

Planning Department July 19, 2023

APPLICANT: Marjorie A. Palmer Rev. Trust
Marjorie A. Palmer, Trustee

DEVELOPER: Same

PROJECT: NA

LOCATION: Parcel ID 03128, 14 Stark Road

PURPOSE: The purpose of this plan is for a two-lot subdivision plan located on Stark Road in the Low-Medium Density Residential District. (2-acre lot size).

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

WAIVERS: None Requested.

STATE PERMITS: NHDES state subdivision approval has been obtained. (copy in file).

RECOMMENDATION: Staff would recommend approval of the subdivision plan.

BY:



George H. Storas, Planning Director

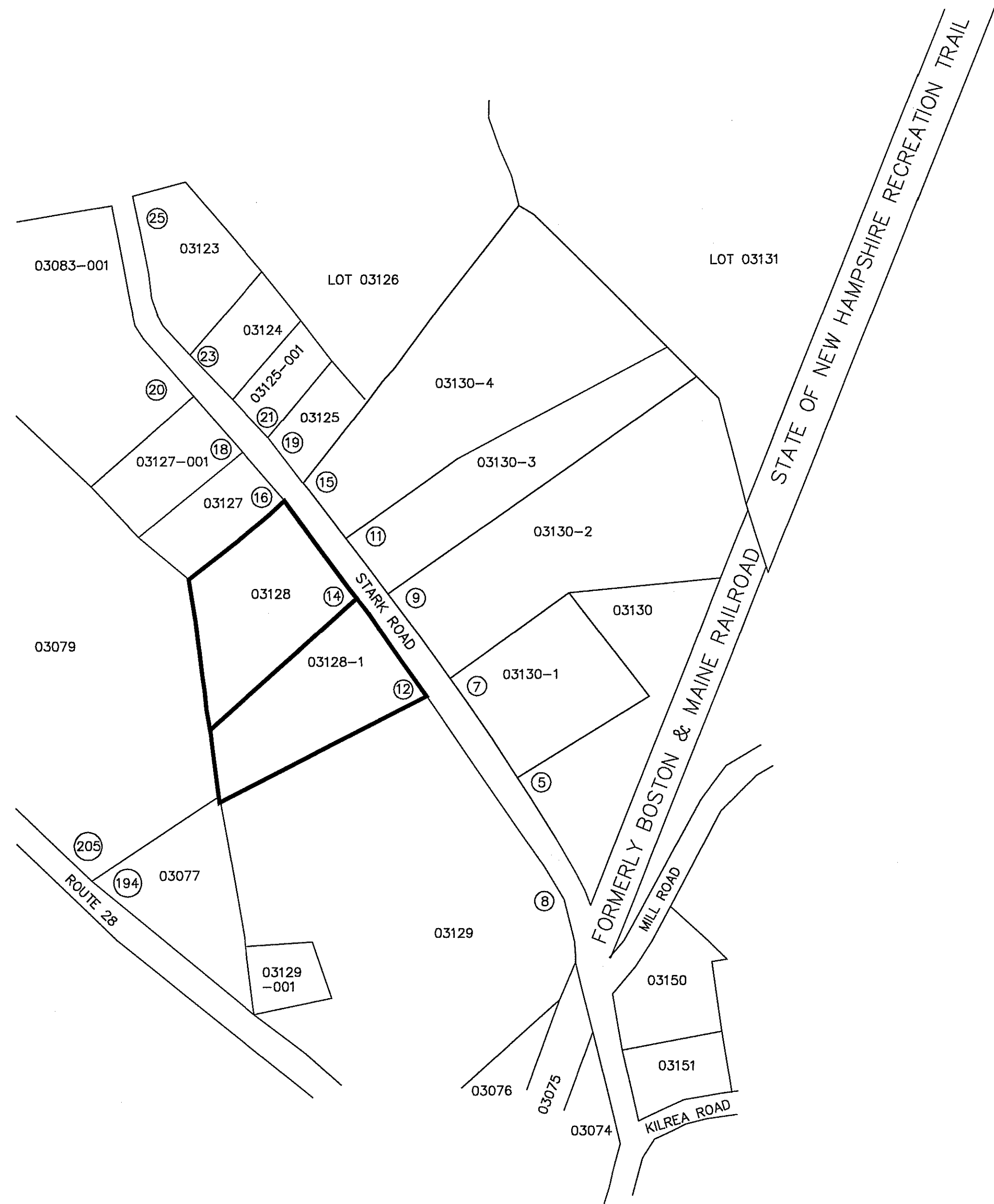
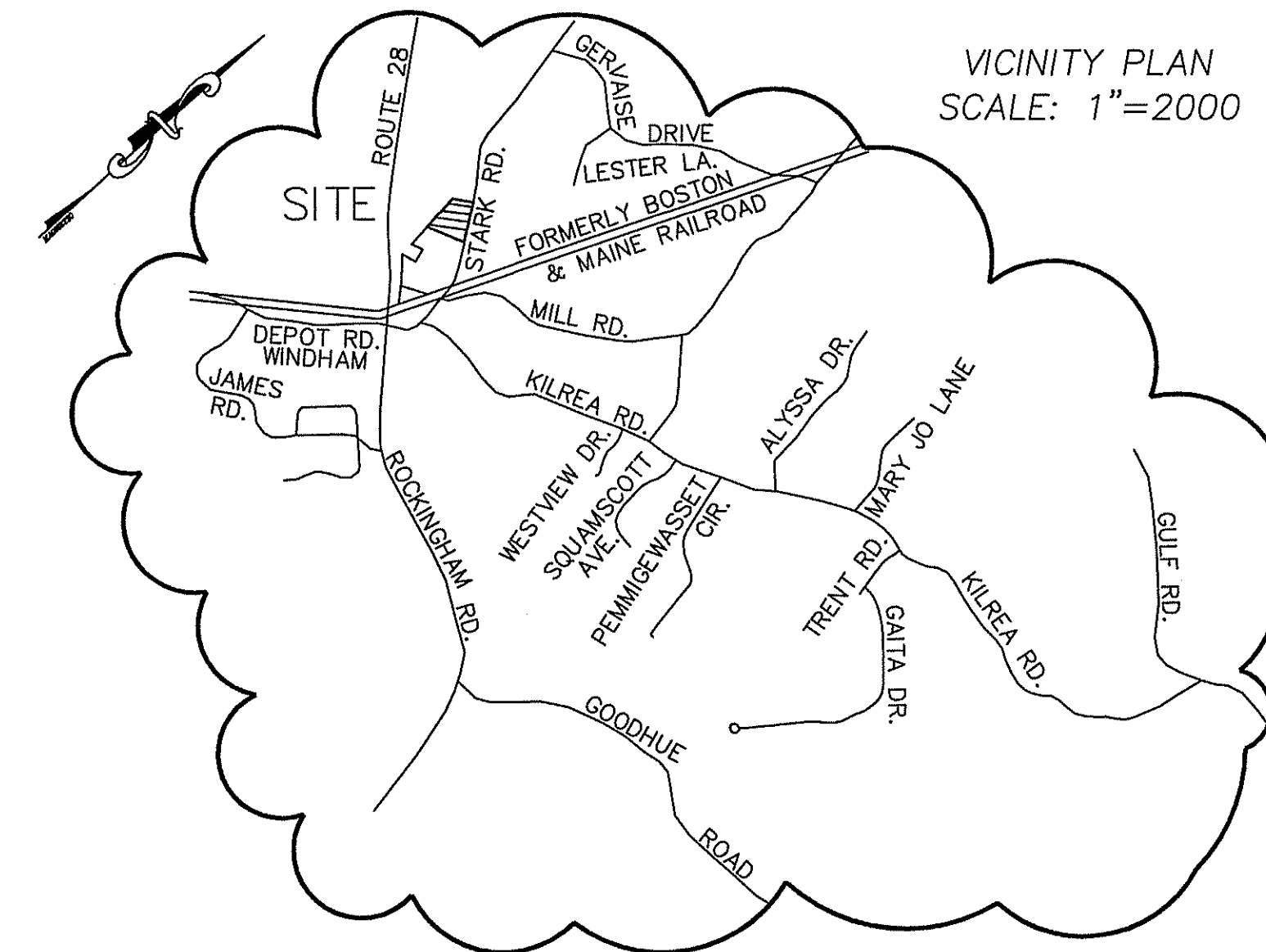
LIST OF ABUTTERS:
MAP 3

