

Planning Department, February 20, 2019

APPLICANT: Pennichuck Water Works Inc.

DEVELOPER: NA

PROJECT: NA

LOCATION: PID 10062-020, 8.5 Richardson Road

PURPOSE: The purpose of this plan is to amend the prior Planning Board approval from 1985 by removing the noted restriction that the lot is not a buildable lot due to water supply system wells and to identify it as a lot of record for residential development. The not a buildable lot restriction is no longer applicable, as the water system wells on the lot were decommissioned and the area is supplied by the Maple Haven Water System. Please note that this same plan was before the Planning Board back on September 5, 2019 and did get an approval as the vote was 4-4. It was suggested by the Board to go to the Conservation Commission to see if they had an interest in the parcel. The applicant did go to the Conservation Commission on January 14, 2019, and the CC voted not to purchase the property. Please see attached CC minutes. A main criteria for the CC is look at lots at least 10 acres in size; this lot is 6.17 acres.

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

WAIVERS: None Requested.

Planning Department, February 20, 2019

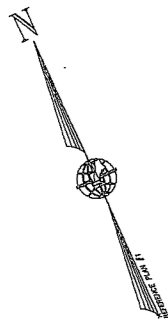
STATE PERMITS: NA

RECOMMENDATION: Staff would recommend approval of the amended subdivision plan and to designate the lot as buildable.

BY:



George H. Sioras, Planning Director



10-66
WILLIAM J. & EMILY E. HASWELL
 74 DAMREN ROAD
 DERRY, NH 03038
 VOL. 5570 PG. 1900 10/28/2014

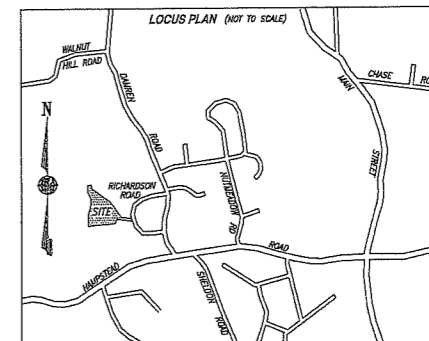
10-50
JARED ALLENS HOMES FOR WOUNDED WARRIORS
 7820 E. MCCLAIN DR #2
 SCOTTSDALE, AZ 85260
 VOL. 5849 PG. 338 8/28/2017

REFERENCE PLANS:

- "SUBDIVISION PLAN OF TAX MAP 10 LOT 62 - OWNER OF RECORD: RICHARDSON PROPERTIES, INC" SCALE: 1"=50' DATED JUNE 1985. PREPARED BY VERNON W. DINGMAN AND RECORDED AT R.C.R.D. AS PLAN #14068
- "SITE PLAN OF - RICHARDSON ESTATES - LOT 10-62-6, A CONDO - OWNER OF RECORD: - RICHARDSON PROPERTIES, INC." SCALE: 1"=20, DATED JULY 1987. PREPARED BY FAIRVIEW LAND SURVEY INC. AND RECORDED AT R.C.R.D. AS PLAN #16896.

LEGEND:

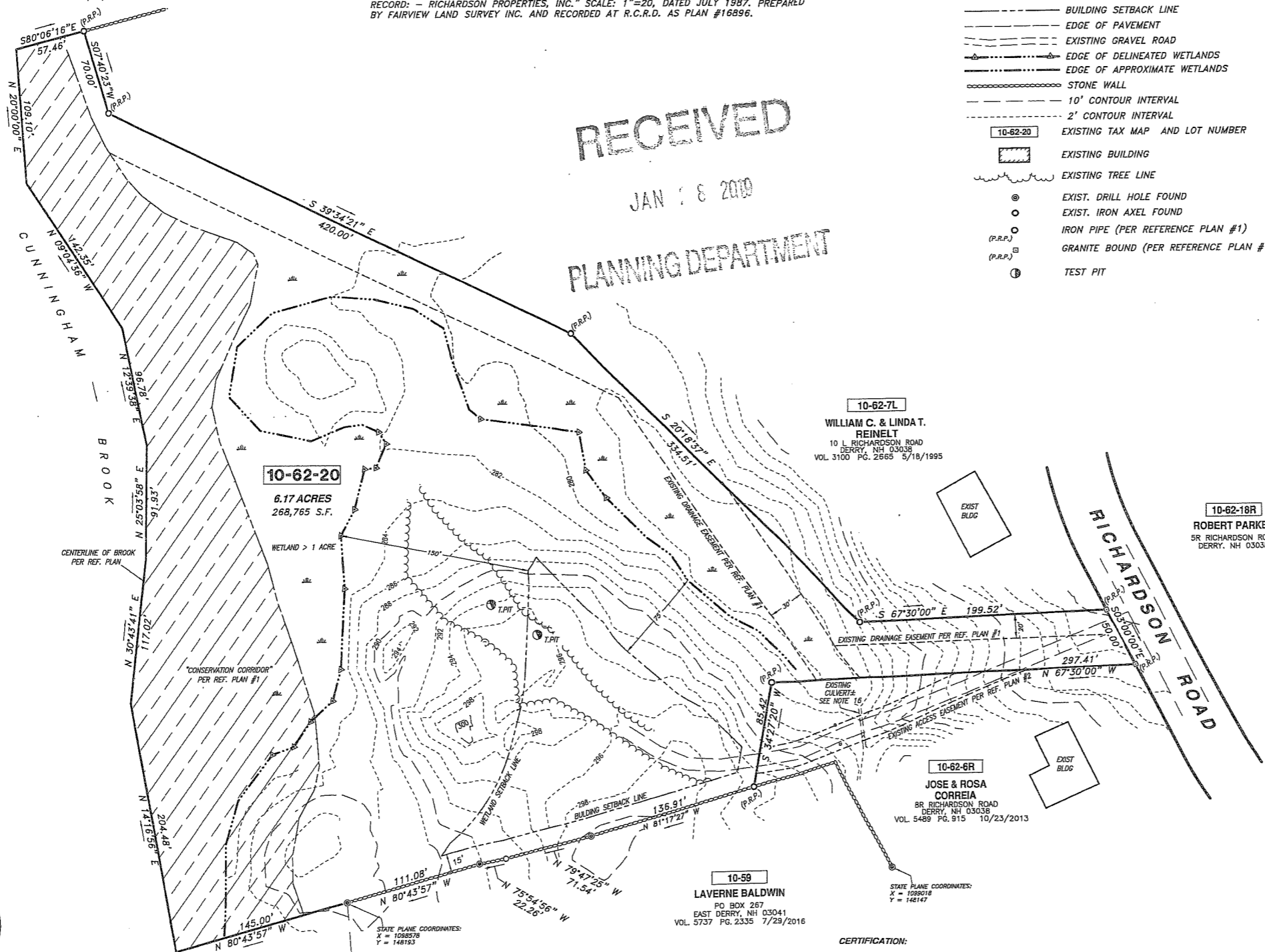
- RIGHT-OF-WAY SIDELINE
- PROPERTY LINE
- ABUTTING LOT LINE
- EXISTING EASEMENT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- EXISTING GRAVEL ROAD
- EDGE OF DELINEATED WETLANDS
- EDGE OF APPROXIMATE WETLANDS
- STONE WALL
- 10' CONTOUR INTERVAL
- 2' CONTOUR INTERVAL
- 10-62-20 EXISTING TAX MAP AND LOT NUMBER
- EXISTING BUILDING
- EXISTING TREE LINE
- EXIST. DRILL HOLE FOUND
- EXIST. IRON AXEL FOUND
- IRON PIPE (PER REFERENCE PLAN #1)
- GRANITE BOUND (PER REFERENCE PLAN #1)
- TEST PIT



NOTES:

- THE PURPOSE OF THIS PLAN SET IS TO DEPICT THE EXISTING CONDITIONS & POTENTIAL SEPTIC ON LOT 10-62-20, TO AMEND THE PRIOR PLANNING BOARD SUBDIVISION APPROVAL DATED SEPTEMBER 10, 1985 PER PLAN REFERENCE #1. THE SPECIFIC INTENT IS TO REMOVE THE NOTED RESTRICTION THAT LOT 10-62-20 IS "NOT A BUILDABLE LOT" DUE TO WATER SUPPLY SYSTEM WELLS AND TO IDENTIFY IT AS LOT OF RECORD FOR RESIDENTIAL DEVELOPMENT.
- THE "NOT A BUILDABLE LOT" RESTRICTION IS NO LONGER APPLICABLE, AS THE WATER SYSTEM WELLS ON LOT 10-62-20 WERE DECOMMISSIONED IN 2015 AND THE AREA IS SUPPLIED BY THE MAPLE HAVEN WATER SYSTEM VIA WELLS OFF JESSICA LANE.
- THE CURRENT OWNER OF RECORD IS: PENNICHUCK WATER WORKS, INC. SEE R.C.R.D. BOOK 2759 PAGE 1254 DATED 9/2/1988.
- LOT 10-62-20 IS LOCATED WITHIN THE LOW DENSITY RESIDENTIAL DISTRICT. MINIMUM CONVENTIONAL LOT REQUIREMENTS INCLUDE: 3 ACRES OF AREA AND 200' OF FRONTAGE, WITH BUILDING SETBACKS OF 35' FRONT, 15' SIDE & 15' REAR. LOT 10-62-20 MAY BE SUBJECT TO ADDITIONAL OVERLAY DISTRICTS NOT SHOWN OR NOTED HEREON.
- THE TOWN OF DERRY ZONING BOARD OF ADJUSTMENT GRANTED A VARIANCE FOR LOT 10-62-20 ON JUNE 7, 2018 TO ALLOW THE EXISTING PARCEL TO BE DESIGNATED A BUILDABLE LOT WITH THE CURRENT FRONTAGE DIMENSION OF 80 FEET. SEE CASE #18-112.
- LOT 10-62-20 IS SUBJECT TO AND HAS THE BENEFIT OF ADDITIONALLY RECORDED EASEMENTS, RIGHTS & RESTRICTIONS AS SHOWN & NOTED HEREON.
- THE LOT 10-62-20 BOUNDARY IS BASED ENTIRELY ON THE DEED AND REFERENCE PLANS NOTED HEREON. THIS PLAN IS NOT TO BE CONSIDERED A BOUNDARY SURVEY BY THIS OFFICE.
- LOT 10-62-20 WILL BE SERVICED BY AN INDIVIDUAL SEPTIC SYSTEM AND PUBLIC WATER. SEE SHEET 2 OF 2 FOR SPECIFICS RELATIVE TO THE POTENTIAL SEPTIC DESIGN.
- TOPOGRAPHY AND OBSERVABLE IMPROVEMENTS WITHIN THE LOT 10-62-20 BUILDING ENVELOPE ARE THE RESULT OF AN ON-SITE FIELD SURVEY PERFORMED BY THIS OFFICE ON DURING APRIL, 2018. OTHER FEATURES SHOWN ARE SUPPLEMENTED BY DERRY GIS AND NH GRANIT.
- LIMITED WETLANDS SHOWN WERE DELINEATED IN ACCORDANCE WITH THE ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 AND THE NORTHEAST REGIONAL SUPPLEMENT BY SPENCER C. TATE, C.W.S. OF THIS OFFICE DURING APRIL, 2018. NO WETLANDS EXIST WITHIN 75' OF THE TEST PIT LOCATION.
- TEST PIT SHOWN WAS OBSERVED BY SPENCER C. TATE, NH SEPTIC DESIGNER OF THIS OFFICE DURING MARCH, 2018.
- PORTIONS OF LOT 10-62-20 ARE LOCATED WITHIN THE 100 YEAR FLOOD ZONE PER FIRM MAP NUMBER 33015C0365E.
- DRIVEWAY CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH TOWN OF DERRY DRIVEWAY STANDARDS AS SPECIFIED IN ARTICLE V, DESIGN AND CONSTRUCTION STANDARDS, SECTION 170-25A.16, DRIVEWAYS.
- THE REQUIRED SIGHT DISTANCE FOR THIS PORTION OF RICHARDSON ROAD IS 225 FEET. SITE DISTANCE LOCATIONS WERE PERFORMED BY THIS OFFICE ON JUNE 26, 2018. OVER 225 FEET OF SIGHT DISTANCE WAS ACHIEVED FROM THE EXISTING DRIVEWAY LOCATION TO THE SOUTH. 225 FEET OF SIGHT DISTANCE IS ACHIEVABLE TO THE NORTH WITH THE PARTIAL REMOVAL OF VEGETATION. VEGETATION WILL BE REMOVED AT THE TIME DRIVEWAY IMPROVEMENTS ARE MADE.
- PER PENNICHUCK WATER WORKS, INC., THE NEAREST FIRE HYDRANT FROM LOT 10-62-20 IS 6,264 FEET AWAY.
- THE MAINTENANCE OF THE EXISTING DRIVEWAY CULVERT SHOWN WILL BE THE RESPONSIBILITY OF LOT 10-62-20 OWNER.

