

Planning Department, July 17, 2019

APPLICANT: Pathway Homes
Allyn Greenberg, Kelly Greenberg & Joel Stephen

DEVELOPER: Pathway Homes

PROJECT: NA

LOCATION: Parcel ID 11038, 11 Hemlock Spring Road and Parcel ID 14001, 13 Hemlocks Spring Road

PURPOSE: The purpose of this plan is for a lot line adjustment between the above referenced parcels. These parcels are located in the Low-Medium Density Residential District. (2-acre).

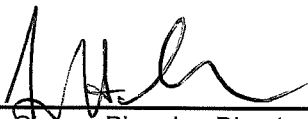
TOWN DEPARTMENT SIGNATURES: All town departments have reviewed and signed the plan.

WAIVERS: None Requested.

STATE PERMITS: NA

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

BY:



George H. Sforas, Planning Director

OWNER OF MAP 11 LOT 38
 SIGNATURE: *[Signature]*
 DATE: 4/20/19

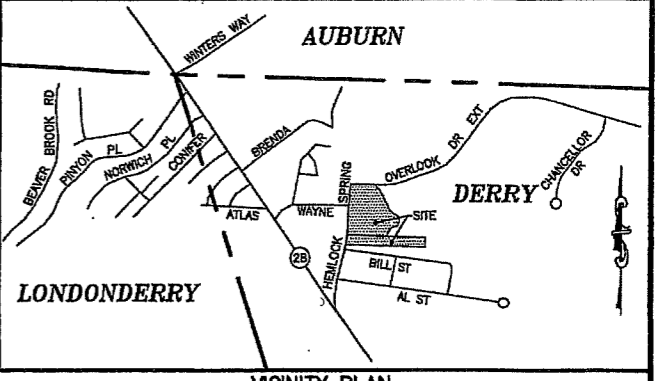
OWNER OF MAP 14 LOT 11
 SIGNATURE: *[Signature]*
 DATE: 4-19-19

REFERENCE PLANS:

- "JOINT PROPERTIES" PREPARED FOR: CARL WATTS, STANLEY RATEY, JOSEPH THERIEN, IN THE TOWNS OF LONDONDERRY AND DERRY, N.H. IN COUNTY OF ROCKINGHAM, SCALE: 1"=200', DATED: AUGUST, 1953. PREPARED BY: R.P. THERIEN, LAND SURVEYOR, RECORDED AT THE R.C.R.D. AS PLAN #02125.
- "TERRYVILLE DEVELOPMENT", PREPARED FOR: JOSEPH THERIEN, SCALE: 1"=100', DATED: OCTOBER 1, 1962. PREPARED BY: R.P. THERIEN, LAND SURVEYOR, RECORDED AT THE R.C.R.D. AS PLAN #207.
- "TERRYVILLE DEVELOPMENT", PREPARED FOR: JOSEPH THERIEN, SCALE: 1"=100', DATED: OCTOBER 1, 1962. REVISED: JUNE 25, 1984. PREPARED BY: R.P. THERIEN, LAND SURVEYOR, RECORDED AT THE R.C.R.D. AS PLAN #277.
- "SUBDIVISION OF LAND INTO LOTS, MOBILE PARK" LAND OF F.E. & A.E. SAN SOUZE IN DERRY N.H. SCALE: 1"=100', DATED: MAY, 1968. PREPARED BY: JOHNSTON-GAGNON-MCLAUGHLIN, RECORDED AT THE R.C.R.D. AS PLAN #900.
- "FINAL SUBDIVISION PLAN", TAX MAP 14 LOT 10, HEMLOCK SPRINGS ROAD, DERRY, NEW HAMPSHIRE, PREPARED FOR: TATE, YOUNG & DEPALMA, SCALE: 1"=100', DATED: JANUARY 17, 1988. PREPARED BY: GEORGE F. KELLER, INC. RECORDED AT THE R.C.R.D. AS PLAN #15179.
- "SITE PLAN", TAX MAP 14 LOT 10, HEMLOCK SPRINGS, A PLANNED RESIDENTIAL COMMUNITY, HEMLOCK SPRINGS ROAD, DERRY, NEW HAMPSHIRE, PREPARED FOR: TATE, YOUNG & DEPALMA, SCALE: 1"=100', DATED: MARCH 2, 1988. PREPARED BY: GEORGE F. KELLER, INC. RECORDED AT THE R.C.R.D. AS PLAN #19778.
- "AS-BUILT CONDOMINIUM FLOOR & SITE PLAN", PREPARED FOR: THERESA STEELE, SCALE: 1"=50' DATED: MARCH 3, 1989. PREPARED BY: FAIRVIEW LAND SERVICES, INC. ENGINEERING-SURVEYING, RECORDED AT THE R.C.R.D. AS PLAN #19154.

