

**Planning Department, November 2, 2022**

APPLICANT: Bridgeway Christian Church

DEVELOPER: Same

PROJECT: NA

LOCATION: Parcel ID 03117-025, 148 Rockingham Road

PURPOSE: The purpose of this plan is for a 3,136 sq.ft. addition and a parking lot expansion to the existing church. The property is located in the General Commercial District.

TOWN DEPARTMENT SIGNATURES: All town departments have reviewed and signed the plan with the exception of the Public Works Department. Public Works staff will speak to the issue of the parking lot paved vs gravel. Please also note the adoption of HB 1021. HB 1021 is an ACT prohibiting certain zoning regulation of land or structures used primarily for religious purposes. The bill was signed by Governor Sununu on 07/01/2022. This bill prohibits certain zoning ordinance or site plan review regulation of land or structures primarily used for religious purposes.

WAIVERS: See letter dated October 4, 2022, from Atlantic Civil Engineering, PLLC.  
LDCR-Section 170-62-paved drive aisles and parking surfaces.  
LDCR-Section 170-61-Department/TRC signature. (Public Works).  
LDCR-Section 170-63 (A)(6)-curbed, raised island a minimum of 15' width.

STATE PERMITS: NA

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

BY:



George H. Sidoras, Planning Director

**DERRY DEPARTMENT HEAD SIGNATURE BLOCK:**

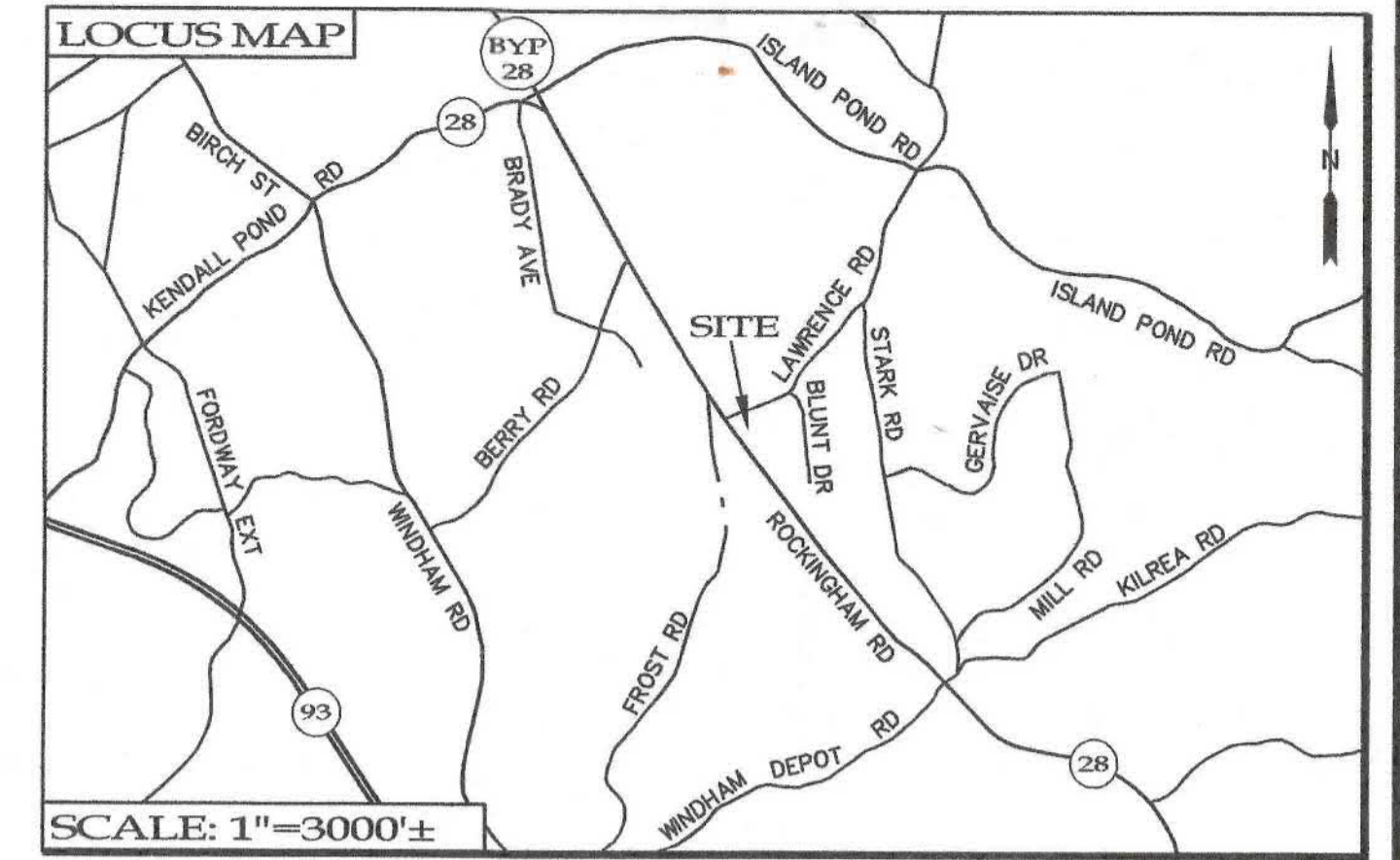
*[Signature]* 9-21-22  
 POLICE DATE

*[Signature]* 9/21/22  
 FIRE DATE

PUBLIC WORKS DATE  
*[Signature]* 9-20-22  
 CODE ENFORCEMENT DATE

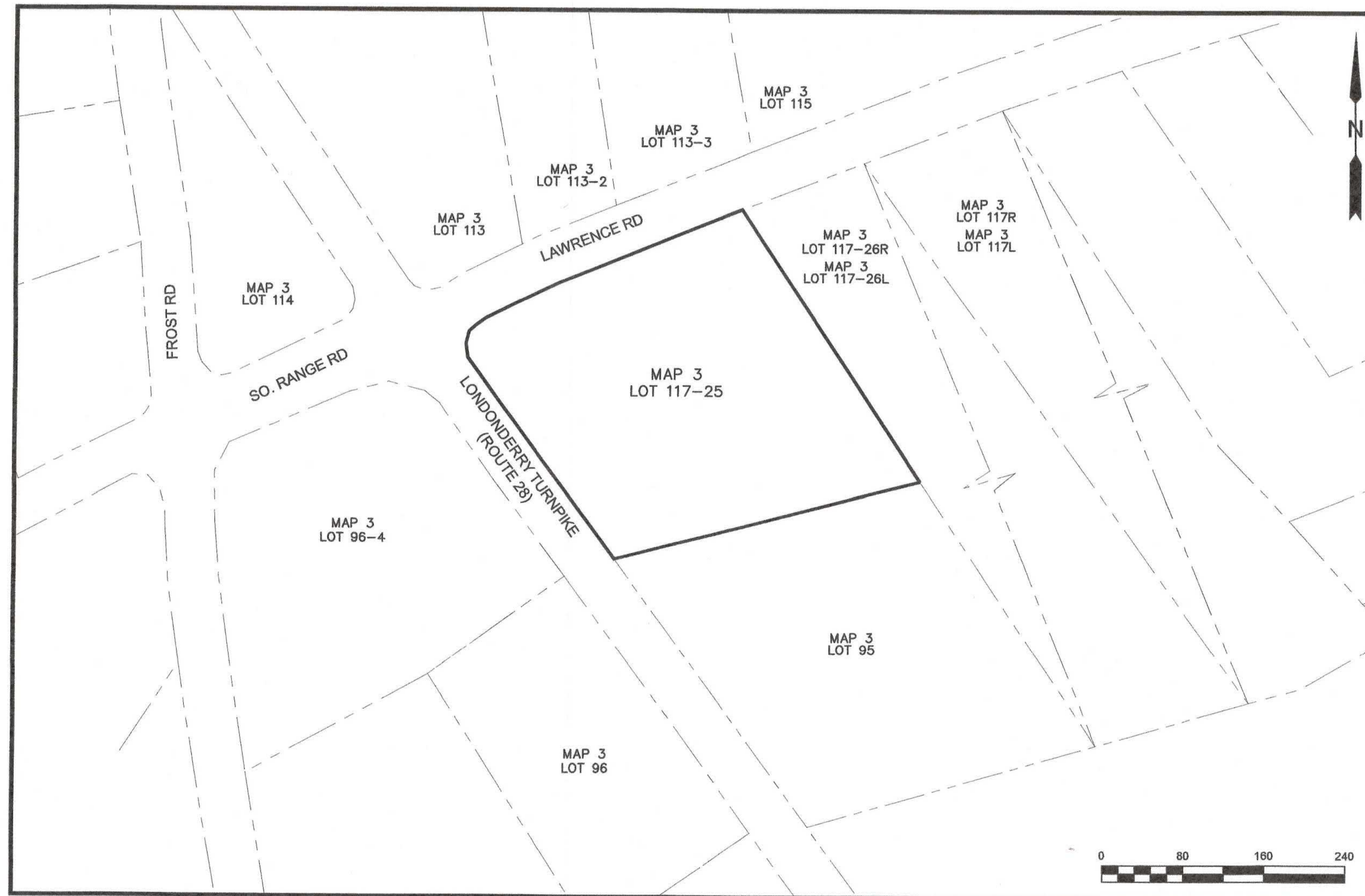
