

**Planning Department May 16, 2018**

APPLICANT: Maple Rock, LLC, for Hannaford Brothers, Co., LLC  
Owner: SUSO 4 Derry LP

DEVELOPER: Same

PROJECT: Hannaford-To-Go

LOCATION: Parcel ID 08280-002, 35 Manchester Road

PURPOSE: The purpose of this application is for the addition of a grocery pick-up location at the existing Hannaford Supermarket.

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

WAIVERS: None Requested.

STATE PERMITS: NA

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

BY:

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



10/30/2013

# Drive-Thru Canopy

**Don't miss out on drive-thru sales because of the weather. Our outdoor, stand alone canopy provides comfort and security for drive-thru customers.**



- Provides protection from the elements- rain, snow, sun, wind
- Creates an added sense of security
- Acts as an overhead sound barrier

#### **Features:**

- All metal parts are made of high-grade, zinc-rich primed, powder-coated steel.
- The roof is made of ultra durable, fade resistant, maintenance-free vinyl.
- Color choices include: 7 standard colors for the metal parts- red, silver, copper, black, white, tan, blue and 5 standard colors for the vinyl roof- black, grey, red, tan, blue. Custom colors are available.
- Options include:
  - 1.) pole mount speaker and microphone kit
  - 2.) three-lamp light fixture
  - 3.) below ground foundation kit
  - 4.) Rotating "swing away" roof design
- The unit is wind load rated for up to 110 mph.
- Includes two year limited warranty. The unit is shipped in two parts- 1.) pole and 2.) roof assembly and ships via common carrier.

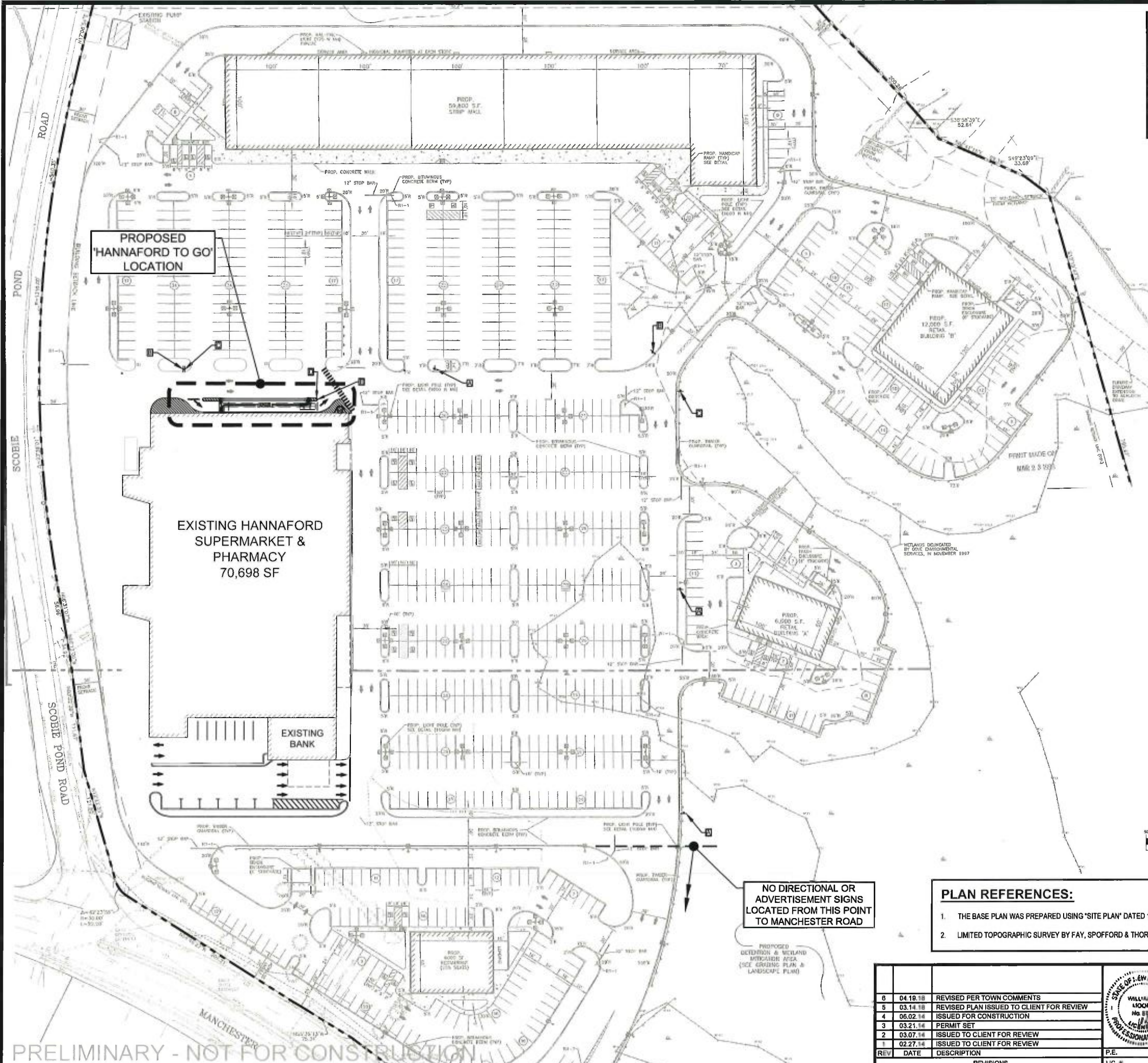


Phone: 800-782-6222

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Website: [www.mainstreetmenus.com](http://www.mainstreetmenus.com)



