

**Planning Department, September 5, 2018**

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 The not a buildable lot restriction is no longer applicable, as the water system wells on the lot were decommissioned and the area is supplied by the Maple Haven Water System.

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

WAIVERS: None Requested.

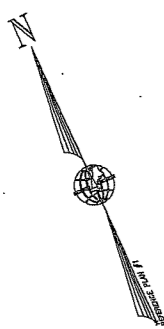
STATE PERMITS: NA

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

BY: 

Staff Report

Derry, New Hampshire

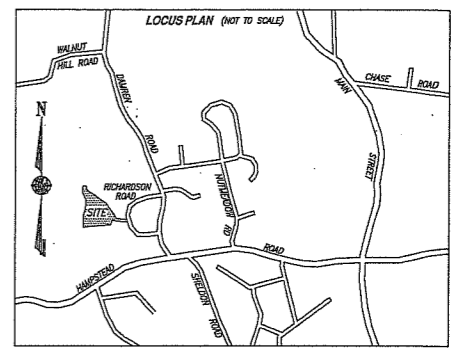


**10-66**  
 WILLIAM J. & EMLY E. HASWELL  
 24 DAMREN ROAD  
 DERRY, NH 03038  
 VOL. 5570 PG. 1900 10/28/2014

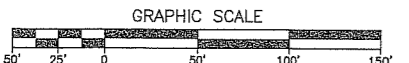
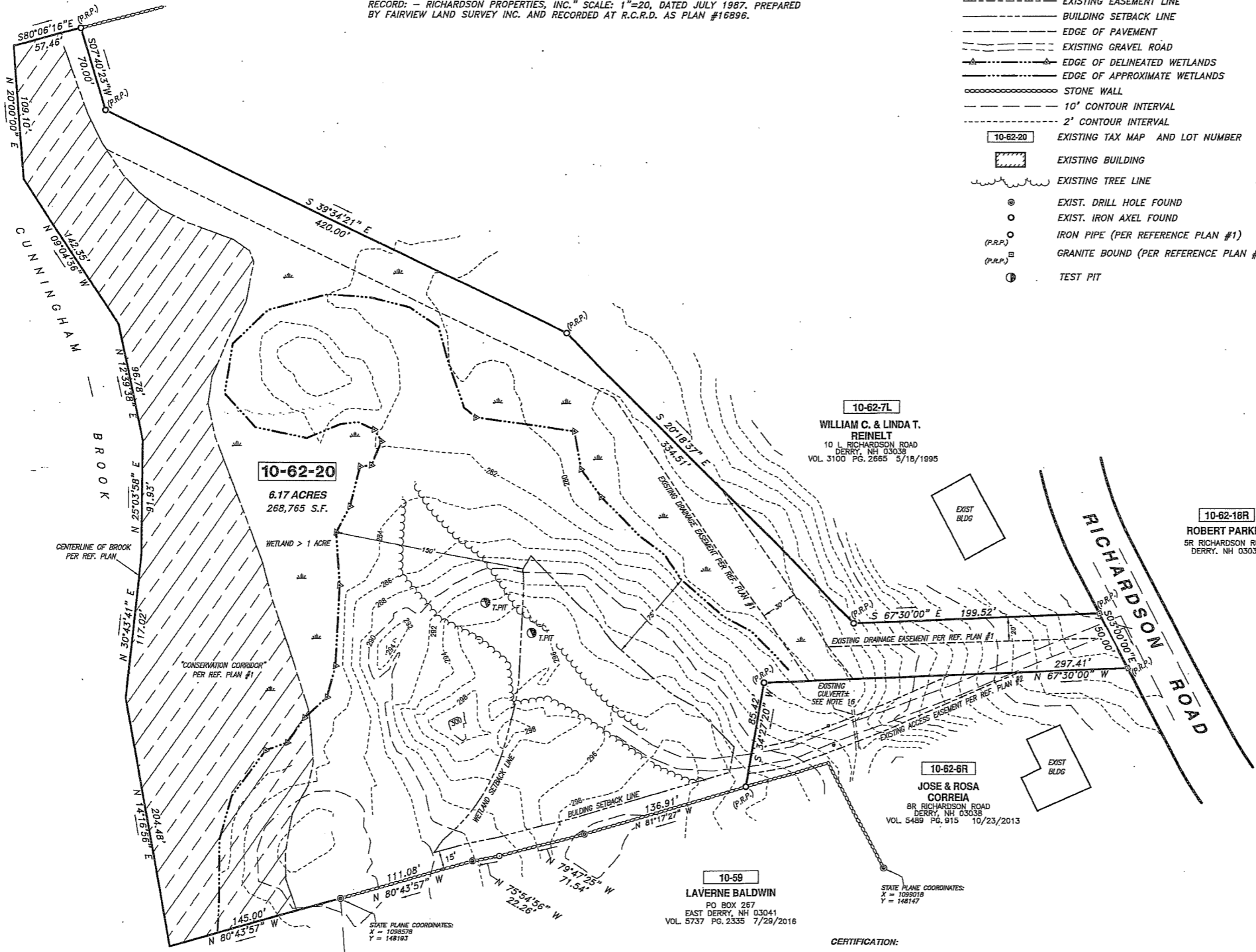
**10-50**  
 JARED ALLENS HOMES FOR WOUNDED WARRIORS  
 7890 E. MCCLAN DR #2  
 SCOTTSDALE, AZ 85260  
 VOL. 5849 PG. 336 8/29/2017

**REFERENCE PLANS:**  
 1. "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 #14060  
 2. "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
  - (P.R.P.) ○ IRON PIPE (PER REFERENCE PLAN #1)
  - (P.R.P.) □ 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 8/2/1988.
  - 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 50 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 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.



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

**APPROVED BY DERRY TECHNICAL REVIEW COMMITTEE**

ON: \_\_\_\_\_ REVIEWED BY: \_\_\_\_\_  
 POLICE DEPARTMENT: \_\_\_\_\_  
 FIRE DEPARTMENT: \_\_\_\_\_  
 CODE ENFORCEMENT: \_\_\_\_\_  
 PUBLIC WORKS DEPARTMENT: \_\_\_\_\_

8/14/2018  
 8-10-18  
 8-14-18

**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)."

**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

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