 9) ALL NEW LOTS TO BE SERVED BY UNDERGROUND UTILITIES. LOCATION TO BE DETERMINED BY SURVEYOR AND NOT TO CONFLICT WITH EXISTING UNDERGROUND UTILITIES.
  - 10) SURVEYOR'S INSTRUMENTS DEPICTED TO BE SET SHALL BE SET PRIOR TO THE DERRY PLANNING BOARD SIGNING OF THIS PLAN, OR BONDED. ALL MARKERS SHALL CONFORM TO ARTICLE V, SECTION 170-25: G. OF THE DERRY LOCAL ORDINANCES.

- PLANS OF REFERENCE**
- 1) "SUBDIVISION PLAT", PREPARED FOR: DOMINIC CONSTRUCTION, PREPARED BY: MICHAEL J. KIMBLE, DATED: SEPTEMBER 10, 1984, SEE RECORD PLAN NO. D-13281.
  - 2) "PARCEL 03195", PREPARED BY: EDWARD N. HERBERT ASSOC.; DATED: OCTOBER, 1989; SEE RECORD PLAN NO. D-15333.
  - 3) "PLAN OF PLASTER LOTS", PREPARED FOR: JEFFERY & JOANNE WILLIAMS, PREPARED BY: EDWARD N. HERBERT ASSOC.; DATED: MAY 8, 1992; SEE RECORD PLAN NO. D-21619.
  - 4) "PLAN OF WILLIAMS AND OUSE", PREPARED BY: EDWARD N. HERBERT ASSOC.; DATED: MAY 8, 1992; SEE RECORD PLAN NO. D-21619.
  - 5) "PLAN OF LOT 0640 (PREPARED FOR: JOHN R. SWARTZ, PREPARED BY: EDWARD N. HERBERT ASSOC.); DATED: OCTOBER, 1989; SEE RECORD PLAN NO. D-21431.
  - 6) "SUBDIVISION PLAT OF LOT 03185-2", PREPARED FOR: JOHN AND EDWARD COOPER, PREPARED BY: GERALD H. MILLER, DATED: OCTOBER, 1989; SEE RECORD PLAN NO. D-21431.
  - 7) "SUBDIVISION", PREPARED FOR: LINDA KREGLAND, PREPARED BY: PROMISED LAND SURVEY, LLC; DATED: MARCH 09, 2012; SEE RECORD PLAN NO. D-21810.

**STAKE**

- 1) MARKERS SUBDIVISION APPROVAL: BOUNDING.
- 2) FENCED INVASIVE SPECIES LIST (AGS8000 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.

**REVISIONS**

NO.	DATE	DESCRIPTION	BY
1	06/17/2019	PER TRC COMMENTS	MMM

**Promised Land Survey, LLC**  
 60 Crystal Ave, Unit A  
 Derry, NH 03033  
 Tel: (603) 432-2112 • Fax: (603) 432-5800  
 www.PromisedLandSurvey.com

PREPARED FOR: NIKKO LAND, LLC  
 14 LOON HILL RD  
 DRAKOU, MA 01826

SCALE: 1"=100'

SHEET 3 OF 7

**APPROVED**  
 UNDER THE PROVISIONS OF R.S.A. 674:35 & R.S.A. 674:36  
 DERRY PLANNING BOARD  
 IN ACCORDANCE WITH THE VOTE OF THE BOARD DATED:  
 \_\_\_\_\_  
 CHAIRMAN  
 \_\_\_\_\_  
 SECRETARY

**LAND OWNER OF RECORD**  
 NIKKO LAND, LLC  
 14 LOON HILL RD  
 DRAKOU, MA 01826  
 ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 5951 / PAGE 2532

NIKKO LAND, LLC  
 DATE \_\_\_\_\_

**SUBDIVISION PLAT**  
 MAP 06 LOT 40-1  
 MILL ROAD & ALYSSA DRIVE  
 DERRY, NEW HAMPSHIRE  
 MAY 02, 2019

PREPARED FOR: NIKKO LAND, LLC  
 14 LOON HILL RD  
 DRAKOU, MA 01826

SCALE: 1"=100'

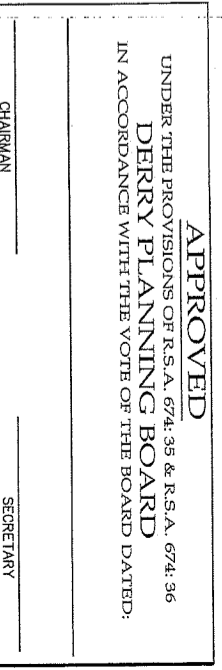
SHEET 3 OF 7

**LAND SURVEYOR'S CERTIFICATION**  
 I, THOMAS SOKOLOSKI, A LICENSED LAND SURVEYOR IN THE STATE OF NEW HAMPSHIRE, DO HEREBY 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 CREATES NEAR EQUAL AREAS THAT ARE GREATER THAN ONE FOOT IN LENGTH THOUSAND FEET IN ACCORDANCE WITH SECTION 4.2 OF SAID STANDARDS.

THOMAS A. PELLOUIN, LLS  
 DATE 06-17-2019



**Promised Land Survey, LLC**  
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 Derry, NH 03033  
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