

(First)

Move to allow the following changes to the site plan approved on July 06, 2016 for Salvatore N. Lupoli, PID 32032, 2 Lenox Road:

- A shift in the proposed building 2 feet southwest toward Crystal Avenue
- The dumpster will be relocated to the southwest corner of the building, which is the current location of the dumpster
- The transformer will be relocated to the northern corner of the site
- Roof drains will be relocated to the north side of the building.



169 Ocean Blvd.
Unit 101, PO Box 249
Hampton, NH 03842
T:603.601.8154
TheEngineeringCorp.com

146 Dascomb Road
Andover, MA 01810
T:978.794.1792

February 20, 2018

Mr. David Granese
Planning Board Chairman
Town of Derry
14 Manning Street
Derry, NH 03038

RE: Updated Site Plans
Property Location: 2 Lenox Road Derry, New Hampshire
Map/Lot - 32 - 032
Zoning District - General Commercial

Dear Mr. Chairman,

On behalf of Salvatore N. Lupoli, Lupoli Companies, LLC, the Owner and Applicant ("Applicant"), we respectfully submit this letter to supplement the updated site plans for the 2 Lenox Road redevelopment submitted for review. The Applicant is looking to move forward with the aforementioned redevelopment project with a few minor changes to the previously approved plan:

- Proposed building was shifted approximately 2' southwest towards Crystal Ave increasing setback from residential abutter.
- Proposed dumpster was relocated to the southeast corner of the building, dumpster will be in exact same spot as it currently is on site. It will be a roll-off dumpster within an enclosure.
- Proposed transformer was relocated to the northern corner of the site.
- Proposed roof drains were relocated to the north side of the building.

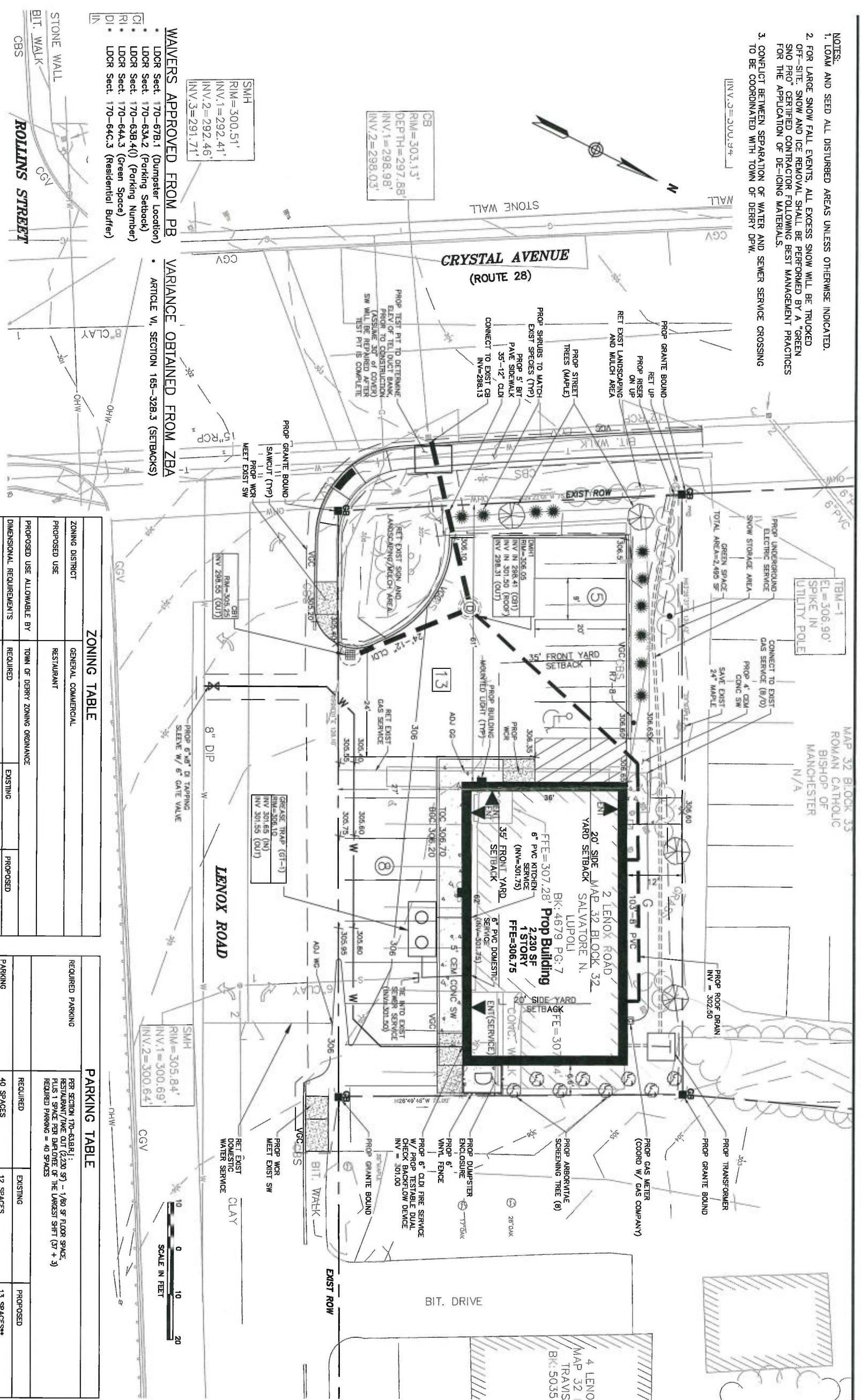
Thank you for reviewing the updated Site Plans for 2 Lenox Road and providing feedback to support the reinvestment and redevelopment of the parcel. Please contact me with any questions at 603-601-8154. We look forward to presenting the project to the board.

