

Planning Department, May 2, 2018

APPLICANT: Linda Rutter

DEVELOPER: NA

PROJECT: NA

LOCATION: Parcel ID 06052, 52 Lane Road

PURPOSE: The purpose of this plan is for a 5-lot subdivision plan located in the Low-Medium Density Residential District.


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

WAIVERS: LDCR-Article V-Section 170-29 J.-Culvert coverage depth. See letter dated April 9, 2018, from Promised Land Survey, LLC.

STATE PERMITS: NHDES state subdivision approval (pending).

RECOMMENDATION: Staff would recommend approval of both the waiver request and subdivision plan.

BY:



George H. Sioras, Planning Director

(First) Accept Jurisdiction

Move to accept jurisdiction of the five lot subdivision application before the Board for Linda Rutter, PID 06052, 52 Lane Road

(Second) Grant Waivers

Move to grant a waiver from the following section(s) of the LDCR:

LDCR Section 170-29.J, Culvert Depth, to allow less than the required 3 feet of cover over the crown of the culvert, so as to blend with the natural grades, as specific circumstances relative to the plan, or conditions of the land in such plan, indicate that the waiver will properly carry out the spirit and intent of the regulations.

(Third) Grant Conditional Approval

Move to approve, pursuant to RSA 676:4 III – Expedited Review, with the following conditions:

- Comply with the Vanasse Hangen Brustlin report dated April 25, 2018
- Address any remaining comments as indicated in correspondence dated April 10, 2018 from the Engineering Coordinator.
- Subject to owner's signature
- Subject to on-site inspection by the Town's engineer
- Establish escrow for the setting of bounds or certify that the bounds are set
- Establish appropriate escrow as required to complete the project
- Obtain written approval from the IT Director that the GIS disk is received and is operable and complies with LDCR Section 170-24
- Note approved waiver on the plan
- Subject to receipt of state permits relating to the project
- Conditions precedent shall be met within 6 months.
- A \$25.00 check payable to Rockingham County Registry of Deeds should be submitted with the mylar in accordance with the LCHIP requirement,
- Submission of the appropriate recording fees, payable to the Town of Derry.

DEPARTMENT HEAD SIGNATURE BLOCK:

[Signature] 4-10-18
 POLICE DATE
[Signature] 4-10-18
 FIRE DATE
[Signature] 4-10-18
 PUBLIC WORKS DATE
[Signature] 4-10-18
 CODE ENFORCEMENT DATE
[Signature] April 9, 2018
 CONSERVATION COMMISSION DATE

