

Planning Department September 5, 2018

APPLICANT: Richard & Michelle Russo
Scott & Michelle King

DEVELOPER: NA

PROJECT: NA

LOCATION: Parcel ID 01019-14 & 01019-015, 11 & 9 Spinnaker Drive

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

TOWN DEPARTMENT SIGNATURES: NA

WAIVERS: See letter dated August 14, 2018, from Eric C. Mitchell & Associates, Inc.

LDCR-Section 170-24:A 11 and 12-Topography and High Intensity Soils.

LDCR-Section 170-24:A 5-State Plan Coordinate System, shown on two boundary corners.

STATE PERMITS: NA

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

By:



Staff Report

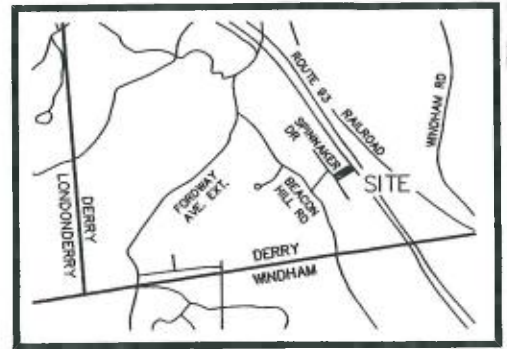
Derry, New Hampshire

PLAN REFERENCE

- FINAL SUBDIVISION PLAN OF TAX MAP 102 LOT 0119, OWNER OF RECORD: C.A.P. REALTY, DATE: 11-17-89 SCALE: 1" = 100' REVISED: 5/2/90 PREPARED BY FAIRVIEW LAND SURVEYING, INC., EAST HAMPSTEAD, N.H., R.C.R.D. PLAN #D-20275.
- STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION BUREAU OF RIGHT OF WAY 1-93 RIGHT OF WAY PLANS, TOWN OF WINDHAM & DERRY, COUNTY OF ROCKINGHAM, STATE PROJECT NO. 14633B SHEETS 25 & 26 DATE: 6/14

LEGEND

- GBS GRANITE BOUND SET
- GBF GRANITE BOUND FOUND
- IRF IRON ROD FOUND
- IRS IRON ROD SET
- DHS DRILL HOLE FOUND
- DHS DRILL HOLE SET
- EDP EDGE OF PAVEMENT
- MBS MINIMUM BUILDING SETBACK
- ④ HOUSE NUMBER



VICINITY PLAN
SCALE: 1" = 2,000'

