

**Planning Department May 15, 2019**

APPLICANT: High Meadows, LLC

DEVELOPER: Deni & Frederick Oven

PROJECT: NA

LOCATION: Parcel ID 29046, 46 High Street

PURPOSE: The purpose of this plan is for a 3-lot subdivision plan located in the Medium-High Density Residential II District. Three single-family homes are being proposed.

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

WAIVERS: See letter dated December 14, 2018, from Bailey Engineering  
LDCR-Section 170-24 A.12-High Intensity Soil Survey  
LDCR-Section 170-24 A.13-Wetlands Mapping  
LDCR-Section 170-25 A.5-Driveway access through frontage.

STATE PERMITS: Water & Sewer permits.

RECOMMENDATION: Staff does not support the requested waiver for LDCR-Section 170-25 A.5-Driveway access through frontage. If the waiver is denied then the application would not meet the requirements for approval.

BY:

A handwritten signature in black ink, appearing to be 'J. H. ...', written over a horizontal line.

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BY:



RECEIVED

APR 16 2019

PLANNING DEPARTMENT

TAX MAP 29 LOT 42  
NICOLE A. CHALFANT &  
ROBERT B. CARLETON JR.  
9 HILLSIDE AVE.  
DERRY, NH 03038  
BK.5839 PG.2647

TAX MAP 29 LOT 49  
WILLIAM R. CARPENTER &  
MARY DELISLE  
10 ASH ST. DERRY, NH 03038  
BK.3621 PG.1178

TAX MAP 29 LOT 48  
ROBERT E. & WENDY A. VANZANT  
8 ASH ST.  
DERRY, NH 03038  
BK.4321 PG.2887

TAX MAP 29 LOT 123  
FREDERIC A. & DENI E. OVEN  
83 KENDALL POND RD.  
WINDHAM, NH 03087-1422  
BK.3046 PG.1579

TAX MAP 29 LOT 47  
KRISTEN DENG  
41 MITCHELL POND RD.  
WINDHAM, NH 03087  
BK.5625 PG.2115

TAX MAP 29 LOT 50  
ROBERT CONTRAROS JR.  
38 OLD CHESTER RD.  
DERRY, NH 03038  
BK.5903 PG.132

TAX MAP 29 LOT 51  
RICHARD C. DYSON  
PO BOX 955  
DERRY, NH 03038  
BK.2309 PG.1905

EXISTING TAX MAP 29 LOT 46  
HIGH MEADOWS, LLC  
83 KENDALL POND RD.  
WINDHAM, NH 03087

TAX MAP 29 LOT 127  
PUBLIC SERVICE CO. OF NH  
dba EVERSOURCE ENERGY  
HARTFORD, CT 06141

TAX MAP 29 LOT 52  
JOHN C. JANIGAN REV. TRUST  
25 LIBERTY ST.  
SALEM, NH 03079  
BK.3929 PG.906

TAX MAP 29 LOT 54  
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CHERYL D. SENTER  
5 EVERETT ST.  
DERRY, NH 03038  
BK.2591 PG.2360

TAX MAP 52 LOT 56  
FREDERICK R. CYR &  
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TAX MAP 29 LOT 117  
JVR HOMES, INC.  
31 ALFRED DR.  
DRACUT, MA 01826  
BK.5026 PG.2929

TAX MAP 29 LOT 53  
7 EVERETT ST. REALTY, LLC  
c/o ARTHUR REUBLINGER  
48 WINDING POND RD.  
LONDONDERRY, NH 03053  
BK.4286 PG.2657

TAX MAP 29 LOT 53  
ANTHONY BROWN  
3 EVERETT ST.  
DERRY, NH 03038  
BK.4550 PG.1829

DEPARTMENTAL REVIEW:

THIS PLAN REVIEWED BY:  
PUBLIC WORKS DIRECTOR \_\_\_\_\_  
CODE ENFORCEMENT OFFICER \_\_\_\_\_  
FIRE DEPARTMENT \_\_\_\_\_  
CONSERVATION COMMISSION CHAIR \_\_\_\_\_  
POLICE DEPARTMENT \_\_\_\_\_

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE LOCATION OF A PROPOSED 3-LOT SUBDIVISION OF DERRY TAX MAP 29 LOT 46.

