



Londonderry Conservation Commission  
Tuesday, January 8, 2013  
Minutes

1 Present: Gene Harrington; Truda Bloom; Marge Badois; and Mike Speltz

2

3 G. Harrington called the meeting to order at 7:30 PM. He appointed M. Speltz to vote for Deb  
4 Lievens.

5

6 Liberty Utilities, D+F, Map 7, Lot 34-1- Michael Knott and Steve Szczechura of Liberty Utilities  
7 were joined by wetland scientist Randy Shuey and Northpoint Engineering Project Manager  
8 Matt Routhier to discuss an amendment to a site plan that was originally approved in 1992 for  
9 map 7, lot 34-1. The plan included two areas for future parking that were required by the  
10 Planning Board at that time but were never needed and therefore never built. Liberty Utilities  
11 is seeking to purchase the lot and use the existing building for their local headquarters, but  
12 would need to construct both parking lots to accommodate their staff's parking needs. The  
13 proposed amendment involves rotating the northernmost of the two parking areas 90 degrees  
14 so that it is parallel with Buttrick Road (see attachment). No parking spaces would be added  
15 to that parking lot, although additional spaces are included in the revised design of the parking  
16 west and south of the building. Under current Town regulations, 125 spaces would be  
17 required for this particular use and 141 are proposed. M. Knott said this is not only because  
18 of the larger staff that will occupy the building compared to the previous user, but to  
19 accommodate anticipated growth of the company. Despite this increase, the total amount of  
20 impervious surface included on the amended plan is 4,000 square feet less than what would be  
21 needed to build the parking as approved in 1992. This is due to a revised design of the  
22 southern parking lot. M. Speltz asked if any incentives would be offered to employees for  
23 carpooling. M. Knott replied that carpooling would be encouraged and other green  
24 technology uses are being considered. All interior and perimeter landscaping requirements  
25 will be met.

26 A Dredge and Fill (D+F) permit is being sought from the State Department of  
27 Environmental Services (DES) to allow wetland impacts in two separate areas totaling 728  
28 square feet. Based on a preliminary drainage design by Northpoint, these wetland impacts  
29 are smaller than would occur if the northern parking area was built as it was approved (no  
30 previous grading or drainage plans were required for the future parking by the Planning Board  
31 in 1992). Sloping from the northern parking heading easterly towards the large pond will  
32 result in 541 sf of wetland disturbance, while grading along the edge of the pond itself  
33 associated with the proposed stormwater detention pond will cause 187 sf of impact. R.  
34 Shuey said the Minimum Impact Expedited D+F application is due to be delivered to the Town  
35 by the end of the week. G. Harrington explained that Commission's policy for expedited D+F  
36 applications is to have at least two members perform a site visit to verify the application's  
37 information before signing the document.

38 M. Routhier stated that the Town Building Inspector/Zoning Administrator has  
39 determined that the Conservation Overlay District (COD) would not apply to this lot since the



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40 site plan was approved in 1992. A letter confirming this is expected soon from the Building  
41 Inspector; however Commissioners speculated that the proposal might, in fact, trigger the  
42 application of the overlay. They suggested the applicant first measure the pond/wetland and if  
43 it is greater than half an acre, apply for a Conditional Use Permit to allow for the COD buffer  
44 impacts. This could be considered at Commission's January 22 meeting. Consensus  
45 amongst Commissioners was that based on this presentation, they could support such a CUP  
46 application. M. Speltz asked that the amended site plan include a vegetated buffer of at least  
47 15 feet on the side of the pond facing the building in place of mowing turf down to the  
48 waterline. M. Routhier indicated that could be added.

49  
50 National Grid (trail easement) - In recent years, the Commission has reached out to National  
51 Grid on several occasions about acquiring a trail easement on map and lot 8-17. This would  
52 link conservation land from map and lot 5-12 all the way north to land bordering Litchfield  
53 Road. M. Speltz asked M. Knott (see above) whether Liberty Utilities, who recently bought out  
54 National Grid, would consider some form of land transaction to accomplish this. M. Knott was  
55 unsure whether Liberty Utilities actually purchased that lot and thought it still might be owned  
56 by National Grid. He offered to investigate the matter if the specifics of the request and a  
57 map of the property could be provided to him. M. Speltz said he would deliver those  
58 materials via email. (M. Knott also offered M. Speltz contact information for the appropriate  
59 National Grid staff if indeed they are the owners).

