

Planning Department, April 19, 2023

APPLICANT: Pinkerton Academy

DEVELOPER: Same

PROJECT: Robert L. Frost Social Studies Wing

LOCATION: Parcel ID 43001, 5 Pinkerton Street

PURPOSE: The purpose of this plan is for the replacement of the social studies wing with a new 31,755 square foot building (pupil services building). The property is located in the Medium-High Density Residential District.

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

WAIVERS: See letter dated April 3, 2023, from VHB Engineering.

LDCR Section 170-63.A.7-a curbed, raised and landscaped island between parking spaces.

STATE PERMITS: NA

RECOMMENDATION: Staff would recommend approval of both the waiver requests and site plan application.

BY:

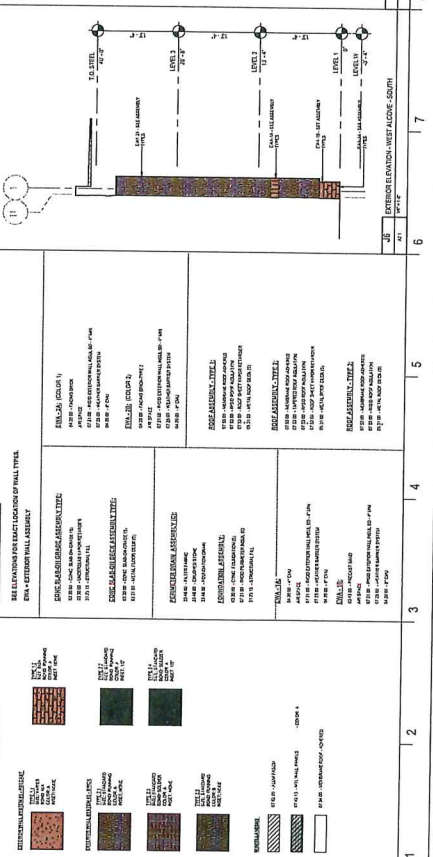
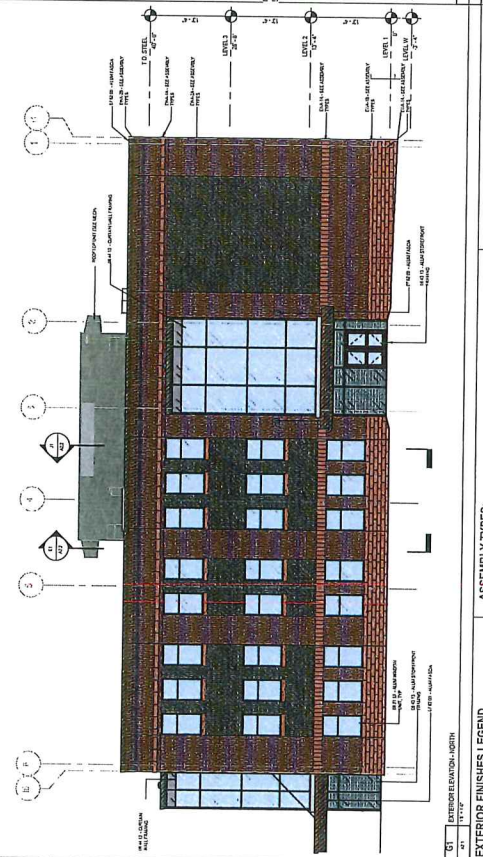
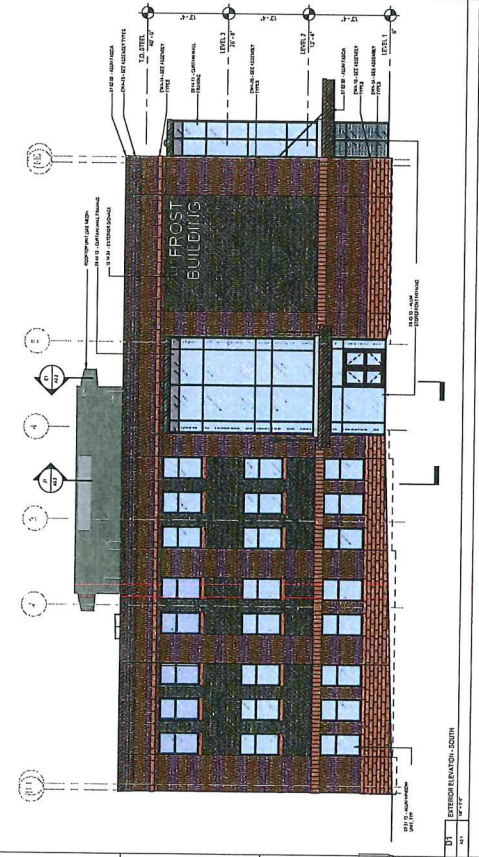
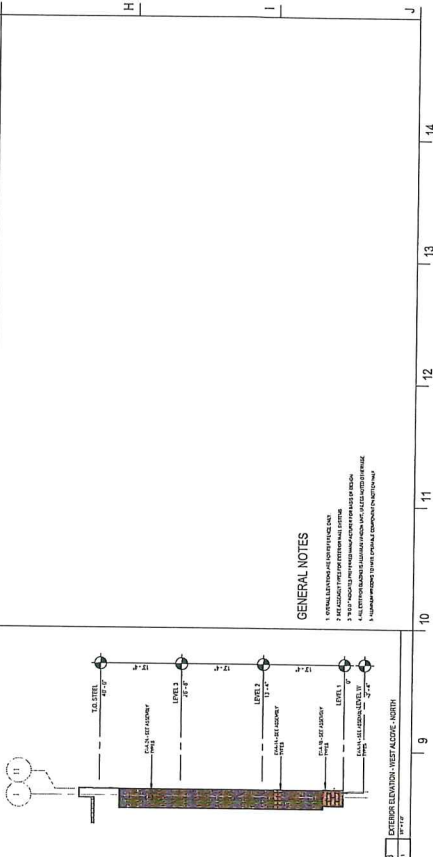
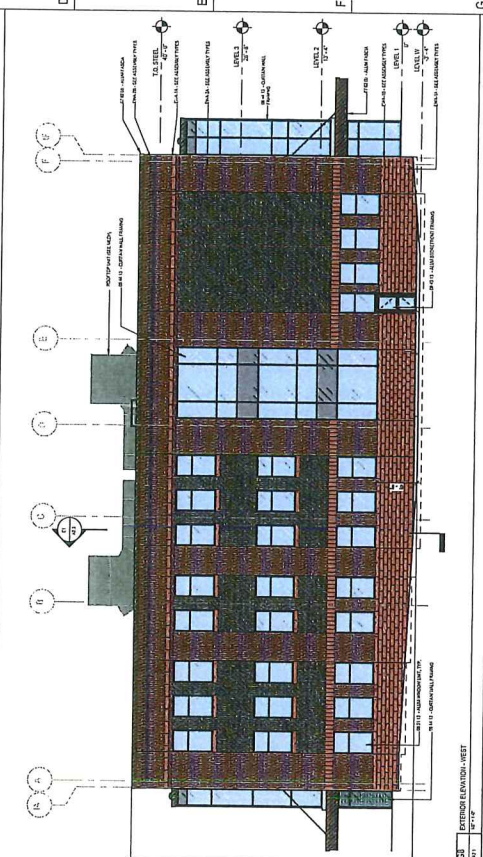
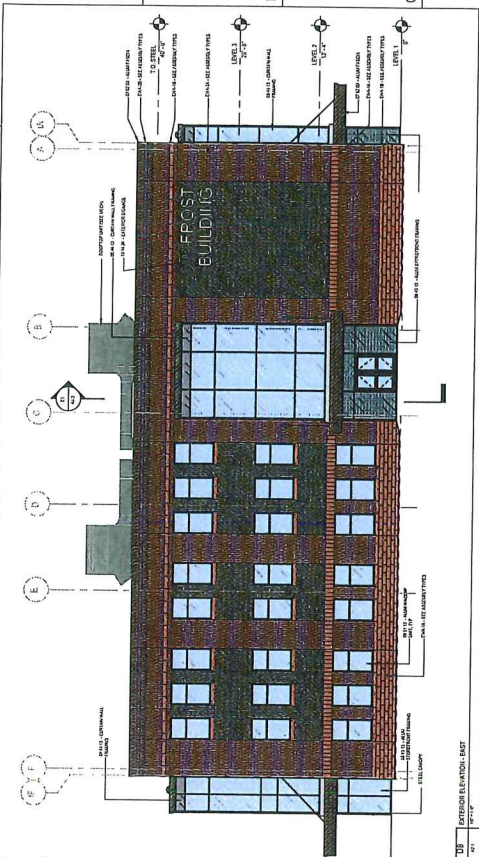