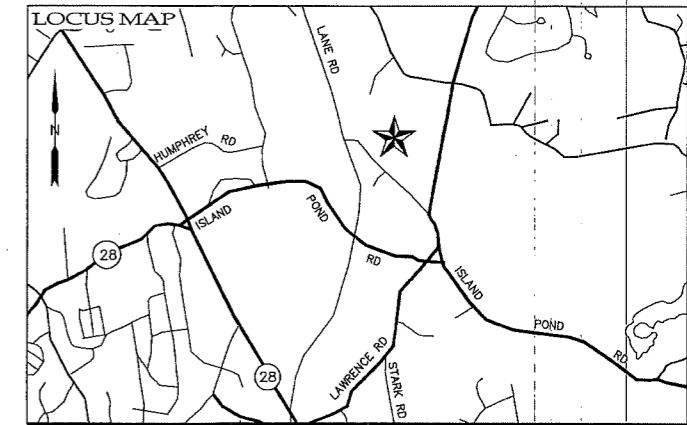
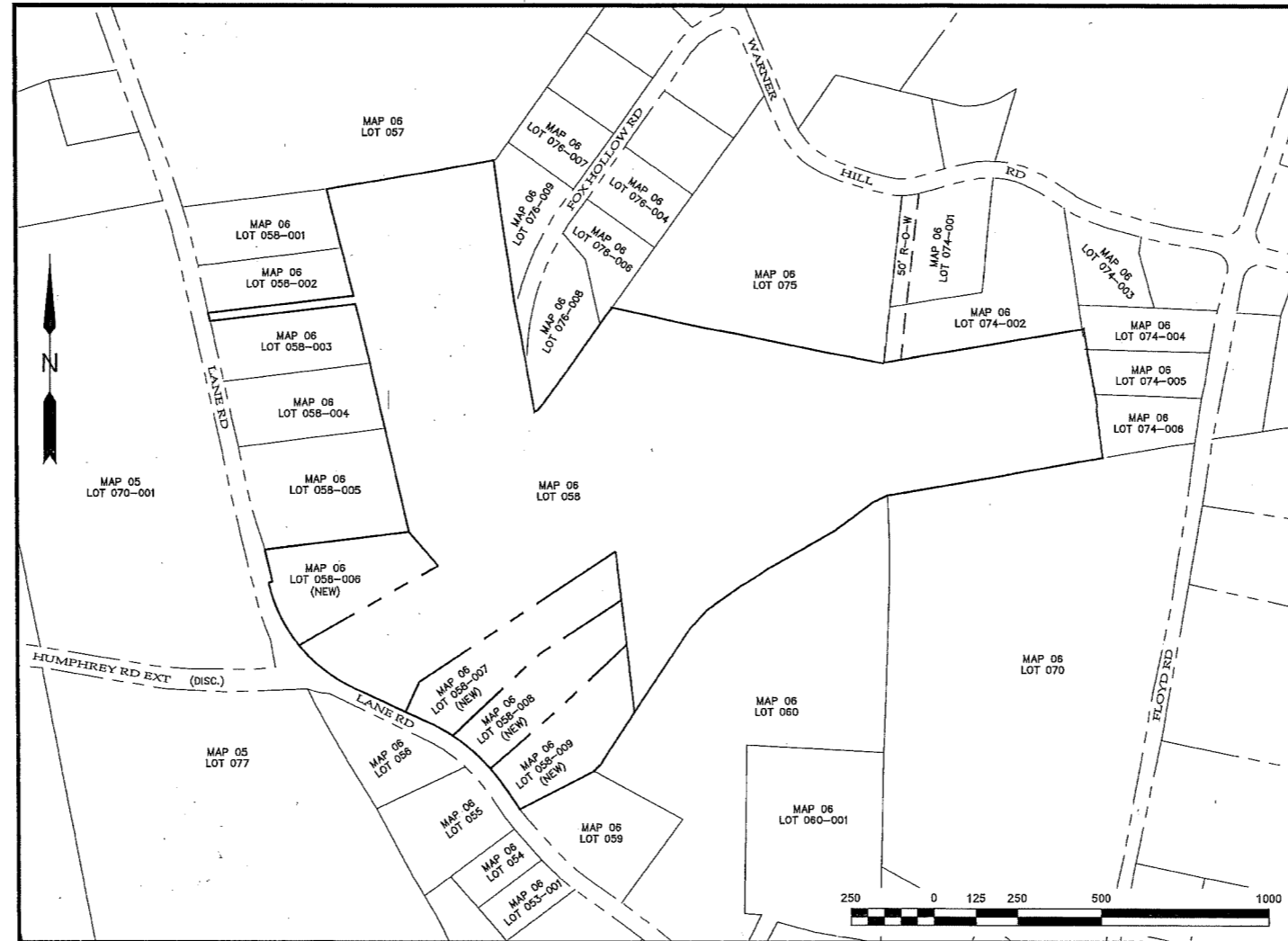
RECEIVED

10 2018

PLANNING DEPARTMENT

ZONING

LMDR (LOW-MEDIUM RESIDENTIAL)
 AREA: 2.0 Ac. BY SOILS
 FRONTAGE: 150'
 WIDTH @ SETBACK: 150'
 SETBACKS:
 FRONT: 35'
 SIDE: 15'
 REAR: 15'
 WETLANDS:
 >1.0 Ac.: 75'
 <1.0 Ac.: 30'