LEGEND

- IPN-TBS IRON PIN TO BE SET
- ⊙ DH-S (TB) DRILL HOLE SET / TO BE SET
- ⊙ DH-F DRILL HOLE FOUND
- ⊙ IPP-F IRON PIPE FOUND
- UTILITY POLE
- WELL
- SIGN
- TREELINE
- EDGE OF PAVEMENT
- ABUTTER LINE
- DRAINAGE LINE
- RIGHT OF WAY
- PROPERTY LINE
- WETLAND
- WETLAND SETBACK
- STONEWALL
- OVERHEAD UTILITIES
- STONE RETAINING WALL
- CHAIN LINK FENCE
- ZONE LINE

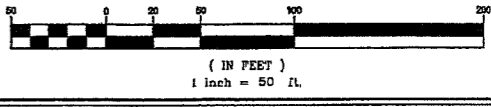


VICINITY PLAN
 SCALE: 1" = 1000' +/-

NOTES:

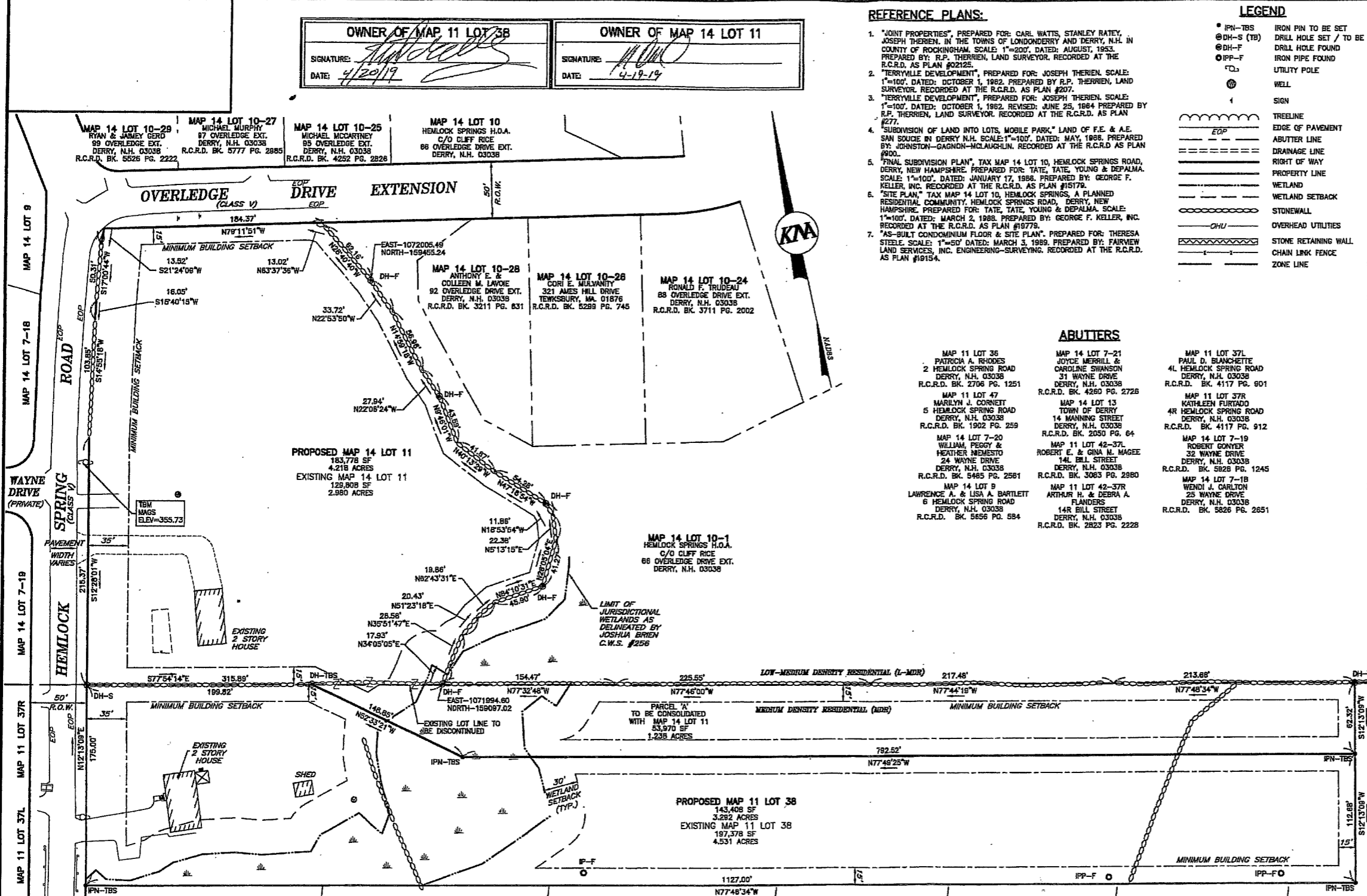
- THE PURPOSE OF THIS PLAN IS TO SHOW INFORMATION FOR A PROPOSED LOT LINE ADJUSTMENT BETWEEN ASSESSOR'S MAP 11 LOT 38 AND MAP 14 LOT 11 ON HEMLOCK SPRING ROAD IN DERRY, NEW HAMPSHIRE AND NO OTHER PURPOSE.
- EXISTING AREA OF PARCELS IS: MAP 14 LOT 11=129,808 SF, OR 2.980 ACRES
 MAP 11 LOT 38=197,378 SF, OR 4.531 ACRES.
- OWNER OF RECORD:
 MAP 14 LOT 11: PATHWAY HOMES, INC. 79 CORTLAND DRIVE BEDFORD, NH 03110 R.C.R.D. BK. 5961 PG. 2798
 MAP 11 LOT 38: ALLYN ROBERT, KELLY ANN & STEPHEN JOEL GREENBERG 11 HEMLOCK SPRING ROAD DERRY, N.H. 03038 R.C.R.D. BK. 5935 PG. 2096
- MAP 14 LOT 11 IS LOCATED WITHIN THE LOW-MEDIUM DENSITY RESIDENTIAL (L-MDR) ZONING DISTRICT AND MAP 11 LOT 38 IS LOCATED WITHIN THE MEDIUM DENSITY RESIDENTIAL (MDR) ZONING DISTRICT AND ARE SUBJECT TO THE FOLLOWING DIMENSIONAL REGULATIONS:
 --MINIMUM LOT AREA: 2 ACRES
 --MINIMUM LOT FRONTAGE: 150'
 --MINIMUM BUILDING SETBACKS: FRONT 35', SIDE 15', REAR 15'
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED BY THIS OFFICE DURING DECEMBER OF 2018 AND MARCH OF 2019.
- HORIZONTAL DATUM IS NAD83, VERTICAL DATUM IS NAVD83 OBTAINED FROM GPS SURVEY METHODS POST PROCESSED THROUGH NOAA-OPUS. NORTH ORIENTATION IS NAD83.
- SUBJECT PARCELS ARE SERVICED BY ON-SITE WELLS AND SEPTIC SYSTEMS.
- EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) FOR ROCKINGHAM COUNTY, NEW HAMPSHIRE, COMMUNITY MAP NUMBER 3301503037Z PANEL NUMBER 337 OF 681, EFFECTIVE DATE: MAY 17, 2005 INDICATES THAT NO PORTION OF THE SUBJECT PREMISES IS LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
- THESE PLANS CONTAIN A TOTAL OF TWO (2) SHEETS. SHEET ONE (1) SHALL BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS UPON APPROVAL BY THE DERRY PLANNING BOARD. THE COMPLETE SET IS ON FILE AT THE DERRY PLANNING BOARD.
- NO INVASIVE SPECIES (AS DEFINED BY AR63800 TABLE 3800.1) SHALL BE TRANSPORTED TO OR FROM THIS SITE PURSUANT TO RSA 430:55.