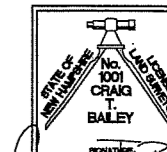
Sheet List Table

Sheet Number	Sheet Title
1	OVERVIEW PLAN
2	EXISTING CONDITIONS PLAN
3	SUBDIVISION PLAN
4	PROPOSED TOPOGRAPHIC PLAN
5	PROPOSED GRADING PLAN
6	UTILITY PLAN
7	DRIVEWAY SIGHT DISTANCE PLAN
8	CONSTRUCTION DETAILS
9	LOW IMPACT DEVELOPMENT DETAILS
10	RAIN GARDEN PLANTING PLAN
11	PREDEVELOPMENT RUNOFF
12	POSTDEVELOPMENT RUNOFF

DATE	REVISION	INITIALS
03/06/2019	REVISE PER VHB REVIEW	CTB

DATE 4/5/2019 JOB No. 3172  
DRAWN BY :CTB

SCALE : 1"=50'



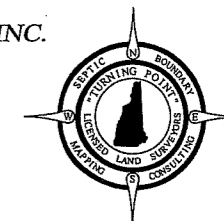
TAX MAP 29 LOT 46  
OVERVIEW PLAN

LAND OF HIGH MEADOWS, LLC  
LAND LOCATED AT 46 HIGH STREET, DERRY NH  
PROPERTY OWNER: HIGH MEADOWS, LLC DEED: BK. 5779 PG. 1640  
83 KENDALL POND RD.  
WINDHAM, NH 03087

DATE OF PLAN: April 2019

BRYAN L. BAILEY ASSOCIATES, INC.

TURNING POINT  
LAND SURVEYORS & LAND PLANNERS  
217 Cotton Hill Road  
Gilford, NH 03249  
Ph 528-3734  
www.bailey-associates.com



APPROVED BY THE TOWN OF DERRY  
PLANNING BOARD:

CHAIRMAN; \_\_\_\_\_  
SECRETARY; \_\_\_\_\_  
DATE; \_\_\_\_\_

**SURVEY DATUM**  
 THIS SURVEY IS ORIENTED TO N.H. STATE PLANE GRID NORTH AS DETERMINED BY UTILIZING LEICA ZENO GG004 DUAL FREQUENCY GLOBAL POSITIONING SATELLITE (GPS) RECEIVERS, RTK METHODS. OBSERVATIONS WERE TAKEN ON JULY 12, 2018. VERTICAL DATUM IS NAVD 88 (GEOID 09). ALL COORDINATES, BEARINGS, AND DISTANCES HAVE BEEN PROJECTED TO THE NH STATE PLANE GRID USING A HORIZONTAL SCALE FACTOR OF 0.99997584.

**TAX MAP 29 LOT 49**  
 WILLIAM R. CARPENTER &  
 MARY DELISLE  
 10 ASH ST. DERRY, NH 03038  
 BK.3621 PG.1178

**TAX MAP 29 LOT 48**  
 ROBERT E. & WENDY A. VANZANT  
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 DERRY, NH 03038  
 BK.4321 PG.2887

**TAX MAP 29 LOT 47**  
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 41 MITCHELL POND RD.  
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 BK.5625 PG.2115

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 PO BOX 955  
 DERRY, NH 03038  
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**TAX MAP 29 LOT 53**  
 ANTHONY BROWN  
 3 EVERETT ST.  
 DERRY, NH 03038  
 BK.4550 PG.1829

**PLAN REFERENCES**

- SUBDIVISION PLAT OF TAX LOTS 29-45 IN DERRY, NH, AS PREPARED BY B.V. PEARSON ASSOCIATES, DATED 12/26/1978 AND RECORDED AS R.C.R.D. PLAN D-9048
- SITE PLAN FOR TAX LOT 29-52, EVERETT ST. DERRY NH, AS PREPARED BY THIS OFFICE, DATED 02/08/1985 AND ON RECORD AT THE TOWN OF DERRY.
- BOUNDARY LINE AGREEMENT PLAN, PREPARED FOR DOLORES GILE, JOSEPH E. RIOUX JR., ROLAND RIOUX, MARIE POLLOCK, RAYMOND RIOUX, AND NELSON THIBAUT AND ANDREW PETISCHE & SHANNON PETISCHE, AS PREPARED BY BEDFORD DESIGN CONSULTANTS, DATED 11/06/2014, AND RECORDED AS R.C.R.D. PLAN D-38688.
- LOT LINE ADJUSTMENT PLAN, PREPARED FOR DOLORES GILE, JOSEPH E. RIOUX JR., ROLAND RIOUX, MARIE POLLOCK, RAYMOND RIOUX, AND NELSON THIBAUT, AS PREPARED BY BEDFORD DESIGN CONSULTANTS, DATED 03/24/2015 AND RECORDED AS R.C.R.D. PLAN D-39213.