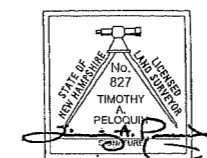
ABUTTERS

MAP 06 LOT 058 (SUBJ.) LINDA RUTTER 52 LANE ROAD DERRY, NH 03038	MAP 06 LOT 057 N/F ANN DIOGIANNI KATHLEEN GALLAGHER 24 LANE ROAD DERRY, NH 03038	MAP 06 LOT 059 N/F RICHARD A. & CAROLINE A. MURDOCH 62 LANE ROAD DERRY, NH 03038	MAP 06 LOT 074-003 N/F LONGLEY FAMILY REV. TRUST KEVIN W. & JOANNE S. LONGLEY, TTS 45 WARNER HILL ROAD DERRY, NH 03038	MAP 06 LOT 076-006 N/F ERIC J. TOMBARIELLO 8 FOX HOLLOW ROAD DERRY, NH 03038
MAP 05 LOT 070-001 N/F HANNAH RUTTER MARTIN REV. TRUST HANNAH RUTTER MARTIN, TR PO BOX 8 E. DERRY, NH 03041	MAP 06 LOT 058-001 N/F KATHLEEN B. BROOKS REV. TRUST KATHLEEN B. BROOKS, TR 32 LANE ROAD DERRY, NH 03038	MAP 06 LOT 080 N/F JOANNE CURRAN 64 LANE ROAD DERRY, NH 03038	MAP 06 LOT 074-004 N/F MAUREEN SULLIVAN 39 WARNER HILL ROAD DERRY, NH 03038	MAP 06 LOT 076-007 N/F DANIEL H. CIACIA LISA A. CHASE 44 NOTT STREET WETHERSFIELD, CT 06109
MAP 05 LOT 077 N/F STEVE MCMASTER 49 LANE ROAD DERRY, NH 03038	MAP 05 LOT 058-002 N/F JOHN & GRACE MAURICE 34 LANE ROAD DERRY, NH 03038	MAP 06 LOT 070-00 N/F ROALSMG FAMILY TRUST JEAN MARIE & KNUT JON ROALSMG, TTS 49 FLOYD ROAD DERRY, NH 03038	MAP 06 LOT 074-005 N/F WILLIAM J. & JOSEPHINE DODGE 41 WARNER HILL ROAD DERRY, NH 03038	MAP 06 LOT 076-008 N/F LOREN V. THOMPSON 8 FOX HOLLOW ROAD DERRY, NH 03038
MAP 06 LOT 053-001 N/F DAVID A. & JOAN S. HALPIN 55 LANE ROAD DERRY, NH 03038	MAP 06 LOT 058-003 N/F ROBERT D. & KATHERINE L. HUSSON 38 LANE ROAD DERRY, NH 03038	MAP 06 LOT 074-006 N/F GARRETT ALDRICH 108 WEST NEPTUNE STREET #1 LYNN, MA 01905	MAP 06 LOT 076-009 N/F SIMONS FAMILY REV. TRUST WILLIAM & MAGDA V. SIMONS, TTS 9 FOX HOLLOW ROAD DERRY, NH 03038	
MAP 06 LOT 054 N/F TRISTAN M. & JENNIFER M. HERRICK JOAN F. MARTIN 53 LANE ROAD DERRY, NH 03038	MAP 06 LOT 058-004 N/F TODD & TAMMY HARRINGTON 38 LANE ROAD DERRY, NH 03038	MAP 06 LOT 075 N/F CATHERINE A. REPUCCI, RAMONA L. REPUCCI & ANGELA C. ABBISS 66 LYNNWAY REVERE, MA 02151		
MAP 06 LOT 055 N/F DAVID L. SCHOFIELD, JR. CANDICE M. COULTER 51 LANE ROAD DERRY, NH 03038	MAP 06 LOT 058-005 N/F CORMIER REV. REAL ESTATE TRUST RICHARD W. CORMIER, TR 40 LANE ROAD DERRY, NH 03038	MAP 06 LOT 074-002 N/F FRANCES A. KING-SAVARY GEORGE J. SAVARY, JR. 43 WARNER HILL ROAD DERRY, NH 03038	MAP 06 LOT 076-004 N/F ARIELLE NICOLE WOLFE STEVEN FREEMAN RENAUD 4 FOX HOLLOW ROAD DERRY, NH 03038	

