

**ABUTTERS LIST  
MAP 04 LOT 084  
DERRY, NH**

**MAP-LOT OWNERS**  
07-084 Refined Roofing & Construction, LLC  
534 Main Street  
Hampstead, NH 03841

**MAP-LOT ABUTTERS**

07-080 Cameo Investments Inc.  
Arthur Burse Jr.  
913 Spruce St  
Sebastian, FL 32976-7324

07-082 Nicholas Stefanilo  
50 Drew Rd.  
Derry, NH 03038

07-083 Michael Boraczek  
52 Drew Rd.  
Derry, NH 03038

07-085 Raymond Belanger  
68 Drew Rd.  
Derry, NH 03038

07-085-1R James Silva  
65 Hancock St.  
Haverhill, MA 01832

07-085-1L David Foley & Michelle Prew  
72L Drew Rd.  
Derry, NH 03038

07-085-2R Dorothy Theriault  
78R Drew Rd.  
Derry, NH 03038

07-085-2L Henry Shepard Jr.  
78L Drew Rd.  
Derry, NH 03038

07-085-3 Andrew & Jeanne Gregg  
82 Drew Rd.  
Derry, NH 03038

07-085-4 Julia Redman  
70 Drew Rd.  
Derry, N.H. 03038

07-085-5 Dennis Isbell & Carol Walsh  
74 Drew Rd.  
Derry, N.H. 03038

07-085-6 Lee Spook & David Estes  
76 Drew Rd.  
Derry, N.H. 03038

07-085-7 John Waldie & Elizabeth Waldie  
80 Drew Rd.  
Derry, NH 03038

07-085-8 James Roddy & Paula Roddy  
84 Drew Road  
Derry, NH 03038

07-085-9 Patricia Meharg & Richard Sennott  
86 Drew Rd.  
Derry, NH 03038

07-086-7 Mark Del Etoile & Nicholas Del Etoile  
67 Drew Rd.  
Derry, NH 03038

07-086-8 Pagliuca 2018 Trust  
Guy Pagliuca & Jean M Trustee  
65 Drew Rd.  
Derry, NH 03038

07-087 Jared Kupidura & Samantha Yohn  
63 Drew Rd.  
Derry, NH 03038

07-088 Michaela Orsino & William Pound  
51 Drew Rd.  
Derry, NH 03038

07-088-1 Gregory Habib  
49 Drew Rd.  
Derry, NH 03038

07-088-2 William Procopio & Michele Benolt(Procopio)  
47 Drew Rd.  
Derry, NH 03038

07-090-1 Elizabeth Moriani  
61 Drew Rd.  
Derry, NH 03038

07-090-4 Richard Laroche  
55 Drew Rd.  
Derry, NH 03038

07-100 David Dupont Jr & Nicole Maio  
63.5 Drew Rd.  
Derry, NH 03038

10-112 Gino Spero  
534 Main St.  
Hampstead, NH 03841

10-113 Ryan Thomas Storey Rev. Trust  
Rachel Marie Norris Rev. Trust  
96 Drew Rd.  
Derry, NH 03038

10-113-1 Stephen & Tracy Quintillani  
10 Galta Drive  
Derry, NH 03038

10-113-2 Joseph Tremper & Megan Martineau  
92 Drew Rd.  
Derry, NH 03038

10-113-3 Elizabeth Kevlik  
94 Drew Rd.  
Derry, NH 03038

07-62,07-90 & 10-77 Town of Derry  
14 Manning St  
Derry, NH 03038

DATE	REVISION	Sheet #
9/07/2021	TRC COMMENTS	ALL

**H.I.S.S. CERTIFICATION**

THE SOILS ON THIS PROPERTY WERE MAPPED BY BAG LAND CONSULTANTS, CONCORD, NH- UTILIZING THE STANDARDS SET FORTH IN THE SSSNNE, SPECIAL PUBLICATIONS NO.1; "HIGH INTENSITY SOIL MAPS FOR NEW HAMPSHIRE"(4/08)

