

Planning Department, June 6, 2018

APPLICANT: Springlook Farm
Owner: Debra K. Chakarian Rev. Trust

DEVELOPER: James & Lisa Whiteneck- (Springlook Landscaping)

PROJECT: NA

LOCATION: Parcel ID 06023-003, 112 Island Pond Road

PURPOSE: The purpose of this plan is for a Site Plan Determination application to operate a landscaping business as the primary business with a wholesale and retail nursery as a secondary business. The previous business had a nursery business as the primary business. (Chakarian Farms). The ZBA granted a variance on April 5, 2018, to allow for the landscaping business as the primary business. The property is located in the Low-Density Residential District.

TOWN DEPARTMENT SIGNATURES: NA

WAIVERS: None Requested.

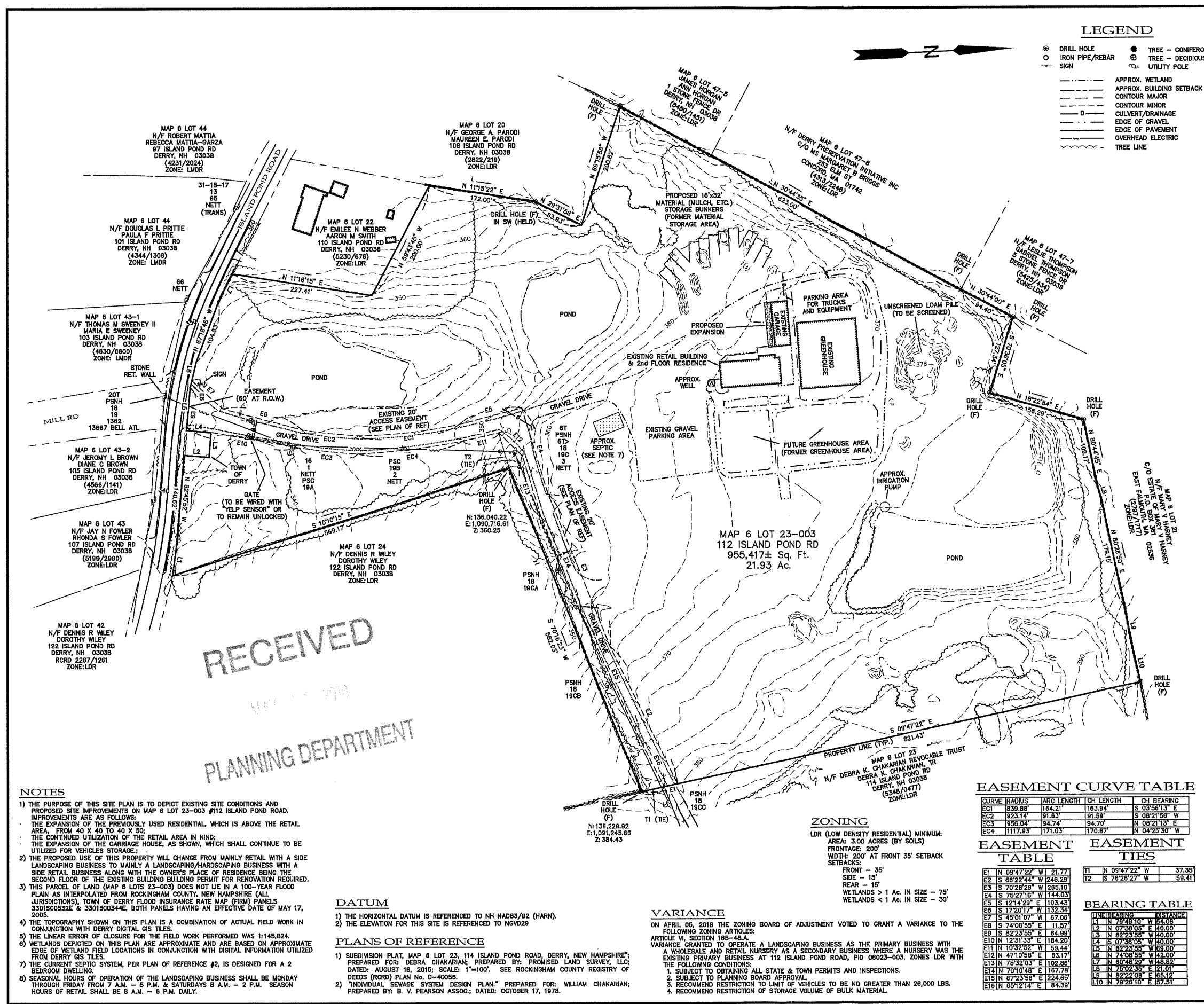
STATE PERMITS: NA

RECOMMENDATION: Staff would recommend approval of the site plan determination application.