**ABUTTERS:**

MAP 3 LOT 95 N/F CHANG YU PROPERTIES LLC 97 ROCKINGHAM RD LONDONDERRY, NH 03053	MAP 3 LOT 113-2 N/F MILLER LIVING TRUST PHYLLIS MILLER TRUSTEE 2.5 LAWRENCE RD DERRY, NH 03038	MAP 3 LOT 117R & 117L N/F CYR MICHELLE D. & KEVIN M. CYR TRUSTEES MICHELLE D. CYR REV. TRUST 33 STONEHURST RD PELHAM, NH 03076
MAP 3 LOT 96 N/F GREENWOOD REALTY TRUST HERSEY ROBERT/JENNIFER M TRUST 175 ROCKINGHAM RD DERRY, NH 03038	MAP 3 LOT 113-3 N/F SHANNON & JERRY OLSON 4 LAWRENCE RD DERRY, NH 03038	MAP 3 LOT 117-26L N/F PAMELA J. ANDERSON 1R LAWRENCE RD DERRY, NH 03038
MAP 3 LOT 96-4 N/F GREENWOOD REALTY TRUST HERSEY ROBERT/JENNIFER M TRUST 175 ROCKINGHAM RD DERRY, NH 03038	MAP 3 LOT 114 N/F PAUL R. SR & RUTH M. SMITH TRSTS. PAUL R. SR. & RUTH M. SMITH REV TR. 11 BALSAM LN ROCHESTER, NH 03867	MAP 3 LOT 117-26L N/F JOHN F. & WENDY EVANS 1L LAWRENCE RD DERRY, NH 03038
MAP 3 LOT 113 N/F FLENNIKEN ENTERPRISES LLC 71 MARBLEHEAD RD WINDHAM, NH 03087	MAP 3 LOT 115 N/F DANIEL J. BUTLER PO BOX 862 BROOKLINE, NH 03033	



**SHEET INDEX**

DESCRIPTION	SHEET NO.
OVERVIEW PLAN (PLS)	1
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SITE DETAILS (ATLANTIC)	6
DRAINAGE AREA MAP (ATLANTIC)	7
PHOTOMETRICS PLAN (ATLANTIC)	8



APPROVED BY THE TOWN OF DERRY  
 PLANNING BOARD ON: \_\_\_\_\_

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

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

LAND OWNERS OF RECORD  
 BRIDGEWAY CHRISTIAN CHURCH  
 148 ROCKINGHAM RD  
 DERRY, NH 03038  
 ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 5900 PAGE 2799.