SHEET INDEX

DESCRIPTION	SHEET NO.
OVERVIEW PLAN	1
TOPOGRAPHIC PLAN	2
SUBDIVISION PLAT	3
SIGHT DISTANCE PLANS	4-5
DRIVEWAY DETAILS PLAN	6

NOTE:
SHEET 3 OF 6 SHALL BE RECORDED AT THE ROCKINGHAM COUNTY
REGISTRY OF DEEDS UPON APPROVAL BY THE DERRY PLANNING
BOARD. ALL 6 SHEETS WHICH CONSTITUTE THE APPLICATION
APPROVED BY THE DERRY PLANNING BOARD SHALL BE ON FILE AT
THE DERRY PLANNING DEPARTMENT.



LAND OWNER OF RECORD
 LINDA RUTTER
 52 LANE ROAD
 DERRY, NH 03038
 ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 2354 / PAGE 0965
 LINDA RUTTER DATE

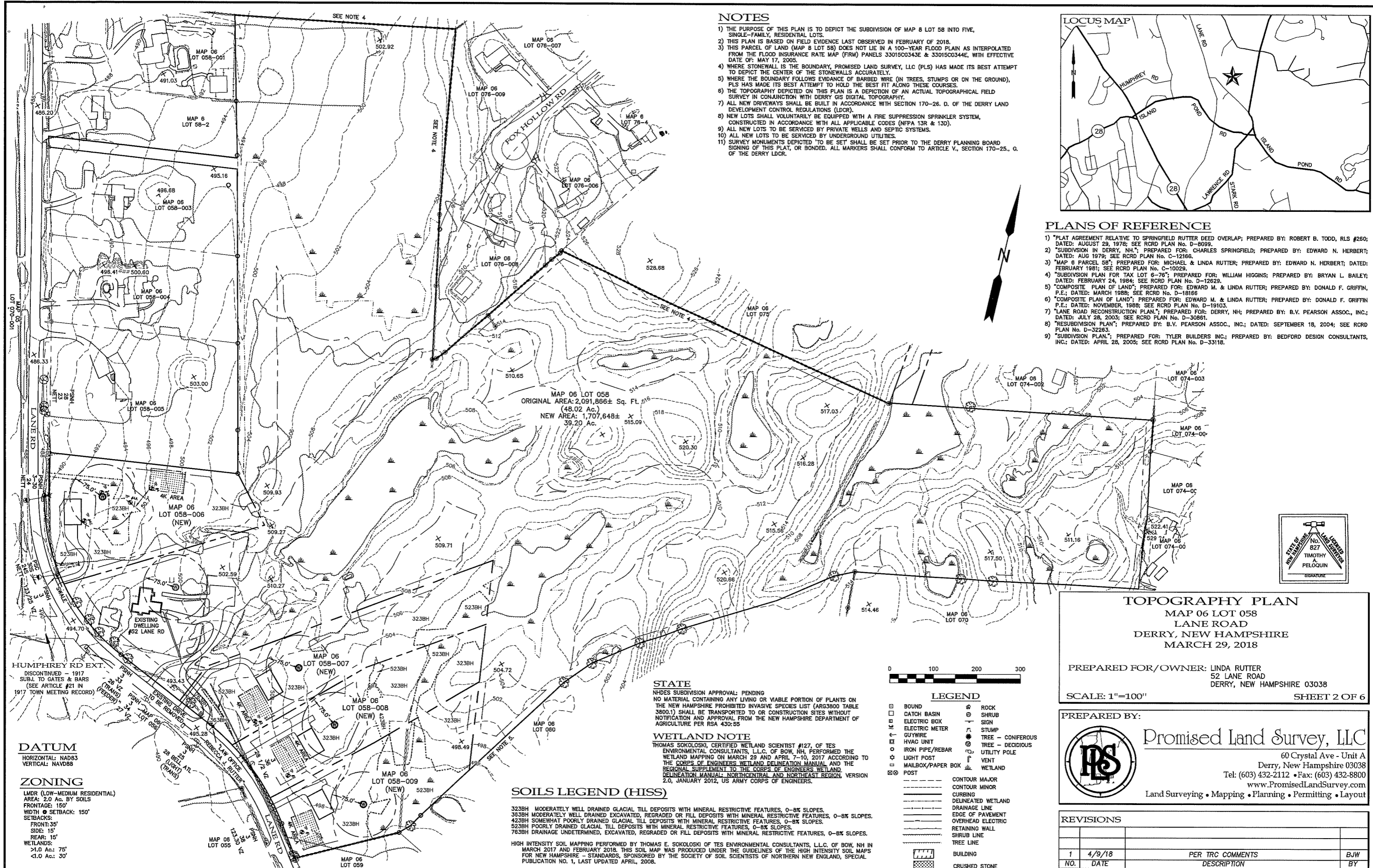
OVERVIEW PLAN
 MAP 06 LOT 058
 LANE ROAD
 DERRY, NEW HAMPSHIRE
 MARCH 29, 2018
 PREPARED FOR/OWNER: LINDA RUTTER
 52 LANE ROAD
 DERRY, NEW HAMPSHIRE 03038
 SCALE: 1"=250' SHEET 1 OF 6