BY:

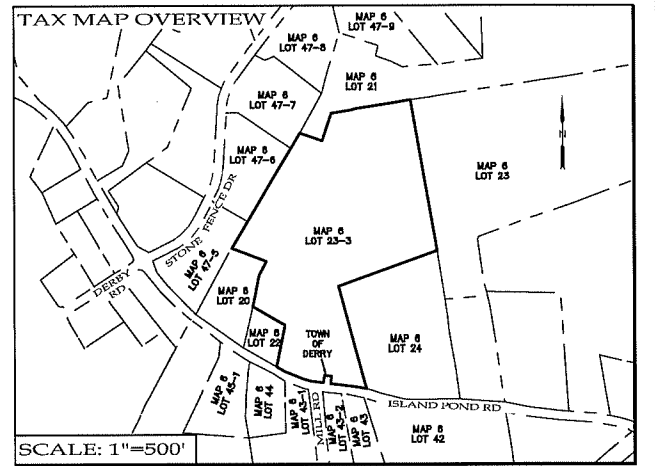
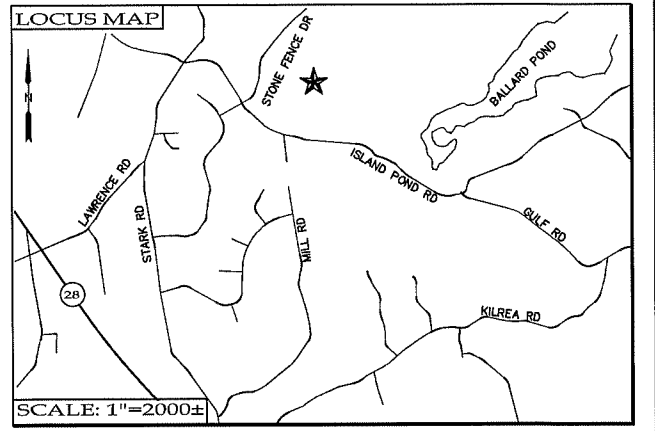
Staff Report

Derry, New Hampshire



LEGEND

- DRILL HOLE
- IRON PIPE/REBAR
- SIGN
- TREE - CONIFEROUS
- TREE - DECIDUOUS
- UTILITY POLE
- APPROX. WETLAND
- APPROX. BUILDING SETBACK
- CONTOUR MAJOR
- CONTOUR MINOR
- CULVERT/DRAINAGE
- EDGE OF GRAVEL
- EDGE OF PAVEMENT
- OVERHEAD ELECTRIC
- TREE LINE



STATE OF NEW HAMPSHIRE
 LAND SURVEYORS
 No. 827
 TIMOTHY A. PELOQUIN
 SIGNATURE



CHANGE OF USE PLAN
SPRINGLOOK FARM
MAP 6 LOT 23-003
112 ISLAND POND ROAD
DERRY, NEW HAMPSHIRE
APRIL 19, 2018

PREPARED FOR: SPRINGLOOK FARM
 PO BOX 249
 NORTH SALEM, NH 03073

SCALE: 1"=80' 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	PER TRC COMMENTS DESCRIPTION	BY
1	5/10/18		

- NOTES**
- THE PURPOSE OF THIS SITE PLAN IS TO DEPICT EXISTING SITE CONDITIONS AND PROPOSED SITE IMPROVEMENTS ON MAP 6 LOT 23-003 #112 ISLAND POND ROAD. IMPROVEMENTS ARE AS FOLLOWS:
 - THE EXPANSION OF THE PREVIOUSLY USED RESIDENTIAL, WHICH IS ABOVE THE RETAIL AREA, FROM 40 X 40 TO 40 X 50;
 - THE CONTINUED UTILIZATION OF THE RETAIL AREA IN KIND;
 - THE EXPANSION OF THE CARRIAGE HOUSE, AS SHOWN, WHICH SHALL CONTINUE TO BE UTILIZED FOR VEHICLES STORAGE;
 - THE PROPOSED USE OF THIS PROPERTY WILL CHANGE FROM MAINLY RETAIL WITH A SIDE LANDSCAPING BUSINESS TO MAINLY A LANDSCAPING/HARDSCAPING BUSINESS WITH A SIDE RETAIL BUSINESS ALONG WITH THE OWNER'S PLACE OF RESIDENCE BEING THE SECOND FLOOR OF THE EXISTING BUILDING PERMITTED FOR RENOVATION REQUIRED.
 - THIS PARCEL OF LAND (MAP 6 LOTS 23-003) DOES NOT LIE IN A 100-YEAR FLOOD PLAIN AS INTERPOLATED FROM ROCKINGHAM COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS), TOWN OF DERRY FLOOD INSURANCE RATE MAP (FIRM) PANELS 33D15C0532E & 33D15C0534E, BOTH PANELS HAVING AN EFFECTIVE DATE OF MAY 17, 2005.
 - THE TOPOGRAPHY SHOWN ON THIS PLAN IS A COMBINATION OF ACTUAL FIELD WORK IN CONJUNCTION WITH DERRY DIGITAL GIS TILES.
 - THE LINEAR ERROR OF CLOSURE FOR THE FIELD WORK PERFORMED WAS 1:145,824.
 - WETLANDS DEPICTED ON THIS PLAN ARE APPROXIMATE AND ARE BASED ON APPROXIMATE EDGE OF WETLAND FIELD LOCATIONS IN CONJUNCTION WITH DIGITAL INFORMATION UTILIZED FROM DERRY GIS TILES.
 - THE CURRENT SEPTIC SYSTEM, PER PLAN OF REFERENCE #2, IS DESIGNED FOR A 2 BEDROOM DWELLING.
 - SEASONAL HOURS OF OPERATION OF THE LANDSCAPING BUSINESS SHALL BE MONDAY THROUGH FRIDAY FROM 7 A.M. - 5 P.M. & SATURDAYS 8 A.M. - 2 P.M. SEASON HOURS OF RETAIL SHALL BE 8 A.M. - 6 P.M. DAILY.