60  
61 December 11, 2012 minutes- **T. Bloom made a motion to approve the minutes of the**  
62 **December 11, 2012 public session as written. M. Speltz seconded. The motion was**  
63 **approved, 2-0-2 with G. Harrington and M. Badois abstaining as they had not attended the**  
64 **meeting.**

65  
66 Target practice in the Musquash- As he was unable to attend this meeting, Commissioner Mike  
67 Considine sent an email to the Chair about this ongoing issue. It conveyed his assessment that  
68 target practice continues to intensify in the Musquash, even since he last noted an increase to  
69 the Commission at their October 23, 2012 meeting. His concern has risen to the point where  
70 he believes that those who visit the Musquash for low impact recreational uses such as hiking  
71 will stop doing so. The Town Council discussed the issue in 2012 and at one point, M.  
72 Considine provided Town Manager Dave Caron with a copy of a presentation he wanted to  
73 share with the Council, however no decision has been made to date. Considering the facts  
74 brought up in the email about the increasing threat to public safety as well as the potential  
75 liability involved if the Town is aware of the issue but has not taken any action, the consensus  
76 was to ask M. Considine's permission to forward his email to the Acting Town Manager. Other  
77 ideas were to ask the Council to consider adding the issue to the Town Warrant which would  
78 enable residents to vote on the issue at Town Meeting and/or attend another Town Council



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79 meeting and present during the public comment portion.

80

81 American Chestnut presentation- G. Harrington reminded Commissioners that on January 31,  
82 2013, Wildlife Biologist Curt Laffin will give a presentation on the rebirth of the American  
83 Chestnut tree at the Leach Library.

84

85 Musquash Field Day- This annual event scheduled for February 16, 2013.

86

87 Elections- **M. Speltz nominated G. Harrington as Vice Chair of the Conservation Commission**  
88 **for 2013. T. Bloom seconded. The motion was approved, 4-0-0.**

89

90 **T. Bloom made motion to adjourn the meeting. M. Badois seconded. The motion was**  
91 **approved, 4-0-0.**

