

**Planning Department, February 6, 2019**

APPLICANT: Peter & Amy Simon  
Manuel & Heather Gendron

DEVELOPER: NA

PROJECT: NA

LOCATION: Parcel ID 52008, 2 Lake Ave.

PURPOSE: The purpose of this plan is for a lot line adjustment between the above referenced parcels.

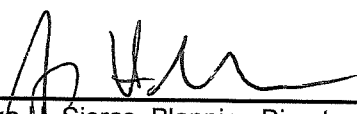
TOWN DEPARTMENT SIGNATURES: All town departments have reviewed and signed the plan.

WAIVERS: See letter dated January 29, 2019, from Promised Land Survey  
LDCR-Section 170-24, A.12-High Intensity Soil Survey Mapping  
LDCR-Section 170-24, A. 13-Wetland Mapping

STATE PERMITS: NA

RECOMMENDATION: Staff would recommend approval of both the waiver requests and lot-line adjustment plan.

BY:

  
\_\_\_\_\_  
George M. Sioras, Planning Director

DEPARTMENT HEAD SIGNATURE BLOCK:

1-15-19  
1-15-19  
11/5/19  
1-11-19

**ABUTTERS**

MAP 52 LOT 3  
N/F BRIAN R. CURRY, TRUST  
BRAN R. & PATRICIA L. CURRY, TRUST  
RD 52 NORTH SHORE RD  
DERRY, NH 03038

MAP 52 LOT 10  
N/F KAREN & WILLIAM A. GULLEN  
PO BOX 245  
EAST DERRY, NH 03041  
RD 519/0398

MAP 52 LOT 11  
N/F JOSEPH L. MCCORMAN  
RD 52 NORTH SHORE RD  
DERRY, NH 03038  
RD 3144/1914

MAP 52 LOT 5-1  
N/F KENNETH & PATRICIA L. RYAN  
RD 52 NORTH SHORE RD  
DERRY, NH 03038  
RD 5803/0888

MAP 52 LOT 6  
N/F KERRY D. & JANEET G. LAMPELLETT  
BEAVER LAKE RD  
DERRY, NH 03038  
RD 3889/1111

MAP 52 LOT 9  
N/F LANCE & MINDY PAE WEBER  
RD 52 NORTH SHORE RD  
DERRY, NH 03038  
RD 4178/2812

MAP 52 LOT 12 & 13  
N/F KENNETH & WILLIAMS  
RD 52 NORTH SHORE RD  
DERRY, NH 03038  
RD 5822/1929

MAP 52 LOT 14  
N/F EDWIN G. & ANNE L. SAUNDERS  
RD 52 NORTH SHORE RD  
DERRY, NH 03038  
RD 2780/0460

MAP 52 LOT 17  
N/F DAVID W. COCKROFT  
RD 52 NORTH SHORE RD  
DERRY, NH 03038  
RD 4703/0138

MAP 52 LOT 18  
N/F BRON GREENWOOD  
5 LAKE AVE  
DERRY, NH 03038  
RD 5844/0001

MAP 52 LOT 19  
N/F KERRY R. & STACY L. BENAIGARD  
RD 52 NORTH SHORE RD  
DERRY, NH 03038  
RD 5822/2014

MAP 52 LOT 20  
N/F ROBERT M. & LISA J. ORMOND  
RD 52 NORTH SHORE RD  
DERRY, NH 03038  
RD 3782/1104

MAP 52 LOT 22  
N/F THOMAS CONNORS  
RD 52 NORTH SHORE RD  
DERRY, NH 03038  
RD 4222/0306

MAP 52 LOT 22  
N/F GERALDINE M. WATERA  
RD 52 NORTH SHORE RD  
DERRY, NH 03038  
RD 2909/1723

MAP 52 LOT 23  
N/F BRON GREENWOOD  
81 NORTH SHORE RD  
DERRY, NH 03038  
RD 5880/0047

MAP 52 LOT 24  
N/F FRANK FAMILY REV. TRUST  
ERIC & PAULA J. FRANK, TRUST  
RD 52 NORTH SHORE RD  
DERRY, NH 03038  
RD 4318/1458