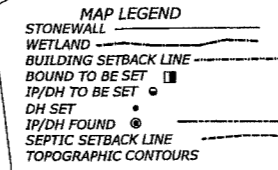
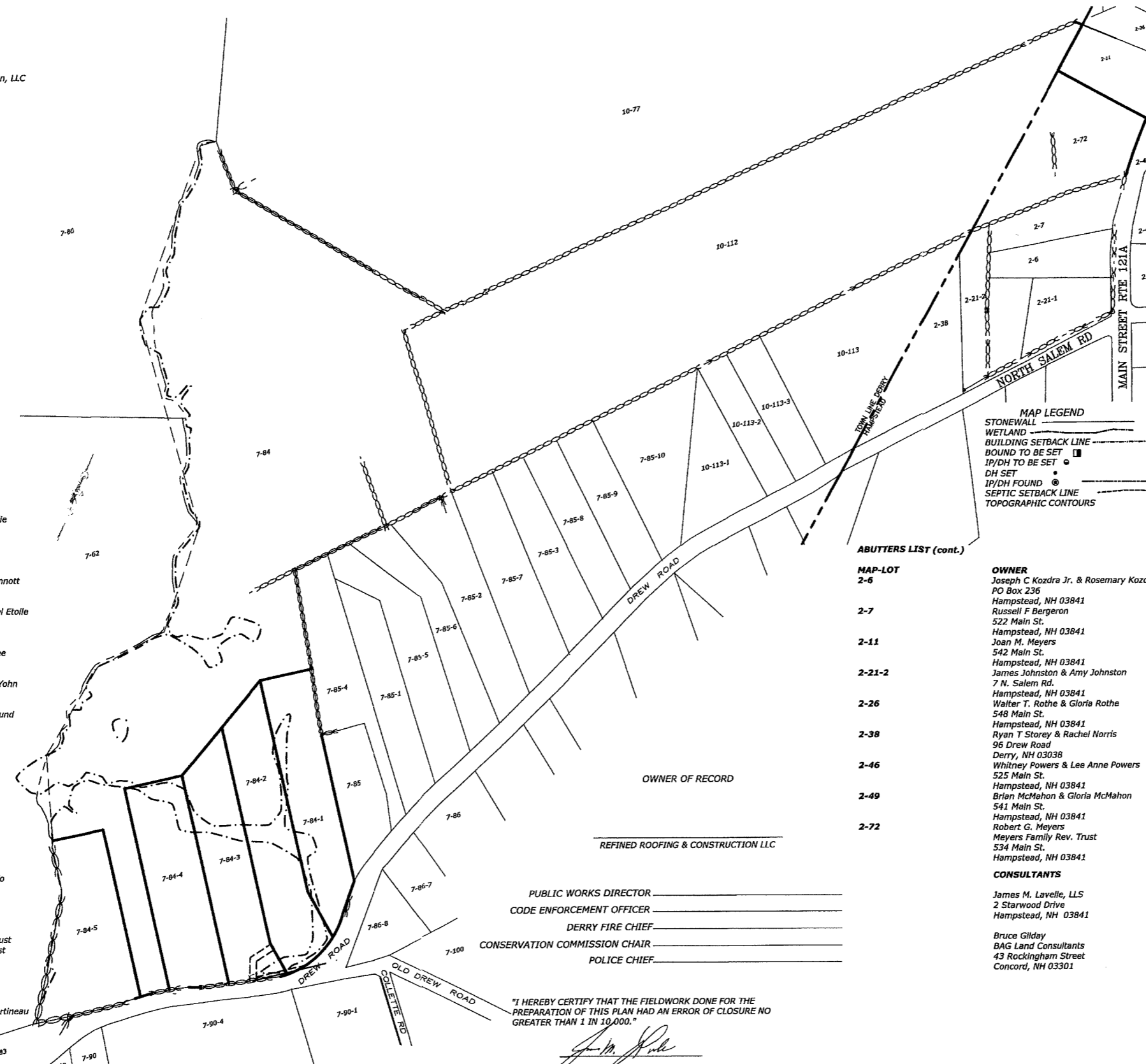
*Bruce A. Gilday* 9/29/21  
BRUCE A. GILDAY, CWS #88 DATE



**WETLAND CERTIFICATION STATEMENT**

WETLANDS WERE IDENTIFIED UTILIZING THE STANDARDS SET FORTH IN THE 1987 ACOE FEDERAL TECHNICAL REPORT (Y-87-1). WETLANDS WERE DELINEATED BY BAG LAN CONSULTANTS, 43 ROCKINGHAM STREET, CONCORD, N.H. (603-228-5775)

*Bruce A. Gilday* 9/29/21  
BRUCE A. GILDAY, CWS #88 DATE



**ABUTTERS LIST (cont.)**

**MAP-LOT OWNER**

2-6 Joseph C Kozdra Jr. & Rosemary Kozdra  
PO Box 236  
Hampstead, NH 03841

2-7 Russell F Bergeron  
522 Main St.  
Hampstead, NH 03841

2-11 Joan M. Meyers  
542 Main St.  
Hampstead, NH 03841

2-21-2 James Johnston & Amy Johnston  
7 N. Salem Rd.  
Hampstead, NH 03841

2-26 Walter T. Rothe & Gloria Rothe  
548 Main St.  
Hampstead, NH 03841

2-38 Ryan T Storey & Rachel Norris  
96 Drew Road  
Derry, NH 03038

2-46 Whitney Powers & Lee Anne Powers  
525 Main St.  
Hampstead, NH 03841

2-49 Brian McMahon & Gloria McMahon  
541 Main St.  
Hampstead, NH 03841

2-72 Robert G. Meyers  
Meyers Family Rev. Trust  
534 Main St.  
Hampstead, NH 03841