ABUTTER ACROSS INTERSTATE 93
TAX MAP 1 LOT 21
RITA L. BERNIER
431 JONES ROAD
GARLAND, ME 04939-4406
2229/1460

RECEIVED

AUG 14 2018

PLANNING DEPARTMENT

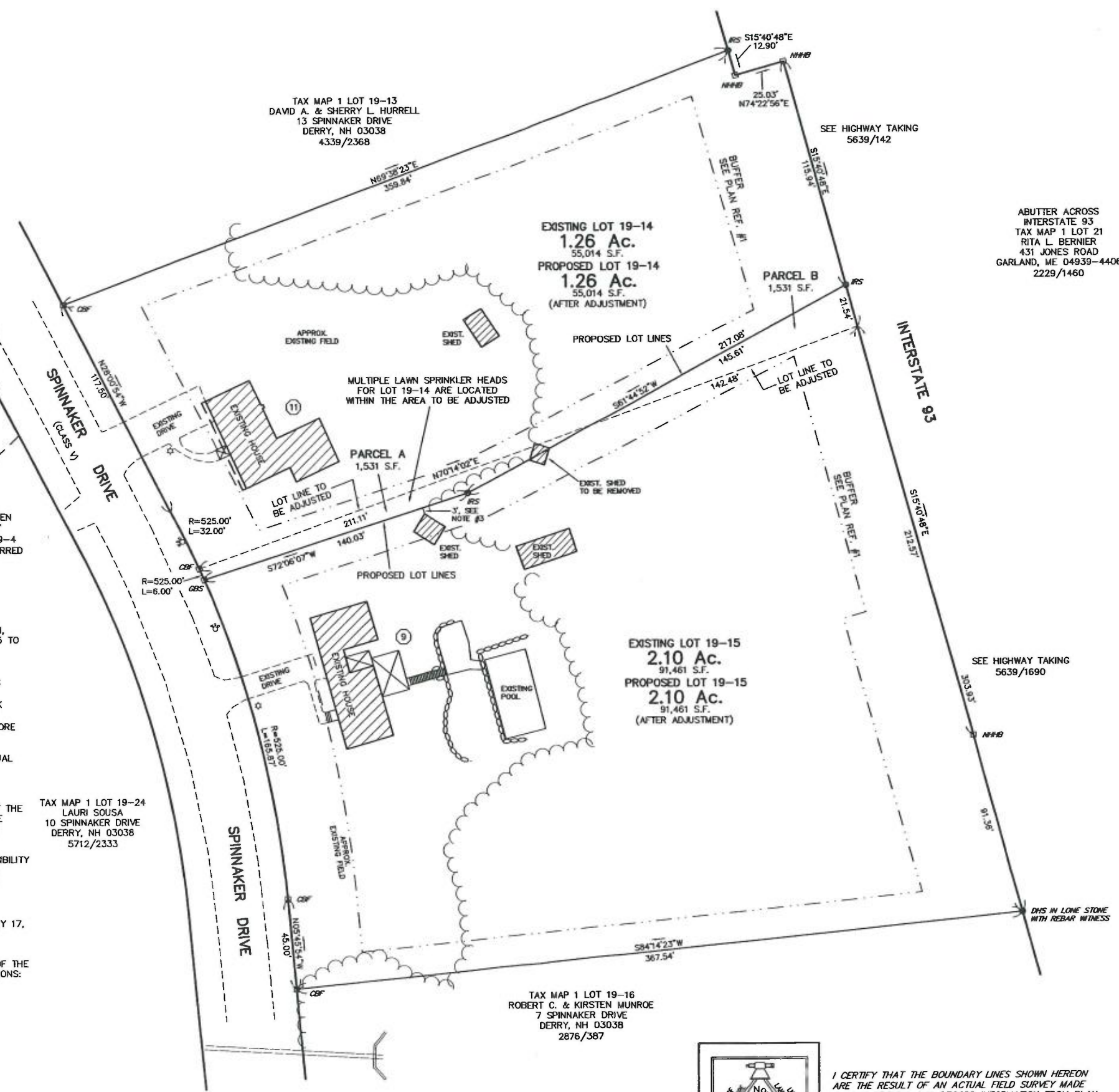
NOTES

- THE PURPOSE OF THIS PLAN IS TO ADJUST THE LOT LINES BETWEEN LOTS 19-4 & 19-5 ON DERRY TAX MAP 1, CREATING PARCEL "A" (1,531 S.F.) WHICH IS TO BE TRANSFERRED FROM LOT 19-5 TO 19-4 AND CREATING PARCEL "B" (1,531 S.F.) WHICH IS TO BE TRANSFERRED FROM LOT 19-4 TO 19-5
- ORIGINAL AND ADJUSTED PARCEL AREAS:

TAX MAP 1 LOT	EXISTING	PROPOSED
19-4 =	1.26 ACRES	1.26 ACRES
19-5 =	2.10 ACRES	2.10 ACRES
- A VARIANCE WAS GRANTED ON FEBRUARY 15, 2018 TO ARTICLE VI, SECTION 165-47.B.4 TO ALLOW THE EXISTING SHED ON LOT 19-15 TO REMAIN 3 FEET FROM THE PROPOSED LOT LINE.
- PRESENT ZONING: LOW MEDIUM DENSITY RESIDENTIAL (LMDR) MINIMUM LOT AREA REQUIRED SHALL BE (2 ACRES OR LARGER AS DETERMINED BY THE SOIL BASED LOT SIZING) MINIMUM ROAD FRONTAGE = 150' AT ROW OR 35' FRONT SETBACK MINIMUM SETBACKS = 35' FRONT & 15' SIDE & 15 REAR MINIMUM WETLAND SETBACK = 30' (LESS THAN 1 AC.) OR 75' (MORE THAN 1 AC.)
- BOTH LOTS ARE SERVICE BY MUNICIPAL WATER AND HAVE INDIVIDUAL SUBSURFACE SEWAGE DISPOSAL SYSTEMS.
- NO STATE APPROVALS ARE REQUIRED.
- THIS PLAN CONTAINS A TOTAL OF 1 SHEETS WHICH IS ON FILE AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AND IS ON FILE AT THE TOWN OF DERRY PLANNING DEPT., WHICH CONSTITUTES THE PLAN APPROVED BY THE DERRY PLANNING BOARD.
- THE CONTRACTOR/HOMEOWNER SHALL BE AWARE OF HIS RESPONSIBILITY TO CONTACT "DIG-SAFE" AT 11 UPTON DRIVE, WILMINGTON, MA. (1-888-344-7233) AT LEAST 72 WORKING HOURS PRIOR TO THE START OF ANY EXCAVATION.
- THIS SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN (CONSERVATION CORRIDOR) PER F.I.R.M. PANEL #33015C0531E, MAY 17, 2005.
- WITH THE APPROVAL OF THIS PLAN, THE PLANNING BOARD HAS GRANTED THE FOLLOWING WAIVERS TO THE FOLLOWING SECTIONS OF THE TOWN OF DERRY LAND CONTROL DEVELOPMENT CONTROL REGULATIONS:
 - LDCR, SECTION 170-24:A-11 TO NOT REQUIRE TOPOGRAPHY
 - LDCR, SECTION 170-24:A-12 TO NOT REQUIRE HIGH INTENSITY SOILS
 - LDCR, SECTION 170-24:A-5 TO NOT REQUIRE STATE PLANE COORDINATES

TAX MAP 1 LOT 19-24
LAURI SOUSA
10 SPINNAKER DRIVE
DERRY, NH 03038
5712/2333

TAX MAP 1 LOT 19-16
ROBERT C. & KIRSTEN MUNROE
7 SPINNAKER DRIVE
DERRY, NH 03038
2876/387



PRESENT OWNERS OF RECORD:
 LOT 19-14, TAX MAP 1
RCRD VOL. 2864 PG 1490
 RICHARD R. RUSSO
MICHELLE RUSSO
11 SPINNAKER DRIVE
DERRY, NH 03038
 LOT 19-15, TAX MAP 1
RCRD VOL. 4527 PG 499
 SCOTT A. KING
MICHELLE J. KING
9 SPINNAKER DRIVE
DERRY, NH 03038

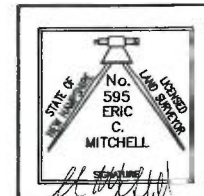
APPROVED BY THE DERRY PLANNING BOARD
 CERTIFIED ON _____ BY: _____
 SECRETARY _____
 CHAIRMAN _____

LOT LINE ADJUSTMENT PLAN
 TAX MAP 1
 LOTS 19-14 & 19-5
 SPINNAKER DRIVE
 DERRY, NH

OWNER OF RECORD LOT 19-14
RICHARD R. RUSSO
 MICHELLE RUSSO
 11 SPINNAKER DRIVE, DERRY, NH 03038
 OWNER OF RECORD LOT 19-15
SCOTT A. KING
 MICHELLE J. KING
 9 SPINNAKER DRIVE, DERRY, NH 03038
 AUGUST 14, 2018

SCALE: 1" = 30'

PREPARED BY
ERIC C. MITCHELL & ASSOC. INC.
 PLANNING - ENGINEERING - SURVEYING - ENVIRONMENTAL
 P.O. BOX 10298, 106 SO. RIVER RD., BEDFORD N.H. 03110-0298
 PH. (603) 627-1181



I CERTIFY THAT THE BOUNDARY LINES SHOWN HEREON ARE THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND RECORD INFORMATION FROM PLAN REFERENCES AND HAVE A RELATIVE ERROR OF CLOSURE NO GREATER THAT ONE PART IN TEN THOUSAND.
 ERIC C. MITCHELL ~ L.L.S. No. 595
 DATE 8/14/18

REV.	DATE	DESCRIPTION	BY
REVISIONS			