OVERVIEW PLAN  
 "BRIDGEWAY CHRISTIAN CHURCH"  
 MAP 3 LOT 117-25  
 148 ROCKINGHAM ROAD  
 DERRY NEW HAMPSHIRE  
 APRIL 13, 2022

LAND OWNER: BRIDGEWAY CHRISTIAN CHURCH  
 148 ROCKINGHAM RD  
 DERRY, NH 03038  
 (RCRD 5900/2799)

SCALE: 1"=80' SHEET 1 OF 8

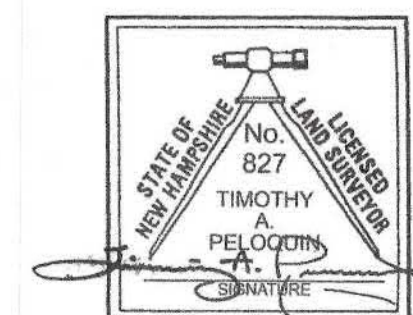
PREPARED BY:  

**Promised Land Survey, LLC**  
 PO Box 447  
 Derry, New Hampshire 03038  
 Tel: (603) 432-2112  
 www.PromisedLandSurvey.com  
 Land Surveying • Mapping • Planning • Permitting • Layout

REVISIONS

NO.	DATE	DESCRIPTION	BY
2	8/16/2022	VARIOUS	BJW
1	08-24-2022	SECOND-ROUND TRC SUBMITTAL	TAP

NOTE:  
 NO SHEETS SHALL BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS UPON APPROVAL BY THE DERRY PLANNING BOARD. ALL 8 SHEETS WHICH CONSTITUTE THE APPLICATION APPROVED BY THE DERRY PLANNING BOARD SHALL BE ON FILE AT THE DERRY PLANNING DEPARTMENT.



N:\CARLSON\2021\3316\DWG\43316s1.dwg

**NOTES:**

- 1) THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS OF MAP 3 LOT 117-25, LOCATED AT 148 ROCKINGHAM ROAD IN DERRY, NEW HAMPSHIRE.
- 2) THIS PLAN IS BASED ON FIELD & RECORD EVIDENCE LAST OBSERVED IN MARCH OF 2022.
- 3) THIS PARCEL OF LAND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS INTERPOLATED FROM THE FLOOD INSURANCE RATE MAP (FIRM) FOR ROCKINGHAM COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS) #33015C0531E, HAVING AN EFFECTIVE DATE OF MAY 17, 2005.
- 4) THIS PLAN IS INTENDED TO BE AT THE DEPICTED SCALE WHEN PLOTTED ON 22x34 (ANSI D) SIZE PAPER.
- 5) ALL DISTANCES, UNLESS OTHERWISE INDICATED, ARE US SURVEY FEET HORIZONTAL DISTANCES.
- 6) ALL ZONING INFORMATION SHALL BE VERIFIED PRIOR TO ANY BUILDING OR CONSTRUCTION ACTIVITY.

**DATUM:**

HORIZONTAL: NAD83-2011  
VERTICAL: NAVD83 - GEOID18

VERTICAL AND HORIZONTAL DATA SHOWN ARE BASED ON GNSS OBSERVATIONS BY PROMISED LAND SURVEY, LLC IN FEBRUARY OF 2022 USING CARLSON BRX7 GNSS. OBSERVATIONS WERE ADJUSTED USING A LEAST SQUARES ADJUSTMENT UTILIZING CORS STATIONS WES2 (WESTFORD, MA), ZBWI (NASHUA, NH), & MASA (SALISBURY, MA), AND WERE INSTRUMENT (LEICA TS16) VERIFIED AND INCORPORATED INTO THE CLOSED TRAVERSE, WHICH HAD A LINEAR ERROR OF CLOSURE OF 1:72,964.

**PLANS OF REFERENCE:**

- 1) NHDOT PLAN: "T. L. R. PROJECT No. 14174; P-2103; DATED: MARCH, 1951.
- 2) NHDOT PLAN "FEDERAL AID PROJECT NO 198E - ROCKINGHAM ROAD."
- 3) "TAX MAP 3 LOT 117, LAND OF WILLIAM D. & BARBARA W. BLUNT," PREPARED BY: PROGRESSIVE SURVEY, INC. DATED: AUGUST 7, 1994; SEE RCRD PLAN No. D-12748.
- 4) "PLAN OF LAND IN DERRY, NH.," PREPARED FOR: 3A-3B LAWRENCE ROAD CONDOMINIUM; PREPARED BY: SCOTT L. GILES' DATED: APRIL 4, 1986; SEE RCRD PLAN No. B-15205.
- 5) "PLAN OF LAND IN DERRY, NH.," PREPARED FOR: 1A-1B LAWRENCE ROAD CONDOMINIUM; PREPARED BY: SCOTT L. GILES' DATED: APRIL 4, 1986; SEE RCRD PLAN No. B-15206.

**ZONING:**

GC4 (GENERAL COMMERCIAL 4) MINIMUM:  
FRONTAGE: 125'  
WIDTH: 125' AT FRONT 35' SETBACK  
SETBACKS:  
FRONT - 35'  
SIDE - 20'  
REAR - 20'  
WETLANDS > 1 Ac. IN SIZE - 75'  
WETLANDS < 1 Ac. IN SIZE - 30'

**WETLAND NOTE:**

THE WETLANDS WERE DELINEATED BY WEST ENVIRONMENTAL, INC. ON MARCH 30, 2022 ACCORDING TO THE FOLLOWING STANDARDS:  
- US ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JANUARY 1987).  
- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION (OCTOBER 2012).  
- FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND VERSION 4 NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). U.S. FISH AND WILDLIFE SERVICE, 2013  
- CODE OF ADMINISTRATIVE RULES, WETLANDS BOARD, STATE OF NEW HAMPSHIRE (CURRENT).