- LOT 03125 BROWN SAMUELL
BROWN JODI M.
17 STARK ROAD
DERRY, N.H. 03038
6416-1882
- LOT 03125-001 BLOUNT JAIME SHAYNE
19 STARK ROAD
DERRY, N.H. 03038
5908-2364
- LOT 03127 HAUCK STEPHEN
16 STARK ROAD
DERRY, N.H. 03038
5939-2873
- LOT 03127-001 LARRY J. & KELLY GRISWOLD
18 STARK ROAD
DERRY, N.H. 03038
3083-1610
- LOT 03128 PALMER MAJORIE A. REV TRUST 2007
91 WARNER HILL ROAD
DERRY, N.H. 03038
5844-1702
- LOT 03129 PALMER MAJORIE A. REV. TRUST 2007
91 WARNER HILL ROAD
DERRY, N.H. 03038
5844-1702
- LOT 03077 CONTINENTAL CABLE OF NH
C/O COMCAST CORPORATION
1 COMCAST CENTER
ATTN: PROPERTY TAX DEPT., 32ND FLOOR
PHILADELPHIA, PA 19103-2838
- LOT 03079 BROWN MARIE A. TRUSTEE
MARIE A. BROWN REV. TRUST 2009
205 ROCKINGHAM RD.
DERRY N.H. 03038.
5067-1039
- LOT 03130-004 ALLEN JAMES ROGER III &
ALLEN MELISSA HEON
15 STARK RD.
DERRY, N.H. 03038.
5931-1177
- LOT 03130-003 CABRAL JOHN LEWIS
11 STARK RD.
DERRY, N.H. 03038.
6176-1469
- LOT 03130-002 MASON ANN MARIE M. &
MASON WILLIAM C. JR.
7 STARK RD.
DERRY, N.H. 03038.
5932-1704
- LOT 03130-001 LATINO JOHN C. &
LATINO KATLYN M.
5 STARK RD.
DERRY, N.H. 03038.
5930-1299

ADDITIONAL PEOPLE TO NOTIFY:

- PAUL W. ZARNOWSKI, LLS.
EDWARD N. HERBERT ASSOC., INC.
1 FROST RD., WINDHAM, N.H. 03087
- SHAYNE GENDRON
EDWARD N. HERBERT ASSOC., INC.
1 FROST RD., WINDHAM, N.H. 03087
- LUKE HURLEY, CCS.
BSC GROUP
150 DOW STREET (TOWER 4) SUITE 450
MANCHESTER, NH 03101

SUBDIVISION PLAN IN DERRY, NH OF MAP 3, PARCEL 128



NOTES:

- 1) THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT 128 INTO 2 SINGLE FAMILY RESIDENTIAL BUILDING LOTS.
- 2) ZONING: LMDR DENSITY RESIDENTIAL. MINIMUM LOT SIZE = 2.00 ACRES, MINIMUM FRONTAGE = 150'. FRONT SETBACK 35', SIDE SETBACK 15', REAR SETBACK 15'.
- 3) PARCEL 128 IS NOT WITHIN THE 100 YEAR FLOOD HAZARD AREA, F.I.R.M. COMMUNITY PANEL # 33015C0532E.
- 4) INDIVIDUAL LOTS TO BE SERVED BY SEPARATE WELLS AND SEPTIC SYSTEMS.
- 5) ROAD CLASSIFICATION: STARK ROAD, CLASS V (DESIGNATED SCENIC ROAD)
- 6) THE EXISTING AREA OF PARCEL 128 IS 183,942 SF. OR 4.222 AC.
- 7) THIS PLAN CONTAINS A TOTAL OF 5 SHEETS. SHEETS 1 & 2 ARE TO BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. THE REMAINING SHEETS ARE ON FILE AT THE DERRY PLANNING DEPARTMENT, WHICH TOGETHER CONSTITUTES THE PLAN APPROVED BY THE DERRY PLANNING BOARD.
- 8) N.H.D.E.S. SUBDIVISION APPROVAL # PENDING.
- 9) HORIZONTAL DATUM NAD 83, VERTICAL DATUM NAVD 88.
- 9) ALL NEW STRUCTURES SHALL HAVE INDIVIDUAL SPRINKLER SYSTEMS FOR FIRE PROTECTION IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA 13D OR 13R. THE SPINKLER SYSTEM MUST BE REVIEWED AND APPROVED BY THE DERRY FIRE DEPARTMENT PRIOR TO THE INSTALLATION AND TESTED BY THEM PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- 10) NEW HOUSE CONSTRUCTION TO CONFORM TO NFPA1 2003 AND 101 SAFETY CODE.
- 11) ALL NEW DRIVEWAYS ARE TO HAVE 12" OF NHDOT 304.3 CRUSHED GRAVEL FOR THE FIRST 60' OF THE DRIVEWAY FROM THE EDGE OF PAVEMENT.
- 12) A FOUR FOOT WIDE GRAVEL (16" OF NH DOT CRUSH GRAVEL COMPACTED TO 95%) SHOULDER TO BE INSTALLED ALONG THE ENTIRE FRONTAGE. A DRAINAGE SWALE SHALL BE CONSTRUCTED FROM THE EDGE OF THE PROPOSED GRAVEL TO THE TOE OF THE RE-GRADED SLOPE.
- 13) ALL OFF SITE IMPROVEMENTS SHALL BE COMPLETED PRIOR TO OCCUPANCY OF ANY NEW STRUCTURES ON LOTS 03128 AND 03128-1.
- 14) THE DEDICATED SLOPE, DRAINAGE AND UTILITY EASEMENT IS A MINIMUM OF 15' FROM THE EXISTING EDGE OF PAVEMENT. ALL TREES AND STONE WALLS SHALL BE REMOVED FROM THE EASEMENT. THE EASEMENT SHALL BE RE-GRADED TO ACHIEVE THE MINIMUM SIGHT DISTANCE REQUIREMENTS OF THE TOWN OF DERRY. THE STONE WALL SHALL BE RE-CONSTRUCTED OUTSIDE OF SAID EASEMENT.
- 15) ALL UTILITIES SERVICING THE PROPOSED LOTS SHALL BE UNDERGROUND.

SHEET INDEX

SHEET 1	COVER SHEET
SHEETS 2	FINAL PLAN
SHEET 3	SOILS AND EXISTING CONDITIONS PLAN
SHEET 4	PROPOSED CONDITIONS PLAN
SHEET 5	SIGHT DISTANCE AND DRIVEWAY PROFILE PLAN

PUBLIC WORKS DIRECTOR	DATE
CODE ENFORCER	DATE
DERRY FIRE DEPARTMENT	DATE
CONSERVATION COMMISSION	DATE
POLICE DEPARTMENT	DATE

PLAN REFERENCES:

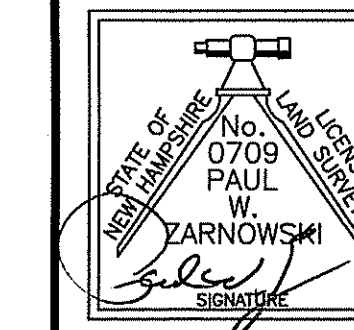
- 1) BOUNDARY PLAT MAP 3 LOTS 74, 76, 128 & 129, #202 ROCKINGHAM RD., #8 & #14 STARK RD., & #2 KILREA RD DERRY, NEW HAMPSHIRE MAY 31, 2018 BY PROMISED LAND SURVEY, LLC AND RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN D-42128

COVER SHEET

TOWN OF DERRY, N.H.