MAP 52 LOT 25  
N/F PAULA DUNLAVY  
RD 52 NORTH SHORE RD  
DERRY, NH 03038  
RD 3857/1175

MAP 52 LOT 43  
N/F SYDNEY H. DAVID  
RD 52 NORTH SHORE RD  
DERRY, NH 03038  
RD 3535/1046

MAP 52 LOT 44  
N/F SCOTT G. MERCHANT  
RD 52 NORTH SHORE RD  
DERRY, NH 03038  
RD 5489/2882

**VARIANCE**

1) ON AUGUST 16, 2018 THE ZONING BOARD OF ADJUSTMENT UNANIMOUSLY VOTED TO GRANT A VARIANCE TO THE TERMS OF ARTICLE V, SECTION 160-46 (C) OF THE TOWN OF DERRY, NH IN CONNECTION WITH THE CONVERSION OF THE EXISTING RESIDENTIAL SINGLE-FAMILY RESIDENCE TO A TWO-FAMILY RESIDENCE AND AN AREA OF 17,469 SQUARE FEET AND THE CONVERSION OF THE EXISTING DETACHED GARAGE INTO A SINGLE-FAMILY RESIDENCE TO BE LOCATED ON A NEW LOT SHORE RD, PID 52007 ZONED MRS. AS PRESENTED WITH THE FOLLOWING CONDITIONS:

— SUBJECT TO ALL STATE & TOWN PERMITS AND INSPECTIONS.

— SUBJECT TO PLANNING BOARD APPROVAL.

2) ON JANUARY 03, 2019 THE ZONING BOARD OF ADJUSTMENT UNANIMOUSLY VOTED TO GRANT A VARIANCE TO THE TERMS OF ARTICLE V, SECTION 160-46 (C) OF THE TOWN OF DERRY, NH IN CONNECTION WITH THE CONVERSION OF THE EXISTING DETACHED GARAGE INTO AN ACCESSORY DWELLING UNIT (ADU) AT ADDRESS OF SHORE RD, PID 52007 ZONED MRS. AS PRESENTED WITH THE FOLLOWING CONDITIONS:

— SUBJECT TO ALL STATE & TOWN PERMITS AND INSPECTIONS.

— SUBJECT TO PLANNING BOARD APPROVAL.

3) ON JANUARY 03, 2019 THE ZONING BOARD OF ADJUSTMENT UNANIMOUSLY VOTED TO GRANT A VARIANCE TO THE TERMS OF ARTICLE V, SECTION 160-46 (C) OF THE TOWN OF DERRY, NH IN CONNECTION WITH THE CONVERSION OF THE EXISTING DETACHED GARAGE INTO AN ACCESSORY DWELLING UNIT (ADU) AT ADDRESS OF SHORE RD, PID 52007 ZONED MRS. AS PRESENTED WITH THE FOLLOWING CONDITIONS:

— SUBJECT TO ALL STATE & TOWN PERMITS AND INSPECTIONS.

— SUBJECT TO PLANNING BOARD APPROVAL.