92

93 The meeting adjourned at approximately 8:40 PM.

94

95 Respectfully submitted,

96

97

98 Jaye Trottier

99 Secretary



**PLAN REFERENCES**

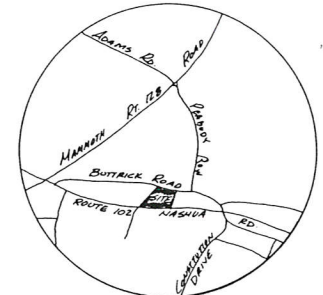
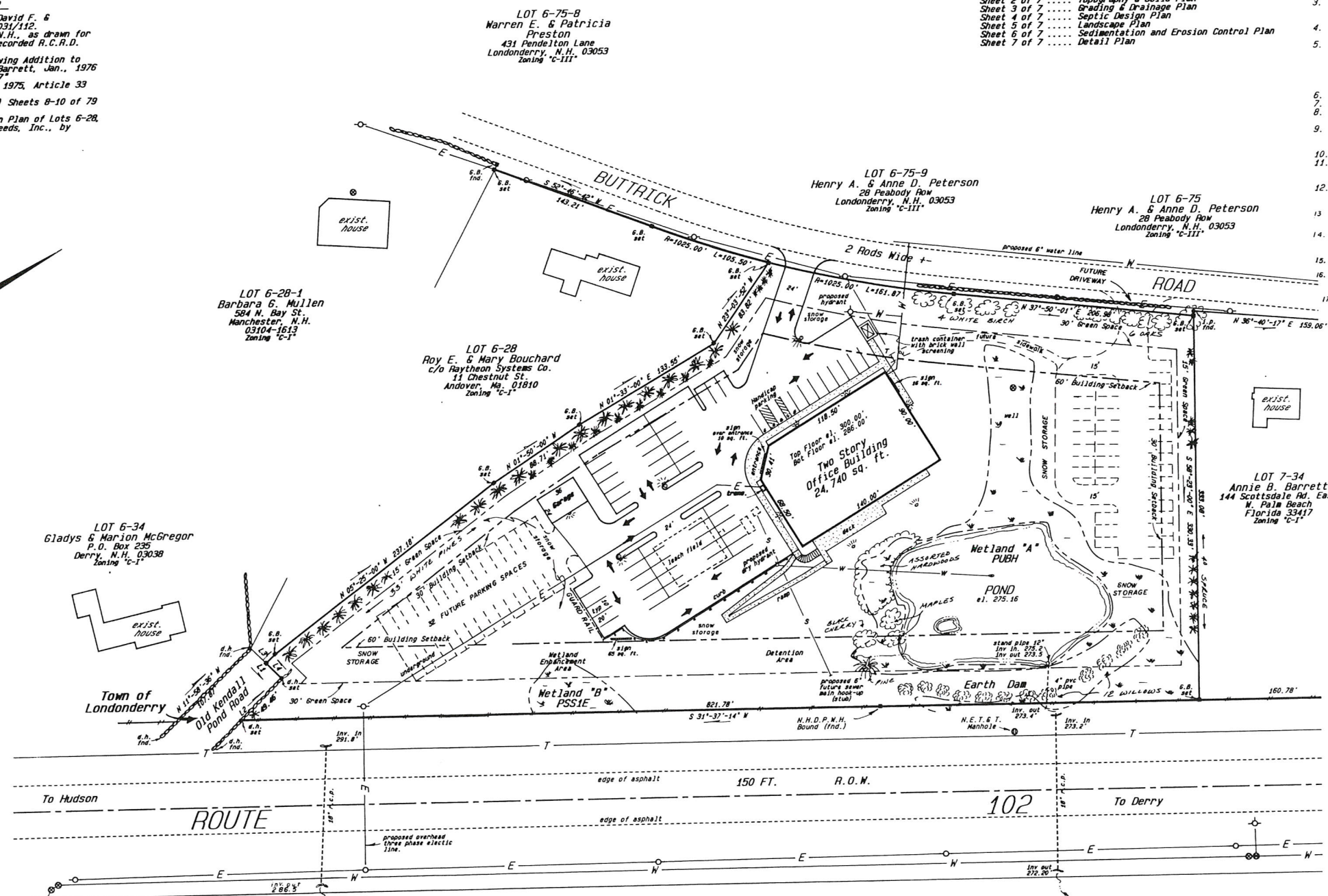
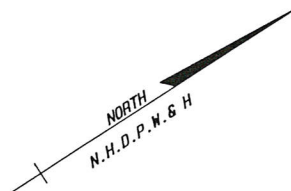
1. Owners of record, Lot 7-34-1, David F. & Mary D. Denninger; Deed Ref. 2031/112.
2. "Plan of Land in Londonderry, N.H., as drawn for George Barnett, July, 1970, recorded R.C.R.D. Plan #0-1536"
3. "Land in Londonderry, N.H. Showing Addition to Lot 7-34-1, drawn for George Barnett, Jan., 1976 recorded R.C.R.D. Plan #0-3827"
4. See Londonderry Town Report of 1975, Article 33 Page 35 & 36.
5. "N.H.D.P.W. & H. Project #29(3) Sheets 8-10 of 79 1959 - 1959"
6. See Subdivision & Consolidation Plan of Lots 6-28, 7-34-1 & 7-35, for Blue Seal Feeds, Inc., by Steven C. Luger L.L.S.

**INDEX**

- Sheet 1 of 7 ..... Site, Facility & Utility Plan
- Sheet 2 of 7 ..... Topography & Soils Plan
- Sheet 3 of 7 ..... Grading & Drainage Plan
- Sheet 4 of 7 ..... Septic Design Plan
- Sheet 5 of 7 ..... Landscape Plan
- Sheet 6 of 7 ..... Sedimentation and Erosion Control Plan
- Sheet 7 of 7 ..... Detail Plan

**NOTES:**

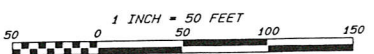
1. LOT 7-34-1, 5.0231 acres, 218,806 sq. ft.
2. Zoning, Lot 7-34-1, Commercial-1
3. Zoning Variances Requested
  - A. Parking Required per zoning ..... 116 spaces
  - Parking Variance Requested ..... 60 spaces
4. Existing Use: Residential
5. Proposed Use: Commercial - Corporate Offices
  - Parking Requirements: 4.5 spaces / 1,000 sq. ft.
  - Proposed Corporate Office: 24,740 sq. ft.
  - Proposed Garage: 864 sq. ft.
  - Gross Floor Area: 25,602 sq. ft.
  - Required Parking: 116 spaces
  - Proposed Parking: 60 spaces
  - Green Area X: 73.72%
6. Building Coverage X: 6.05%
7. Water Source: Public Water system to be installed from Peabody Row to Site.
8. Temporary on site septic system to be installed pending Route 102, Sewer line to be installed at a future date.
9. Planning Board Waivers: N/A
10. Lot 7-34-1, is not in a flood zone hazard area. see Town of Londonderry, FIRM CPM 330134 0003 B Panel 3 of 12, Nov. 5, 1980.
11. The purpose of this plan is to construct a 24,740 square foot, 2 story office building and associated improvements.
12. STATE OF N.H. Dredge & Fill Permit # 92-01661 Date: 11/7/92
13. D.E.S.W.S.P.C.C., Subsurface Systems Bureau, Construction Permit No. 126273 Date: 12/10/92
14. Future Parking Lot Expansion Allows For 128 Spaces Total.
15. All Lighting Shall be Installed in Accordance With The Town of Londonderry Regulations.
16. A Zoning Variance Was Granted For Section 803I-24, by The Londonderry Zoning Board On 11/17/92 TO CONSTRUCT NEW OFFICE BUILDING WITHOUT THE REQUIRED 60% BUFFER SPACE TO A RESIDENTIAL AREA GRANTED WITH RESTRICTIONS.
17. APPLICANT MUST PROVIDE SUPPLEMENT ADDITIONAL CONFORMANCE TABLES TO PROVIDE ADDITIONAL SCREENING TO SITE. CASE# 11/17/92-3.