SUBDIVISION PLAN
MAP 3 PARCEL 128
14 STARK ROAD
DERRY, NH

OWNER:
MARJORIE A. PALMER, TRUSTEE
OF THE MARJORIE A. PALMER REVOCABLE TRUST 2007
91 WARNER HILL ROAD
DERRY, NH 03038



SCALE: 1"=50' SHEET 1 OF 5 DATE: APRIL, 2023

APPROVED BY DERRY PLANNING BOARD

CHAIRMAN: _____
SECRETARY: _____
DATE: _____

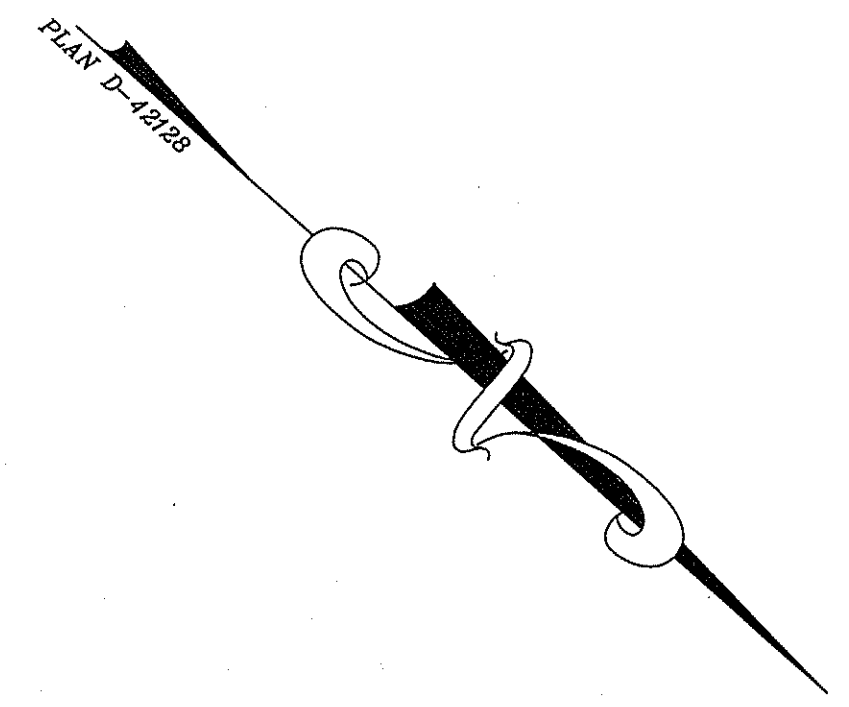
I CERTIFY THAT THIS PLAN IS THE RESULT OF AN EDM FIELD SURVEY WITH AN ERROR OF CLOSURE OF 1:10,000 OR BETTER.

Marjorie A. Palmer
OWNER: MARJORIE A. PALMER, TRUSTEE

APPROVAL IS GRANTED SUBJECT TO ALL CONDITIONS AND REQUIREMENTS OF THE LAND SUBDIVISION REGULATIONS OF THE TOWN OF DERRY AND FURTHER SUBJECT TO ALL SPECIFIC CONDITIONS AND REQUIREMENTS AS FOLLOWS:

REVISIONS:

EDWARD N. HERBERT ASSOC., INC.
LAND SURVEYORS-CIVIL ENGINEERS
1 FROST ROAD WINDHAM, NH. 03087 (603) 432-2462



CONTINENTAL CABLE OF NH
C/O COMCAST CORPORATION
ONE COMCAST CENTER
DERRY, NH 03038

03077

DRILL HOLE FOUND
NAVD 88
129839.290039
1088369.496142
ELEV. 352.56
DRILL HOLE FND.

03079

THE MARIE A. BROWN REV. TRUST 2009
MARIE A. BROWN, TRUSTEE
205 ROCKINGHAM ROAD
DERRY, NH 03038

THE MARJORIE A. PALMER REVOCABLE TRUST 2007
MARJORIE A. PALMER, TRUSTEE
91 WARNER HILL ROAD
DERRY, NH 03038

03129

LOT 03128-1
91,971 SF.
2.111 AC.
(#12)

LOT 03128
91,971 SF.
2.111 AC.
(#14)

03127

LARRY J. & KELLY GRISWOLD
18 STARK ROAD
DERRY, NH 03038

THE MARJORIE A. PALMER REVOCABLE TRUST 2007
MARJORIE A. PALMER, TRUSTEE
91 WARNER HILL ROAD
DERRY, NH 03038

THE MARJORIE A. PALMER REVOCABLE TRUST 2007
MARJORIE A. PALMER, TRUSTEE
91 WARNER HILL ROAD
DERRY, NH 03038

STEPHEN HAUCK
16 STARK ROAD
DERRY, NH 03038

PROPOSED 10' WIDE SLOPE,
DRAINAGE AND UTILITY
EASEMENT

35' SETBACK LINE

35' SETBACK LINE

STARK ROAD

03130-1
JOHN C. LATINO & KAITLYN M. LATINO
5 STARK ROAD
DERRY, NH 03038

NAVD 88
130208.003098
1088754.035009
ELEV. 335.64
MAG. NAIL FND.

ANN MARIE M. MASON &
WILLIAM C. MASON JR.
7 STARK ROAD
DERRY, NH 03038

03130-3
JOHN LEWIS CABRAL
11 STARK ROAD
DERRY, NH 03038

NAVD 88
130491.261523
1088536.100883
ELEV. 327.82
MAG. NAIL FND.

JAMES ROGER ALLEN III &
MELISSA HEON ALLEN
15 STARK ROAD
DERRY, NH 03038

03125

JAMIE SHAYNE BLOUNT
19 STARK ROAD
DERRY, NH 03038

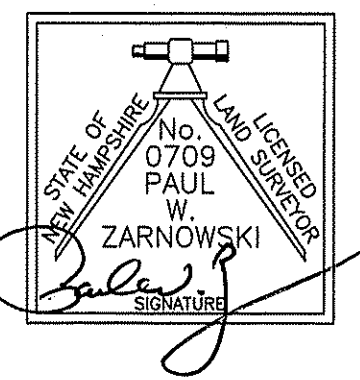
SAMUEL L. BROWN
& JODI M. BROWN
17 STARK ROAD
DERRY, NH 03038

REVISIONS:

FINAL PLAN

SUBDIVISION PLAN
MAP 3 PARCEL 128
14 STARK ROAD
DERRY, NH

OWNER:
MARJORIE A. PALMER, TRUSTEE
OF THE MARJORIE A. PALMER REVOCABLE TRUST 2007
91 WARNER HILL ROAD
DERRY, NH 03038



SCALE: 1"=50' SHEET 2 OF 5 DATE: APRIL, 2023

APPROVED BY DERRY PLANNING BOARD

CHAIRMAN: _____
SECRETARY: _____
DATE: _____

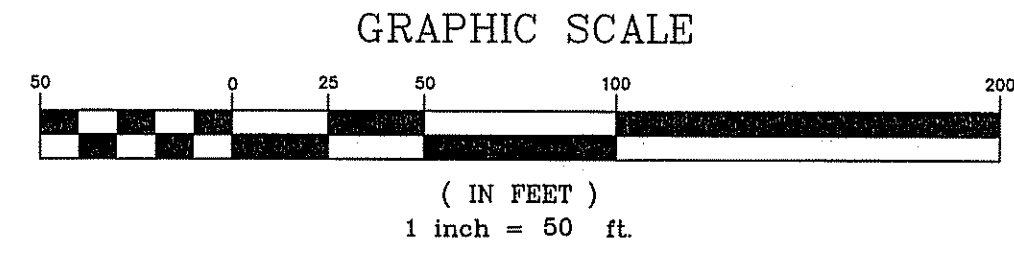
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EDWARD N. HERBERT ASSOC., INC.
LAND SURVEYORS-CIVIL ENGINEERS
1 FROST ROAD WINDHAM, NH. 03087 (603) 432-2462

LEGEND

○	STONE WALL
●	DRILL HOLE FOUND OR SET
○	IRON PIPE FOUND
○	REBAR FOUND OR SET
□	FIELD STONE BOUND FOUND
■	IRON ROD TO BE SET
■	GRANITE BOUND TO BE SET