**CONSULTANTS**

James M. Lavelle, LLS  
2 Starwood Drive  
Hampstead, NH 03841

Bruce Gilday  
BAG Land Consultants  
43 Rockingham Street  
Concord, NH 03301

**SHEET INDEX**

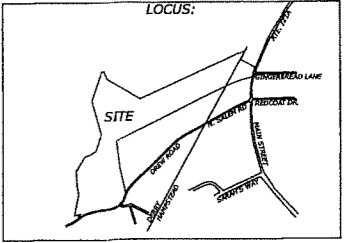
SHEETS #1-6	PLANS FOR RECORDING
SHEETS #7-11	TOPOGRAPHY PLANS
SHEETS #12-16	ROADWAY PLANS/PROFILES

**NOTES:**

- OWNER OF RECORD FOR TAX MAP 7 LOT 84: REFINED ROOFING & CONSTRUCTION LLC  
534 MAIN STREET, HAMPSTEAD, NH 03841
  - DEED OF REFERENCE: BOOK 6179 PAGE 1309.
  - THIS PLAN SERVES TO SHOW THE CONSOLIDATION OF TAX MAP 2 LOT 72 HAMPSTEAD AND MAP 10 LOT 112 DERRY TO COMBINE TO MAP 7 LOT 84 AND THE SUBDIVISION OF TAX MAP 7 LOT 84. SIX LOTS WILL BE CREATED AND ACCESSED BY DREW ROAD, AN EXISTING WAY. EACH LOT WILL BE SERVED BY THEIR OWN INDIVIDUAL DRIVEWAY, WELL AND SEPTIC.
  - ALL LOTS ARE 3 ACRES OR LARGER.
  - EDGE OF UPLAND DISTANCE 2731.99'
  - PORTION OF THIS SITE DOES LIE IN A FLOOD ZONE : F.I.R.M./ F.E.M.A COMMUNITY PANEL 33015C0363E DATED MAY 17, 2005. ELEVATION 212 FEET
  - WATIVER FOR SHARED DRIVEWAY FOR LOTS 84-2 AND 84-3
  - MAP 7 LOT 84 AREA 1386679.1 SQ. FT. 32.06 ACRES  
MAP 10 LOT 112 1153338.8 SQ. FT. 26.48 ACRES  
TOTAL AREA OF LOTS 2550017.9 SQ. FT. 58.54 ACRES
  - RESIDENTIAL DWELLING TO USE SPRINKLER SYSTEM
  - BOUNDS TO BE SET AT FRONT LOT CORNERS. WHEN LOT CORNER FALLS ON STONE WALL, DRILL HOLE WILL BE SET ON BASE STONE
- REFERENCE PLANS:**
- SUBDIVISION PLAN OF TAX MAP 7, LOTS 85-1,85-2 DATED AUG. 1984 AND RECORDED AT R.C.R.D. AS PLAN #D-12898
  - SUBDIVISION PLAN OF TAX MAP 7, LOTS 85 DATED APRIL 1984 AND RECORDED AT R.C.R.D. AS PLAN #D-12425
  - PLAN OF LAND IN DERRY, NH AND HAMPSTEAD, NH AS SURVEYED FOR MICHAEL & JOHANNE Y. HOLMES AND RECORDED AT R.C.R.D. AS PLAN #D-12353  
Subdivision Approval# eSA2021062203

**SETBACKS:**

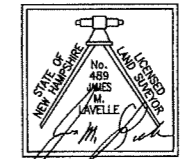
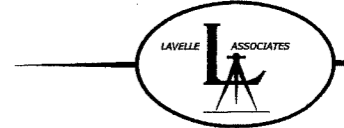
- Building setback  
35' to frontage  
15' to side & rear  
75' to poorly drained soils
- Septic setbacks  
10' to property lines  
75' to poorly drained soil
- Wetland buffers  
150' to wetland