RECEIVED
 JAN 18 2019
 PLANNING DEPARTMENT



10-62-20

6.17 ACRES
 268,765 S.F.

10-62-7L

WILLIAM C. & LINDA T. REINELT
 10 L RICHARDSON ROAD
 DERRY, NH 03038
 VOL. 3100 PG. 2685 5/18/1995

10-62-19R

ROBERT PARKER
 5R RICHARDSON ROAD
 DERRY, NH 03038

10-62-6R

JOSE & ROSA CORREIA
 8R RICHARDSON ROAD
 DERRY, NH 03038
 VOL. 5489 PG. 915 10/23/2013

10-59

LAVERNE BALDWIN
 PO BOX 267
 EAST DERRY, NH 03041
 VOL. 5737 PG. 2335 7/29/2016

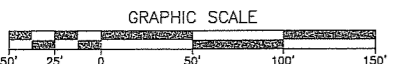
STATE PLANE COORDINATES:
 X = 1088018
 Y = 148147

CERTIFICATION:

"I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN (RSA 676:18, III & 672:14).

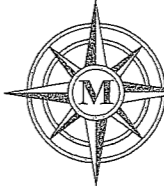
APPROVED BY DERRY TECHNICAL REVIEW COMMITTEE

ON: _____ REVIEWED BY: _____
 POLICE DEPARTMENT: _____
 FIRE DEPARTMENT: _____
 CODE ENFORCEMENT: _____
 PUBLIC WORKS DEPARTMENT: _____



REV.	DATE	DESCRIPTION	C/O	DR	CK
D					
C					
B					
A	6/27/18	REVISED PER TRC COMMENTS		SDI	

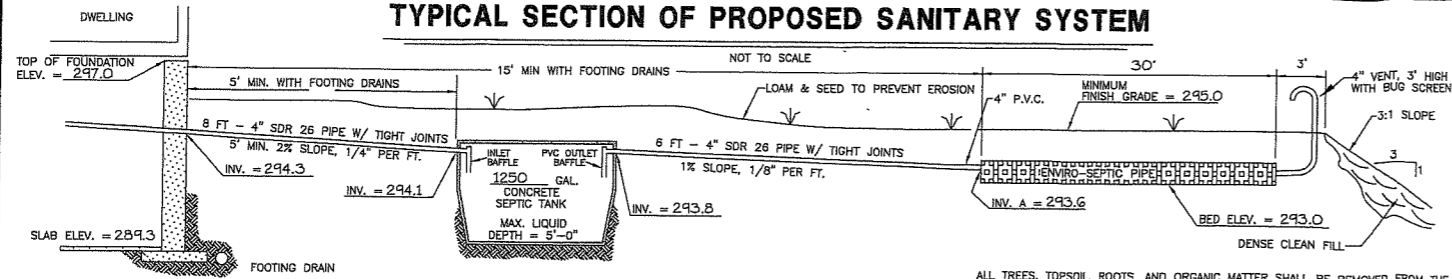
AMENDED SUBDIVISION PLAN
 LAND OF:
PENNICHUCK WATER WORKS, INC.
 TAX MAP 10 LOT 62-20
 DERRY, NEW HAMPSHIRE
 SCALE: 1" = 50' APRIL 16, 2018