PLAN D-14228

NEW HAMPSHIRE
 Designer
 of
 Subsurface Disposal
 Systems
 Shayne D. Gendron
 No. 1627
 Water Pollution Control

TEST PIT LOGS 4-26-23

TP#1
 0"-9" 10YR 3/4 DARK BROWN FINE SANDY LOAM GRANULAR, FRIABLE
 9"-30" 10YR 5/6 DARK YELLOWISH BROWN SANDY LOAM GRANULAR, FRIABLE
 30"-72" 2.5Y 3/4 LIGHT OLIVE BROWN LOAMY SAND MASSIVE, FRIABLE
 SHWT@38" ROOTS@42" NO WATER NO REFUSAL PERCOLATION RATE 8 MIN/INCH

TP#2
 0"-8" 10YR 3/4 DARK BROWN FINE SANDY LOAM GRANULAR, FRIABLE
 8"-32" 10YR 5/6 YELLOWISH BROWN SANDY LOAM GRANULAR, FRIABLE
 32"-70" 2.5Y 3/4 LIGHT OLIVE BROWN STONY LOAMY SAND MASSIVE, FRIABLE
 SHWT@32" ROOTS@32" NO WATER, NO REFUSAL PERCOLATION RATE 8 MIN/INCH

TEST PIT LOGS 4-26-23

TP#3
 0"-6" 10YR 3/4 DARK BROWN FINE SANDY LOAM GRANULAR, FRIABLE
 6"-32" 10YR 5/6 YELLOWISH BROWN SANDY LOAM GRANULAR, FRIABLE
 32"-44" 2.5Y 3/4 LIGHT OLIVE BROWN LOAMY SAND MASSIVE, FRIABLE
 SHWT@32" ROOTS@32" NO WATER REFUSAL@44" PERCOLATION RATE 9 MIN/INCH

TP#4
 0"-6" 10YR 3/4 DARK BROWN FINE SANDY LOAM GRANULAR, FRIABLE
 6"-26" 10YR 5/6 YELLOWISH BROWN SANDY LOAM GRANULAR, FRIABLE
 26"-52" 2.5Y 3/4 LIGHT OLIVE BROWN STONY LOAMY SAND MASSIVE, FRIABLE
 SHWT@30" ROOTS@30" NO WATER, REFUSAL @52" PERCOLATION RATE 9 MIN/INCH

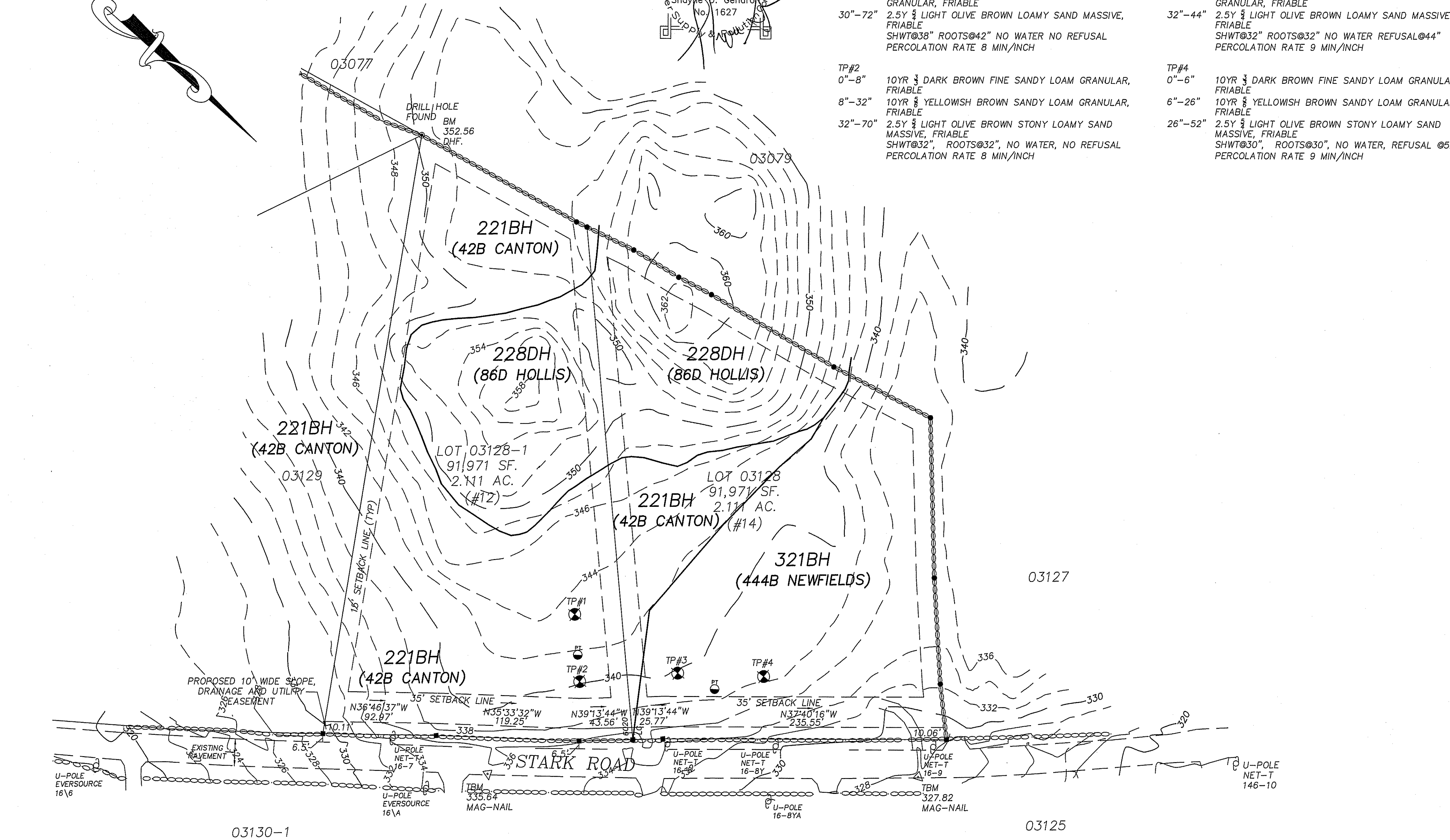
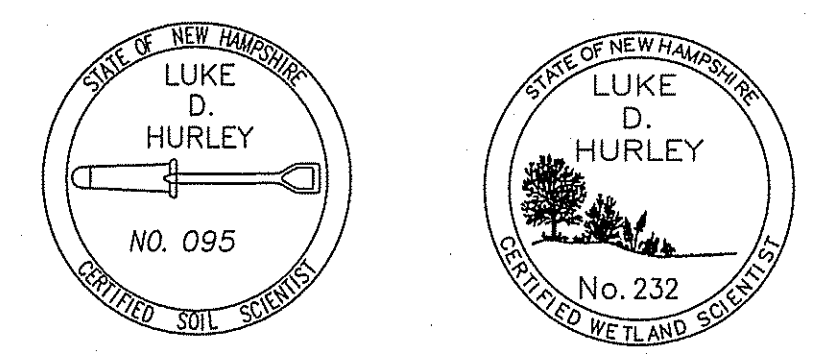
SOIL LEGEND:

HISS SYMBOL	NRCS SYMBOL	NHDES GROUP
221	42 CANTON	2
321	444 NEWFIELDS	3
228	86 HOLLIS ROCK OUTCROP	4

WETLAND NOTES:
 THE LIMITS OF JURISDICTIONAL WETLANDS AS SHOWN ON THIS PLAN WERE DELINEATED IN FEBRUARY 2023 BY LUKE HURLEY, CWS #232 PER THE FOLLOWING:
 1) US ARMY CORPS OF ENGINEERS INTERIM REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, TECHNICAL REPORT ERDC/EL TR-12-19 (OCT. 2012).
 2) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 7.0.