SITE STATISTICS			
DESCRIPTION	REQUIRED	EXISTING	PROPOSED
ZONING DISTRICT		INDUSTRIAL DISTRICT 4	
MINIMUM LOT SIZE	1 ACRE	32.78 ACRES	SAME AS EXISTING
MIN. LOT FRONTAGE AT 30' SETBACK LINE	125 FEET	1,980 FEET ±	SAME AS EXISTING
MIN. FRONT YARD DEPTH	30 FEET	63 FEET	SAME AS EXISTING
MIN. SIDE YARD DEPTH	20 FEET	148 FEET	SAME AS EXISTING
MIN. REAR YARD DEPTH	20 FEET	72 FEET	SAME AS EXISTING
MAXIMUM BUILDING HEIGHT - SUBJECT TO REVIEW & APPROVAL OF THE PLANNING BOARD	AS APPROVED	< 39 FEET	SAME AS EXISTING

**SIGN LEGEND:**

Ⓞ HBH2GO-021 Directional Sign 14" x 20" Straight A	Ⓞ HBH2GO-017 Directional Sign 14" x 20" Right turn B	Ⓞ HBH2GO-017 Directional Sign 14" x 20" Left turn C	R1-1 24" x 24" D	R5-1 30" x 30" E
QTY: 3	2	2	1	1

**LEGEND**

SIGN

PAINTED DIRECTIONAL TRAFFIC ARROW

- SITE NOTES**
- Property Owner:  
SUSO 4 Derry LP  
c/o CBRE New England  
Burlington, Ma. 01803
  - Applicant:  
Hannaford Bros. Co., LLC  
c/o J M Lord, Maple Rock LLC  
P.O. Box 28 / 560 South Road  
Rye Beach, NH 03871  
603-502-3650
  - Agent:  
Stantec  
482 Payne Road Scarborough Court  
Scarborough, ME 04074-8929  
207-883-3355
  - Property Address:  
35 Manchester Rd.  
(Derry Meadows Shoppes)  
Derry, NH 03038  
Parcel ID: 08280-002
  - Total Site Area: 32.78 ac.
  - Hannaford Supermarket: 70,698 SF
  - Zoning: Industrial District 4
  - Area & Bulk Summary Requirements:  
See Site Statistics on this sheet.
  - Plan References: See separate listing on this sheet.

TOWN OF DERRY PLANNING BOARD  
SITE PLAN APPROVAL

CHAIRMAN \_\_\_\_\_

SECRETARY \_\_\_\_\_

DATE \_\_\_\_\_

TRC APPROVAL

POLICE 4-24-18

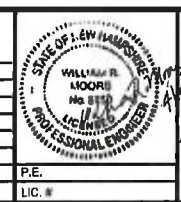
FIRE 4-24-18

CODE ENFORCEMENT 4-23-18

PUBLIC WORKS 4/23/18

- PLAN REFERENCES:**
- THE BASE PLAN WAS PREPARED USING "SITE PLAN" DATED 11.30.97 BY MHF DESIGN CONSULTANTS, INC.
  - LIMITED TOPOGRAPHIC SURVEY BY FAY, SPOFFORD & THORNDIKE, FEBRUARY 2014.

REV	DATE	DESCRIPTION	REVISIONS
8	04.19.18	REVISED PER TOWN COMMENTS	
5	03.14.18	REVISED PLAN ISSUED TO CLIENT FOR REVIEW	
4	06.02.14	ISSUED FOR CONSTRUCTION	
3	03.21.14	PERMIT SET	
2	03.07.14	ISSUED TO CLIENT FOR REVIEW	
1	02.27.14	ISSUED TO CLIENT FOR REVIEW	



PROJECT  
HANNAFORD SUPERMARKET - STORE #8016  
DERRY, NEW HAMPSHIRE

OVERALL SITE PLAN  
WITH PROPOSED HANNAFORD TO GO

CLIENT  
HANNAFORD BROS. CO., LLC

**Stantec**  
482 Payne Road Scarborough Court  
Scarborough, Maine 04074-8929  
Tel: 207.883.3355  
www.stantec.com

Drawn: CDD  
Designed: DBS  
Checked: \_\_\_\_\_  
File Name: derry\_nh\_base

Date: MARCH 2018  
Scale: 1" = 50'  
Job No: 210801547  
Sheet: C-1

PRELIMINARY - NOT FOR CONSTRUCTION