**LEGEND:**

- BOUND
- BOLLARD
- CATCH BASIN
- DELINEATOR
- ELECTRIC METER
- GUYWIRE
- HYDRANT-FIRE
- IRON PIPE/REBAR
- LIGHT POST
- SHRUB
- SIGN
- TREE - CONIFEROUS
- TREE - DECIDUOUS
- UTILITY POLE
- WETLAND
- CONTOUR MAJOR
- CONTOUR MINOR
- CURBING
- DELIMITED WETLAND
- DRAINAGE LINE
- GRAVEL
- OVERHEAD ELECTRIC
- RETAINING WALL
- TREE LINE
- WETLAND EDGE
- BUILDING
- CONCRETE
- CRUSHED STONE
- LANDSCAPING

TP 1 08/15/2022

- 10YR 3/3 LOAM: DARK BROWN; GRANULAR; LOOSE
- 10YR 4/8 FINE SANDY LOAM; DARK YELLOWISH BROWN; WEAK SUBANGULAR BLOCKY; VERY FRIABLE
- 2.5Y 6/3 LOAMY FINE SAND; LIGHT YELLOWISH BROWN; SUBANGULAR BLOCKY; FRIABLE; 2% DISTINCT REDOXIMORPHIC CONCENTRATIONS, 10YR 6/8; MOST >36"

ESH-WT 36"  
ROOTS 36"  
WATER N/O  
LEDGE N/O  
PERC RATE:  
8 Min. / in.