UNITED STATES DEPARTMENT OF AGRICULTURE (2010).
 1) NATIONAL WETLAND PLANT LIST, DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE (2020).
 2) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS-79/31 (1979)

HISS MAPPING:
 THE HIGH INTENSITY SOIL SERIES MAPPING WAS PERFORMED BY LUKE HURLEY, CSS #095 IN FEBRUARY 2023 PER THE SOCIETY OF SOIL SCIENTISTS OF NORTHERN NEW ENGLAND, HIGH INTENSITY SOIL MAPPING STANDARDS FOR NH. DECEMBER 2017.



REVISIONS:

SOILS AND EXISTING CONDITIONS

SUBDIVISION PLAN
 MAP 3 PARCEL 128
 14 STARK ROAD
 DERRY, NH

OWNER:
 MARJORIE A. PALMER, TRUSTEE
 OF THE MARJORIE A. PALMER REVOCABLE TRUST 2007
 91 WARNER HILL ROAD
 DERRY, NH 03038

SCALE: 1"=50' SHEET 3 OF 5 DATE: APRIL, 2023

APPROVED BY DERRY PLANNING BOARD

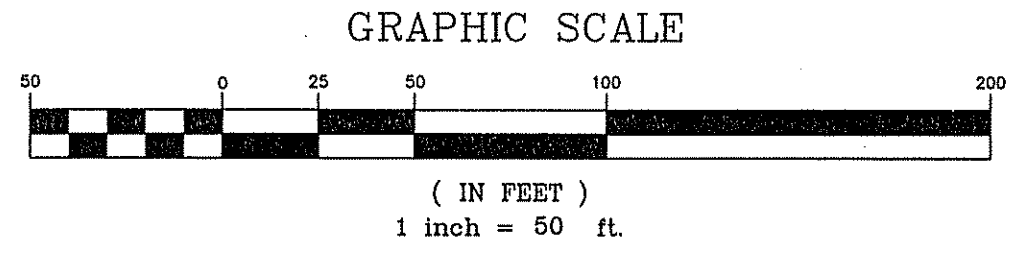
CHAIRMAN: _____
 SECRETARY: _____
 DATE: _____

I CERTIFY THAT THIS PLAN IS THE RESULT OF AN EDM FIELD SURVEY WITH AN ERROR OF CLOSURE OF 1:10,000 OR BETTER.

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EDWARD N. HERBERT ASSOC., INC.
 LAND SURVEYORS-CIVIL ENGINEERS
 1 FROST ROAD WINDHAM, NH. 03087 (603) 432-2462

- LEGEND
- STONE WALL
 - DHF/DHS DRILL HOLE FOUND OR SET
 - IPF IRON PIPE FOUND
 - REBAR REBAR FOUND OR SET
 - FIELD STONE BOUND FOUND
 - IRON ROD TO BE SET
 - GRANITE BOUND TO BE SET



PLAN D-43228

SOIL LEGEND:		
HISS SYMBOL	NRCS SYMBOL	NHDES GROUP
221	42 CANTON	2
321	444 NEWFIELDS	3
228	86 HOLLIS ROCK OUTCROP	4

NHDES LOT SIZING

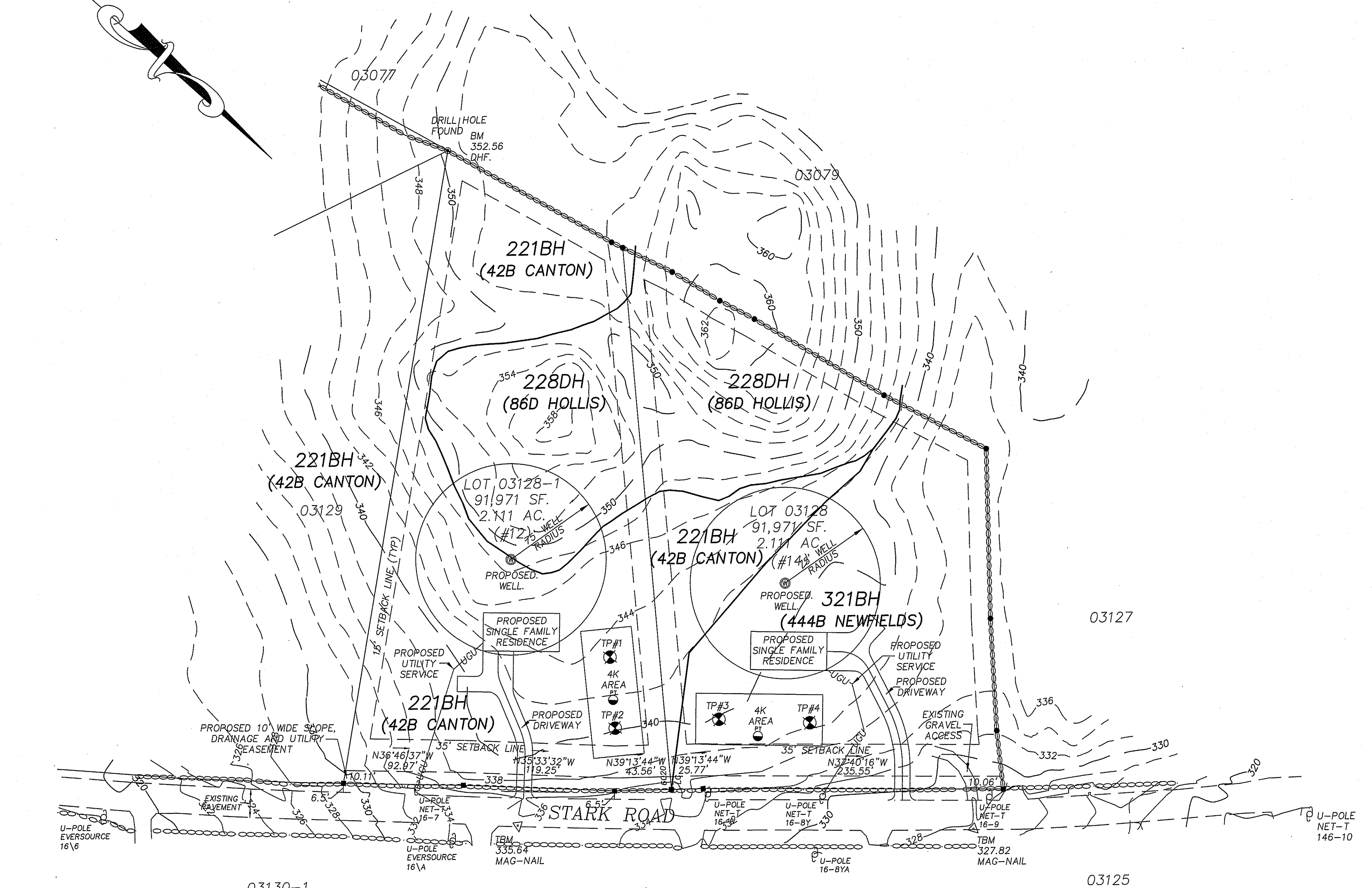
LOT 03128

NRCS SOIL TYPE	AREA	DES SOIL GROUP	MIN REQUIRED	% OF LOT
42B-CANTON	13,206 SF	2	39,000 SF.	33.9%
444B-NEWFIELDS	54,284 SF.	3	48,000 SF.	113.09%
86D-HOLLIS	24,481 SF.	4	52,000 SF.	47.1%
TOTAL	91,971 SF. 2.111 ACRES			194.09%

NHDES LOT SIZING

LOT 03128-1

NRCS SOIL TYPE	AREA	DES SOIL GROUP	MIN REQUIRED	% OF LOT
42B-CANTON	66,800 SF.	2	39,000 SF.	167%
86D-HOLLIS	25,171 SF.	4	52,000 SF.	48.4%
TOTAL	91,971 SF. 2.111 ACRES			219.4%



REVISIONS:

PROPOSED CONDITIONS

**SUBDIVISION PLAN
MAP 3 PARCEL 128
14 STARK ROAD
DERRY, NH**

OWNER:
MARJORIE A. PALMER, TRUSTEE
OF THE MARJORIE A. PALMER REVOCABLE
TRUST 2007
91 WARNER HILL ROAD
DERRY, NH 03038

SCALE: 1"=50' SHEET 4 OF 5 DATE: APRIL, 2023

APPROVED BY DERRY PLANNING BOARD

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SECRETARY: _____
DATE: _____