- LEGEND**
- E — ELECTRIC LINE
  - W — UNDERGROUND WATER LINE
  - W — WETLAND
  - T — TELEPHONE LINE
  - S — STONE WALL
  - T — CENTERLINE RT. 102
  - E — EDGE OF ASPHALT
  - M — EXISTING MOUND
  - P — IRON PIN FND.
  - U — UTILITY POLE
  - H — EXISTING HYDRANT
  - V — EXISTING WATER VALVE
  - F — GUARD RAIL FENCE
  - L — FLOOD LIGHT
  - S — 14" STREET LAMP
  - S — TRAFFIC FLOW
  - S — SEWER LINE

| LINE | BEARING         | DISTANCE | BEARINGS |
|------|-----------------|----------|----------|
| L1   | N 76°-30'-58" E | 36.92    |          |
| L2   | N 13°-31'-05" W | 85.05    |          |
| L3   | N 12°-56'-46" W | 11.02    |          |
| L4   | S 76°-39'-03" W | 18.60    |          |

**Benchmark Data**  
 From N.H.D.P.W. & H. Project #29(3)  
 B.M. #167, elev. 288.74', chiseled square  
 on ledge outcrop, sheet B of 79  
 B.M. #202, elev. 285.27', S.W. corner bottom  
 concrete steps, sheet 10 of 79



Map 7-132  
 Lots 1, 2, 10-13, 15-17  
 Crivello, N.H. Savings Bank  
 C/O Marvin F. Poir & Co.  
 31 State St., 9th Floor  
 Boston, MA 02109  
 Zoning "C-1"

| # | date: | revision | by | app. |
|---|-------|----------|----|------|
|   |       |          |    |      |

Approved by the Londonderry Planning Board on

Certified by:  
 Chairman: *[Signature]* Date: 6/30/93  
 Secretary: *[Signature]* Date: 6/30/93