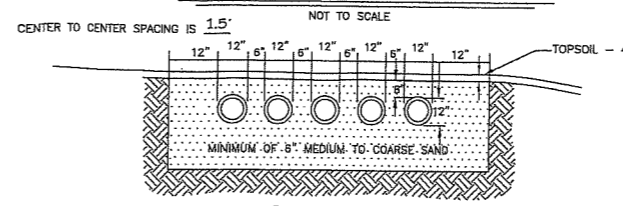
MERIDIAN LAND SERVICES, INC.
 ENGINEERING | SURVEYING | PERMITTING
 SOIL & WETLAND MAPPING | SEPTIC DESIGN
 31 OLD NASHUA ROAD, AMHERST, NH 03031 TEL. 603-673-1441
 MERIDIANLANDSERVICES.COM FAX 603-673-1584

H:\MIS\10308\10308.DD\10308.DD\10308D00A.dwg

TYPICAL SECTION OF PROPOSED SANITARY SYSTEM



TYPICAL CROSS SECTION

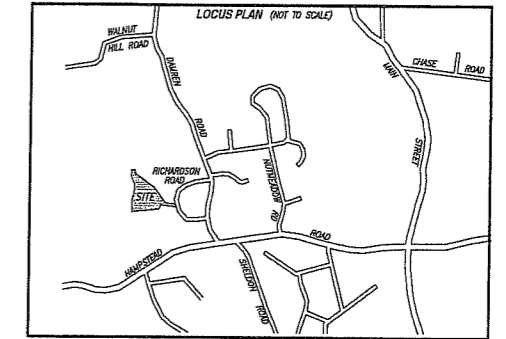
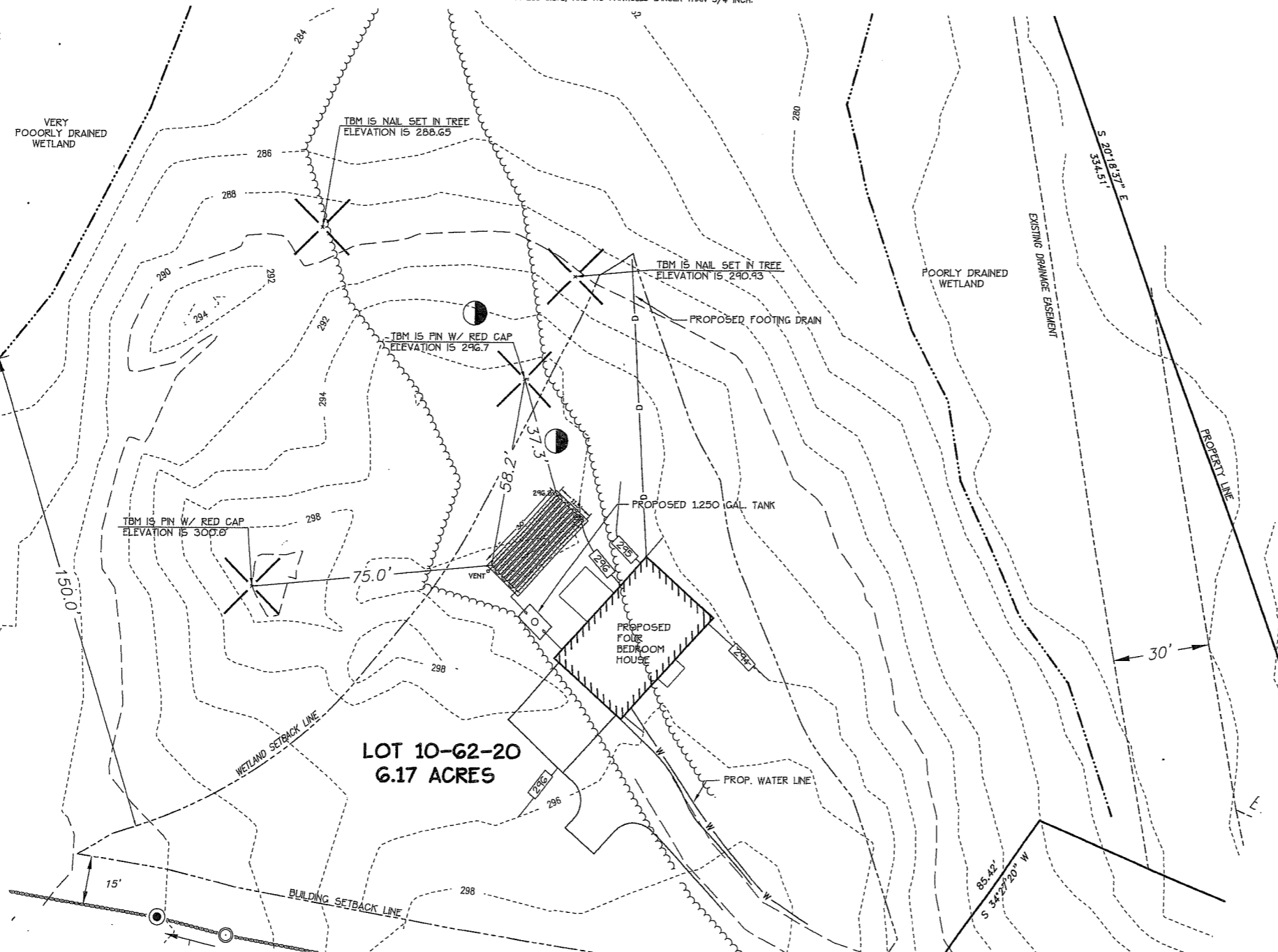


