

**Planning Department, June 5, 2019**

APPLICANT: ACS2017, LLC

DEVELOPER: Same (Mark Cooper)

PROJECT: Valerie Estates

LOCATION: Parcel ID 02081, 62.5 Bedard Ave.

PURPOSE: The purpose of this subdivision plan is for a 5-lot subdivision located in the Medium-Density Residential District. (1-acre minimum lot size). This parcel was previously owned by Pennichuck Water Works. It was used as a well lot and pump station. The well has been decommissioned and the subdivision will be serviced by municipal water. There are 5 single-family homes proposed.

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

WAIVERS: See letter dated April 22, 2019, from Promised Land Survey, LLC.  
Waiver from LDCR-Table of Geometric Standards-Minimum right-of-way width of 50'. Applicant is requesting a 42' width in that the existing right-of-way is 42' in width as laid out in the plan of record referenced in the subdivision plat of 1970 for Sunset Acres.

STATE PERMITS: NA. *State sub, re'cd*

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

BY:

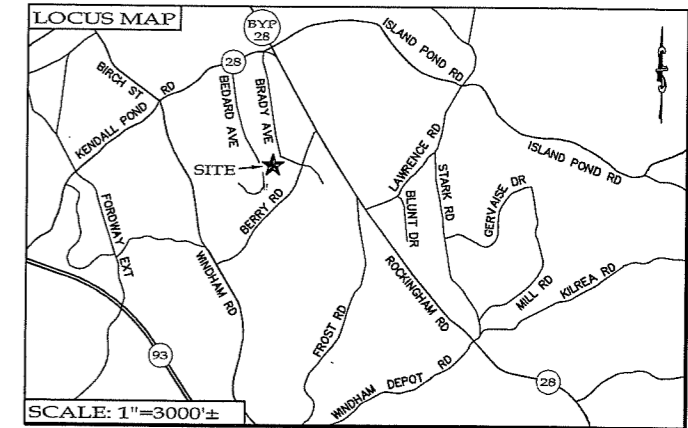
Staff Report

Derry, New Hampshire

DEPARTMENT HEAD SIGNATURE BLOCK:

POLICE	DATE
FIRE	DATE
PUBLIC WORKS	DATE
CODE ENFORCEMENT	DATE
CONSERVATION COMMISSION	DATE

ABUTTERS					
MAP 2 LOT 79-35 N/F DOUGLAS T. CORTINA MARTHA A. CORTINA 20 CLARE AVE DERRY, NH 03038 RCRD 2344/1303	MAP 2 LOT 78-50 N/F MAZZUCHELLI FAMILY REV. TRUST FRANK J. & ELAINE MAZZUCHELLI, TTS 68 BEDARD AVE DERRY, NH 03038 RCRD 5417/2807	MAP 2 LOT 89-1 N/F DOUGLAS A. WHITE CAROL B. WHITE 19 BERRY RD DERRY, NH 03038 RCRD 3784/0348	MAP 2 LOT 89-3 N/F CHARLENE MILLER JEFFREY BEAUCHESE 19 BERRY RD DERRY, NH 03038 RCRD 5663/2476	MAP 2 LOT 110 N/F ROSARIO PINIERI GAIL BARBARA PINIERI 1 MILTIMORE RD DERRY, NH 03038 RCRD 4245/1736	MAP 5 LOT 2-89-43 N/F DARLENE W. MORRISON DONALD K. MORRISON JOANN F. MORRISON PO BOX 766 DERRY, NH 03038 RCRD 5136/2763
MAP 2 LOT 79-36 N/F VIRGINIA M. REVER KURT REVER 22 CLARE AVE DERRY, NH 03038 RCRD 4858/2580	MAP 2 LOT 78-51 N/F DONNA M. CLARK 64 BEDARD AVE DERRY, NH 03038 RCRD 3397/1688	MAP 2 LOT 85 N/F SUSAN C. STARINKOK 27 BERRY RD DERRY, NH 03038 RCRD 3274/0936	MAP 2 LOT 89-4 N/F ALFRED L. DEPIERRO JR DIANE V. DEPIERRO 49 BRADY AVE DERRY, NH 03038 RCRD 2314/1018	MAP 5 LOT 2-89-40 N/F CHRISTOPHER P. SHELTON CRYSTAL D. SHELTON 17 BERRY RD DERRY, NH 03038 RCRD 5383/0259	MAP 5 LOT 36-30 N/F DEREK BATULA LAUREN BATULA 14 TYLER RD DERRY, NH 03038 RCRD 5829/0128
MAP 2 LOT 79-48 N/F PAUL WHEELER, JR 70 BEDARD AVE DERRY, NH 03038 RCRD 5561/0930	MAP 2 LOT 79-51 N/F DONNA M. CLARK 84 BEDARD AVE DERRY, NH 03038 RCRD 3397/1688	MAP 2 LOT 86 N/F MARK R. HARGREAVES ROSEMARY J. HARGREAVES 25 BERRY RD DERRY, NH 03038 RCRD 4697/1629	MAP 2 LOT 89-5 N/F WILLIAM E. CROWL, JR BERMA V. CROWL 15 BERRY RD DERRY, NH 03038 RCRD 2153/0259	MAP 5 LOT 36-31 N/F HAFEY FAMILY REV. TRUST WILLIAM F. HAFEY & MARY E. HAFEY, TTS 58 BEDARD AVE DERRY, NH 03038 RCRD 5898/1817	MAP 5 LOT 36-34 N/F ROBERT A. MOYES ROBYNE L. MOYES 60 BEDARD AVE DERRY, NH 03038 RCRD 3040/1248
MAP 2 LOT 79-49 N/F BAIRD FAMILY REV. TRUST OF 2005 ROBERT L. & WENDY A. BAIRD, TTS 68 BEDARD AVE DERRY, NH 03038 RCRD 4499/0841	MAP 2 LOT 84 N/F ROBERT J. BEAULIEU 25 BERRY RD DERRY, NH 03038 RCRD 5140/2612	MAP 2 89-2 N/F JACOB WHITE SARAH WHITE 21 BERRY RD DERRY, NH 03038 RCRD 5795/2369	MAP 2 LOT 109 N/F JOHN W. HERRHOLZ BARBE J. HERRHOLZ 12 BERRY RD DERRY, NH 03038 RCRD 2843/2641	MAP 5 LOT 2-89-42 N/F LYNN F. RAYMOND 53 BRADY AVE DERRY, NH 03038 RCRD 4368/2447	MAP 5 LOT 36-35 N/F MICHAEL COSTIGAN TAMMY COSTIGAN 62 BEDARD AVE DERRY, NH 03038 RCRD 3016/1242