DATUM

- THE HORIZONTAL DATUM IS REFERENCED TO NH NAD83/92 (HARN).
- THE ELEVATION FOR THIS SITE IS REFERENCED TO NGVD29

- PLANS OF REFERENCE**
- SUBMISSION PLAT, MAP 6 LOT 23, 114 ISLAND POND ROAD, DERRY, NEW HAMPSHIRE; PREPARED FOR: DEBRA CHAKARIAN; PREPARED BY: PROMISED LAND SURVEY, LLC; DATED: AUGUST 18, 2015; SCALE: 1"=100'. SEE ROCKINGHAM COUNTY REGISTRY OF DEEDS (RCRD) PLAN No. D-40056.
 - "INDIVIDUAL SEWAGE SYSTEM DESIGN PLAN," PREPARED FOR: WILLIAM CHAKARIAN; PREPARED BY: B. V. PEARSON ASSOC.; DATED: OCTOBER 17, 2018.

VARIANCE

ON APRIL 05, 2018 THE ZONING BOARD OF ADJUSTMENT VOTED TO GRANT A VARIANCE TO THE FOLLOWING ZONING ARTICLES:
 ARTICLE VI, SECTION 165-48A.

VARIANCE GRANTED TO OPERATE A LANDSCAPING BUSINESS AS THE PRIMARY BUSINESS WITH AN EXISTING WHOLESALE AND RETAIL NURSERY AS A SECONDARY BUSINESS WHERE A NURSERY WAS THE EXISTING PRIMARY BUSINESS AT 112 ISLAND POND ROAD, PID 08023-003, ZONES LDR WITH THE FOLLOWING CONDITIONS:

- SUBJECT TO OBTAINING ALL STATE & TOWN PERMITS AND INSPECTIONS.
- SUBJECT TO PLANNING BOARD APPROVAL
- RECOMMEND RESTRICTION TO LIMIT OF VEHICLES TO BE NO GREATER THAN 28,000 LBS.
- RECOMMEND RESTRICTION OF STORAGE VOLUME OF BULK MATERIAL.

ZONING

LDR (LOW DENSITY RESIDENTIAL) MINIMUM:
 AREA: 3.00 ACRES (BY SOILS)
 FRONTAGE: 200'
 WIDTH: 200' AT FRONT 35' SETBACK
 SETBACKS:
 FRONT - 35'
 SIDE - 15'
 REAR - 15'
 WETLANDS > 1 Ac. IN SIZE - 75'
 WETLANDS < 1 Ac. IN SIZE - 30'

EASEMENT CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CH LENGTH	CH BEARING
EC1	839.88	164.21'	163.94'	S 03°56'13" E
EC2	923.14'	91.63'	91.59'	S 08°21'58" W
EC3	996.04'	94.74'	94.70'	N 02°21'13" E
EC4	1117.93'	171.03'	170.87'	N 04°29'30" W

EASEMENT TABLE

LINE	BEARING	LENGTH
E1	N 09°47'22" W	21.77'
E2	S 66°22'44" W	246.29'
E3	S 70°28'29" W	265.10'
E4	S 75°27'16" W	144.03'
E5	S 12°14'23" E	103.43'
E6	S 17°20'17" W	132.34'
E7	S 45°01'07" W	67.06'
E8	S 74°08'55" E	11.57'
E9	S 82°23'55" E	64.99'
E10	N 12°31'33" E	184.20'
E11	N 10°33'52" W	59.44'
E12	N 47°10'58" E	53.17'
E13	N 75°32'03" E	102.88'
E14	N 70°10'48" E	167.78'
E15	N 67°23'58" E	224.65'
E16	N 65°12'14" E	84.39'

BEARING TABLE

LINE	BEARING	LENGTH
L1	N 79°49'10" W	54.06'
L2	N 07°38'05" E	46.00'
L3	N 82°23'55" E	40.00'
L4	S 07°38'05" W	40.00'
L5	N 62°23'55" W	69.00'
L6	N 74°28'55" W	44.00'
L7	N 60°48'29" W	48.82'
L8	N 75°02'35" E	21.01'
L9	N 82°23'58" E	85.12'
L10	N 79°28'10" E	57.51'