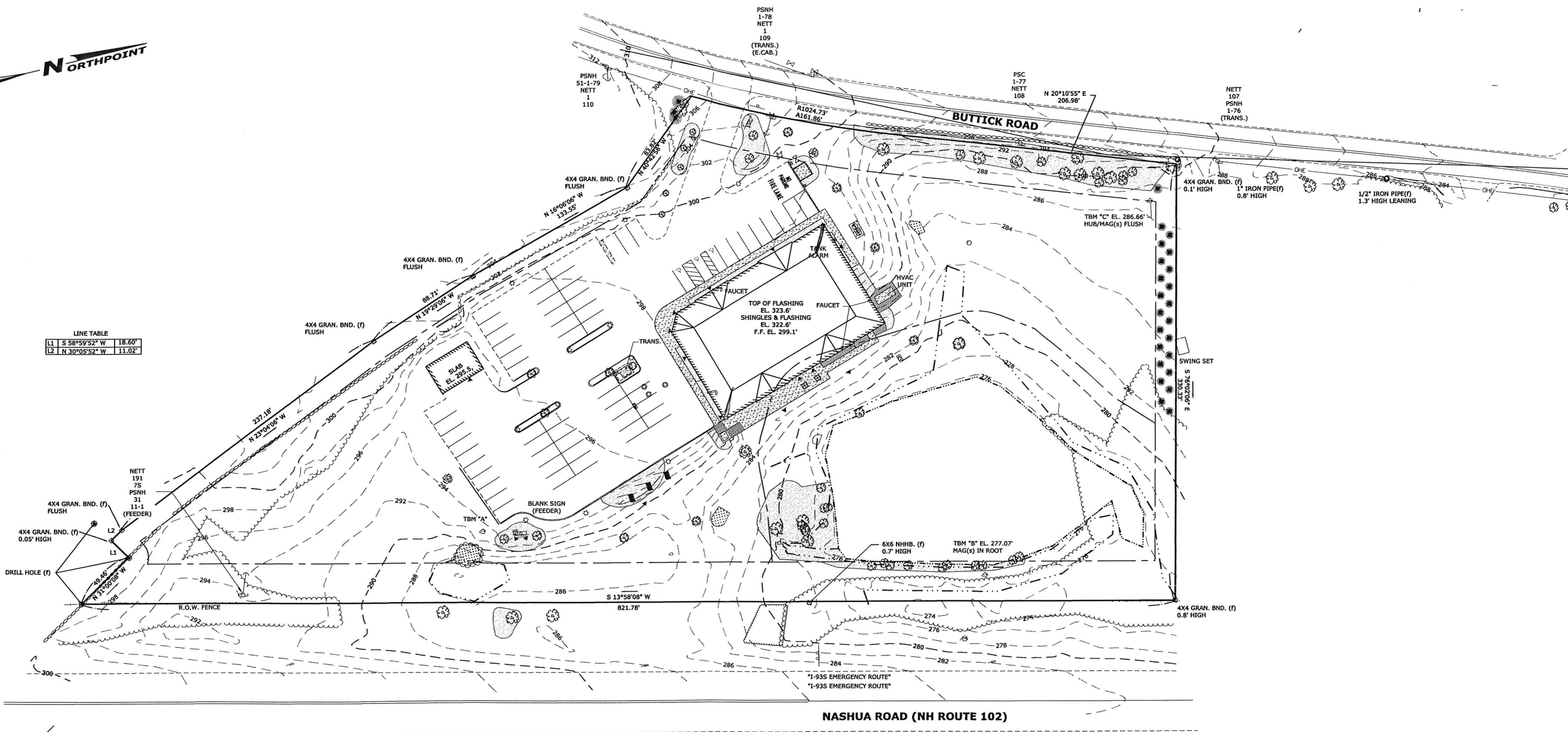


Prepared by:  
**STEVEN C. LUGER** LAND SURVEYOR  
 692 Raymond Road  
 Chester, N.H. 03036  
 Tel. (603) 887-6575  
 P.O. Box 113  
 Concord, N.H. 03302  
 Tel. (603) 228-0241

**SITE PLAN OF LOT 7-34-1  
 CORPORATE OFFICES FOR  
 BLUE SEAL FEEDS, INC.  
 15 BUTTRICK ROAD  
 LONDONDERRY, N.H.**  
 prepared for:  
**BLUE SEAL FEEDS, INC.**  
 P.O. BOX 8  
 LAWRENCE, MA. 01842  
 Scale 1" = 50' Sept., 1992  
 Sheet 1 of 7

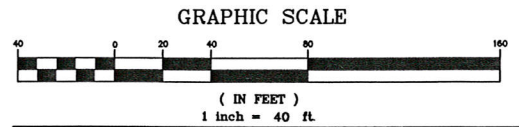
Assigned 6/30/93  
 7-34-1 Blue Seal





**LINE TABLE**

|    |               |        |
|----|---------------|--------|
| L1 | S 58°59'52" W | 18.60' |
| L2 | N 30°05'52" W | 11.02' |



**EXISTING CONDITIONS PLAN**

PREPARED FOR:

**LIBERTY UTILITIES**

**TAX MAP 7 LOT 34-1 (15 BUTTRICK ROAD)**

**LONDONDERRY, NEW HAMPSHIRE**

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**LAND OWNER OF RECORD**

LIBERTY UTILITIES \_\_\_\_\_ DATE \_\_\_\_\_  
 ROCKINGHAM COUNTY REGISTRY OF DEEDS (RCRD)

---

**PLANNING BOARD APPROVAL**

APPROVED BY THE LONDONDERRY, NH PLANNING BOARD FOR PHASE \_\_\_\_\_  
 ON DATE: \_\_\_\_\_

CERTIFIED BY:

CHAIRMAN \_\_\_\_\_

SECRETARY \_\_\_\_\_

---

**OWNER/APPLICANT: LIBERTY UTILITIES**  
 9 LOWELL ROAD  
 SALEM, NH 03079

*Approved*

---

**NORTHPOINT ENGINEERING, LLC**  
 Civil Engineering / Land Planning / Construction Services

5 Sheep Davis Rd, Ste F  
 Pembroke, NH 03275  
 Tel 603-226-1166  
 Fax 603-226-1160  
 www.northpointeng.com

DATE: NOV. 2012  
 PROJ: 12027  
 SCALE: 1"=40'  
 SHEET: 1 of 10

**LEGEND**

| EXISTING | EXISTING      | EXISTING         |
|----------|---------------|------------------|
|          | STONE BOUND   | WETLAND LIMITS   |
|          | IRON PIPE/PIN | EDGE OF GRAVEL   |
|          | DRILL HOLE    | CONTOUR (2-FT)   |
|          | SIGN          | CONTOUR (10-FT)  |
|          | UTILITY POLE  | EDGE OF PAVEMENT |
|          | TREE          | GRANITE CURB     |
|          | BOUNDARY      | OVERHEAD UTIL.   |
|          | ABUTTER LINE  | STONEMALL        |
|          | SETBACK       | TREELINE         |

