

Planning Department November 2, 2022

APPLICANT: Joseph McCarran

DEVELOPER: NA

PROJECT: NA

LOCATION: Parcel ID 56001, 13 Field Road
Parcel ID 52006, 55 North Shore Road

PURPOSE: The purpose of this plan is for a lot-line adjustment between the above referenced parcels located in the Medium Density Residential District.

TOWN DEPARTMENT SIGNATURES: NA

WAIVERS: Noe Requested.

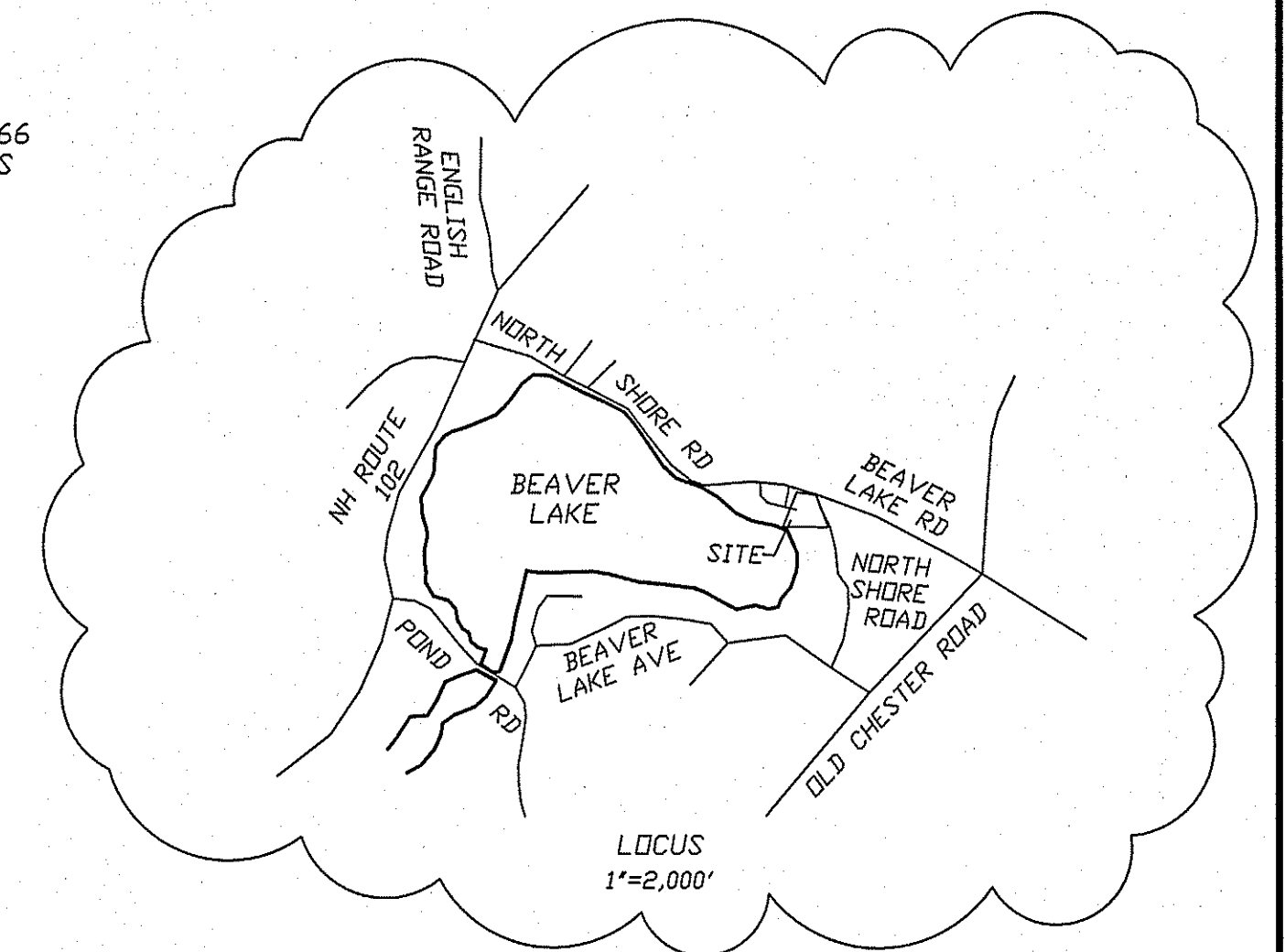
STATE PERMITS: NA

RECOMMENDATION: Staff would recommend approval of the lot-line adjustment plan.
By:



PLAN REFERENCES:

- 1) KENRO ACRES PLAN OF SEASONAL LOTS IN DERRY, NH. AS DRAWN FOR MR. & MRS. KENNETH DAVIS, SCALE 1"=50', JULY 1966 AND RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN #780, PREPARED BY EDWARD N. HERBERT SURVEYOR, WINDHAM, NH.
- 2) TOWN OF DERRY, NH MAP 52 PARCEL 5 OWNER FRANK B. JR. AND MERLE M. WOODWARD BEAVER LAKE ROAD DERRY, NH. DATE AUG. 1984 SCALE 1"=50' PREPARED BY EDWARD N. HERBERT ASSOCIATES, INC. 1 FROST ROAD WINDHAM, NH



NOTES:

- 1) BEARINGS SHOWN HERE-ON ARE BASED ON PLAN REFERENCE #2
- 2) THE PURPOSE OF THIS PLAN IS TO ADJUST THE COMMON LOT LINE BETWEEN MAP 56 LOT 001, 13 FIELD ROAD AND MAP 52 LOT 005, 55 NORTH SHORE ROAD.
- 3) THE EXISTING AREA OF MAP 56 LOT 001 IS 31,801 SF, 0.73 ACRES., THE PROPOSED AREA IS 31,801 SF, 0.73 ACRES., THE EXISTING AREA OF MAP 52 LOT 005 IS 71,575 SF, 1.64 ACRES., THE PROPOSED AREA IS 71,575 SF, 1.64 ACRES.
- 4) THE PERIMETER SHOWN HERE-ON IS BASED ON PLAN REFERENCE #1.
- 5) THE ZONE IS MEDIUM DENSITY RESIDENTIAL (MDR).
- 6) LOT REQUIREMENTS:
MINIMUM LOT SIZE: 1.00 AC.
FRONTAGE: 125.00'
FRONT YARD: 35.00'
SIDE AND REAR YARDS: 15.00'
- 7) SHEET 1 OF 2 OF THIS PLAN WILL BE RECORDED UPON APPROVAL AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS.
- 8) ZONING BOARD NOTICE OF DECISION:
CASE #20-112
APPLICANT: EDWARD N. HERBERT ASSOCIATES, INC.
OWNER: JOSEPH MCCARRAN/DEBORAH VAN ETEN
PROPERTY LOCATION: 13 FIELD ROAD
PARCEL ID: 56001

ON MARCH 5, 2020 THE ZONING BOARD OF ADJUSTMENT VOTED TO GRANT THE VARIANCE ON THE ABOVE-MENTIONED PROPERTY TO THE TERMS OF ARTICLE VI, SECTION 165-20.a OF THE TOWN OF DERRY ZONING ORDINANCE, TO ALLOW THE CONSTRUCTION OF A SINGLE FAMILY DWELLING ON THE PROPERTY LESS THAN 75 FEET FROM A WETLAND AT 13 FIELD ROAD PID 56001, ZONED MDR AS PRESENTED WITH THE FOLLOWING CONDITIONS:
1. SUBJECT TO OBTAINING ALL STATE & TOWN PERMITS AND INSPECTIONS.
2. CERTIFICATE OF ELEVATION TO BE FILED WITH CODE ENFORCEMENT.
THAT BEING THE DECISION OF THE MAJORITY OF THE APPOINTED MEMBERS OF THE ZONING BOARD OF ADJUSTMENT BY A VOTE OF YES - 4, NO - 1.

