

Planning Department, May 15, 2019

APPLICANT: McMaster Development, LLC

DEVELOPER: Same as above.

PROJECT: NA

LOCATION: Parcel ID 01028, 81 Frost Road

PURPOSE: The purpose of this plan is for a two-lot subdivision. One new house lot is being created. There is an existing house on the parcel. The property is located in the Low-Medium Density Residential District (2-acre lot size).

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

WAIVERS: None Requested.

STATE PERMITS: NHDES subdivision approval permit (Pending).

RECOMMENDATION: Staff would recommend approval of the subdivision plan.

BY:



George H. Sioras, Planning Director

NOTES

- 1) THE PURPOSE OF THIS PLAN IS TO DEPICT THE SUBDIVISION OF TAX MAP 01, LOT 028, #81 FROST ROAD IN DERRY, NEW HAMPSHIRE INTO TWO SINGLE-FAMILY, RESIDENTIAL LOTS.
- 2) THIS PLAN IS BASED ON FIELD CONDITIONS AND RECORD EVIDENCE LAST OBSERVED BY PROMISED LAND SURVEY, LLC IN JANUARY OF 2019.
- 3) THIS PARCEL OF LAND (MAP 01 LOT 028) DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS INTERPOLATED FROM THE FEMA FIRM (FLOOD INSURANCE RATE MAP) FOR ROCKINGHAM COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS) #3301500531E, HAVING AN EFFECTIVE DATE OF MAY 17, 2005.
- 4) BOTH PARCELS (MAP 01 LOTS 028 & 028-001) SHALL BE SERVICED BY PRIVATE WELLS.
- 5) BOTH PARCELS (MAP 01 LOTS 028 & 028-001) SHALL BE SERVICED BY PRIVATE SUBSURFACE DISPOSAL SYSTEMS.
- 6) DEVELOPER VOLUNTARILY OPTS TO EQUIP NEW DWELLING WITH A FIRE SUPPRESSION SPRINKLER SYSTEM, CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE CODES (NFPA 13R & 13D).
- 7) ALL NEW PROPANE TANKS, IF REQUIRED, SHALL BE INSTALLED AT A DISTANCE NO LESS THAN 10' FROM ANY IMPORTANT BUILDING, SOURCE OF IGNITION, OR LINE OF ADJOINING PROPERTY THAT CAN BE BUILT UPON.
- 8) ALL SURVEY MONUMENTS DEPICTED "TO BE SET" SHALL BE SET OR BONDED PRIOR TO THE DERRY PLANNING BOARD SIGNING OF THIS PLAN. ALL MONUMENTATION SHALL CONFORM TO ARTICLE V, SECTION 170-25, G. OF THE LAND DEVELOPMENT CONTROL REGULATIONS.
- 9) NO CONSTRUCTION OR EXCAVATION IS PROPOSED OUTSIDE OF THE PROPOSED TREELINE AT THIS TIME AND THE INTENT IS TO MAINTAIN THE EXISTING FORESTED AREAS IN ITS NATURAL VEGETATED STATE.
- 10) THE PLACEMENT OF THE SEPTIC COMPONENTS WAS ADDRESSED BY THE CONSERVATION COMMISSION AND SHALL BE LOCATED AS FAR AS REASONABLY POSSIBLE FROM THE PRIME WETLAND EDGE.
- 11) SILTATION AND EROSION CONTROL SHALL BE PLACED ALONG THE PROPOSED TREELINE AND WILL BE INSTALLED ACCORDING TO BEST MANAGEMENT PRACTICES.
- 12) THE FIELD WORK PERFORMED FOR THIS SURVEY HAD A LINEAR ERROR OF CLOSURE PRECISION OF 1:56,180.
- 13) PER A SITE VISIT ON APRIL 18, 2019, IT WAS DETERMINED THAT THE TREES WITHIN THE RIGHT-OF-WAY, MARKED OUT BY THE DERRY DEPARTMENT OF PUBLIC WORKS, SHALL BE REMOVED FOR INCREASED SAFETY OF TRAVEL ALONG THE EXISTING ROADWAY. NO ADDITIONAL TREECUT WAS ADDED TO THE DEVELOPMENT ON THE LOTS.