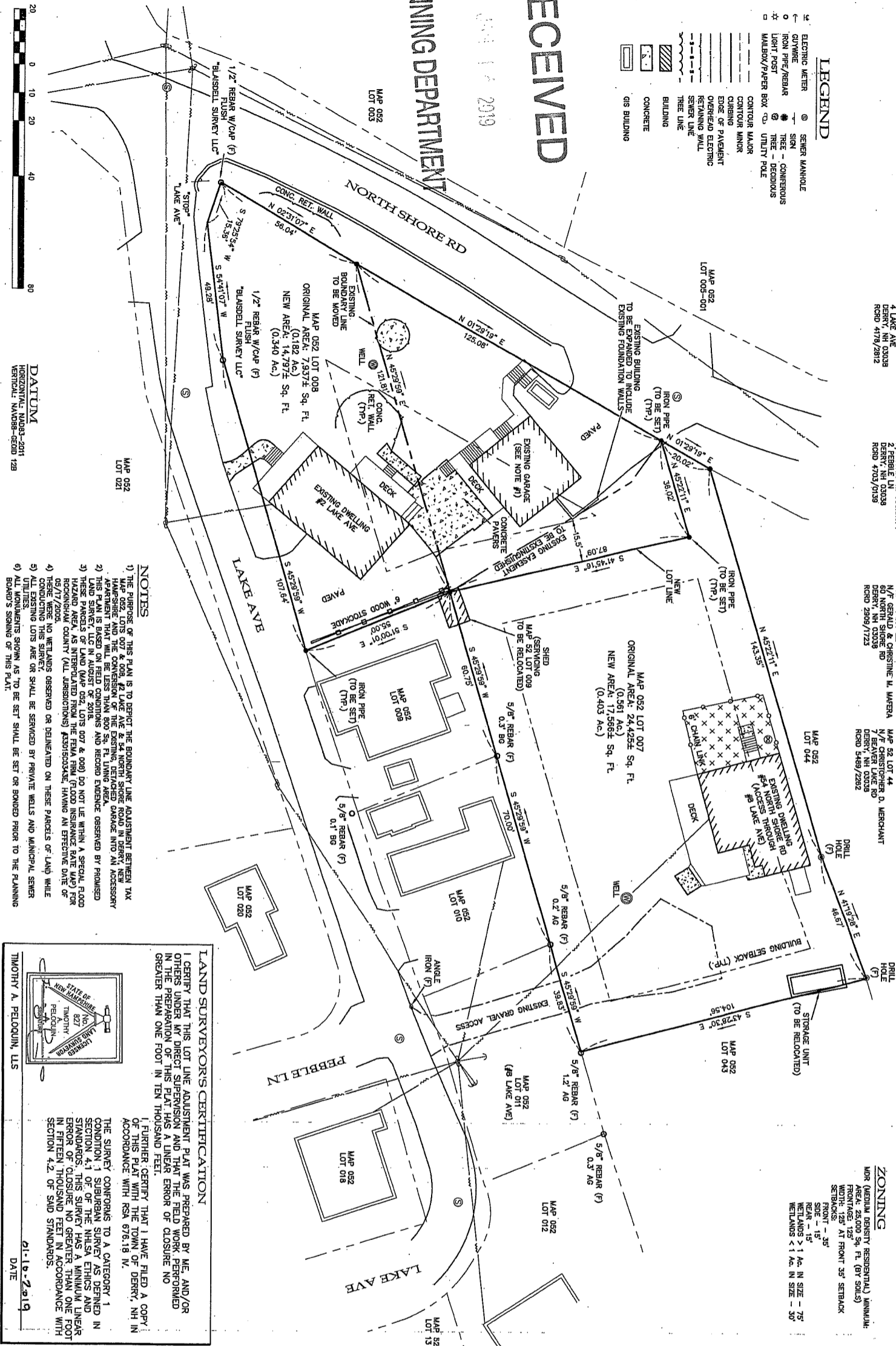


**LEGEND**

- SEWER MANHOLE
- IRON PIPE/REBAR
- CONCRETE
- OS BUILDING
- CONTOUR MARKER
- CONTOUR MAJOR
- CONTOUR MINOR
- EDGE OF PAVEMENT
- OVERHEAD ELECTRIC
- REINFORCING WALL
- SEWER LINE
- TREE LINE
- BUILDING
- CONCRETE
- OS BUILDING

RECEIVED

PLANNING DEPARTMENT



**NOTES**

- 1) THE PURPOSE OF THIS PLAN IS TO REPORT THE BOUNDARY LINE ADJUSTMENT BETWEEN TAX MAP 52 LOTS 007 & 008 & LAKE AVE & 54 WEST SIDE GARAGE INTO AN ACCESSORY APARTMENT THAT WILL BE LESS THAN 800 SQ. FT. LIVING AREA.
- 2) LAND SURVEYOR HAS OBTAINED FIELD CONDITIONS AND RECORD EVIDENCE OBSERVED BY PROMISED THESE PARCELS OF LAND (MAP 007 & 008) DO NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA, AS INTERPOLATED FROM THE FEMA FIRM (FLOOD INSURANCE RATE MAP) FOR ROCKINGHAM COUNTY (ALL JURISDICTIONS) #3301503046, HAVING AN EFFECTIVE DATE OF 08/17/2006.
- 3) NO WETLANDS OBSERVED OR DELINEATED ON THESE PARCELS OF LAND WHILE CONDUCTING THIS SURVEY.
- 4) ALL EXISTING LOTS ARE OR SHALL BE SERVICED BY PRIVATE WELLS AND MUNICIPAL SEWER UTILITIES.
- 5) ALL WORKMENTS SHOWN AS TO BE SET SHALL BE SET OR BONDED PRIOR TO THE PLANNING BOARD'S SIGNATURE OF THIS PLAN.