TEST PIT DATA

TP 2	3/28/18	NOT TO SCALE
10YR 3/3 DARK BROWN LOAM	4'	
2.5Y 6/4 LIGHT YELLOWISH BROWN LOAMY SAND GRANULAR FRIABLE	36'	
2.5Y 6/3 LIGHT YELLOWISH BROWN LOAMY SAND GRANULAR FRIABLE	78'	
ROOTS	NONE	ROOTS
LEDGE	NONE	LEDGE
WATER	NONE	WATER
S.H.W.T.	>78'	S.H.W.T.
HARDPAN	NONE	HARDPAN
PERC. TEST	6 MIN./IN. AT 42"	PERC. TEST
DATE	3/28/18	DATE

SOIL DATA: CmC. CANTON STONY FINE SANDY LOAM, 8-15%
 DESIGN DATA: 4 BEDROOMS AT 6 MIN. IN. REQUIRES 180 LIN. FT.
 PROPOSED ARE 8 ROWS OF 30 LIN. FT. EACH OR 240 LIN. FT. TOTAL
 DESIGN INTENT: DUE TO SHWT AT >78" THE BOTTOM OF THE EFFLUENT DISPOSAL SYSTEM (EDS) SHALL BE CONSTRUCTED AT 293.0 ELEVATION. THIS IS APPROXIMATELY 3.3' ABOVE ORIGINAL GROUND ON THE HIGH CONTOUR OF THE EFFLUENT DISPOSAL SYSTEM (EDS).
 LEACHFIELD IS TO BE REBUILT IN PLACE IF REPLACEMENT BECOMES NECESSARY.

