

Planning Department April 7, 2021

APPLICANT: 49 South Main Street, LLC

DEVELOPER: Siragusa Family

PROJECT: Westbrook

LOCATION: Parcel ID 05048, 49 South Main Street  
05047, 45 South Main Street

PURPOSE: The purpose of this site plan is the redevelopment and repurpose of the former Circle of Friends School located at 49 South Main Street into Westbrook, an historic inn that offers lodging and events. The parcel is located in the newly created West Running Brook District. This project is a conversion to a 7-room inn, event center, and new parking lot.

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

WAIVERS: LDCR 170-64(B)(2) (Trees Per Building Perimeter)  
LDCR 170-64(B)(3) (Shrubs Per Parking Spaces)  
LDCR 170-64(C) (Landscape Buffers Between Uses)  
LDCR 170-63(A)(4) (Offsite Parking To Cover Required Parking Spaces)  
LDCR 170-32.4(2)(A) (Sidewalks Along Road Frontage)  
LDCR 170-63(A)(2) (Parking Within 10 Feet Of Property Line)

STATE PERMITS: NHDOT driveway permit has been obtained. (Copy in file).

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

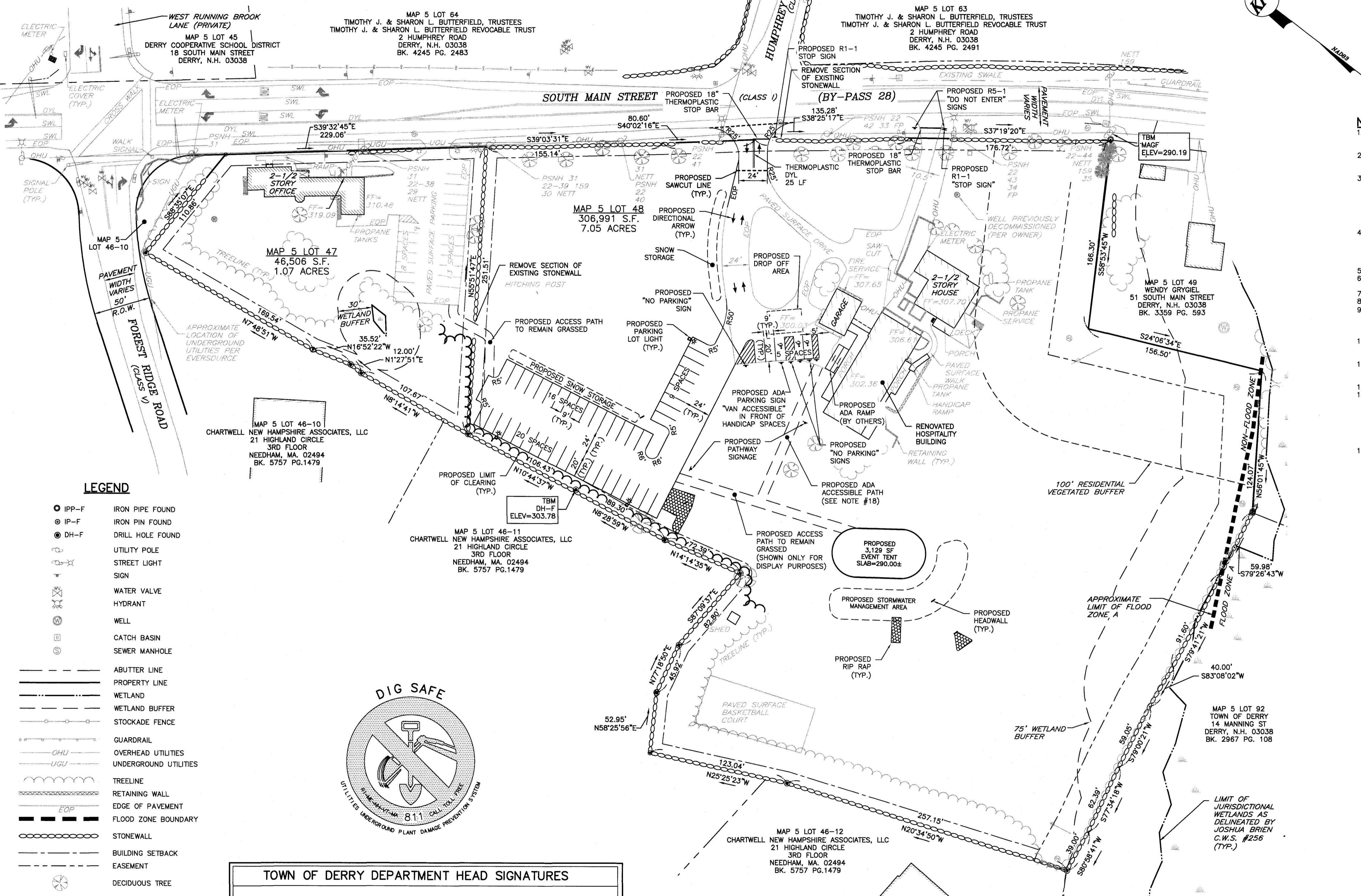
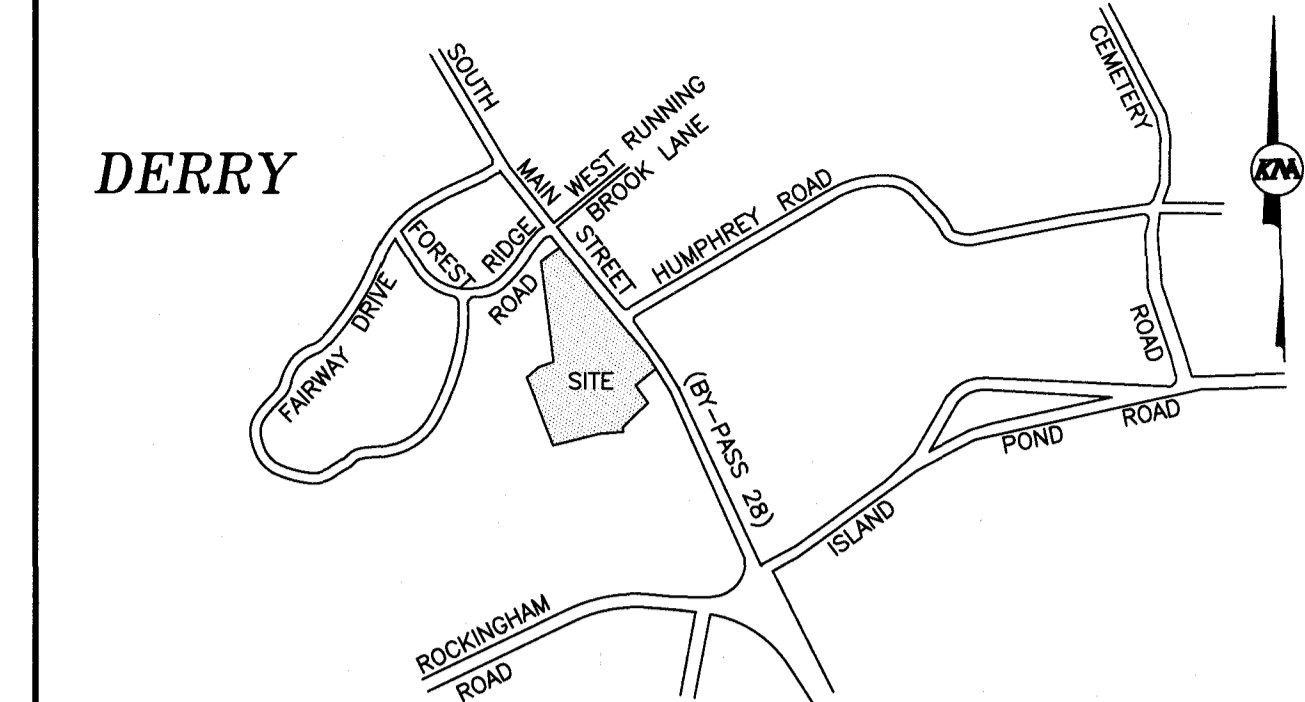
BY:

---

George H. Sioras, Planning Director

**REFERENCE PLANS**

1."BOUNDARY PLAT" MAP 5 LOTS 47 & 48 SOUTH MAIN STREET DERRY, NEW HAMPSHIRE. SCALE: 1"=60', DATED: JANUARY 8, 2018. PREPARED BY: PROMISED LAND SURVEY, LLC. RECORDED AT THE R.C.R.D. AS PLAN NO. D-40607