**DRIVEWAY EASEMENT "A" LINE TABLE**

ID	Length	Bearing/Delta	Radius
L1	16.19	S82°40'54.53"E	
L2	8.24	N44°21'58.26"E	
L3	45.36	N35°25'28.38"W	
L4	15.59	S85°14'51.62"W	
L5	8.98	N82°40'54.53"W	
L6	40.85	N35°25'28.38"W	

**DRIVEWAY EASEMENT "B" LINE TABLE**

ID	Length	Bearing/Delta	Radius
C1	11.22	42.87	15.00
C2	26.19	42.87	35.00
L4	15.59	S85°14'51.62"W	
L5	8.98	N82°40'54.53"W	
L7	38.04	N35°25'28.38"W	
L9	14.97	N78°17'31.32"W	
L11	15.35	N78°17'31.32"W	
L13	52.09	N35°25'28.38"W	

**DEPARTMENTAL REVIEW:**

THIS PLAN REVIEWED BY:  
 PUBLIC WORKS DIRECTOR \_\_\_\_\_  
 CODE ENFORCEMENT OFFICER \_\_\_\_\_  
 FIRE DEPARTMENT \_\_\_\_\_  
 CONSERVATION COMMISSION CHAIR \_\_\_\_\_  
 POLICE DEPARTMENT \_\_\_\_\_

**GENERAL NOTES:**

- THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED SUBDIVISION OF LAND, SPECIFICALLY TAX MAP 29 LOT 46 INTO 3 INDIVIDUAL LOTS, TO BE SERVICED BY MUNICIPAL SEWER AND WATER.
- THE LOT IS LOCATED IN THE MHRD2 \*MEDIUM HIGH DENSITY RESIDENTIAL - II\*
- DIMENSIONAL CONTROLS:
  - MINIMUM LOT AREA = 10,000 S.F.
  - MINIMUM LOT FRONTAGE = 100 FT.
  - FRONT YARD SETBACK = 35 FT.
  - SIDE/REAR YARD SETBACK = 15 FT.
  - WETLAND SETBACK = 50 FT.
  - MINIMUM DRIVEWAY DISTANCE TO STREET INTERSECTION: 75 FT.
- DESIGN SPEED USED FOR SIGHT DISTANCE CERTIFICATION: 30 MPH.

**PLAN CERTIFICATIONS**

I HEREBY CERTIFY THAT THIS SURVEY AND SURVEY PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.

I HEREBY CERTIFY THAT THIS PLAN IS A TRUE AND ACCURATE REPRESENTATION OF A THEODOLITE / EDM SURVEY PERFORMED ON THE GROUND AND UNDER MY DIRECT SUPERVISION DURING JULY 2018, AND THAT THE ADJUSTED ERROR OF CLOSURE IS NOT GREATER THAN 1 PART IN 15,000. EVERY REASONABLE EFFORT HAS BEEN MADE TO PROPERLY ESTABLISH THE BOUNDARIES OF THE SUBJECT TRACT. THIS CERTIFICATION DOES NOT INCLUDE ANY GUARANTEE OF TITLE.

THIS SUBDIVISION PLAN CONTAINS A TOTAL OF SHEETS SHEETS THROUGH ARE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. THE REMAINING SHEETS ARE ON FILE AT THE TOWN OF DERRY PLANNING DEPT., WHICH IN ITS ENTIRETY, CONSTITUTE THE SUBDIVISION PLAN AS APPROVED BY THE PLANNING BOARD.

**SIGHT DISTANCE CERTIFICATION:**

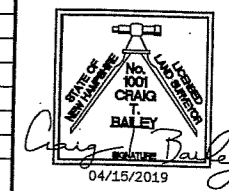
I HEREBY CERTIFY THAT STOPPING SIGHT DISTANCES AS RECOMMENDED BY THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) AS SET FORTH IN "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS - 1990" AND AS REQUIRED IN THE TOWN OF DERRY LAND DEVELOPMENT CONTROL REGULATIONS SEC. 170-26.D CAN BE ACHIEVED AT ALL DRIVEWAY INTERSECTIONS AS SHOWN ON THIS PLAN.