I CERTIFY THAT THIS PLAN IS THE RESULT OF A CLOSED BOUNDARY TRAVERSE AND MEETS THE STANDARDS OF AN URBAN CLASS SURVEY WITH AN ERROR OF CLOSURE OF 1 IN 10,000 OR BETTER.

DATE: OCTOBER, 2022

Edward N. Herbert
LICENSED LAND SURVEYOR

TOPOGRAPHY AND WETLANDS PLAN

LOT LINE ADJUSTMENT PLAN
TAX MAP 56/LOT 001, 13 FIELD ROAD
AND TAX MAP 52 LOT 005
55 NORTH SHORE ROAD
DERRY, NH

PREPARED FOR:
JOSEPH L. MCCARRAN
17 HEMENWAY ROAD
SALEM, MA 01970
SHEET 2 OF 2

SCALE: 1"=40'

MAY, 2022

APPROVED BY DERRY PLANNING BOARD

CHAIRMAN: _____

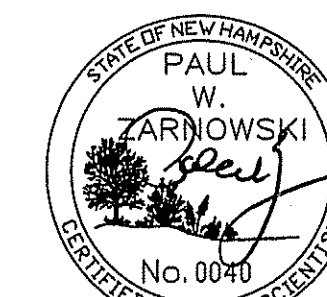
SECRETARY: _____

DATE: _____

APPROVAL IS GRANTED SUBJECT TO ALL CONDITIONS AND REQUIREMENTS OF THE LAND DEVELOPMENT CONTROL REGULATIONS OF THE TOWN OF DERRY AND FURTHER SUBJECT TO ALL SPECIFIC CONDITIONS AND REQUIREMENTS AS NOTED:

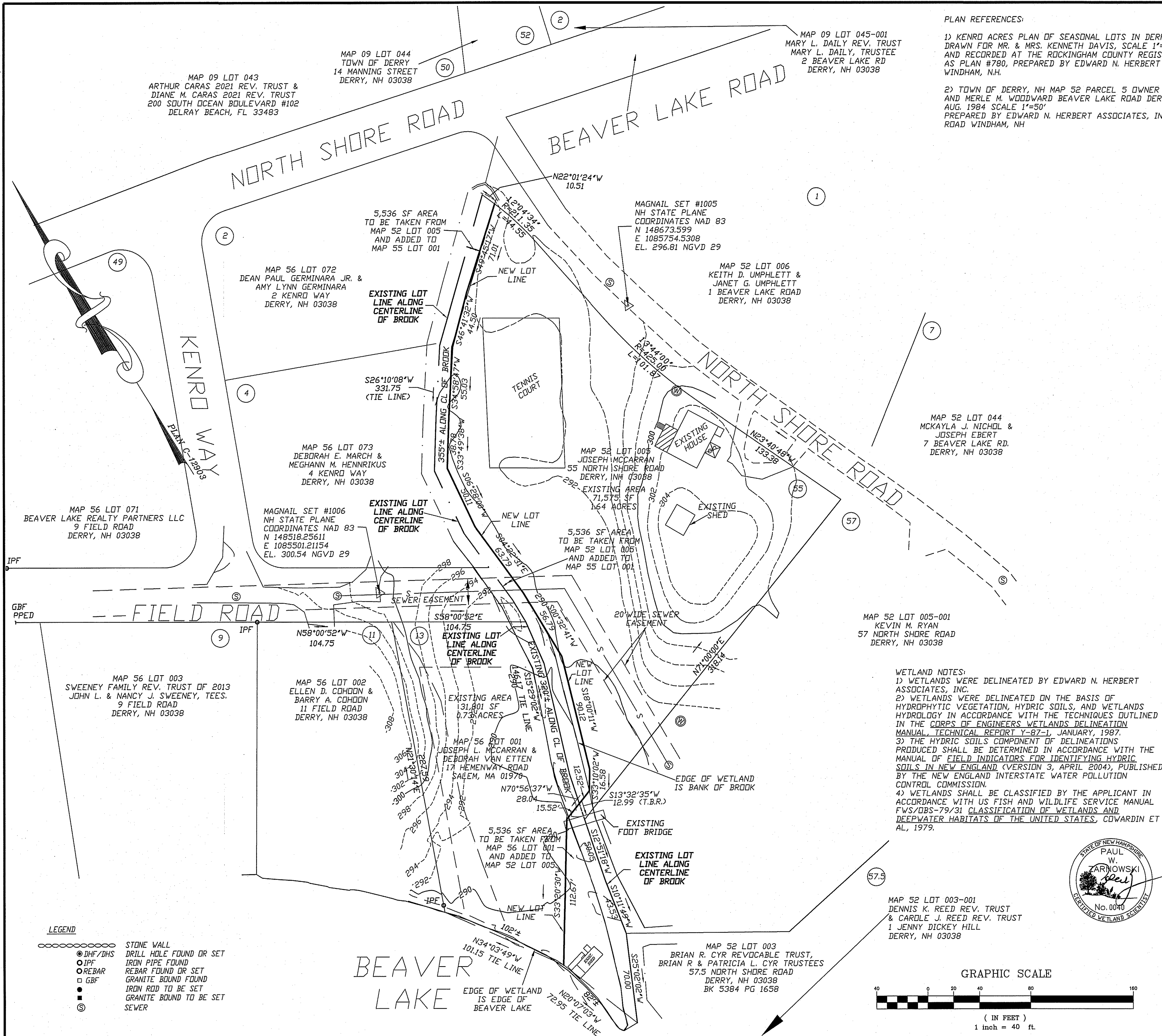
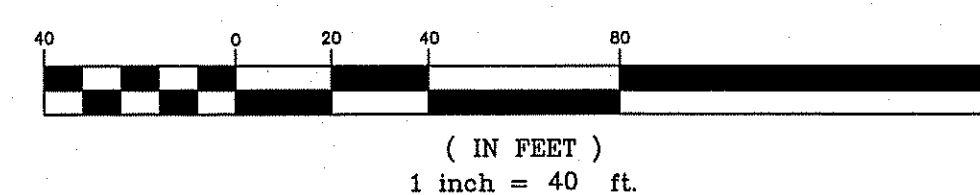
EDWARD N. HERBERT ASSOC., INC.
LAND SURVEYING - CIVIL ENGINEERING
1 FROST ROAD WINDHAM, NH. 03087 (603)432-2462

WETLAND NOTES:
1) WETLANDS WERE DELINEATED BY EDWARD N. HERBERT ASSOCIATES, INC.
2) WETLANDS WERE DELINEATED ON THE BASIS OF HYDROPHYTIC VEGETATION, HYDRIC SOILS, AND WETLANDS HYDROLOGY IN ACCORDANCE WITH THE TECHNIQUES OUTLINED IN THE CORPUS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, JANUARY, 1987.
3) THE HYDRIC SOILS COMPONENT OF DELINEATIONS PRODUCED SHALL BE DETERMINED IN ACCORDANCE WITH THE MANUAL OF FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND (VERSION 3, APRIL 2004), PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION.
4) WETLANDS SHALL BE CLASSIFIED BY THE APPLICANT IN ACCORDANCE WITH US FISH AND WILDLIFE SERVICE MANUAL FWS/OBS-79/31 CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, COWARDIN ET AL, 1979.



MAP 52 LOT 003-001
DENNIS K. REED REV. TRUST
& CAROLE J. REED REV. TRUST
1 JENNY DICKEY HILL
DERRY, NH 03038

GRAPHIC SCALE



LEGEND

- ○ ○ ○ ○ ○ ○ ○ ○ ○ STONE WALL
- DHF/DHS DRILL HOLE FOUND OR SET
- IPF IRON PIPE FOUND
- REBAR REBAR FOUND OR SET
- GBF GRANITE BOUND FOUND
- IRON ROD TO BE SET
- GRANITE BOUND TO BE SET
- SEWER SEWER