PLANS OF REFERENCE

- 1) "PLAN OF LAND IN DERRY, N.H. AND WINDHAM, N.H. AS SURVEYED FOR MARGARET WILSON"; PREPARED BY: ROBERT W. THORNDIKE; DATED: OCT., 1965; SCALE: 1"=100'. SEE ROCKINGHAM COUNTY REGISTRY OF DEEDS (RCRD) PLAN No. D-3844.
- 2) "PLAN OF LAND IN DERRY, N.H. OWNED BY THOMAS A. WILSON"; PREPARED BY: THOMAS R. STEVENS; DATED: DECEMBER, 1975; SCALE: 1"=50' & 1"=100'. SEE RCRD PLAN No. D-4302.
- 3) "SUBDIVISION OF LAND IN DERRY, N.H. OWNED BY THOMAS A. WILSON"; PREPARED BY: THOMAS R. STEVENS; DATED: FEBRUARY, 1975; SCALE: 1"=50'. SEE RCRD PLAN No. D-5039.
- 4) "PLAN OF LAND IN DERRY, N.H. OWNED BY LINDA DENENBERG"; PREPARED BY: EDWARD N. HERBERT; DATED: DEC., 1975; SCALE: 1"=50'. SEE RCRD PLAN No. C-5887.
- 5) "TOWN OF DERRY, N.H. MAP 1 PARCEL 30"; PREPARED FOR: CARL & JUNE SWENSON; PREPARED BY: EDWARD N. HERBERT, ASSOC.; DATED: AUG., 1984; SCALE: 1"=50'. SEE RCRD PLAN No. C-12851.
- 6) "PLAN OF LAND IN DERRY AND WINDHAM, NEW HAMPSHIRE"; OWNED BY: THOMAS & ANNE WILSON; PREPARED BY: THOMAS R. STEVENS; DATED: APRIL, 1988; SCALE: 1"=50'. SEE RCRD PLAN No. D-17058.
- 7) "PLAN OF BOUNDARY LINE ADJUSTMENT OF LAND IN DERRY, NEW HAMPSHIRE"; PREPARED FOR: THOMAS & ANNE WILSON; PREPARED BY: THOMAS R. STEVENS; DATED: NOVEMBER 3, 1995; SCALE: 1"=100'. SEE RCRD PLAN No. D-24455.

STATE

- 1) NHDES SUBDIVISION APPROVAL: PENDING
- 2) NO MATERIAL CONTAINING ANY LIVING OR VIABLE PORTION OF PLANTS ON THE NEW HAMPSHIRE PROHIBITED INVASIVE SPECIES LIST (ARG3800 TABLE 3800.1) SHALL BE TRANSPORTED TO OR FROM CONSTRUCTION SITES WITHOUT NOTIFICATION AND APPROVAL FROM THE NEW HAMPSHIRE DEPARTMENT OF AGRICULTURE PER RSA 430:55

WETLAND NOTE:

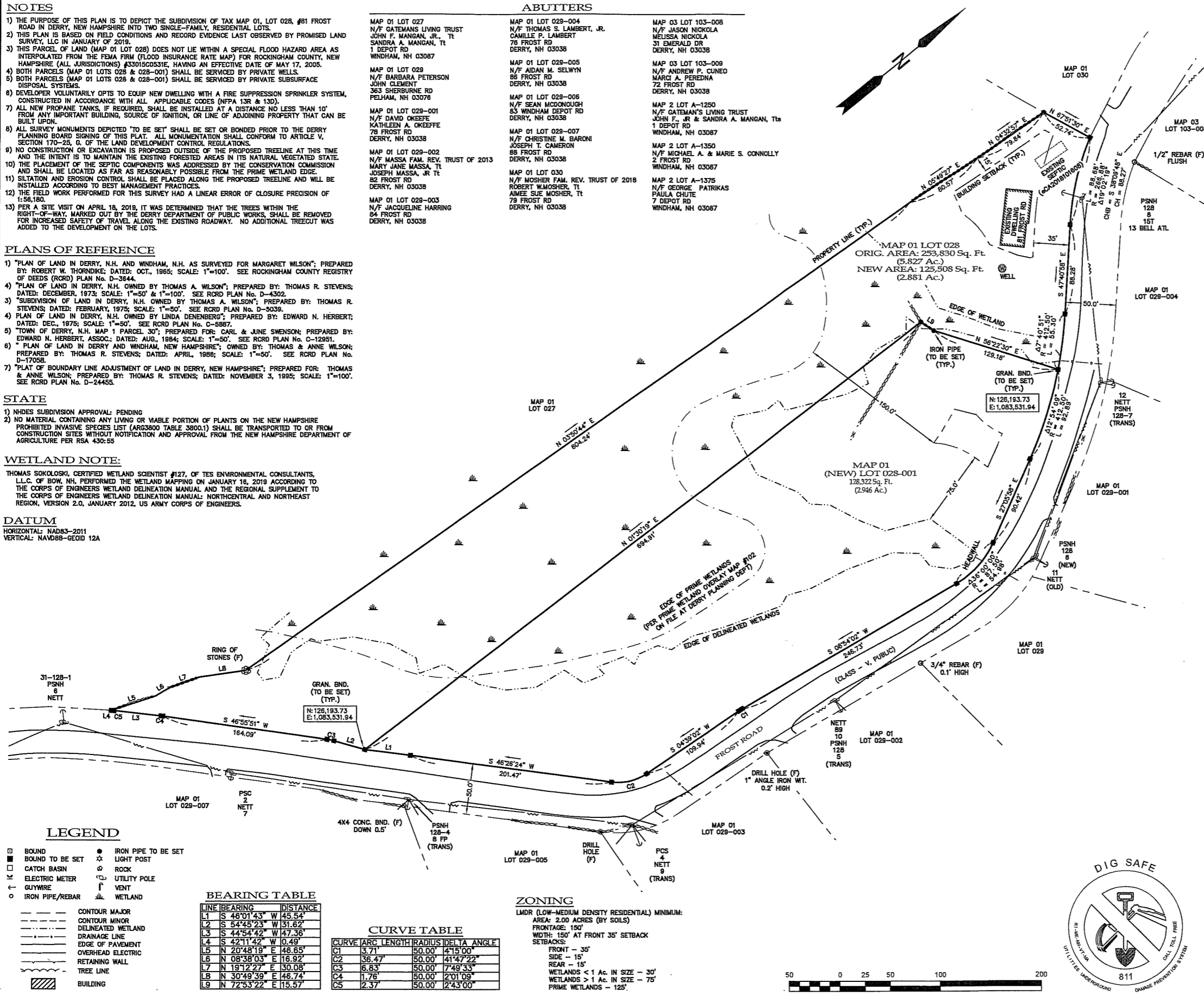
THOMAS SOKOLOSKI, CERTIFIED WETLAND SCIENTIST #127, OF TES ENVIRONMENTAL CONSULTANTS, L.L.C. OF BOW, NH, PERFORMED THE WETLAND MAPPING ON JANUARY 16, 2019 ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.