- NOTES:
1. INLET AND OUTLET TO SEPTIC TANK ARE TO BE SEALED WITH A WATERTIGHT, FLEXIBLE JOINT CONNECTOR PER. ENV-WQ 1010.08.
 2. ALL INVERT ELEVATIONS AND GRADES ARE FROM T.B.M. - ASSUMED DATUM
 3. SEPTIC TANK AND DISTRIBUTION BOX ARE TO BE SUPPLIED BY LAMARRE CONCRETE CORP., GREENVILLE NH OR EQUAL.
 4. SEPTIC TANK SIZE DOES NOT ANTICIPATE THE USE OF A GARBAGE GRINDER IN THE SYSTEM. IF A GARBAGE GRINDER IS INSTALLED THE SEPTIC TANK SIZE SHALL BE INCREASED BY 50%.
 5. SEPTIC TANK IS TO BE PUMPED AND CLEANED A MINIMUM OF EVERY THREE YEARS OR AT MORE FREQUENT INTERVALS IF NEEDED.
 6. THIS SYSTEM IS NOT DESIGNED FOR DISCHARGES FROM WATER PURIFICATION SYSTEMS OR FLOOR DRAINS.
 7. THERE ARE NO KNOWN BURIAL OR CEMETERY SITES ON OR WITHIN 100' OF THE SUBJECT PROPERTY.



CONCEPTUAL PROPOSED SEWAGE DISPOSAL SYSTEM PLAN

LOT 10-62-20 DERRY, NEW HAMPSHIRE

SCALE: 1"=20' AUGUST 23, 2018
 OWNER: PENNICHUCK WATERWORKS, INC.
 PO BOX 1947 MERRIMACK, NH 03054

REV. DATE	DESCRIPTION	INIT.

Designer of Subsurface Disposal Systems
 Spencer C. Tate
 No. 1837

ENGINEERING | SURVEYING | PERMITTING
 SOIL & WETLAND MAPPING | SEPTIC DESIGN
 31 OLD WALDEN ROAD, AMHERST, NH 03817 TEL: 603-673-1441
 MERRIMACK, NH 03054 FAX: 603-673-1384

THIS PLAN HAS BEEN PREPARED FOR SEWAGE DISPOSAL SYSTEM DESIGN PURPOSES ONLY. IT IS NOT A BOUNDARY SURVEY. LOT LINE LOCATION SHOULD BE VERIFIED BY A LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION.
 ANY DISCREPANCIES, CHANGES, SUBSTITUTIONS OR DEVIATIONS FROM THIS PLAN REQUIRES NOTIFICATION OF THE DESIGNER. USE OF THIS PLAN FOR ANY PURPOSE OTHER THAN THE CONSTRUCTION OF THE SEWAGE DISPOSAL SYSTEM SHALL BE AT THE USER'S RISK.

WETLANDS WERE DELINEATED ON THE BASIS OF HYDROPHYTIC VEGETATION, HYDRIC SOILS, AND WETLANDS HYDROLOGY IN ACCORDANCE WITH THE TECHNIQUES OUTLINE IN THE 'CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, JANUARY 1987, AND THE REGIONAL SUPPLEMENT BY SPENCER C. TATE, CWS'.
 THERE ARE NO WETLANDS 75 FT. OF THE LEACHFIELD

ENVIRO-SEPTIC WASTEWATER TREATMENT SYSTEMS ARE APPROVED BY NHDES AS ITA IN ACCORDANCE WITH PART ENV-WQ 1024. THE SYSTEM IS DESIGNED IN ACCORDANCE WITH THE ENVIRO-SEPTIC AND SIMPLE SEPTIC LEACHING SYSTEM DESIGN AND INSTALLATION MANUAL AND THE ENVIRO-SEPTIC WASTEWATER TREATMENT SYSTEM DESIGN AND INSTALLATION MANUAL NEW HAMPSHIRE STATE ATTACHMENT.

- TEST PIT
- PERC. TEST
- SEPTIC TANK
- DISTRIBUTION BOX
- WELL
- UTILITY POLE
- EXISTING ELEVATION
- PROPOSED GRADE
- APPROXIMATE PROPERTY LINE
- BUILDING SETBACKS
- WATER LINE
- DRAINAGE LINE
- EDGE OF PAVEMENT
- EDGE OF WETLAND
- BROOK OR RUNOFF
- FENCE LINE
- STONE WALL
- PERFORATED PIPE
- SOLID PIPE
- EXISTING CONTOUR
- PROPOSED CONTOUR

Aug 28, 2018 - 12:01 pm SCT
 C:\Temp\Gardien\10308S003.DWG \$(KREFS)??