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

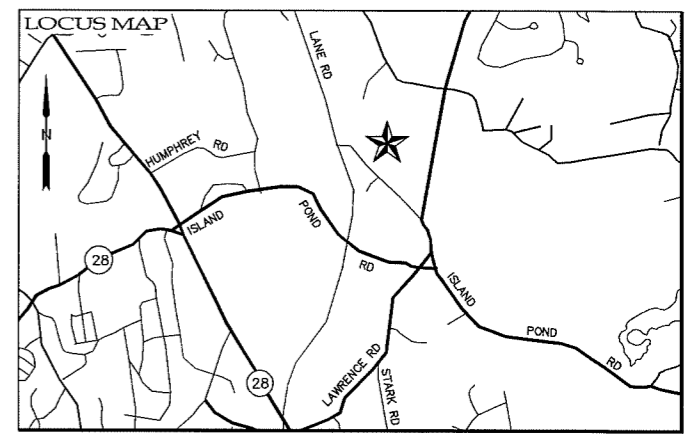
REVISIONS

NO.	DATE	DESCRIPTION	BY
1	4/9/18	PER TRC COMMENTS	BJW



NOTES

- 1) THE PURPOSE OF THIS PLAN IS TO DEPICT THE SUBDIVISION OF MAP 8 LOT 58 INTO FIVE, SINGLE-FAMILY, RESIDENTIAL LOTS.
- 2) THIS PLAN IS BASED ON FIELD EVIDENCE LAST OBSERVED IN FEBRUARY OF 2018.
- 3) THIS PARCEL OF LAND (MAP 8 LOT 58) DOES NOT LIE IN A 100-YEAR FLOOD PLAIN AS INTERPOLATED FROM THE FLOOD INSURANCE RATE MAP (FIRM) PANELS 33015C0343E & 33015C0344E, WITH EFFECTIVE DATE OF: MAY 17, 2005.
- 4) WHERE STONEWALL IS THE BOUNDARY, PROMISED LAND SURVEY, LLC (PLS) HAS MADE ITS BEST ATTEMPT TO DEPICT THE CENTER OF THE STONEWALLS ACCURATELY.
- 5) WHERE THE BOUNDARY FOLLOWS EVIDENCE OF BARBED WIRE (IN TREES, STUMPS OR ON THE GROUND), PLS HAS MADE ITS BEST ATTEMPT TO HOLD THE BEST FIT ALONG THESE COURSES.
- 6) THE TOPOGRAPHY DEPICTED ON THIS PLAN IS A DEPICTION OF AN ACTUAL TOPOGRAPHICAL FIELD SURVEY IN CONJUNCTION WITH DERRY GIS DIGITAL TOPOGRAPHY.
- 7) ALL NEW DRIVEWAYS SHALL BE BUILT IN ACCORDANCE WITH SECTION 170-26. D. OF THE DERRY LAND DEVELOPMENT CONTROL REGULATIONS (LDCR).
- 8) NEW LOTS SHALL VOLUNTARILY BE EQUIPPED WITH A FIRE SUPPRESSION SPRINKLER SYSTEM, CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE CODES (NFPA 13R & 13D).
- 9) ALL NEW LOTS TO BE SERVICED BY PRIVATE WELLS AND SEPTIC SYSTEMS.
- 10) ALL NEW LOTS TO BE SERVICED BY UNDERGROUND UTILITIES.
- 11) SURVEY MONUMENTS SHOULD BE SET SHALL BE SET PRIOR TO THE DERRY PLANNING BOARD SIGNING OF THIS PLAT, OR BONDED. ALL MARKERS SHALL CONFORM TO ARTICLE V., SECTION 170-25. G. OF THE DERRY LDCR.