DATUM

HORIZONTAL: NAD83-2011
VERTICAL: NAVD83-GEOD 12A

ABUTTERS

- | | | |
|------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| MAP 01 LOT 027
N/F GATEMANS LIVING TRUST
JOHN F. MANGAN, JR., TI
SANDRA A. MANGAN, TI
1 DEPOT RD
WINDHAM, NH 03087 | MAP 01 LOT 028-004
N/F THOMAS S. LAMBERT, JR.
CAMILLE P. LAMBERT
78 FROST RD
DERRY, NH 03038 | MAP 03 LOT 103-008
N/F JASON NICKOLA
MELISSA NICKOLA
31 EMERALD DR
DERRY, NH 03038 |
| MAP 01 LOT 028
N/F BARBARA PETERSON
JOHN CLEMENT
363 SHERBURNE RD
PELHAM, NH 03076 | MAP 01 LOT 028-005
N/F AIDAN M. SELWYN
88 FROST RD
DERRY, NH 03038 | MAP 03 LOT 103-009
N/F ANDREW P. CUNEO
MARC A. PEREDNA
72 FROST RD
DERRY, NH 03038 |
| MAP 01 LOT 028-001
N/F DAVID O'KEEFE
KATHLEEN A. O'KEEFE
78 FROST RD
DERRY, NH 03038 | MAP 01 LOT 028-006
N/F SEAN MCDONOUGH
83 WINDHAM DEPOT RD
DERRY, NH 03038 | MAP 2 LOT A-1250
N/F GATEMANS LIVING TRUST
JOHN F. JR & SANDRA A. MANGAN, TI
1 DEPOT RD
WINDHAM, NH 03087 |
| MAP 01 LOT 028-002
N/F MASSA FAM. REV. TRUST OF 2013
MARY JANE MASSA, TI
JOSEPH MASSA, JR. TI
82 FROST RD
DERRY, NH 03038 | MAP 01 LOT 028-007
N/F CHRISTINE M. BARONI
JOSEPH T. CAMERON
88 FROST RD
DERRY, NH 03038 | MAP 2 LOT A-1350
N/F MICHAEL A. & MARIE S. CONNOLLY
2 FROST RD
WINDHAM, NH 03087 |
| MAP 01 LOT 028-003
N/F JACQUELINE HARRING
84 FROST RD
DERRY, NH 03038 | MAP 01 LOT 030
N/F MOSHER FAM. REV. TRUST OF 2018
ROBERT W. MOSHER, TI
AMEE SUE MOSHER, TI
79 FROST RD
DERRY, NH 03038 | MAP 2 LOT A-1375
N/F GEORGE PATRIKAS
PAULA CHUTE
7 DEPOT RD
WINDHAM, NH 03087 |