**NOTES:**

- THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED CONSTRUCTION OF A NEW EVENT TENT ON THE SUBJECT PROPERTY AND REPURPOSE THE EXISTING SCHOOL BUILDING TO HAVE ±2,200 SQUARE FEET OF FUNCTION SPACE AND AN INN WITH SIX TOTAL SUITES.
- AREA OF PARCELS  
LOT 47 = 46,506 S.F. OR 1.07 ACRES  
LOT 48 = 306,991 S.F. OR 7.05 ACRES
- OWNER OF RECORD:  
LOT 47  
48 SOUTH MAIN STREET, LLC  
MARC SIRAGUSA, MANAGING MEMBER  
49 SOUTH MAIN STREET  
DERRY, N.H. 03038  
R.C.R.D. BK. 4222 PG. 1410  
LOT 48  
49 SOUTH MAIN STREET, LLC  
MARC SIRAGUSA, MANAGING MEMBER  
49 SOUTH MAIN STREET  
DERRY, N.H. 03038  
R.C.R.D. BK. 5181 PG. 1809
- THE SUBJECT PARCELS LIE WITHIN THE WEST RUNNING BROOK ZONING DISTRICT (WRB).  
MINIMUM BUILDING SETBACKS PER ZONING ORDINANCE, EFFECTIVE OCTOBER 17, 2019:  
- FRONT 10 FT  
- SIDE 10 FT  
- REAR 10 FT
- BOUNDARY INFORMATION SHOWN HEREON IS PER REFERENCE PLAN #1.
- TOPOGRAPHIC INFORMATION IS PER REFERENCE PLAN #1 AND TOWN OF DERRY GIS AND IS SUPPLEMENTED BY AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE IN NOVEMBER AND DECEMBER OF 2019.
- HORIZONTAL DATUM IS NAD83. VERTICAL DATUM IS NAVD83.
- WETLANDS WERE DELINEATED BY JOSHUA BRIEN, C.W.S. #256 OF KEACH-NORDSTROM ASSOCIATES, INC.
- EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) FOR THE TOWN OF DERRY NEW HAMPSHIRE, ROCKINGHAM COUNTY, COMMUNITY PANEL NUMBER 330125C0343E PANEL NUMBER 343 OF 68 EFFECTIVE DATE: MAY 17, 2005 INDICATES THAT A PORTION OF THE SUBJECT PREMISES IS LOCATED WITHIN A DESIGNATED FLOOD ZONE "A" WITH NO BASE FLOOD ELEVATIONS DETERMINED.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE, THE OWNER OR CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
- EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED HEREON ARE THOSE FOUND DURING RESEARCH AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS, OTHER EASEMENTS, RIGHTS AND RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PREMISES MAY DETERMINE.
- DUMPSTER TO BE LOCATED IN LOWER GARAGE.
- PARKING REQUIREMENTS:  
HOTEL/ MOTEL/ INN:  
1.25 SPACES PER ROOM = 6 ROOMS = 7.5 SPACES  
1 SPACE PER 50 SF OF FUNCTION SPACE = 3,129 SF/50 SF = 62.58 SPACES  
7.5 SPACES + 62.58 SPACES = 70.08 SPACES = 71 TOTAL SPACES REQUIRED  
50 PROPOSED ONSITE (INCLUDING 3 HC SPACES) (WAIVER REQUESTED)  
THE 2 REQUIRED PARKING SPACES FOR THE EXISTING SINGLE-FAMILY HOUSE ARE ACCOUNTED FOR WITHIN THE EXISTING GARAGE.
- WAIVERS TO BE REQUESTED:  
-LDCR 170-64(B)(2) (TREES PER BUILDING PERIMETER)  
-LDCR 170-64(B)(3) (SHRUBS PER PARKING SPACES)  
-LDCR 170-64(C) (LANDSCAPE BUFFER BETWEEN USES)  
-LDCR 170-63(A)(4) (OFFSITE PARKING TO COVER REQUIRED PARKING SPACES)  
-LDCR 170-32.4(2)(A) (SIDEWALKS ALONG ROAD FRONTAGE)  
-LDCR 170-63(A)(2) (PARKING WITHIN 10 FEET OF PROPERTY LINE)