MAP 3 LOT 98-4  
N/F GREENWOOD REALTY TRUST  
HERSEY ROBERT/JENNIFER M TRUST  
175 ROCKINGHAM RD  
DERRY, NH 03038

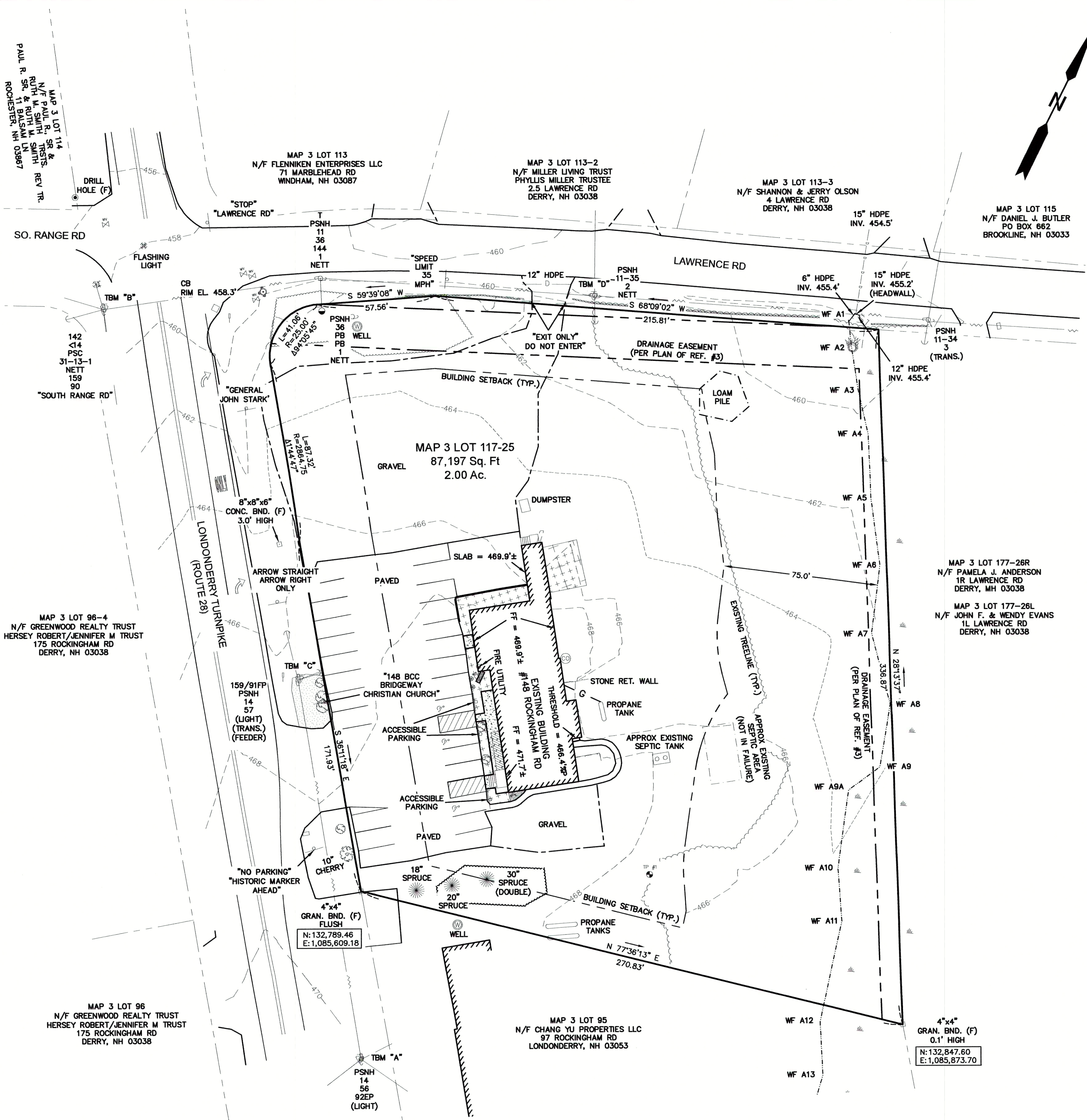
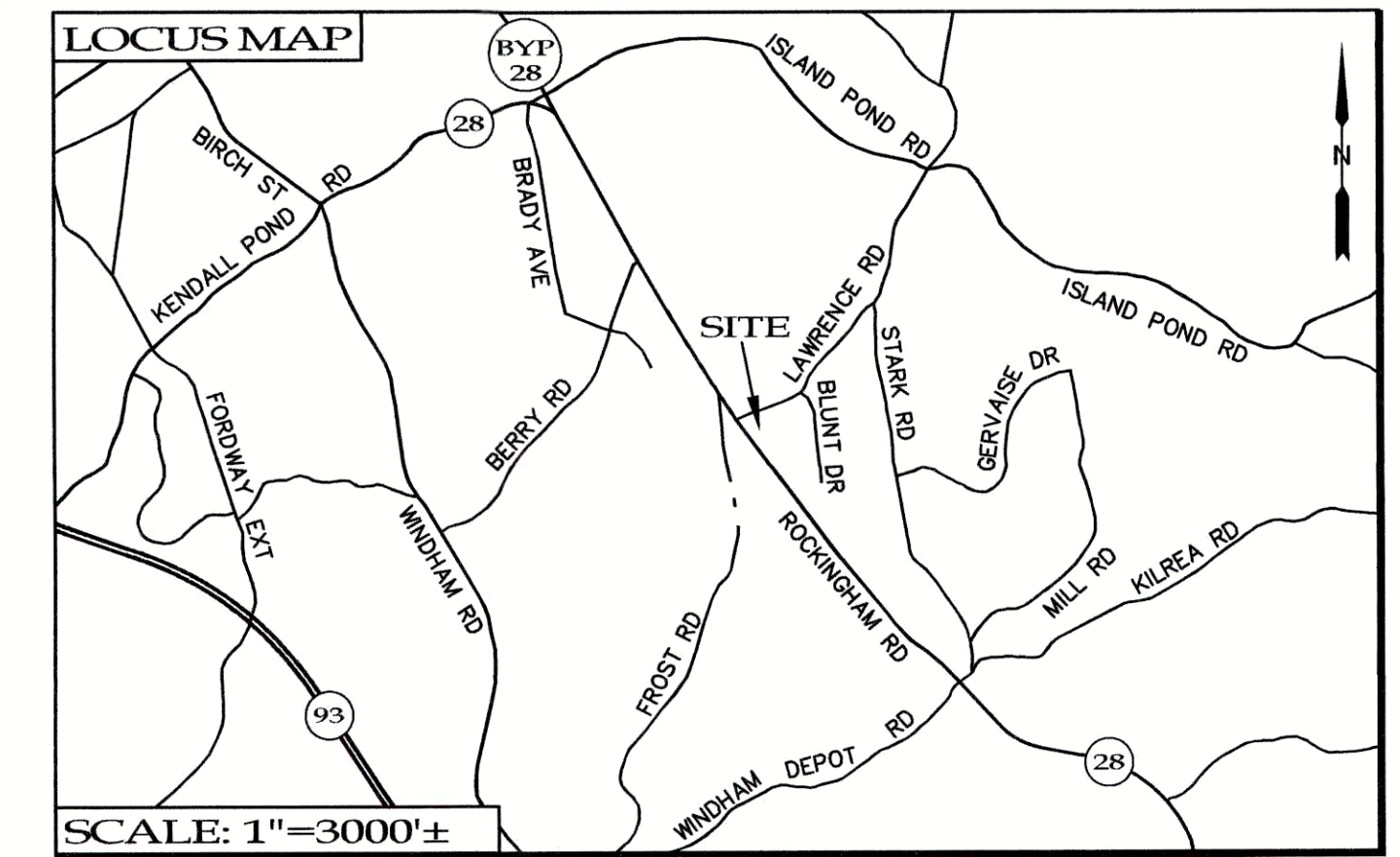
MAP 3 LOT 98  
N/F GREENWOOD REALTY TRUST  
HERSEY ROBERT/JENNIFER M TRUST  
175 ROCKINGHAM RD  
DERRY, NH 03038

MAP 3 LOT 95  
N/F CHANG YU PROPERTIES LLC  
97 ROCKINGHAM RD  
LONDONDERY, NH 03053

4"x4"  
GRAN. BND. (F)  
0.1' HIGH  
N:132,847.60  
E:1,085,873.70

**BENCHMARK INFORMATION**

BENCHMARK	EL.	DESCRIPTION
TBM "A"	471.16'	MAG (F) HORIZONTAL IN UTILITY POLE, 0.6' HIGH
TBM "B"	459.48'	MAG (F) HORIZONTAL IN UTILITY POLE, 0.4' HIGH
TBM "C"	467.57'	MAG (S) HORIZONTAL IN UTILITY POLE, 0.6' HIGH
TBM "D"	461.78'	MAG (S) HORIZONTAL IN UTILITY POLE, 0.9' HIGH



APPROVED BY THE TOWN OF DERRY PLANNING BOARD ON:

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

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

**LAND OWNER OF RECORD:**  
BRIDGEWAY CHRISTIAN CHURCH  
148 ROCKINGHAM RD  
DERRY, NH 03038  
ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 5900 PAGE 2799.