GRAPHIC SCALE



ABUTTERS

- MAP 11 LOT 36: PATRICIA A. REHODES, 2 HEMLOCK SPRING ROAD, DERRY, N.H. 03038, R.C.R.D. BK. 2706 PG. 1251
- MAP 11 LOT 47: MARLYN J. CORNETT, 5 HEMLOCK SPRING ROAD, DERRY, N.H. 03038, R.C.R.D. BK. 1902 PG. 259
- MAP 14 LOT 7-20: WILLIAM, PEGGY & HEATHER MEMESTO, 24 WAYNE DRIVE, DERRY, N.H. 03038, R.C.R.D. BK. 5485 PG. 2581
- MAP 14 LOT 9: LAWRENCE A. & LISA A. BARTLETT, 6 HEMLOCK SPRING ROAD, DERRY, N.H. 03038, R.C.R.D. BK. 5656 PG. 584
- MAP 14 LOT 7-21: JOYCE MERRILL, CAROLINE SWANSON, 31 WAYNE DRIVE, DERRY, N.H. 03038, R.C.R.D. BK. 4260 PG. 2726
- MAP 14 LOT 13: TOWN OF DERRY, 14 MANNING STREET, DERRY, N.H. 03038, R.C.R.D. BK. 2050 PG. 64
- MAP 11 LOT 42-37L: ROBERT E. & GINA M. MAGEE, 14L BILL STREET, DERRY, N.H. 03038, R.C.R.D. BK. 3083 PG. 2980
- MAP 11 LOT 42-37R: ARTHUR H. & DEBRA A. FLANDERS, 14R BILL STREET, DERRY, N.H. 03038, R.C.R.D. BK. 2823 PG. 2228
- MAP 11 LOT 37L: PAUL D. BLANCHETTE, 4L HEMLOCK SPRING ROAD, DERRY, N.H. 03038, R.C.R.D. BK. 4117 PG. 601
- MAP 11 LOT 37R: KATHLEEN FURTAO, 4R HEMLOCK SPRING ROAD, DERRY, N.H. 03038, R.C.R.D. BK. 4117 PG. 612
- MAP 14 LOT 7-19: ROBERT GONYER, 32 WAYNE DRIVE, DERRY, N.H. 03038, R.C.R.D. BK. 5826 PG. 1245
- MAP 14 LOT 7-18: WENDI J. CARLTON, 25 WAYNE DRIVE, DERRY, N.H. 03038, R.C.R.D. BK. 5826 PG. 2651



TOWN OF DERRY DEPARTMENT HEAD SIGNATURES

PUBLIC WORKS DIRECTOR: <i>[Signature]</i>	DATE: 6-12-19
CODE ENFORCEMENT OFFICER: <i>[Signature]</i>	DATE: 6-12-19
FIRE DEPARTMENT: <i>[Signature]</i>	DATE: 6-12-19
POLICE DEPARTMENT: <i>[Signature]</i>	DATE: 6-12-19
CONSERVATION COMMISSION CHAIR: <i>[Signature]</i>	DATE: 6-14-19

LOT LINE ADJUSTMENT PLAN
PATHWAY HOMES, INC.
 MAP 14 LOT 11 & MAP 11 LOT 38
 HEMLOCK SPRING ROAD
 DERRY, NEW HAMPSHIRE
 ROCKINGHAM COUNTY

OWNER/APPLICANT: MAP 14 LOT 11 PATHWAY HOMES, INC. 79 CORTLAND DRIVE BEDFORD, N.H. 03110 R.C.R.D. BK. 5961 PG. 2798	OWNER: MAP 11 LOT 38 ROBERT ALLYN, KELLY ANN & STEPHEN JOEL GREENBERG 11 HEMLOCK SPRING ROAD DERRY, N.H. 03038 R.C.R.D. BK. 5935 PG. 2096
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RECEIVED

JUN 20 2019

PLANNING DEPARTMENT

TOWN OF DERRY PLANNING BOARD

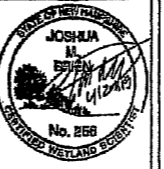
DATE OF APPROVAL: _____

CERTIFIED BY CHAIRMAN: _____

DATE: _____

SECRETARY: _____

DATE: _____



JOSHUA BREN, CERTIFIED WETLAND SCIENTIST #256 OF KEACH-NORDSTROM ASSOCIATES, INC. OF BEDFORD, NH PERFORMED THE DELINEATION OF JURISDICTIONAL WETLANDS IN MARCH OF 2019 USING THE TECHNICAL CRITERIA IN THE CORPUS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1, JANUARY 1987).

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE ON THE GROUND BY THIS OFFICE DURING MARCH OF 2018. SAID SURVEY HAS AN ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) OR BETTER.

[Signature] 6-11-19
 LICENSED LAND SURVEYOR DATE



REVISIONS

No.	DATE	DESCRIPTION	BY
1	6/11/2019	PER CONSERVATION APPROVAL	PDC

DATE: MARCH 15, 2019 SCALE: 1" = 50'
 PROJECT NO: 18-1130-1 SHEET 1 OF 2