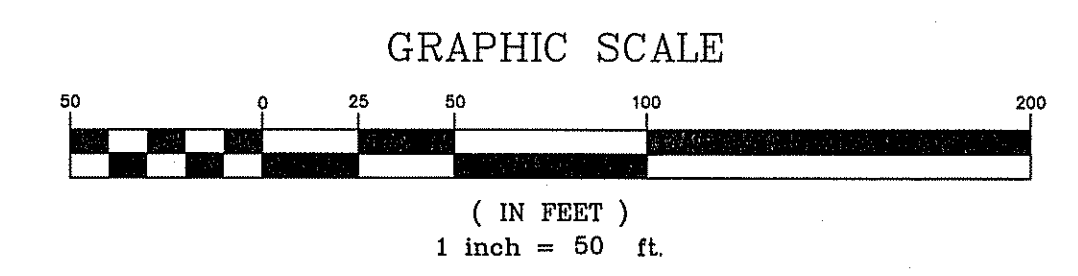
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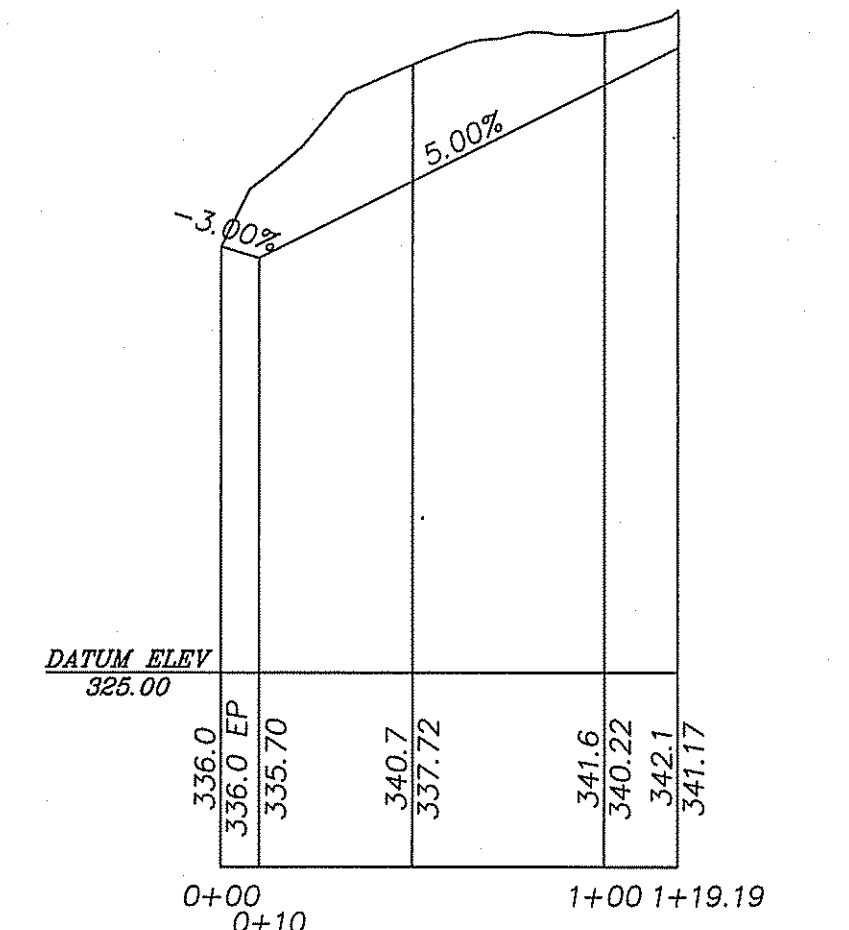
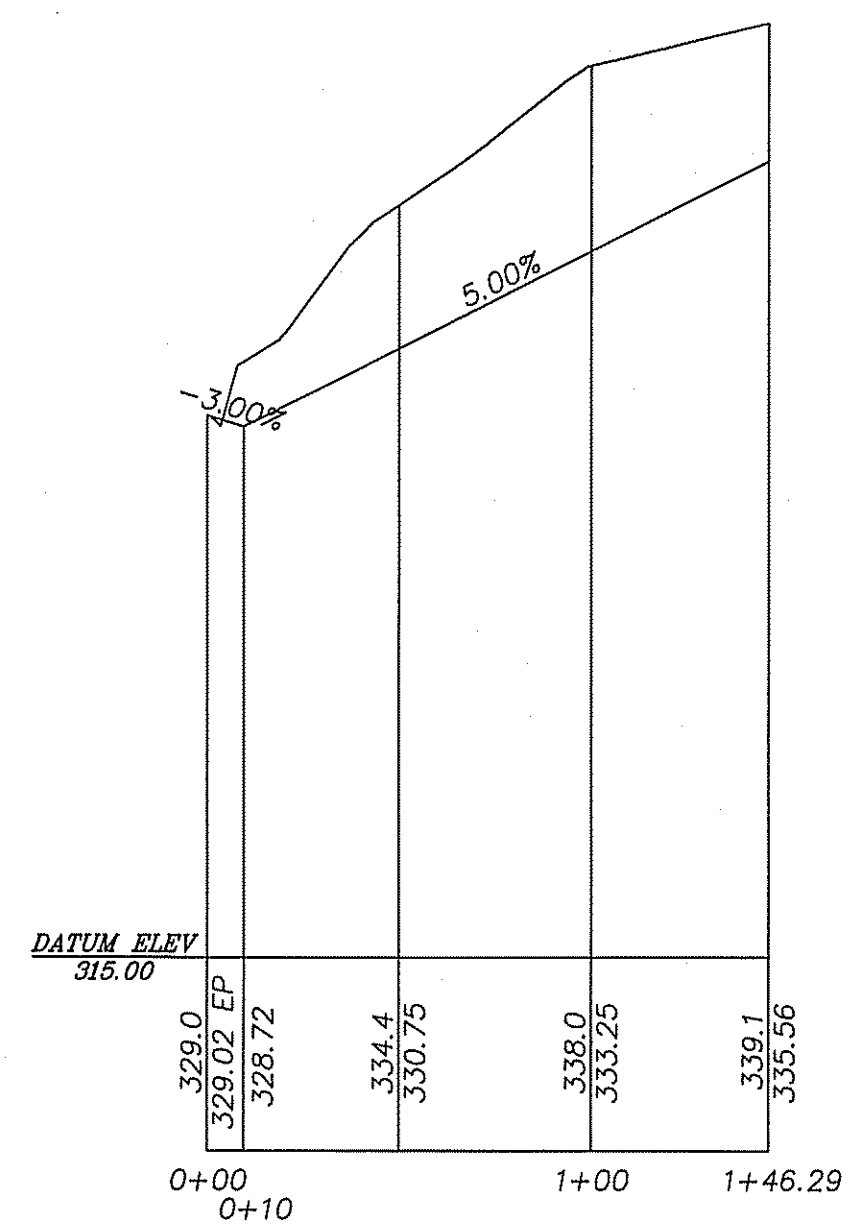
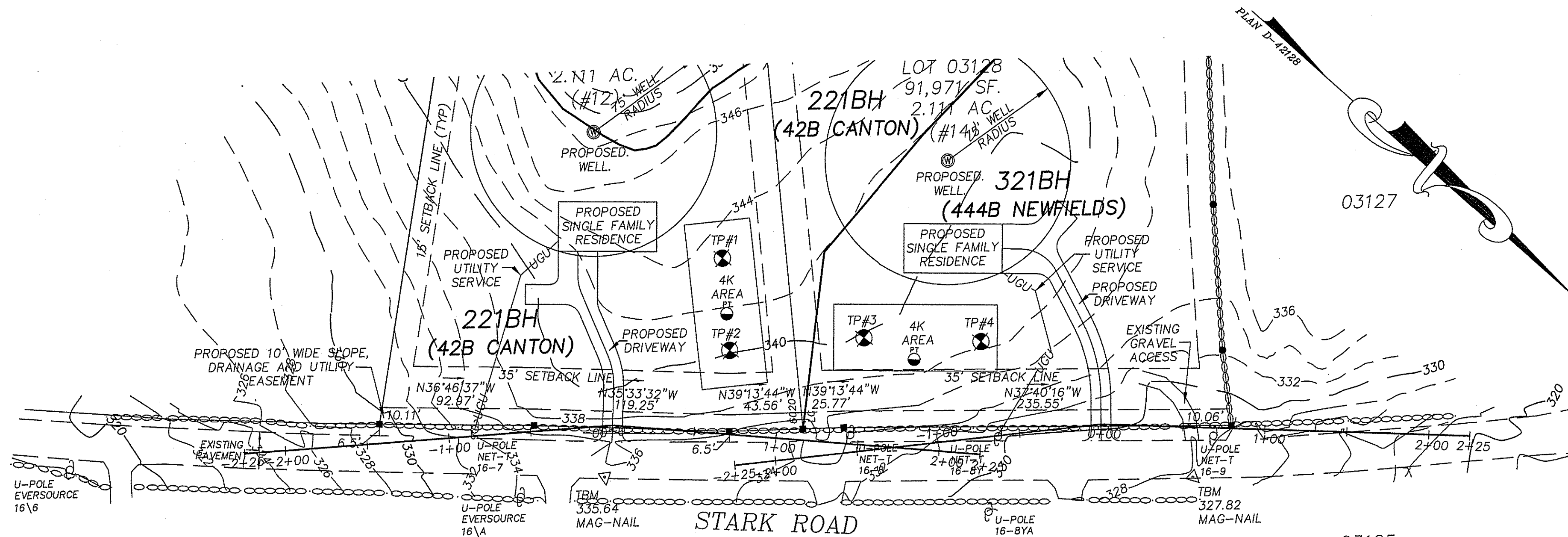
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LAND SURVEYORS-CIVIL ENGINEERS
1 FROST ROAD WINDHAM, NH. 03087 (603) 432-2462