DESCRIPTION	SHEET NO.
SUBDIVISION OVERVIEW PLAN	1
TOPOGRAPHIC SUBDIVISION PLAN	2
SUBDIVISION PLAT	3
ROADWAY PLAN & PROFILE	4
CONSTRUCTION DETAILS	5-6

NOTE:  
SHEETS 1 AND 3 OF 7 SHALL BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS UPON APPROVAL BY THE DERRY PLANNING BOARD. ALL 7 SHEETS WHICH CONSTITUTE THE APPLICATION APPROVED BY THE DERRY PLANNING BOARD SHALL BE ON FILE AT THE DERRY PLANNING DEPARTMENT.

APPROVED BY THE TOWN OF DERRY PLANNING BOARD ON:

CERTIFIED BY: \_\_\_\_\_

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

LAND OWNER OF RECORD

ACS2017, LLC  
17 TICKLEFANCY LANE  
SALEM, NEW HAMPSHIRE 03079  
ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 5959 / PAGE 2130

ACS2017, LLC \_\_\_\_\_ DATE \_\_\_\_\_

SUBDIVISION OVERVIEW PLAN  
"VALERIE ESTATES"  
MAP 02 LOT 081  
BEDARD AVE  
DERRY, NEW HAMPSHIRE  
FEBRUARY 16, 2019

PREPARED FOR: ACS2017, LLC  
17 TICKLEFANCY LANE  
SALEM, NEW HAMPSHIRE 03079