**EXISTING CONDITIONS PLAN  
"BRIDGEWAY CHRISTIAN CHURCH"  
MAP 3 LOT 117-25  
148 ROCKINGHAM ROAD  
DERRY NEW HAMPSHIRE  
APRIL 13, 2022**

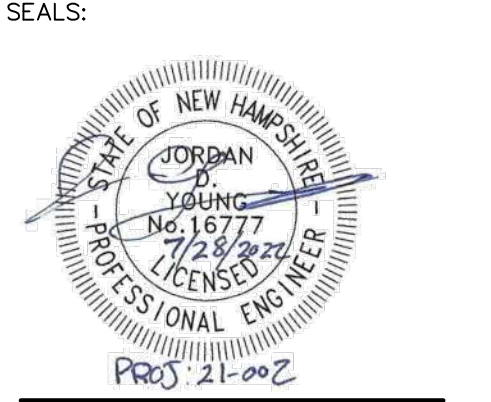
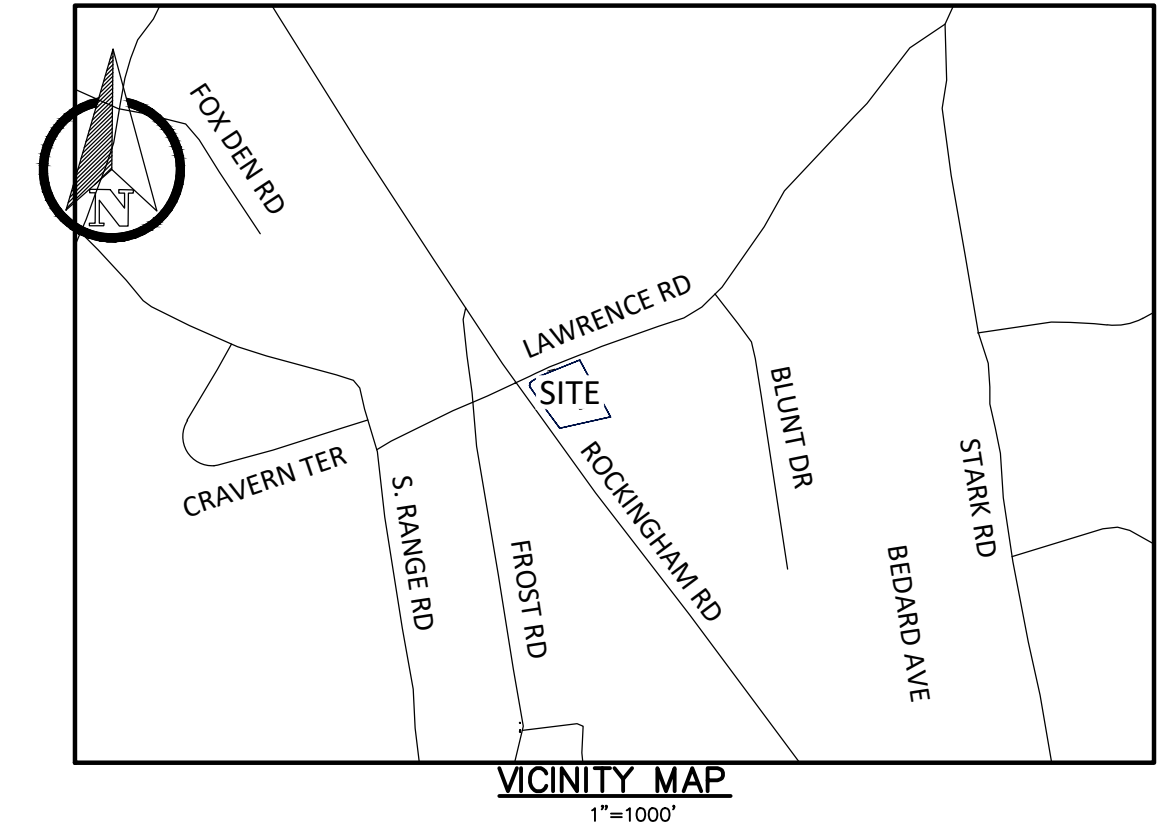
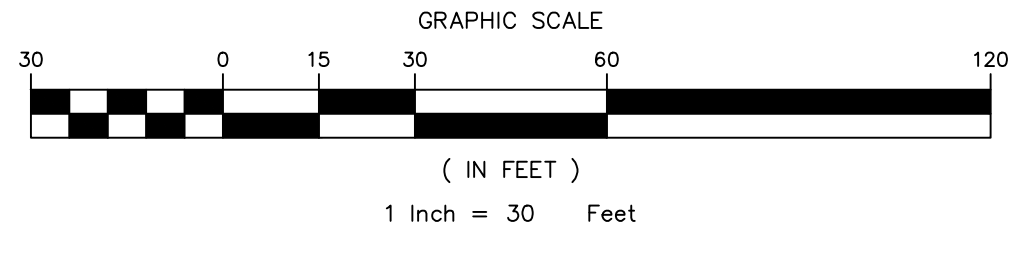
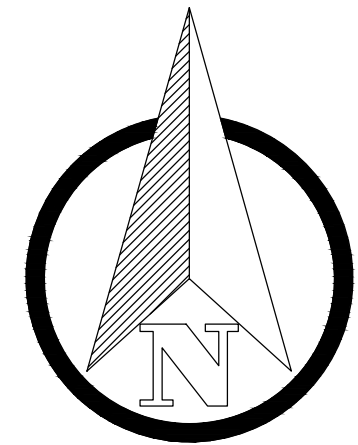
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SCALE: 1"=30'  
SHEET 2 OF 8