PLANS OF REFERENCE

- 1) "PLAT AGREEMENT RELATIVE TO SPRINGFIELD RUTTER DEED OVERLAP"; PREPARED BY: ROBERT B. TODD, RLS #260; DATED: AUGUST 29, 1978; SEE RCRD PLAN No. D-8099.
- 2) "SUBDIVISION IN DERRY, NH."; PREPARED FOR: CHARLES SPRINGFIELD; PREPARED BY: EDWARD N. HERBERT; DATED: AUG 1979; SEE RCRD PLAN No. C-12166.
- 3) "MAP 6 PARCEL 58"; PREPARED FOR: MICHAEL & LINDA RUTTER; PREPARED BY: EDWARD N. HERBERT; DATED: FEBRUARY 1981; SEE RCRD PLAN No. C-10029.
- 4) "SUBDIVISION PLAN FOR TAX LOT 6-76"; PREPARED FOR: WILLIAM HIGGINS; PREPARED BY: BRYAN L. BAILEY; DATED: FEBRUARY 24, 1984; SEE RCRD PLAN No. D-12629.
- 5) "COMPOSITE PLAN OF LAND"; PREPARED FOR: EDWARD M. & LINDA RUTTER; PREPARED BY: DONALD F. GRIFFIN, P.E.; DATED: MARCH 1988; SEE RCRD No. D-18168.
- 6) "COMPOSITE PLAN OF LAND"; PREPARED FOR: EDWARD M. & LINDA RUTTER; PREPARED BY: DONALD F. GRIFFIN, P.E.; DATED: NOVEMBER, 1988; SEE RCRD PLAN No. D-19103.
- 7) "LANE ROAD RECONSTRUCTION PLAN"; PREPARED FOR: DERRY, NH; PREPARED BY: B.V. PEARSON ASSOC., INC.; DATED: JULY 28, 2003; SEE RCRD PLAN No. D-30861.
- 8) "RESUBDIVISION PLAN"; PREPARED BY: B.V. PEARSON ASSOC., INC.; DATED: SEPTEMBER 18, 2004; SEE RCRD PLAN No. D-32283.
- 9) "SUBDIVISION PLAN"; PREPARED FOR: TYLER BUILDERS INC.; PREPARED BY: BEDFORD DESIGN CONSULTANTS, INC.; DATED: APRIL 28, 2005; SEE RCRD PLAN No. D-33118.

MAP 06 LOT 058
 ORIGINAL AREA: 2,091,866± Sq. Ft.
 (48.02 Ac.)
 NEW AREA: 1,707,648±
 39.20 Ac.