THE FROST
BUILDING

NO.	DESCRIPTION	DATE

PROJECT INFORMATION			
OWNER:	PINKERTON ACADEMY	PROJECT NO.:	2014-01
DESIGNER:	LAVALLÉE BRENSINGER ARCHITECTS	DATE:	10/14/14
SCALE:	AS SHOWN	SHEET NO.:	A2.1
TITLE:	EXTERIOR FINISHES	PROJECT LOCATION:	



GENERAL NOTES:

- 1. ALL MATERIALS AND FINISHES ARE AS SHOWN.
- 2. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- 3. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES.
- 4. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES.
- 5. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES.

ASSEMBLY TYPES:	
	BRICK OVER CONCRETE MASONRY MASONRY: BRICK WALL: CONCRETE MASONRY
	BRICK OVER CONCRETE MASONRY WITH INSULATION MASONRY: BRICK INSULATION: POLYSTYRENE FOAM WALL: CONCRETE MASONRY
	BRICK OVER CONCRETE MASONRY WITH INSULATION AND AIR BARRIER MASONRY: BRICK INSULATION: POLYSTYRENE FOAM AIR BARRIER: MEMBRANE WALL: CONCRETE MASONRY
	BRICK OVER CONCRETE MASONRY WITH INSULATION AND AIR BARRIER MASONRY: BRICK INSULATION: POLYSTYRENE FOAM AIR BARRIER: MEMBRANE WALL: CONCRETE MASONRY
	BRICK OVER CONCRETE MASONRY WITH INSULATION AND AIR BARRIER MASONRY: BRICK INSULATION: POLYSTYRENE FOAM AIR BARRIER: MEMBRANE WALL: CONCRETE MASONRY



2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3900

Parking Summary Chart

Description	Size		Spaces	
	Required	Provided	Existing	Provided
STANDARD SPACES	9 x 20	9 x 20	111	152
STANDARD ACCESSIBLE SPACES*	9 x 20	9 x 20	3	1
VAN ACCESSIBLE SPACES	9 x 20	9 x 20	4	6
TOTAL SPACES			118	159

* ADA/STATE/LOCAL REQUIREMENTS

Notes

- DURING HEAVY SNOWFALL EVENTS, SNOW IS TO BE TRUCKED TO OTHER PARTS OF THE PINKERTON CAMPUS AS NEEDED.