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**REVISIONS**

NO.	DATE	DESCRIPTION	BY
2	8/16/2022	VARIOUS	BJW
1	08-24-2022	SECOND-ROUND TRC SUBMITTAL	TAP



APPLICANT/DEVELOPER:  
BRIDGEWAY CHURCH  
ATTN: LENNY SANTOSUOSSO  
OFFICE: 603.401.2882  
EMAIL: LENNY@CD@COMCAST.NET

STATE: NEW HAMPSHIRE  
COUNTY: ROCKINGHAM

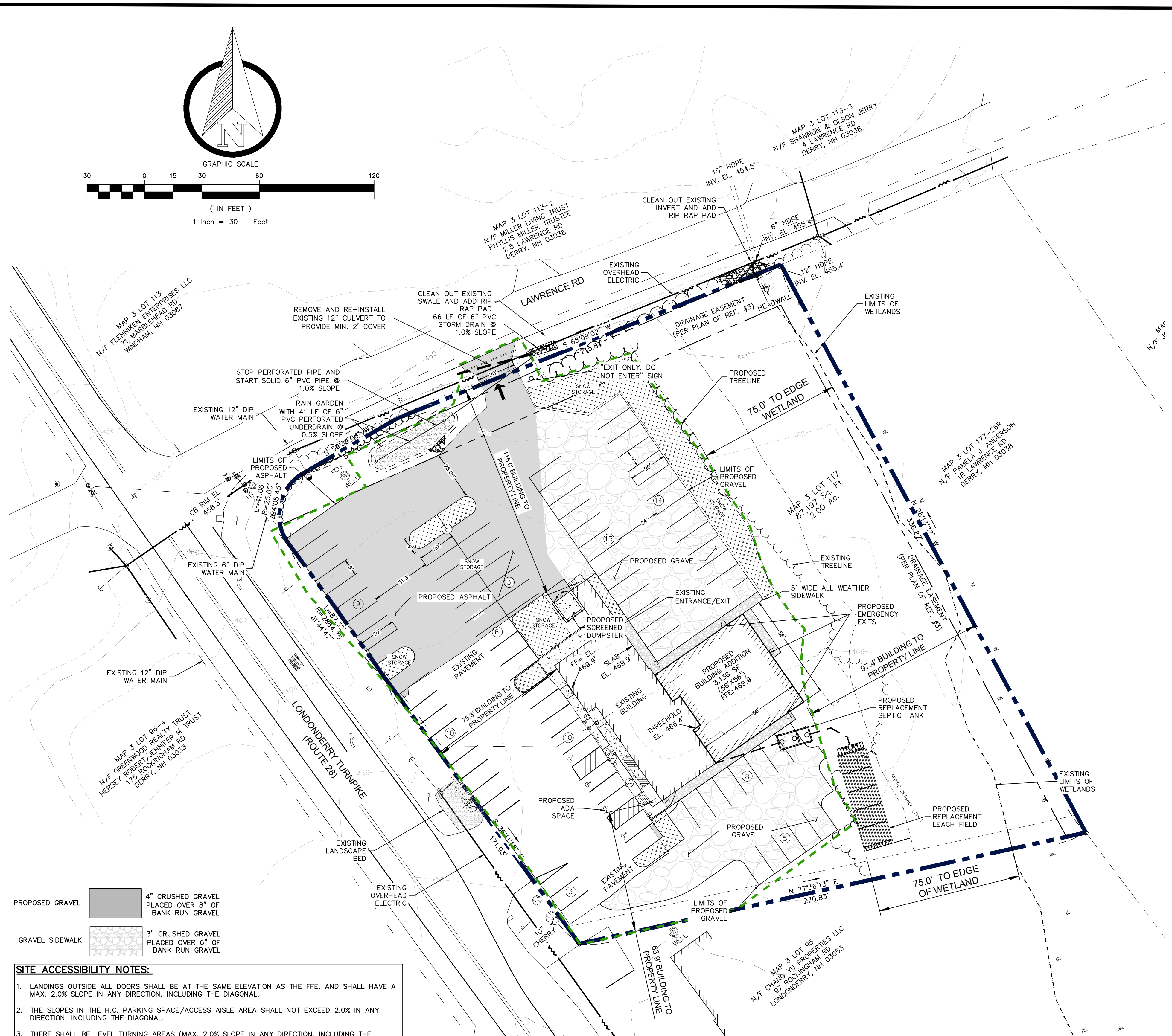
**BRIDGEWAY CHURCH**  
148 ROCKINGHAM RD DERRY, NH 03038

SITE AREA: 2.00± ACRES  
PARCEL ID: 03117-025  
DESIGNED BY: JDY  
DATE: 2022.09.15  
PROJECT: 21-002  
REVISIONS:  
2022.10.10: SPELLING CORRECTIONS



SHEET TITLE:  
**OVERALL SITE  
LAYOUT AND  
UTILITY PLAN**

SCALE: 1" = 30'  
SHEET NO.:



- PROPOSED GRAVEL: 4" CRUSHED GRAVEL PLACED OVER 8" OF BANK RUN GRAVEL
- GRAVEL SIDEWALK: 3" CRUSHED GRAVEL PLACED OVER 6" OF BANK RUN GRAVEL

- SITE ACCESSIBILITY NOTES:**
1. LANDINGS OUTSIDE ALL DOORS SHALL BE AT THE SAME ELEVATION AS THE FFE, AND SHALL HAVE A MAX. 2.0% SLOPE IN ANY DIRECTION, INCLUDING THE DIAGONAL.
  2. THE SLOPES IN THE H.C. PARKING SPACE/ACCESS AISLE AREA SHALL NOT EXCEED 2.0% IN ANY DIRECTION, INCLUDING THE DIAGONAL.
  3. THERE SHALL BE LEVEL TURNING AREAS (MAX. 2.0% SLOPE IN ANY DIRECTION, INCLUDING THE DIAGONAL) ON ALL SIDEWALKS WHERE AN INTERSECTING SIDEWALK CONNECTS WITH IT.
  4. THERE SHALL BE NO DESIGNATED PEDESTRIAN ROUTES/SIDEWALKS WITHIN THE SITE, EXCEPT WHERE LABELED AS A RAMP WITH RAILS, WHICH EXCEEDS A 5% SLOPE IN THE DIRECTION OF TRAVEL AND A 2% CROSS-SLOPE.
  5. ALL PEDESTRIAN ROUTES >5% (1:20), IF ANY, ARE LABELED AS "RAMPS" SHOWING SLOPES, LEVEL LANDINGS AT THE TOP AND BOTTOM (MAX. 2.0% SLOPE IN ANY DIRECTION, INCLUDING THE DIAGONAL), DAILINGS/GUARDRAILS, AND SHALL COMPLY WITH NCBC.
  6. ALL STAIRS SHALL HAVE SLIGHTLY SLOPED LANDINGS MAX. 2.0% SLOPE IN ANY DIRECTION, INCLUDING THE DIAGONAL) AT THE TOP AND BOTTOM.
  7. ANY STRUCTURE TO BE REMOVED SHALL REQUIRE A DEMOLITION PERMIT FROM BUILDING INSPECTIONS.