**TAX MAP 7 LOT 84  
LOT LINE CHANGE &  
SUBDIVISION PLAN**

IN  
**DERRY, NH**  
OWNED BY  
**REFINED ROOFING &  
CONSTRUCTION LLC.**

SCALE: 1"=200' DATE: 7/20/2021

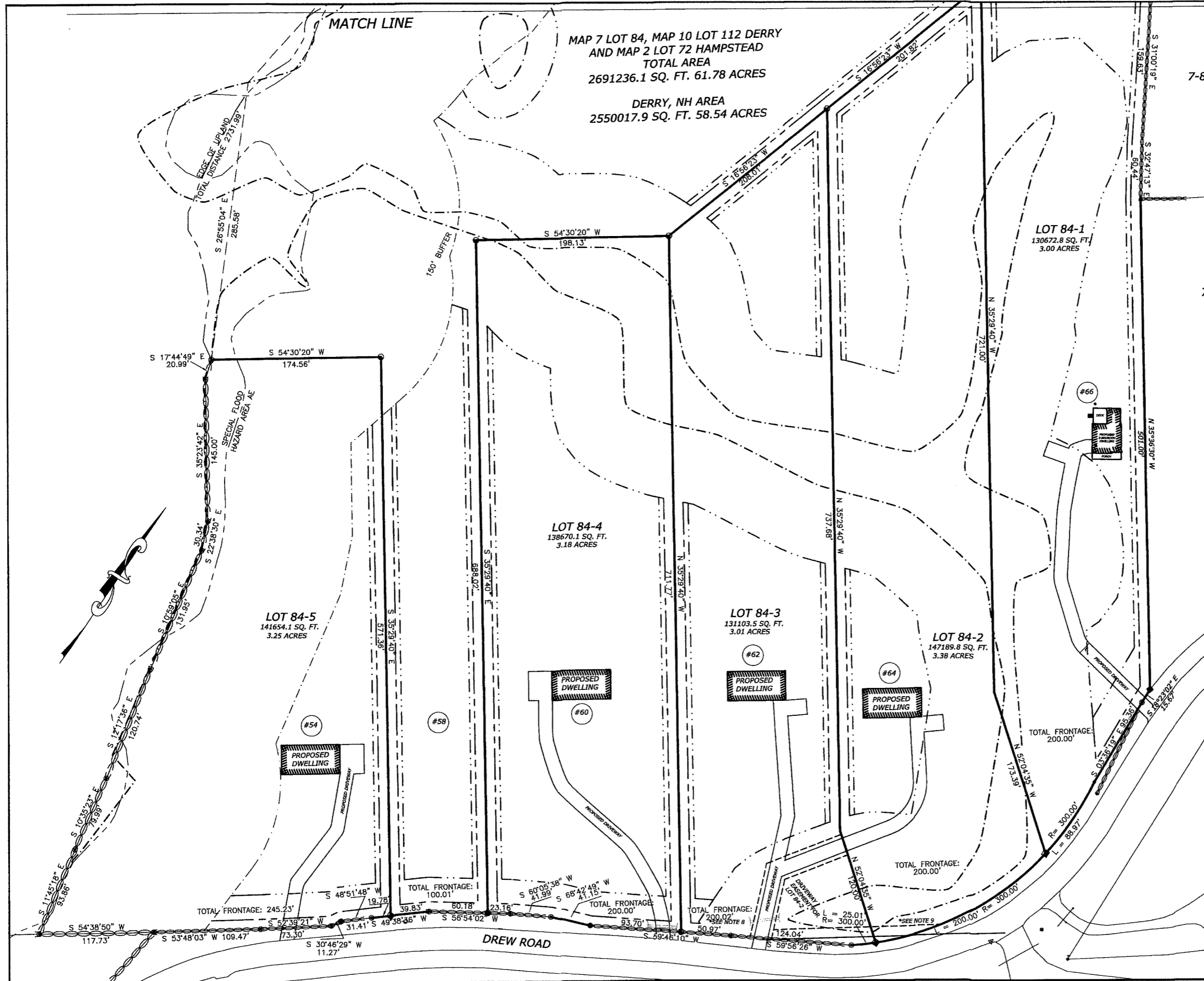


PREPARED BY  
**JAMES M. LAVELLE, LLS**  
2 STARWOOD DRIVE  
HAMPSTEAD, NH 03841

APPROVED BY THE TOWN OF DERRY PLANNING BOARD. DATE:

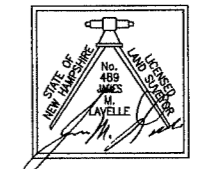
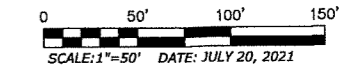
MAP 7 LOT 84, MAP 10 LOT 112 DERRY  
AND MAP 2 LOT 72 HAMPSTEAD  
TOTAL AREA  
2691236.1 SQ. FT. 61.78 ACRES  
  
DERRY, NH AREA  
2550017.9 SQ. FT. 58.54 ACRES

7-85-4 7-85-1 7-85-5



**TAX MAP 7 LOT 84  
LOT LINE CHANGE &  
SUBDIVISION PLAN**

IN  
DERRY, NH  
OWNED BY  
**REFINED ROOFING &  
CONSTRUCTION LLC.**



PREPARED BY:  
**JAMES M. LAVELLE, LLS**  
LICENSED LAND SURVEYOR  
2 STARWOOD DRIVE  
HAMPSTEAD, NH 03841  
TEL(603)329-6851