**LAND SURVEYOR'S CERTIFICATION**

I CERTIFY THAT THIS LOT LINE ADJUSTMENT PLAN WAS PREPARED BY ME, AND/OR OTHERS UNDER MY DIRECT SUPERVISION AND THAT THE FIELD WORK PERFORMED IN THE PREPARATION OF THIS PLAN HAS A LINEAR ERROR OF CLOSURE NO GREATER THAN ONE FOOT IN TEN THOUSAND FEET.

I, FURTHER, CERTIFY THAT I HAVE FILED A COPY OF THIS PLAN WITH THE TOWN OF DERRY, NH IN ACCORDANCE WITH RSA 676:18 IV.

THE SURVEY COMFORMS TO A CATEGORY 1 CONDITION 1 SUBURBAN SURVEY AS DEFINED IN SECTION 4.2 OF THE NH RSA ETHICS AND ERROR OF CLOSURE STANDARDS. THE SURVEY HAS A MINIMUM LINEAR ERROR OF CLOSURE STANDARDS EXCEEDED BY ONE FOOT IN FIFTEEN THOUSAND FEET IN ACCORDANCE WITH SECTION 4.2 OF SAID STANDARDS.

TIMOTHY A. PELDOQUIN, LLS  
DATE: 01-18-2019

**ZONING**

MOR (MEDIUM DENSITY RESIDENTIAL) MINIMUM:  
AREA: 25,000 SQ. FT. (BY SOILS)  
MINIMUM FRONT SETBACK: 35'  
MINIMUM SIDE SETBACK: 15'  
MINIMUM REAR SETBACK: 15'  
MINIMUM WELLS: < 1 AC. IN SIZE - 30'

**PLANS OF REFERENCE**

- 1) BOUNDARY PLAN OF LAND OWNED BY LYNN PETERSON & THEMA B. MOORE, NORMA M. BECHER, JOAN PINTO (HEIRS OF AMY C. QUINCY) NORTH SHORE RD & LAKE AVE, DERRY, NH, PREPARED BY ERIC C. MITCHELL & ASSOCIATES INC., DATED: 10 JULY, 1981; SCALE: 1"=20' SEE ROCKINGHAM COUNTY REGISTRY OF DEEDS (RCD) PLAN NO. D-21102
- 2) ASSOCIATED WITH PLAN FOR REBAR OF LAKE AVE, PEBBLE LAKE & ROCKY BLAND AND SURVEY, LLS DATED: 09/02/08, SCALE: 1"=30' SEE RCD PLAN NO. D-27046
- 3) PLAN OF EASEMENT TO HEATHER D. & MANUEL L. GENDRON, OVER LAND OF JOYCE CAMPBELL, PREPARED BY GRANITE STATE SURVEYING INC., DATED: OCTOBER 28, 2008; SCALE: 1"=20'. PLAN NOT FOUND RECORDED.

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

CHAIRMAN: \_\_\_\_\_ DATE: \_\_\_\_\_  
SECRETARY: \_\_\_\_\_ DATE: \_\_\_\_\_

LAND OWNER OF RECORD:  
PETER & AMY SIMON  
54 NORTH SHORE RD  
DERRY, NH 03038  
ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 5522 / PAGE 2014

PETER SIMON  
DATE: \_\_\_\_\_

AMY SIMON  
DATE: \_\_\_\_\_

LAND OWNER OF RECORD:  
HEATHER D. & MANUEL L. GENDRON  
6 ENGLISH RANGE RD  
DERRY, NH 03038  
ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 3541 / PAGE 0085

HEATHER D. GENDRON  
DATE: \_\_\_\_\_

MANUEL L. GENDRON  
DATE: \_\_\_\_\_

**LOT LINE ADJUSTMENT PLAN**

MAP 52 LOTS 007 & 008  
NORTH SHORE ROAD & LAKE AVE  
DERRY, NEW HAMPSHIRE  
JANUARY 09, 2019

PREPARED FOR: HEATHER D. & MANUEL L. GENDRON  
6 ENGLISH RANGE RD  
DERRY, NH 03038

SCALE: 1"=20'

SHEET 1 OF 1

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 |
|-----|------|-------------|----|
|     |      |             |    |
|     |      |             |    |