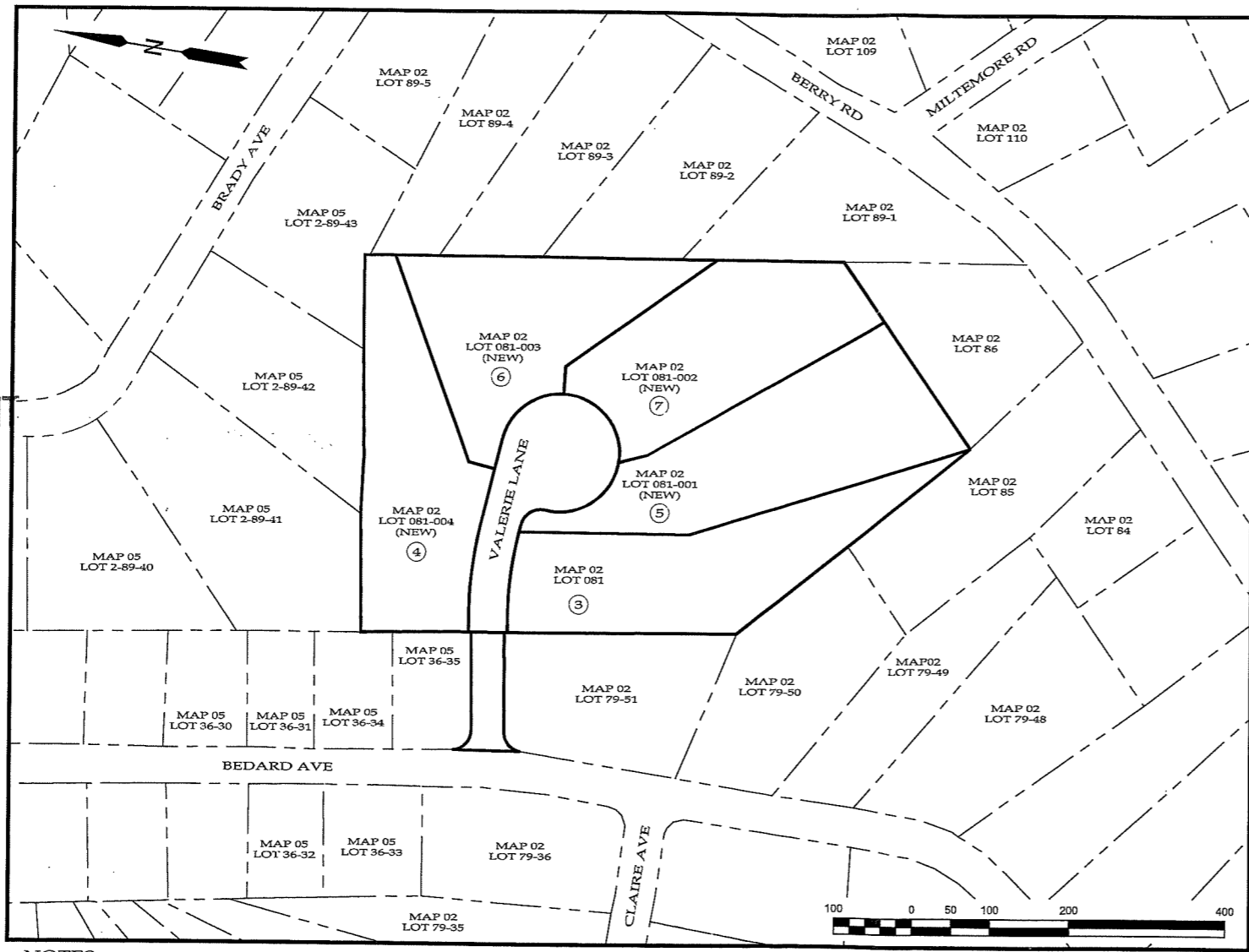
SCALE: 1"=100' SHEET 1 OF 7

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

NO.	DATE	DESCRIPTION	BY
2	04/22/2019	PER DPW COMMENTS/E-MAIL OF THIS DATE	TAP
1	04/08/2019	PER TRC COMMENTS	BJW

RECEIVED  
MAY 14 2019  
PLANNING DEPARTMENT



DATUM  
HORIZONTAL: NAD83-2011  
VERTICAL: NAVD88-GEOD 12A

ZONING  
MDR (MEDIUM DENSITY RESIDENTIAL) MINIMUM:  
AREA: 1 AC (BY SOILS)  
FRONTAGE: 125'  
WIDTH: 125' AT FRONT 35' SETBACK  
SETBACKS:  
FRONT - 35'  
SIDE - 15'  
REAR - 15'  
WETLANDS > 1 AC. IN SIZE - 75'  
WETLANDS < 1 AC. IN SIZE - 30'

STATE  
1) NHDES SUBDIVISION APPROVAL: PENDING  
2) NO MATERIAL CONTAINING ANY LIVING OR Viable PORTION OF PLANTS ON THE NEW HAMPSHIRE PROHIBITED INVASIVE SPECIES LIST (ARG3800 TABLE 3800.1) SHALL BE TRANSPORTED TO OR FROM CONSTRUCTION SITES WITHOUT NOTIFICATION AND APPROVAL FROM THE NEW HAMPSHIRE DEPARTMENT OF AGRICULTURE PER RSA 430:55.