**BENCHMARK DATA**

|                                      |
|--------------------------------------|
| TBM "A"                              |
| TBM "B" EL. 277.07' MAG(S) IN ROOT   |
| TBM "C" EL. 286.66' HUB/MAG(S) FLUSH |

**REVISIONS:**

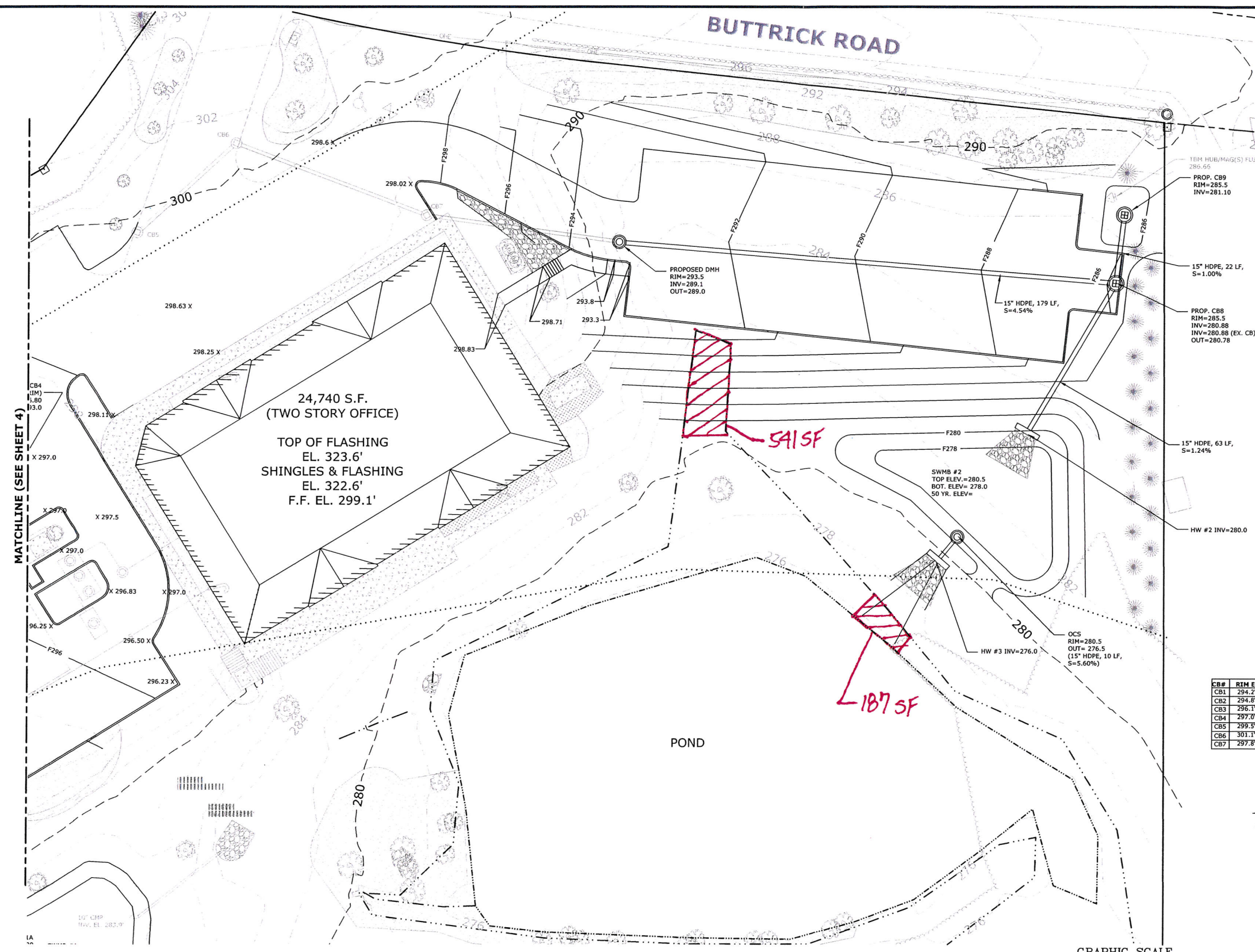
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|     |      |             |