Sign Summary

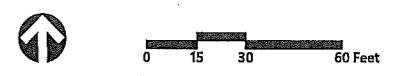
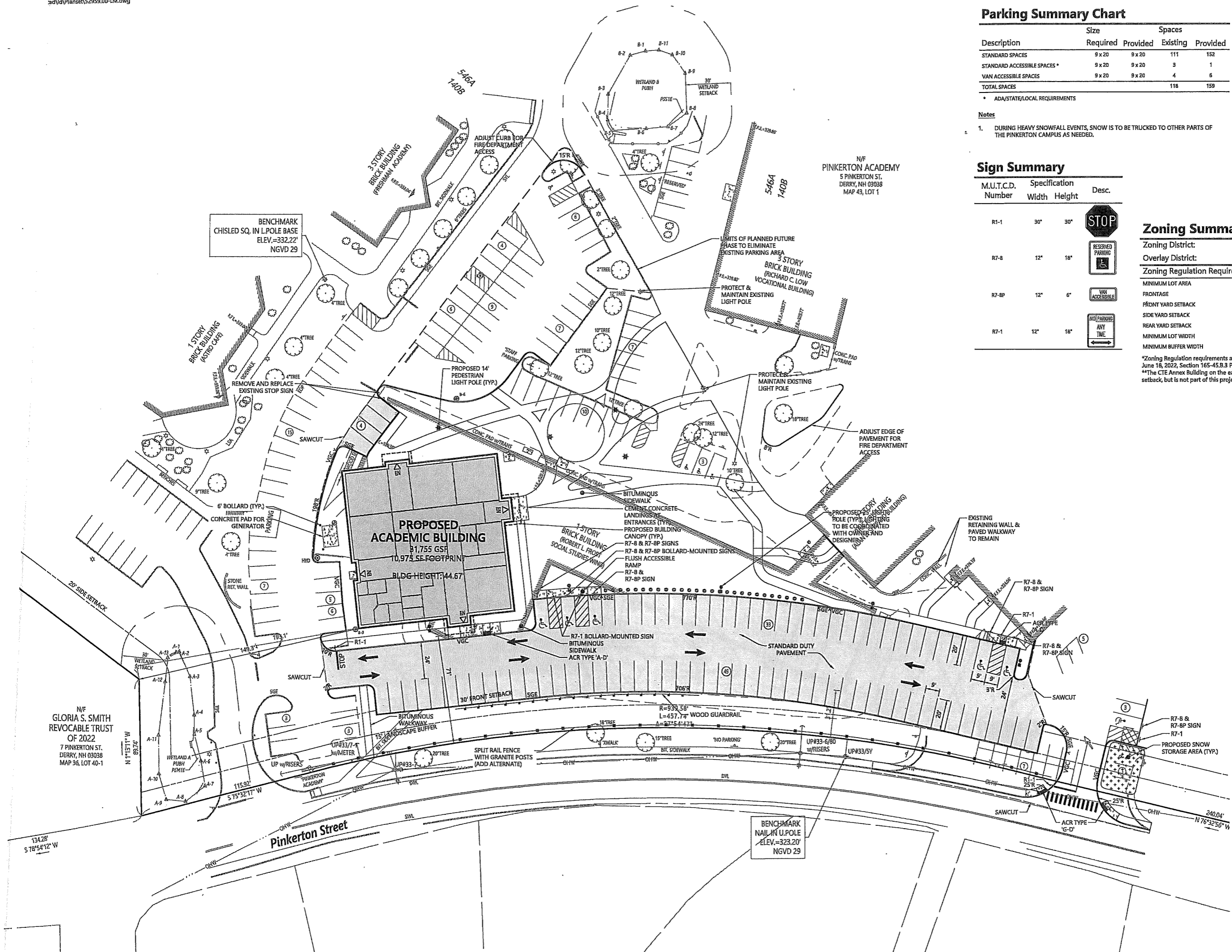
M.U.T.C.D. Number	Specification Width	Height	Desc.
R1-1	30"	30"	
R7-8	12"	18"	
R7-8P	12"	6"	
R7-1	12"	18"	

Zoning Summary Chart

Zoning District:	Medium-High Density Residential (MHDR)		
Overlay District:			
Zoning Regulation Requirements	Existing	Required*	Provided
MINIMUM LOT AREA	45.5 Acres	1.0 Acres	45.5 Acres
FRONTAGE	3,431.4 Feet	125.0 Feet	3,431.4 Feet
FRONT YARD SETBACK	28 Feet	30 Feet	28 Feet**
SIDE YARD SETBACK	110 Feet	20 Feet	110 Feet
REAR YARD SETBACK	364 Feet	20 Feet	364 Feet
MINIMUM LOT WIDTH	170 Feet	125 Feet	170 Feet
MINIMUM BUFFER WIDTH	170 Feet	50 Feet	170 Feet

*Zoning Regulation requirements as specified in the Town of Derry Zoning Ordinance, dated June 18, 2022, Section 165-45.8.3 Private Schools

**The CTE Annex Building on the east/northeast side of the parcel is within the front yard setback, but is not part of this project.



New Pinkerton Academy Social Studies Building

5 Pinkerton Street
Derry, New Hampshire 03038

No.	Revision	Date	Appr.
1	TRC Comments	03/24/2023	EKG

Designed by **TMD** Checked by **EKG**
Issued for **Site Plan Review** Date **March 24, 2022**

Not Approved for Construction
Drawing Title: **Layout and Materials Plan**
Drawing Number: **C3.01**

Professional Engineer Seal: ERIC K. GERADE, No. 13572, State of New Hampshire, 3/24/2023.