- GENERAL NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE A PROPOSED COMMERCIAL DEVELOPMENT IN DERRY, NH.
  2. AREA OF TAX MAP 03 LOT 117= 2.00± ACRES.
  3. OWNER OF RECORD:  
BRIDGEWAY CHURCH  
148 ROCKINGHAM RD  
DERRY, NH 03038
  4. THE WORK PROPOSED IS LOCATED ENTIRELY WITHIN THE GENERAL COMMERCIAL IV ZONING DISTRICT AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL REGULATIONS

**GC-IV ZONING REQUIREMENTS**

DESCRIPTION	REQUIREMENT	EXISTING PARCEL	PROPOSED PARCEL
MIN. LOT AREA	1.00 AC	2.00 AC	2.00 AC
MIN. LOT FRONTAGE	125 LF	574 LF	574 LF
MIN. BUILDABLE AREA***	N/A	0.68 AC	1.12 AC
MIN. FRONT YARD SETBACK	35 FT	91.8	91.8 FT
MIN. SIDE YARD SETBACK	20 FT	63.7	63.7 FT
MIN. REAR YARD SETBACK	20 FT	153.0	97.3 FT

5. THE PARCEL WILL BE SERVED BY PUBLIC WATER AND PRIVATE SEPTIC.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE TOWN OF DERRY'S LAND DEVELOPMENT CONTROL REGULATIONS, LATEST EDITION.
7. HORIZONTAL DATUM IS NAD83 AND VERTICAL DATUM IS NAV88
8. PARKING CALCULATIONS:  
CHURCHES, THEATERS, AND OTHER PLACES OF ASSEMBLY:  
261 TOTAL PROPOSED SEATS  
1 SPACE PER 3 SEATS  
261 SEATS/3= 87 SPACES REQUIRED  
TOTAL PROVIDED = 87 SPACES INCLUDING 4 HC SPACES
9. EXISTING CONDITIONS INFORMATION SHOWN HEREON IS PROVIDED BY PROMISED LAND SURVEY, LLC OF DERRY NH.
10. THE TOPOGRAPHIC INFORMATION PROVIDED HEREON IS PROVIDED BY PROMISED LAND SURVEY, LLC OF DERRY NH.
11. PROPOSED DEVELOPMENT LAYOUT IS SUBJECT TO CHANGE. FINAL LAYOUT SHALL BE DETERMINED IN COORDINATION WITH DERRY PLANNING BOARD.
12. PROPOSED BUILDING ADDITION HEIGHT: 28'-8"
13. THE HOURS OF OPERATION OF THE CHURCH WILL BE FROM 9AM TO 12PM ON SUNDAYS. RELIGIOUS GATHERINGS WILL ALSO BE HELD ON WEDNESDAYS (12 PEOPLE)
14. A WAIVER IS BEING REQUESTED FROM ARTICLE XI SECTION 170-62 FOR PAVED DRIVE AISLES AND PARKING SURFACES. THE GRAVEL FOR THE PARKING SURFACE AND DRIVE AISLES MEETS THE TOWN OF DERRY REQUIREMENTS FOR THE BUILD UP OF PARKING LOT UP TO THE BITUMINOUS ASPHALT.
15. A WAIVER IS BEING REQUESTED FROM XI SECTION 170-63 (A)(6) FOR CURBED, RAISED ISLAND A MINIMUM OF 15' IN WIDTH SHALL BE PROVIDED WHERE PARKING SPACES ADJUT A PUBLIC STREET.
16. 5% OF INTERIOR PARKING ARE LANDSCAPED:  
REQUIRED INTERIOR LANDSCAPING OF PROPOSED PARKING AND DRIVE AISLES:  
39,025 SF X 5%= 1,951 SF; PROVIDED= 2,078 SF
17. PERCENT IMPERVIOUS AREA VS. GREEN SPACE= 46,114 SF/87,120 SF= 52.93%  
GREEN SPACE= 41,006 SF
17. PARKING SPACES SHALL BE PAINTED. GRAVEL SPACES WILL NEED TO BE RE-PAINTED EVERY YEAR OR SOONER IF NEEDED.

- GENERAL CONSTRUCTION NOTES:**
1. DIGSAFE SHALL BE CONTACTED 72 HOURS PRIOR TO CONSTRUCTION COMMENCING (1-888-344-7233).
  2. EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE IN LOCATION AND POSSIBLY INCOMPLETE. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE EXACT SIZE, LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES THAT ARE TO BE ACCESSED OR CROSSED DURING CONSTRUCTION.
  3. ALL PRIVATE UTILITIES SHALL BE CONSTRUCTED TO THE SPECIFICATIONS OF THE OWNING UTILITY COMPANY. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE DIRECTLY WITH EACH OWNING UTILITY COMPANY, UNLESS OTHERWISE APPROVED BY THE TOWN OF DERRY, ALL UTILITIES SHALL BE CONSTRUCTED UNDERGROUND.