LEGEND

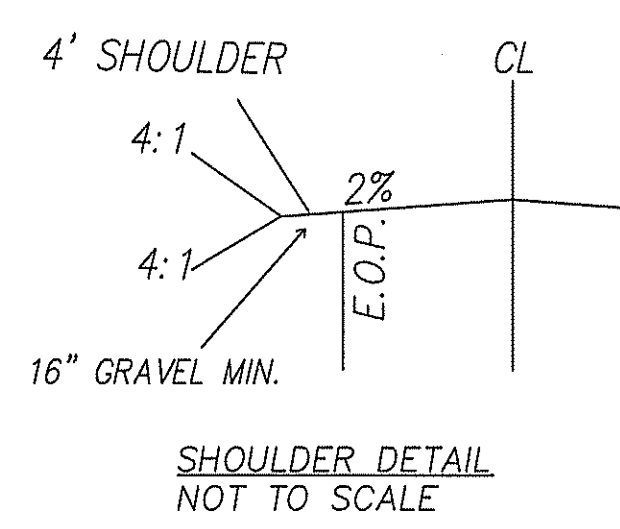
○	STONE WALL
⊙	DRILL HOLE FOUND OR SET
○	IRON PIPE FOUND
○	REBAR FOUND OR SET
□	FIELD STONE BOUND FOUND
●	IRON ROD TO BE SET
■	GRANITE BOUND TO BE SET



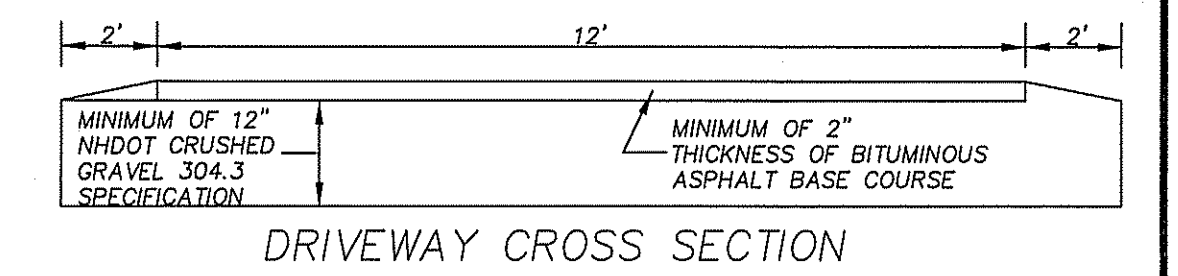


DRIVEWAY PROFILE LOT 03128
SCALE: HOR 1"=50'
VERT 1"=5'

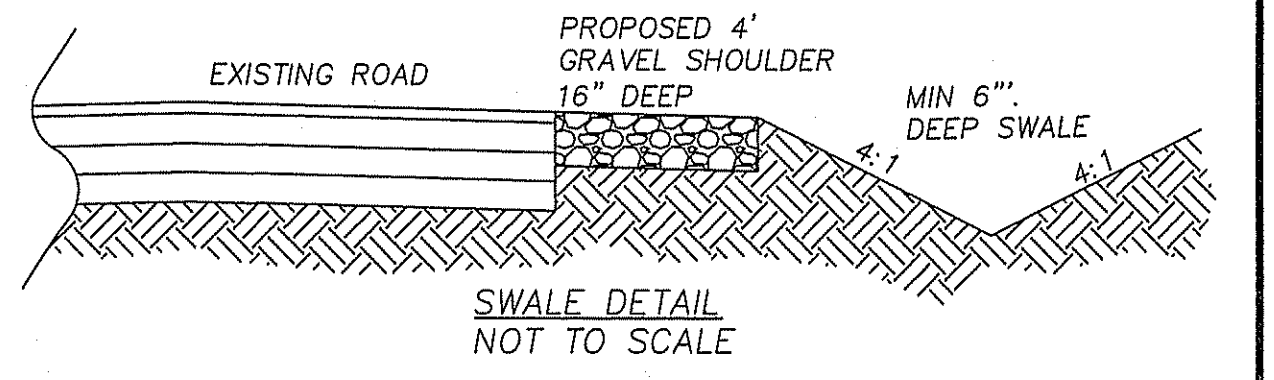
DRIVEWAY PROFILE LOT 03128-1
SCALE: HOR 1"=50'
VERT 1"=5'



SHOULDER DETAIL
NOT TO SCALE



DRIVEWAY CROSS SECTION



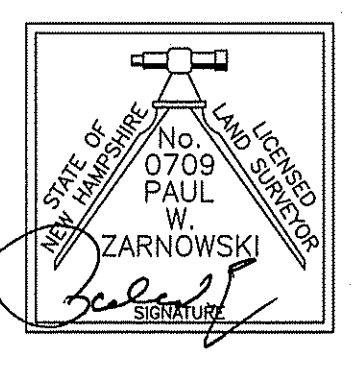
SWALE DETAIL
NOT TO SCALE

REVISIONS:

SIGHT LINES AND PROFILES

SUBDIVISION PLAN
MAP 3 PARCEL 128
14 STARK ROAD
DERRY, NH

OWNER:
MARJORIE A. PALMER, TRUSTEE
OF THE MARJORIE A. PALMER REVOCABLE
TRUST 2007
91 WARNER HILL ROAD
DERRY, NH 03038



SCALE: 1"=50' SHEET 5 OF 5 DATE: APRIL, 2023

APPROVED BY DERRY PLANNING BOARD

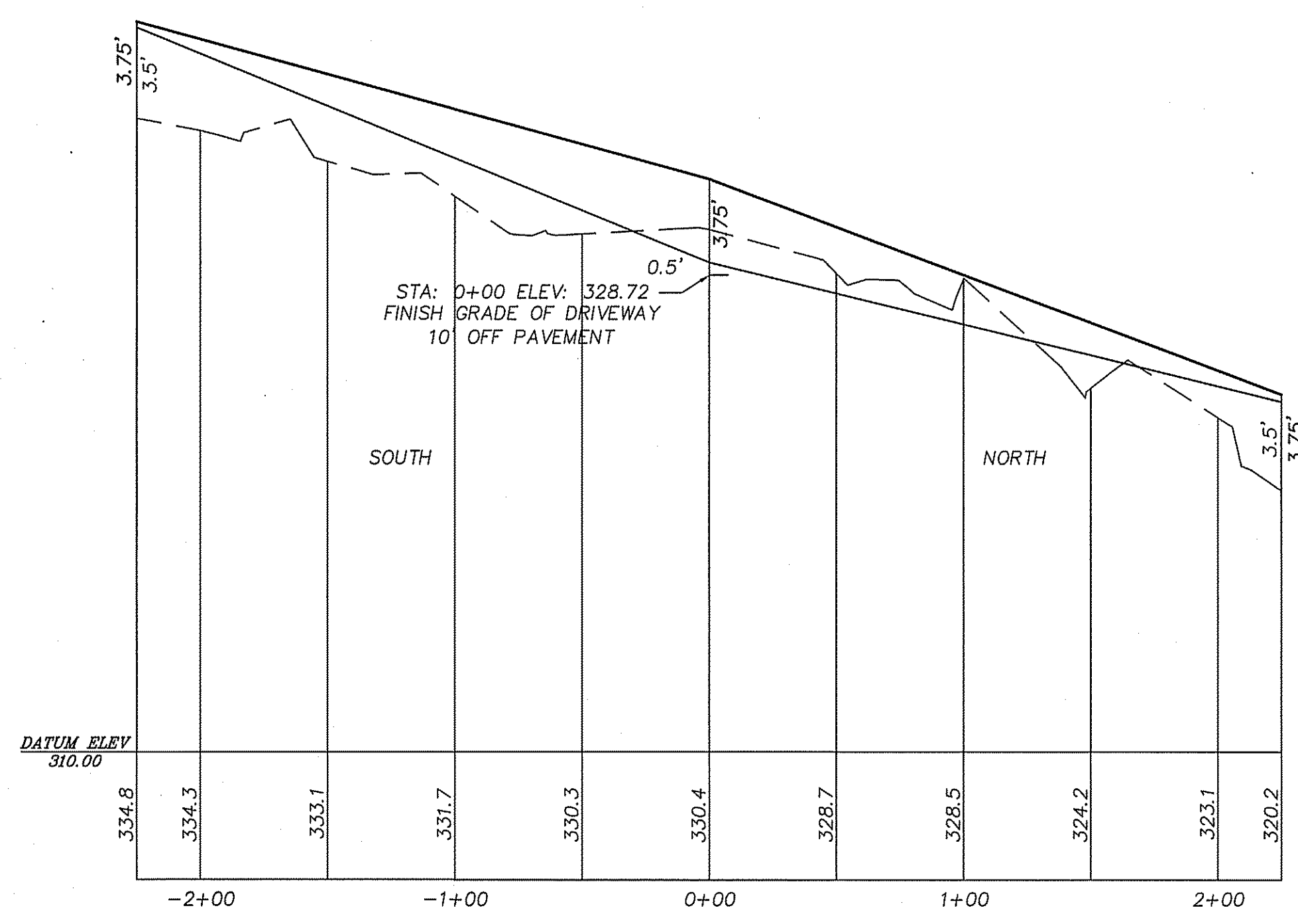
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SECRETARY: _____
DATE: _____

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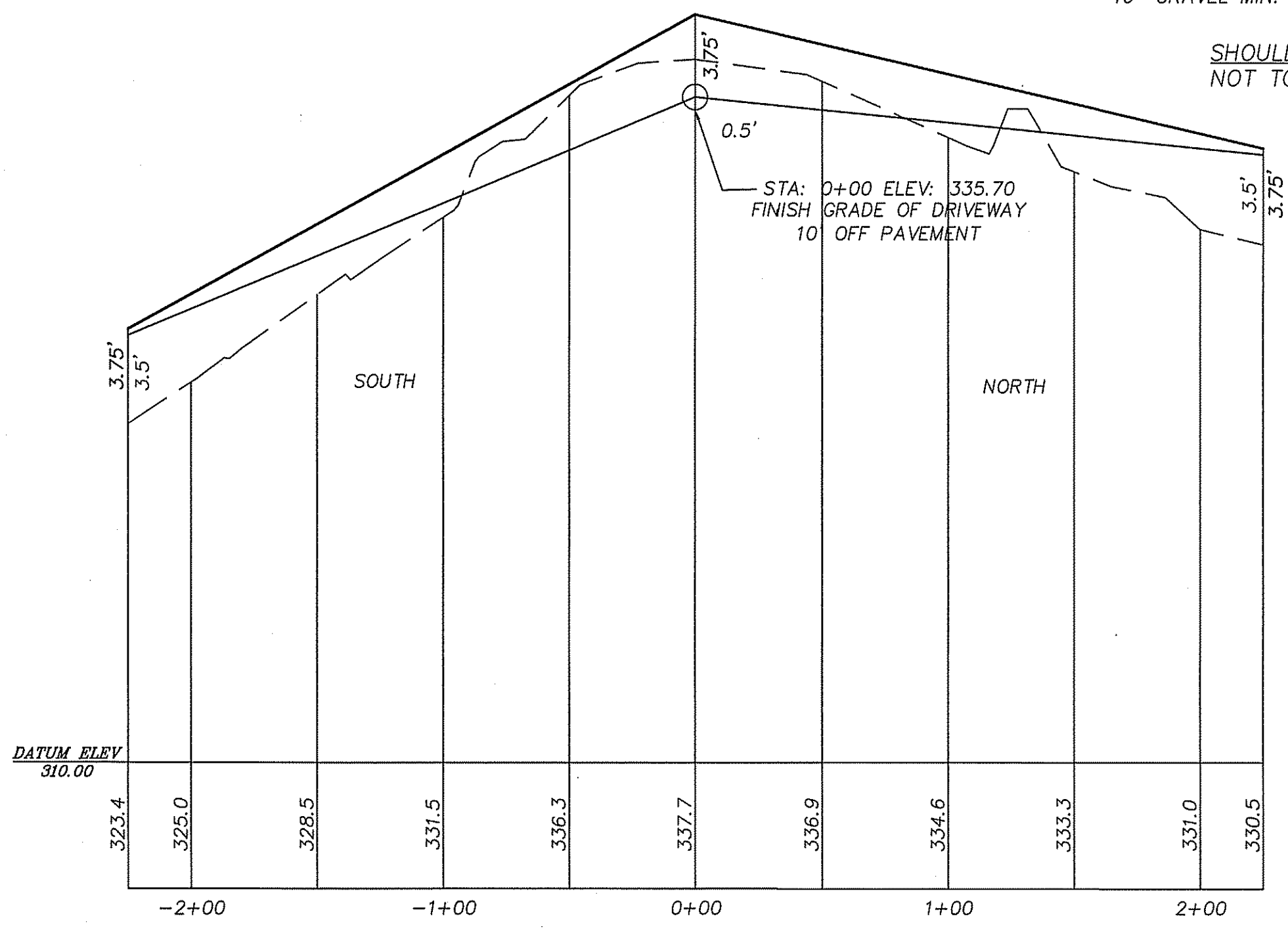
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EDWARD N. HERBERT ASSOC., INC.
LAND SURVEYORS-CIVIL ENGINEERS
1 FROST ROAD WINDHAM, NH. 03087 (603) 432-2462

03130-1 03130-2 03130-3 03130-4



SIGHT DISTANCE LINE LOT 03128
SCALE: HOR 1"=50'
VERT 1"=5'



SIGHT DISTANCE LINE LOT 03128-1
SCALE: HOR 1"=50'
VERT 1"=5'

- LEGEND
- STONE WALL
 - ⊙ DHF/DHS DRILL HOLE FOUND OR SET
 - I/PF IRON PIPE FOUND
 - REBAR REBAR FOUND OR SET
 - FIELD STONE BOUND FOUND
 - IRON ROD TO BE SET
 - GRANITE BOUND TO BE SET