NOTES

- THE PURPOSE OF THIS PLAN IS TO DEPICT THE BOUNDARY AND SUBDIVISION OF TAX MAP 02 LOT 081, #62.5 BEDARD AVE, DERRY, NEW HAMPSHIRE; THE RESULT WILL BE THE CREATION OF FIVE, SINGLE-FAMILY, RESIDENTIAL LOTS.
- THE ORIGINAL BOUNDARY AREA OF MAP 02 LOT 081 IS INCORRECTLY LABELED IN SOME SOURCES AS 4.3 ACRES. AFTER COMPILING RECORD EVIDENCE AND PERFORMING A BOUNDARY SURVEY, PROMISED LAND SURVEY, LLC HAS DETERMINED THE ORIGINAL AREA OF THE PARCEL TO BE 7.21 ACRES.
- THIS PLAN IS BASED ON FIELD CONDITIONS AND RECORD EVIDENCE LAST OBSERVED BY PROMISED LAND SURVEY, LLC IN JANUARY OF 2019.
- THE TOPOGRAPHY SHOWN ON THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED BY PROMISED LAND SURVEY, LLC, IN CONJUNCTION WITH DIGITAL TOPOGRAPHY OBTAINED FROM THE TOWN OF DERRY, GIS DEPARTMENT.
- ALL NEW LOTS WILL BE SERVICED BY PENNICHUCK WATER WORKS INC. WATER SUPPLY SYSTEM.
- THIS PLAN IS BASED ON FIELD CONDITIONS AND RECORD EVIDENCE LAST OBSERVED BY PROMISED LAND SURVEY, LLC IN JANUARY OF 2019.
- ALL NEW PROPANE TANKS, IF REQUIRED, SHALL BE INSTALLED AT A DISTANCE NO LESS THAN 10' FROM ANY IMPORTANT BUILDING, SOURCE OF IGNITION, OR LINE OF ADJOINING PROPERTY THAT CAN BE BUILT UPON.
- PENNICHUCK WATER WORKS HAS DETERMINED THAT WATER SERVICE WILL BE AVAILABLE WHEN THE APPLICANT CONFORMS TO THE ARRANGEMENTS AND AGREEMENTS IN ACCORDANCE WITH THEIR TARIFF. FURTHER, THEY HAVE DETERMINED THAT INDIVIDUAL PRESSURE-REDUCING VALVES WILL BE REQUIRED WITHIN THIS SUBDIVISION. SAID VALVES ARE THE PROPERTY AND RESPONSIBILITY OF THE LANDOWNER.
- DEVELOPER VOLUNTARILY OPTS TO EQUIP NEW DWELLING WITH A FIRE SUPPRESSION SPRINKLER SYSTEM, CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE CODES (NFPA 13R & 130).
- THE FIELD WORK PERFORMED FOR THIS SURVEY HAS A LINEAR ERROR OF CLOSURE OF 1:46,571.
- PER CONSERVATION COMMISSION SUGGESTION, THE TEMPORARY CORRIDOR FOR LOGGING HAS BEEN REMOVED.

PLANS OF REFERENCE

- "PLAN OF LOTS IN DERRY, N.H., AS DRAWN FOR G.A. BEDARD CONST. CO.", PREPARED BY: EDWARD N. HERBERT; DATED: APRIL, 1970; SCALE: 1"=50'. SEE ROCKINGHAM COUNTY REGISTRY OF DEEDS (RCRD) PLAN No. 1780.
- "SUBDIVISION PLAN IN DERRY, N.H. OF MAPLE HILL ACRES, SECTION 5, OWNED BY G.A. BEDARD CONST. CO., DERRY, N.H.," PREPARED BY: EDWARD N. HERBERT; DATED: SEPT., 1971; SCALE: 1"=50'. SEE RCRD PLAN No. C-2735.
- "PLAN OF LAND IN DERRY, N.H., RESERVATION FOR WATER SUPPLY, AS DRAWN FOR G.A. BEDARD CONST. DERRY, N.H.," PREPARED BY: EDWARD N. HERBERT; DATED: JUNE, 1972; SCALE: 1"=50'. SEE RCRD PLAN No. C-3047.
- "PLAN OF LAND IN DERRY, N.H. OF 'MAPLE HILL ACRES', SECTION 12, AS DRAWN FOR G.A. BEDARD PREPARED BY: EDWARD N. HERBERT; DATED: OCTOBER, 1972; SCALE: 1"=50'. SEE ROCKINGHAM COUNTY REGISTRY OF DEEDS (RCRD) PLAN No. D-6142.