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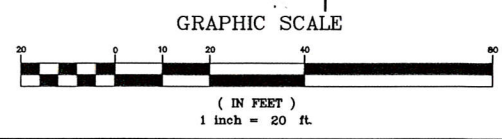
# BUTTRICK ROAD

- CONSTRUCTION NOTES:**
- PRIOR TO CONSTRUCTION, CONTACT DIG SAFE CENTER, TOLL FREE 1-888-344-7233, NEW HAMPSHIRE LAW REQUIRES NOTIFICATION AT LEAST THREE BUSINESS DAYS BEFORE DIGGING OPERATIONS START. IN AN EMERGENCY, CALL IMMEDIATELY.
  - LOCATION AND/OR ELEVATIONS OF EXISTING UTILITIES AND STRUCTURES SHOWN ON THIS PLAN SET ARE BASED ON PREVIOUS PLANS AND WHERE POSSIBLE VERIFIED IN THE FIELD. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE EXACT SIZE, LOCATION, DEPTH AND EXISTENCE OF ALL EXISTING UNDERGROUND UTILITIES THAT ARE TO BE ACCESSED OR CROSSED DURING CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING IF ANY UTILITIES ARE FOUND TO BE INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION SHALL BE TAKEN BEFORE PROCEEDING WITH THE WORK.
  - ALL WORK SHALL CONFORM TO THE NHDOT STANDARDS AND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, TOWN OF LONDONDERRY DEPARTMENT OF PUBLIC WORKS REQUIREMENTS AND THE TOWN OF LONDONDERRY SITE PLAN REGULATIONS, AND SHALL BE BUILT IN A WORKMAN LIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
  - PRIOR TO THE START OF CONSTRUCTION THE LIMITS OF CLEARING SHALL BE STAKED OUT. NO TREES SHALL BE CUT BEYOND THE LIMITS SHOWN ON THIS PLAN AND TEMPORARY FENCING SHALL BE INSTALLED AROUND THE LIMITS OF CLEARING PRIOR TO CLEARING TO ENSURE THAT NO ADDITIONAL TREES ARE DAMAGED DURING CONSTRUCTION. IMMEDIATELY AFTER CLEARING HAS OCCURRED, ALL TEMPORARY EROSION CONTROL MEASURES SHOWN ON THE EROSION CONTROL PLAN SHALL BE INSTALLED AND SHALL REMAIN IN PLACE AT ALL TIMES DURING CONSTRUCTION, AND UNTIL FINAL STABILIZATION HAS OCCURRED.
  - PRIOR TO STARTING ANY WORK WITHIN THE TOWN OF LONDONDERRY'S ROW, THE CONTRACTOR MUST OBTAIN A PERMIT FROM DEPARTMENT OF PUBLIC WORKS TO CONDUCT WORK WITHIN THE TOWN'S RIGHT OF WAY OR EASEMENTS, PROVIDE A CERTIFICATE OF INSURANCE AND FINANCIAL GUARANTEE FOR THE COMPLETION OF THE PROPOSED WORK. AN INSPECTION IS REQUIRED BEFORE AND AFTER PAVING. 72-HOURS NOTICE IS REQUIRED FOR DRIVEWAY INSPECTIONS AND FOR THE PREPARATION OF THE APPROPRIATE PAPERWORK.
  - STORM DRAINAGE SYSTEM SHALL BE CONSTRUCTED TO LINE AND GRADE AS SHOWN ON THE PLANS. ALL PIPE MATERIAL SHALL BE HANCOCK N-12 HDPE PIPE (OR APPROVED EQUAL) UNLESS OTHERWISE NOTED ON PLANS. CONSTRUCTION METHODS SHALL CONFORM TO N.H.D.O.T. STANDARD SPECIFICATIONS, SECTION 603.8. ALL CONSTRUCTION WITHIN LIMITS OF PUBLIC RIGHT-OF-WAY SHALL CONFORM WITH APPLICABLE STANDARDS AND SPECIFICATIONS OF THE TOWN OF LONDONDERRY.
  - ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED UNDERGROUND.
  - SAWCUT, REMOVE AND REPAIR EXISTING PAVEMENT AS NECESSARY PER TYPICAL DETAIL ON CONSTRUCTION DETAIL SHEETS.
  - ALL ELECTRICAL UTILITY CONDUITS AND TRENCH WORK SHALL BE INSTALLED PER PSNH SPECIFICATIONS.
  - ALL CONSTRUCTION DEBRIS, INCLUDING STUMPS, SHALL BE REMOVED FROM THE JOB SITE AND DISPOSED OF PROPERLY OFFSITE, UNLESS OTHERWISE APPROVED.
  - SAWCUT AND REMOVE EXISTING SIDEWALK AND/OR PAVEMENT AS NECESSARY TO FACILITATE CONSTRUCTION OF NEW UTILITY TRENCHES. REPLACE EXISTING CONCRETE SIDEWALK IN KIND TO MATCH ELEVATION OF NEW DRIVEWAY PARKING LOT PAVEMENT.
  - ALL PROPOSED DRAINAGE STRUCTURES SHALL BE PRE-CAST CONCRETE MEETING H-20 LOADING AND CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH NHDOT STANDARDS AND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. ALL CATCH BASINS SHALL BE OUTFITTED WITH A POLYETHYLENE LINE DOWNSPOUT AND SHALL CONFORM TO THE TYPICAL DETAIL.
  - PROPOSED UNDERGROUND UTILITIES TO INCLUDE CONDUIT FOR ELECTRIC, TELEPHONE AND CATV. TRENCH AND CONDUIT PER TYPICAL DETAIL ON CONSTRUCTION DETAIL SHEETS.
  - ALL CONSTRUCTION SHALL BE PER THE DETAILS AND SPECIFICATIONS ON THE CONSTRUCTION DETAIL SHEETS AND WHERE APPLICABLE IN ACCORDANCE WITH THE "TYPICAL DETAILS FOR SITE AND ROADWAY INFRASTRUCTURE, TOWN OF LONDONDERRY, NH," MAY 2009 VERSION.