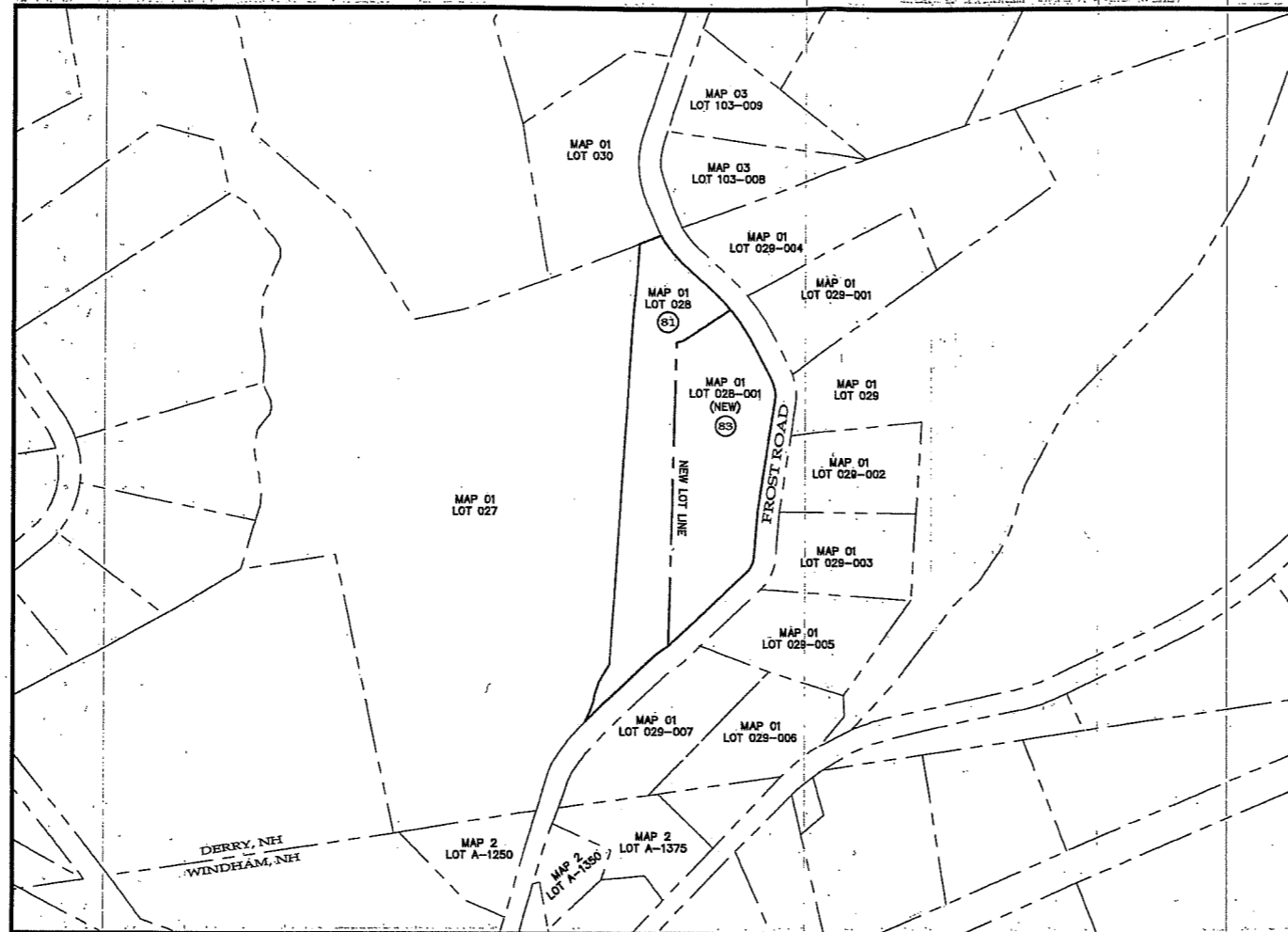
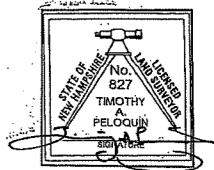
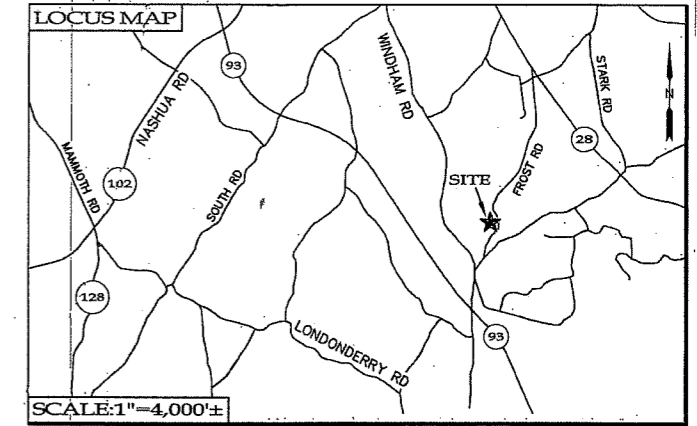
DEPARTMENT HEAD SIGNATURE BLOCK:

POLICE *[Signature]* 4-10-19 DATE
 FIRE *[Signature]* 4-9-19 DATE
 PUBLIC WORKS *[Signature]* 4-19-19 DATE
 CODE ENFORCEMENT *[Signature]* 4-10-19 DATE
 CONSERVATION COMMISSION *[Signature]* 4-18-19 DATE

RECEIVED

APR 23 2019

PLANNING DEPARTMENT



APPROVED BY THE TOWN OF DERRY
 PLANNING BOARD ON: _____
 CERTIFIED BY: _____
 CHAIRMAN _____ DATE _____
 SECRETARY _____ DATE _____

LAND OWNER OF RECORD
 MCMASTER DEVELOPMENT, LLC
 1 CAMNOD WAY
 DERRY, NH 03038
 ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 5955 / PAGE 2941
 MCMASTER DEVELOPMENT, LLC DATE _____

