

Planning Department, June 5, 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 The not a buildable lot restriction is no longer applicable, as the water system wells on the lot were decommissioned and the area is supplied by the Maple Haven Water System.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. Additionally, the applicant reached out to the Town to gauge its interest in acquiring the parcel. After a review of the property, input from the Conservation Commission and consideration of the Town's conservation and capital acquisition goals and resources, the Town Council has determined that it has no interest in acquiring this parcel.

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

WAIVERS: None Requested.

Planning Department, June 5, 2019

STATE PERMITS: NA

RECOMMENDATION: Staff would recommend approval of the amended subdivision plan from 1985 by removing the noted restriction that is not a buildable lot and the Town having no interest in acquiring this parcel.

BY:



George K. Sibras, Planning Director



10-66
 WILLIAM J. & EMILY E. HASWELL
 24 DAVEN ROAD
 DERRY, NH 03824
 VOL. 6570 PG. 1000 10/28/2014

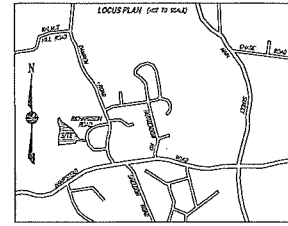
REFERENCE PLANS:

- "SUBDIVISION PLAN OF TAX MAP 10 LOT 62 - OWNER OF RECORD: RICHARDSON PROPERTIES, INC. SCALE: 1"=50' DATED JUNE 1985. PREPARED BY VERNON W. DINGHAM AND RECORDED AT R.C.R.D. AS PLAN #14000
- "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 #16936.

10-50
 JARED ALLENS HOMES FOR WOUNDED WARRIORS
 7555 E. HICKMAN DR. #2
 2200 CENTRAL AVE. #202
 VOL. 6414 PG. 353 6/29/2017

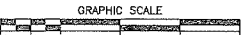
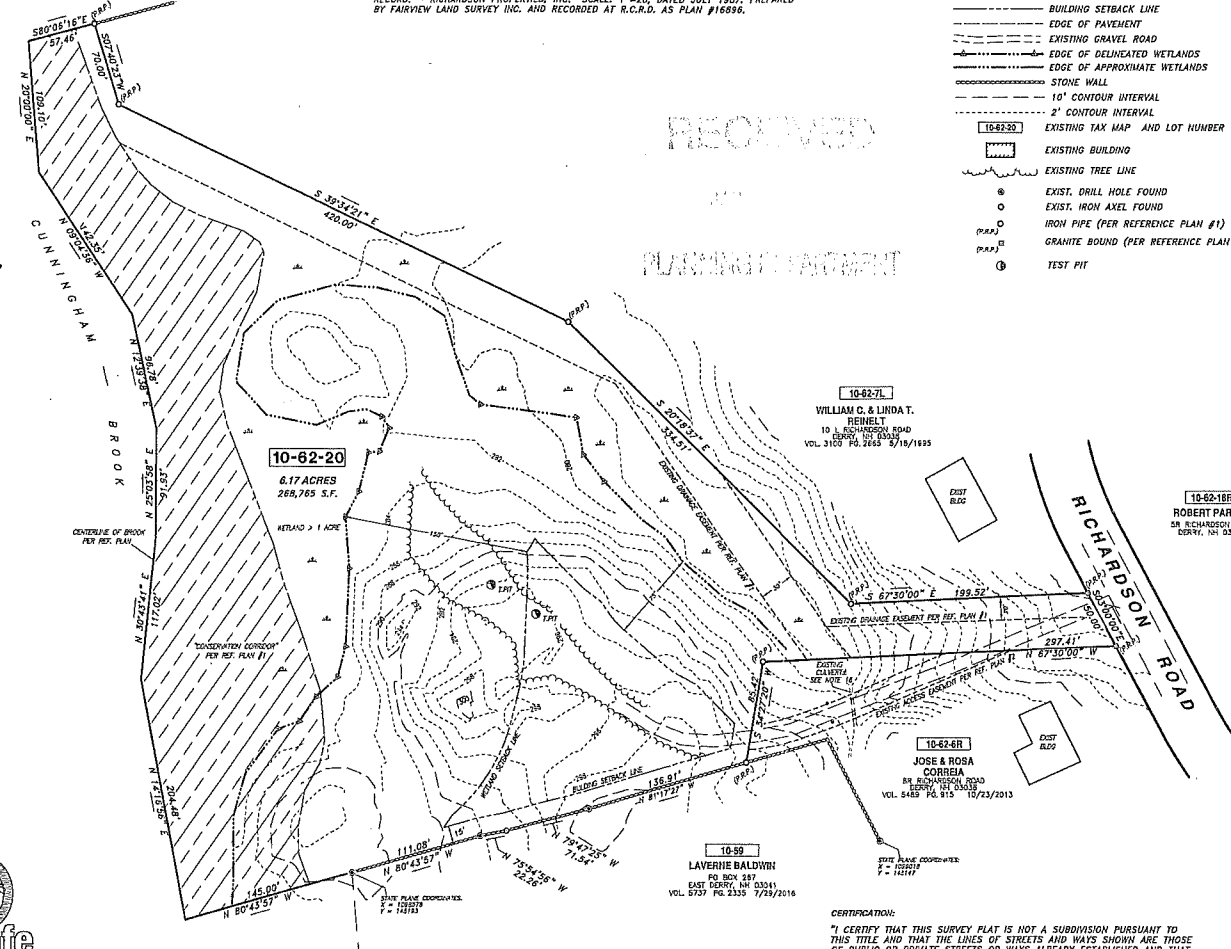
LEGEND:

- 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 AVOID THE FROM PLANNING BOARD SUBVISION APPROVAL DATED SEPTEMBER 15, 1988 PER PLAN REFERENCE #1. THE SECOND INTENT IS TO REMOVE THE VOID RESTRICTION THAT LOT 10-62-20 IS "NOT A BUILDABLE LOT" DUE TO WATER SUPPLY SYSTEM WELLS AND TO SERVICE IT AS PER 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 2016 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 A.C.R.D. BOOK 2158 PAGE 1244 DATED 8/27/18.
- 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, 2016 TO ALLOW THE EXISTING PASSES 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 SERVED 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 SECOND APRIL 2018. OTHER FEATURES SHOWN ARE SUPPLEMENTED BY DERRY CG AND NH GRANT.
- LIMITED WETLANDS SHOWN WERE DELINEATED IN ACCORDANCE WITH THE ARMY CORPS OF ENGINEERS WETLAND DETERMINATION MANUAL, TECHNICAL REPORT #82-171 AND THE NORTHEAST REGIONAL SUPPLEMENT BY SPENCER C. TATE, C.E.S. OF THIS OFFICE DURING APRIL 2018. NO WETLANDS EXIST WITHIN 25' 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 PAR 449 NUMBER 851003055E.
- DOWNEY CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH TOWN OF DERRY ESEWAY STANDARDS AS SPECIFIED IN ARTICLE V, DESIGN AND CONSTRUCTION STANDARDS, SECTION 120-124.1R, SUBPARTS.
- THE REQUIRED SOFT DISTANCE FOR THIS PORTION OF RICHARDSON ROAD IS 225 FEET. SITE DISTANCE LOCATIONS WERE PERFORMED BY THIS OFFICE ON JUNE 28, 2018. OVER 225 FEET OF SOFT DISTANCE HAS ACHIEVED FROM THE EXISTING DOWNEY LOCATION TO THE SOUTH 225 FEET OF SOFT DISTANCE IS ACHIEVABLE TO THE NORTH WITH THE MANUAL REMOVAL OF VEGETATION. VEGETATION WILL BE REMOVED AT THE TIME DOWNEY IMPROVEMENTS ARE MADE.
- PER PENNICHUCK WATER WORKS, INC., THE NEAREST FIRE HYDRANT FROM LOT 10-62-20 IS 624 FEET AWAY.
- THE MAINTENANCE OF THE EXISTING DOWNEY CULVERT SHOWN WILL BE THE RESPONSIBILITY OF LOT 10-62-20 OWNER.



APPROVED BY DERRY TECHNICAL REVIEW COMMITTEE

ON: *[Signature]* 8/14/2018
 REVIEWED BY: *[Signature]* P-12/11
 POLICE DEPARTMENT:
 FIRE DEPARTMENT:
 CODE ENFORCEMENT:
 PUBLIC WORKS DEPARTMENT: *[Signature]* 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, II & 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, ASHER, NH 03043 TEL: 603-673-1441
 MERIDIANLANDSERVICES.COM FAX: 603-673-1554