Sheet **4** of **9**
Project Number

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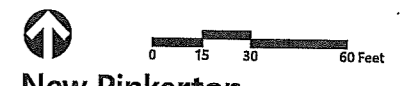
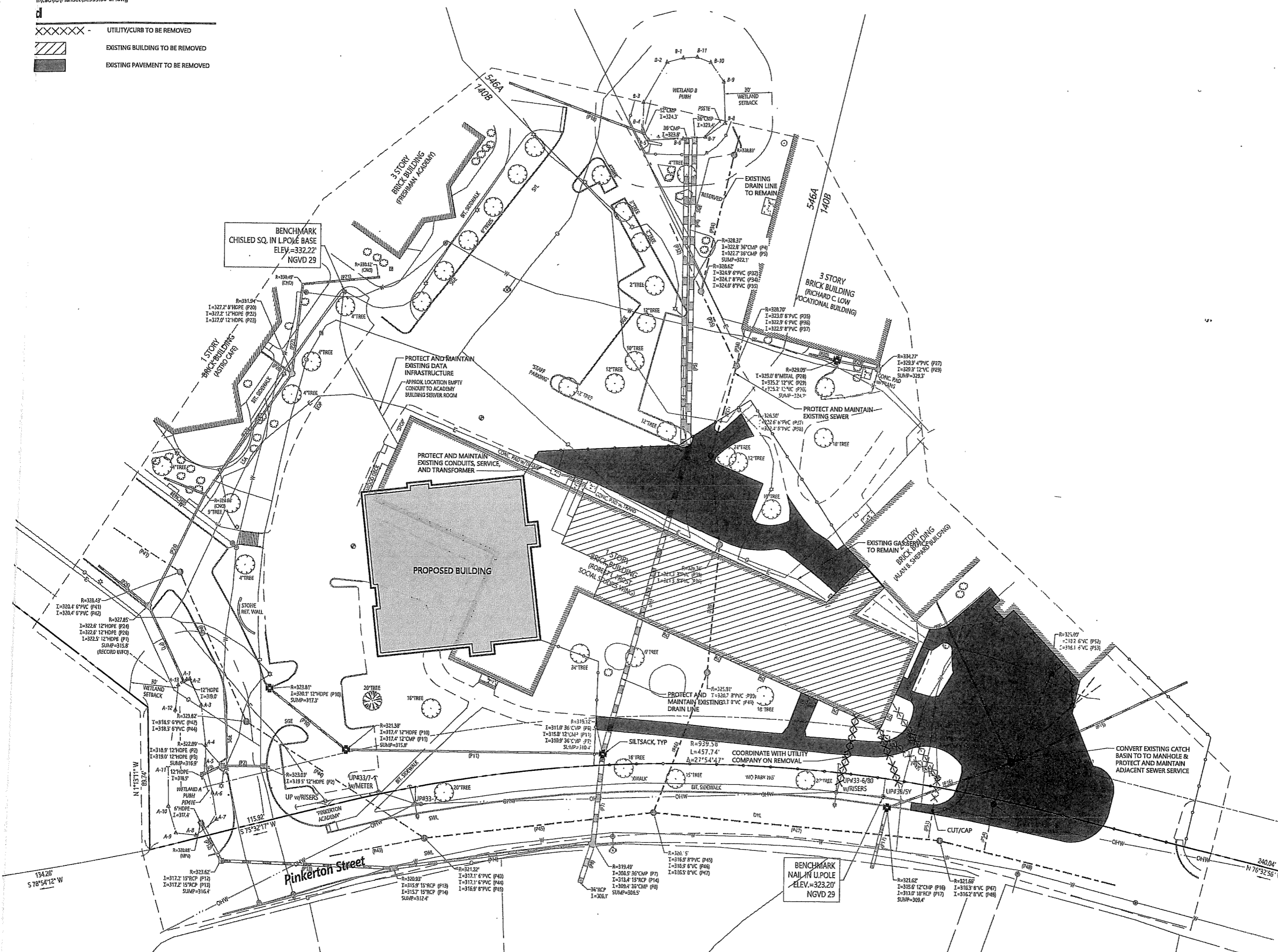
XXXXXX - UTILITY/CURB TO BE REMOVED

▨ - EXISTING BUILDING TO BE REMOVED

■ - EXISTING PAVEMENT TO BE REMOVED



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Derry, New Hampshire 03038

No.	Revision	Date	Appr.
1	TRC Comments	03/24/2023	EKG

Designed by: TMD
Checked by: EKG
Issued for: Site Plan Review
Date: March 24, 2022

Not Approved for Construction
Drawing Title: Phase 1B Site Preparation Plan
Drawing Number: C2.02

ERIC K. GERARDE
No. 73872
3/24/2023

Sheet 3 of 9