**TOWN OF DERRY PLANNING BOARD**

DATE OF APPROVAL: \_\_\_\_\_

CERTIFIED BY CHAIRMAN: \_\_\_\_\_

DATE: \_\_\_\_\_

SECRETARY: \_\_\_\_\_

DATE: \_\_\_\_\_

**CHANGE OF USE SITE PLAN**  
**45 & 49 SOUTH MAIN STREET**  
 MAP 5 LOTS 47 & 48  
 45 & 49 SOUTH MAIN STREET  
 DERRY, NEW HAMPSHIRE  
 ROCKINGHAM COUNTY

|   |   |
|---|---|
| <b>OWNER/APPLICANT:</b><br><b>LOT 47</b><br>49 SOUTH MAIN STREET, LLC<br>JERRY SIRAGUSA, MANAGING MEMBER<br>49 SOUTH MAIN STREET<br>DERRY, N.H. 03038<br>R.C.R.D. BK. 4222 PG. 1410 | <b>OWNER/APPLICANT:</b><br><b>LOT 48</b><br>49 SOUTH MAIN STREET, LLC<br>JERRY SIRAGUSA, MANAGING MEMBER<br>49 SOUTH MAIN STREET<br>DERRY, N.H. 03038<br>R.C.R.D. BK. 5181 PG. 1809 |
|---|---|

**KEACH-NORDSTROM ASSOCIATES, INC.**  
 Civil Engineering Land Surveying Landscape Architecture  
 10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

**PAUL CHISHOLM**  
 No. 15076  
 LICENSED PROFESSIONAL ENGINEER

| REVISIONS |         |                               |     |
|-----------|---------|-------------------------------|-----|
| No.       | DATE    | DESCRIPTION                   | BY  |
| 1         | 1/15/21 | REVISED PER TRC COMMENTS      | PCM |
| 2         | 2/17/21 | REVISED PER TRC COMMENTS      | PCM |
| 3         | 3/10/21 | REVISED PER NHDOT COMMENTS    | PCM |
| 4         | 3/31/21 | REV. PER ENGINEERING COMMENTS | PCM |

DATE: DECEMBER 4, 2020 SCALE: 1" = 50'  
 PROJECT NO: 19-1030-1 SHEET 2 OF 7

**LEGEND**

- IPP-F IRON PIPE FOUND
- IP-F IRON PIN FOUND
- DH-F DRILL HOLE FOUND
- UTILITY POLE
- STREET LIGHT
- SIGN
- WATER VALVE
- HYDRANT
- WELL
- CATCH BASIN
- SEWER MANHOLE
- ABUTTER LINE
- PROPERTY LINE
- WETLAND
- WETLAND BUFFER
- STOCKADE FENCE
- GUARDRAIL
- OHU OVERHEAD UTILITIES
- UGU UNDERGROUND UTILITIES
- TREELINE
- RETAINING WALL
- EOP EDGE OF PAVEMENT
- FLOOD ZONE BOUNDARY
- STONEWALL
- BUILDING SETBACK
- EASEMENT
- DECIDUOUS TREE
- CONIFEROUS TREE
- TURN LANE DIRECTION
- TURN LANE INDICATOR



**TOWN OF DERRY DEPARTMENT HEAD SIGNATURES**

PUBLIC WORKS DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

CODE ENFORCEMENT OFFICER: \_\_\_\_\_ DATE: \_\_\_\_\_

FIRE DEPARTMENT: \_\_\_\_\_ DATE: \_\_\_\_\_

POLICE DEPARTMENT: \_\_\_\_\_ DATE: \_\_\_\_\_

CONSERVATION COMMISSION CHAIR: \_\_\_\_\_ DATE: \_\_\_\_\_

**NOTES (CONTINUED):**

- NO PARKING IS PERMITTED ON SOUTH MAIN STREET (BY-PASS 2B).
- THE AREA OF DISTURBANCE IS APPROXIMATELY 40,980 SF OR 13.3% OF TOTAL SITE AREA.
- NHDOT DRIVEWAY PERMIT #05-119-0046 WAS GRANTED ON MARCH 15, 2021 TO ALLOW FOR ALTERATIONS TO THE EXISTING DRIVEWAY LOCATED ON BY-PASS 2B.
- THE ADA ACCESSIBLE SPECIFIC SHOWN ON THIS PLAN MAY BE MODIFIED IN THE FIELD TO BEST SUITE THE NEEDS OF THE SPECIFIC EVENT HAPPENING ON SITE TO ENSURE THAT THE PROPER SLOPE REQUIREMENTS ARE MAINTAINED.