STATE

NHDES SUBDIVISION APPROVAL: PENDING
 NO MATERIAL CONTAINING ANY LIVING OR VIABLE PORTION OF PLANTS ON THE NEW HAMPSHIRE PROHIBITED INVASIVE SPECIES LIST (480:3800 TABLE 3800.1) SHALL BE TRANSPORTED TO OR 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 MARCH 29 AND APRIL 7-10, 2017 ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, NORTH-CENTRAL AND NORTH-EAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.

SOILS LEGEND (HISS)

- 323BH MODERATELY WELL DRAINED GLACIAL TILL DEPOSITS WITH MINERAL RESTRICTIVE FEATURES, 0-8% SLOPES.
- 393BH MODERATELY WELL DRAINED EXCAVATED, REGRADED OR FILL DEPOSITS WITH MINERAL RESTRICTIVE FEATURES, 0-8% SLOPES.
- 423BH SOMEWHAT POORLY DRAINED GLACIAL TILL DEPOSITS WITH MINERAL RESTRICTIVE FEATURES, 0-8% SLOPES.
- 523BH POORLY DRAINED GLACIAL TILL DEPOSITS WITH MINERAL RESTRICTIVE FEATURES, 0-8% SLOPES.
- 763BH DRAINAGE UNDETERMINED, EXCAVATED, REGRADED OR FILL DEPOSITS WITH MINERAL RESTRICTIVE FEATURES, 0-8% SLOPES.

HIGH INTENSITY SOIL MAPPING PERFORMED BY THOMAS E. SOKOLOSKI OF TES ENVIRONMENTAL CONSULTANTS, L.L.C. OF BOW, NH IN MARCH 2017 AND FEBRUARY 2018. THIS SOIL MAP WAS PRODUCED UNDER THE GUIDELINES OF THE HIGH INTENSITY SOIL MAPS FOR NEW HAMPSHIRE - STANDARDS, SPONSORED BY THE SOCIETY OF SOIL SCIENTISTS OF NORTHERN NEW ENGLAND, SPECIAL PUBLICATION NO. 1, LAST UPDATED APRIL, 2008.



LEGEND

- BOUND
- CATCH BASIN
- ELECTRIC BOX
- ELECTRIC METER
- GUYWIRE
- HVAC UNIT
- IRON PIPE/REBAR
- LIGHT POST
- MAILBOX/PAPER BOX
- POST
- ROCK
- SHRUB
- SIGN
- STUMP
- TREE - CONIFEROUS
- TREE - DECIDUOUS
- UTILITY POLE
- VENT
- WETLAND
- CONTOUR MAJOR
- CONTOUR MINOR
- CURBING
- DELINEATED WETLAND
- DRAINAGE LINE
- EDGE OF PAVEMENT
- OVERHEAD ELECTRIC
- RETAINING WALL
- SHRUB LINE
- TREE LINE
- BUILDING
- CRUSHED STONE

DATUM
 HORIZONTAL: NAD83
 VERTICAL: NAVD88

ZONING

LMDR (LOW-MEDIUM RESIDENTIAL)
 AREA: 2.0 Ac. BY SOILS
 FRONTAGE: 150'
 WIDTH @ SETBACK: 150'
 SETBACKS:
 FRONT: 35'
 SIDE: 15'
 REAR: 15'
 WETLANDS:
 >1.0 Ac.: 75'
 <1.0 Ac.: 30'

TOPOGRAPHY PLAN

MAP 06 LOT 058
 LANE ROAD
 DERRY, NEW HAMPSHIRE
 MARCH 29, 2018

PREPARED FOR/OWNER: LINDA RUTTER
 52 LANE ROAD
 DERRY, NEW HAMPSHIRE 03038

SCALE: 1"=100"

SHEET 2 OF 6

PREPARED BY:



Promised Land Survey, LLC

60 Crystal Ave - Unit A
 Derry, New Hampshire 03038
 Tel: (603) 432-2112 • Fax: (603) 432-8800
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 Land Surveying • Mapping • Planning • Permitting • Layout

REVISIONS

NO.	DATE	PER TRC COMMENTS DESCRIPTION	BY
1	4/9/18		BJW