SUBDIVISION OVERVIEW PLAN
 MAP 01 LOT 028
 81 FROST ROAD
 DERRY, NEW HAMPSHIRE
 FEBRUARY 26, 2019
 PREPARED FOR: MCMASTER DEVELOPMENT, LLC
 1 CAMNOD WAY
 DERRY, NH 03038
 SCALE: 1"=200' SHEET 1 OF 5

PREPARED BY:

Promised Land Survey, LLC
 60 Crystal Ave., Unit A
 Derry, New Hampshire 03038
 Tel: (603) 432-2112 Fax: (603) 432-8800
 www.PromisedLandSurvey.com
 •Land Surveying •Mapping •Planning •Permitting •Layout

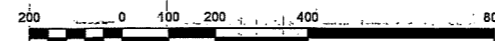
NO.	DATE	DESCRIPTION	BY
2	04/09/2019	PER CONSERVATION COMMISSION COMMENTS	B/W
1	03/25/2019	PER TRC COMMENTS, ADDED SHEET 4 OF 5	B/W

ABUTTERS

MAP 01 LOT 027 N/F GATEMANS LIVING TRUST JOHN F. MANGAN, JR., TR SANDRA A. MANGAN, TR 1 DEPOT RD WINDHAM, NH 03087	MAP 01 LOT 028-004 N/F THOMAS S. LAMBERT, JR. CAMILLE P. LAMBERT 31 EMERALD DR DERRY, NH 03038	MAP 03 LOT 103-008 N/F JASON NICKOLA MELISSA NICKOLA 31 EMERALD DR DERRY, NH 03038
MAP 01 LOT 029 N/F BARBARA PETERSON JOHN CLEMENT 383 SHERBURNE RD FELHAM, NH 03076	MAP 01 LOT 029-005 N/F AIDAN M. SELWYN 86 FROST RD DERRY, NH 03038	MAP 03 LOT 103-009 N/F ANDREW P. CLINEO MARC A. PEREDNA 72 FROST RD DERRY, NH 03038
MAP 01 LOT 029-001 N/F DAVID O'KEEFE KATHLEEN A. O'KEEFE 79 FROST RD DERRY, NH 03038	MAP 01 LOT 029-006 N/F SEAN MCCONOUGH 83 WINDHAM DEPOT RD DERRY, NH 03038	MAP 2 LOT A-1250 N/F GATEMAN'S LIVING TRUST JOHN F., JR & SANDRA A. MANGAN, TR 1 DEPOT RD WINDHAM, NH 03087
MAP 01 LOT 029-002 N/F MASSA FAM. REV. TRUST OF 2013 MARY JANE MASSA, TR JOSEPH MASSA, JR TR 62 FROST RD DERRY, NH 03038	MAP 01 LOT 029-007 N/F CHRISTINE M. BARONI JOSEPH T. CAMERON 88 FROST RD DERRY, NH 03038	MAP 2 LOT A-1350 N/F MICHAEL A. & MARIE S. CONNOLLY 2 FROST RD WINDHAM, NH 03087
MAP 01 LOT 029-003 N/F JACQUELINE HARRING 84 FROST RD DERRY, NH 03038	MAP 01 LOT 030 N/F MOSHER FAM. REV. TRUST OF 2018 ROBERT W. MOSHER, TR AMIEE SUE MOSHER, TR 79 FROST RD DERRY, NH 03038	MAP 2 LOT A-1375 N/F GEORGE PATRIKAS PAULA CHUTE 7 DEPOT RD WINDHAM, NH 03087

DESCRIPTION	SHEET NO.
SUBDIVISION OVERVIEW PLAN	1
TOPOGRAPHIC SUBDIVISION PLAN	2
SUBDIVISION PLAT	3
DRIVEWAY PLANS	4-5

NOTE:
 SHEETS 1 AND 3 OF 5 SHALL BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS UPON APPROVAL BY THE DERRY PLANNING BOARD. ALL 5 SHEETS WHICH CONSTITUTE THE APPLICATION APPROVED BY THE DERRY PLANNING BOARD SHALL BE ON FILE AT THE DERRY PLANNING DEPARTMENT.



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