*Craig T. Bailey*  
 DATE: 04/15/2019

DATE	REVISION	INITIALS
10/26/2018	UPDATES AS PER TRC	CTB
12/13/2018	UPDATES AS PER TRC 1.5	CTB
01/11/2019	REVISE AS PER DPW	CTB
03/05/2019	REVISE PER VHB	CTB
04/15/2019	FINAL REVIEW VHB	CTB

DATE: 4/15/2019 JOB No. 3172  
 DRAWN BY: CTB

SCALE: 1" = 30'



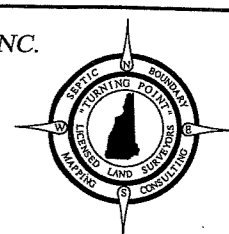
**TAX MAP 29 LOT 46  
 SUBDIVISION PLAN**

LAND OF HIGH MEADOWS, LLC  
 LAND LOCATED AT 46 HIGH STREET, DERRY NH  
 PROPERTY OWNER: HIGH MEADOWS, LLC DEED: BK. 5779 PG. 1640  
 83 KENDALL POND RD.  
 WINDHAM, NH 03087

DATE OF PLAN: April 2019

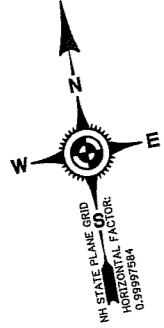
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 www.bailey-associates.com



**APPROVED BY THE TOWN OF DERRY  
 PLANNING BOARD:**

CHAIRMAN: \_\_\_\_\_  
 SECRETARY: \_\_\_\_\_  
 DATE: \_\_\_\_\_



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 BK.5839 PG.2647

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 RICHARD C. DYSON  
 PO BOX 955  
 DERRY, NH 03038  
 BK.2309 PG.1905

**29046-002**  
 54,726 Sq. Ft.  
 1.3 Ac.  
 HILLSIDE AVE.

**29046**  
 14,811 Sq. Ft.  
 0.3 Ac.  
 46 HIGH ST.

**TAX MAP 29 LOT 127**  
 PUBLIC SERVICE CO. OF NH  
 dba EVERSOURCE ENERGY  
 HARTFORD, CT 06141

**BUILDING EASEMENT**  
 288 Sq. Ft.  
 0 ± Ac.  
 9 EVERETT ST.

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 7 EVERETT ST. REALTY, LLC  
 c/o ARTHUR REUBLINGER  
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 25 LIBERTY ST.  
 SALEM, NH 03079  
 BK.3929 PG.906

DEPARTMENTAL REVIEW:

THIS PLAN REVIEWED BY:

PUBLIC WORKS DIRECTOR	_____
CODE ENFORCEMENT OFFICER	_____
FIRE DEPARTMENT	_____
CONSERVATION COMMISSION CHAIR	_____
POLICE DEPARTMENT	_____

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  2. THE LOT IS LOCATED IN THE MHDR2 'MEDIUM HIGH DENSITY RESIDENTIAL - II'
  3. DIMENSIONAL CONTROLS:
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    - 3.2. MINIMUM LOT FRONTAGE = 100 FT.
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Craig T. Bailey DATE 04/05/2019

DATE	REVISION	INITIALS
10/26/2018	UPDATES AS PER TRC	CTB
12/13/2018	UPDATES AS PER TRC 1.5	CTB
01/11/2019	REVISE AS PER DPW	CTB
03/28/2019	REVISE PER DPW	CTB
04/05/2019	REVISE PER DPW	CTB

DATE 4/15/2019 JOB No. 3172  
 DRAWN BY: CTB

SCALE: 1" = 30'

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 PROPERTY OWNER: HIGH MEADOWS, LLC DEED: BK. 5779 PG. 1640  
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**TURNING POINT**  
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APPROVED BY THE TOWN OF DERRY PLANNING BOARD:

CHAIRMAN; \_\_\_\_\_  
 SECRETARY; \_\_\_\_\_  
 DATE; \_\_\_\_\_