Sincerely,
TEC, Inc.
"TheEngineeringCorp.com"



Christopher Raymond, E.I.T.
Civil Engineer - Project Engineer

- NOTES:
1. LOAM AND SEED ALL DISTURBED AREAS UNLESS OTHERWISE INDICATED.
 2. FOR LARGE SNOW FALL EVENTS, ALL EXCESS SNOW WILL BE TRUCKED OFF-SITE. SNOW AND ICE REMOVAL SHALL BE PERFORMED BY A "GREEN" SNO PRO* CERTIFIED CONTRACTOR FOLLOWING BEST MANAGEMENT PRACTICES FOR THE APPLICATION OF DE-ICING MATERIALS.
 3. CONFLICT BETWEEN SEPARATION OF WATER AND SEWER SERVICE CROSSING TO BE COORDINATED WITH TOWN OF DERRY DPW.



SMH
RIM=300.51'
INV.1=292.41'
INV.2=292.46'
INV.3=291.71'

CB
RIM=303.13'
DEPTH=297.68'
INV.1=298.98'
INV.2=298.03'

WAIVERS APPROVED FROM PB

- LDOR Sect 170-67B.1 (Dumpster Location)
- LDOR Sect 170-63A.2 (Parking Setback)
- LDOR Sect 170-63B.4(1) (Parking Number)
- LDOR Sect 170-64A.3 (Green Space)
- LDOR Sect 170-64C.3 (Residential Buffer)

VARIANCE OBTAINED FROM ZBA

- ARTICLE VI, SECTION 165-32B.3 (SETBACKS)

PROPOSED PLANTING TABLE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
	8	THUJA	ARBORVITAE	8' TALL (MIN)	SPACED 12' APART (MAX)
	7	ACER RUBRUM	RED MAPLE	2.5" CALIBER (MIN) 8' TALL (MIN)	STREET TREES SPACED 25' APART (MAX)

MATCH EXIST PLANTINGS

ZONING TABLE

ZONING DISTRICT	GENERAL COMMERCIAL		
PROPOSED USE	RESTAURANT		
PROPOSED USE ALLOWABLE BY TOWN OF DERRY ZONING ORDINANCE			
DIMENSIONAL REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
LOT AREA	30,000 SF	9,725± SF	9,725± SF
FRONTAGE/LOT WIDTH	125 FT	128 FT	128 FT
FRONT YARD SETBACK	35 FT	62 FT & 30 FT	61 FT & 27 FT*
SIDE YARD SETBACK	20 FT	1.5 FT* & 13 FT*	6.6 FT* & 12 FT*
REAR YARD SETBACK	20 FT	N/A	N/A
BUILDING HEIGHT/STORIES	N/A	20 FT/2 STORES	24 FT/1 STORY
LOT COVERAGE	25% (MAX)	20%	23%
GREEN "TREE" STRIP	15 FT ALONG ALL FRONTAGE	5.6 FT* & 0 FT	6.5 FT* & 0 FT
GREEN SPACE	33% (MIN)	23%	26%*

PARKING TABLE

REQUIRED PARKING	REQUIRED	EXISTING	PROPOSED
PER SECTION 170-63B.1: RESTAURANT/TAKE OUT (2,230 SF) - 1/80 SF FLOOR SPACE PLUS 1 SPACE PER SQUARE OF THE LARGEST SHFT (37 + 3)	40 SPACES	12 SPACES	13 SPACES**
REQUIRED PARKING = 40 SPACES			
PARKING SPACE DIMENSIONS	9 FT x 20 FT	9 FT x 20 FT	9 FT x 20 FT
ASLE WIDTH (TWO WAY)	24 FT	24 FT	24 FT
PARKING SPACE SET BACKS	FRONT - 5 FT SIDE AND REAR - 5 FT	FRONT - 6 FT SIDE AND REAR - 0 FT	FRONT - 7 FT SIDE AND REAR - 1 FT**

**PARKING WAIVER OBTAINED

DEVELOPMENT PROGRAM	EXISTING	PROPOSED
	3,720 SF	2,230 SF

PERMITTING SET - NOT FOR CONSTRUCTION



TEC, Inc.
159 Ocean Boulevard
Lawrence, MA 01843
(978) 794-1792

DESIGNED BY: ADC
DRAWN BY: CBR
CHECKED BY: RBF
DATE: 5/24/2016
SCALE: 1" = 10'

PREPARED FOR:
Salvatore N. Lupoli
354 Merrimack Street
Lawrence, MA 01843

REVISIONS:
1. TOWN STAMP COMMENTS 6/17/2016
2. FINAL SITE LAYOUT 12/22/2017

ISSUED FOR:
Permitting

PROJECT TITLE:
Proposed Site Redevelopment

PROJECT LOCATION:
2 Lenox Road
Derry, New Hampshire
DRAWING TITLE:
Construction Plan

PROJECT NO.: 10999
TEC CAD FILE: T0999_CON_A17.dwg
DRAWING NO.: C-4
SHEET 4 OF 7