**DRAINAGE TABLE**

| CB# | RIM EL. | INV. IN            | INV. OUT           | SUMP EL. |
|-----|---------|--------------------|--------------------|----------|
| CB1 | 294.2'  | 15" RCP EL. 290.4' | 18" RCP EL. 290.3' | 287.4'   |
| CB2 | 294.8'  | 15" RCP EL. 291.3' | 15" RCP EL. 290.8' | 288.0'   |
| CB3 | 296.1'  | 15" RCP EL. 292.5' | 15" RCP EL. 292.4' | 289.4'   |
| CB4 | 297.0'  | 15" RCP EL. 293.0' | 15" RCP EL. 293.0' | 289.9'   |
| CB5 | 299.5'  | 15" RCP EL. 295.5' | 15" RCP EL. 295.5' | 292.5'   |
| CB6 | 301.1'  | 15" RCP EL. 295.2' | 15" RCP EL. 295.1' | 292.1'   |
| CB7 | 297.8'  | 15" RCP EL. 293.6' | 15" RCP EL. 293.5' | 290.5'   |



**LEGEND**

| EXISTING     | PROPOSED         | EXISTING        | PROPOSED |
|--------------|------------------|-----------------|----------|
| CATCH BASIN  | UTILITY VALVE    | CONTOUR (2-FT)  | F248     |
| FIRE HYDRANT | SIGN             | CONTOUR (10-FT) | F250     |
| UTILITY POLE | EDGE OF PAVEMENT | WATER LINE      | W        |
| GRANITE CURB |                  | DRAINAGE LINE   | S        |
|              |                  | SEWER LINE      | OHE      |
|              |                  | OVERHEAD UTIL.  | OHE      |
|              |                  | GAS LINE        | G        |
|              |                  | TREELINE        |          |

**BENCHMARK DATA**

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |

**REVISIONS:**

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |

**PLANNING BOARD APPROVAL**

APPROVED BY THE LONDONDERRY, NH PLANNING BOARD FOR PHASE \_\_\_\_\_  
ON DATE: \_\_\_\_\_

CERTIFIED BY:

CHAIRMAN \_\_\_\_\_

SECRETARY \_\_\_\_\_

## GRADING, DRAINAGE & UTILITIES PLAN

PREPARED FOR:

**LIBERTY UTILITIES**

TAX MAP 7 LOT 34-1 (15 BUTTRICK ROAD)

LONDONDERRY, NEW HAMPSHIRE

OWNER/APPLICANT: LIBERTY UTILITIES  
9 LOWELL ROAD  
SALEM, NH 03079

**NORTHPOINT ENGINEERING, LLC**  
Civil Engineering / Land Planning / Construction Services

5 Sheep Davis Rd, Ste F  
Pembroke, NH 03275  
Tel 603-226-1166  
Fax 603-226-1160  
www.northpointeng.com

DATE: NOV. 2012  
PROJ: 12027  
SCALE: 1"=20'  
SHEET: 3 of 10

FILE: G:\p\p\p\12027\12027.dwg DATE: 28 Dec 2012 10:30am



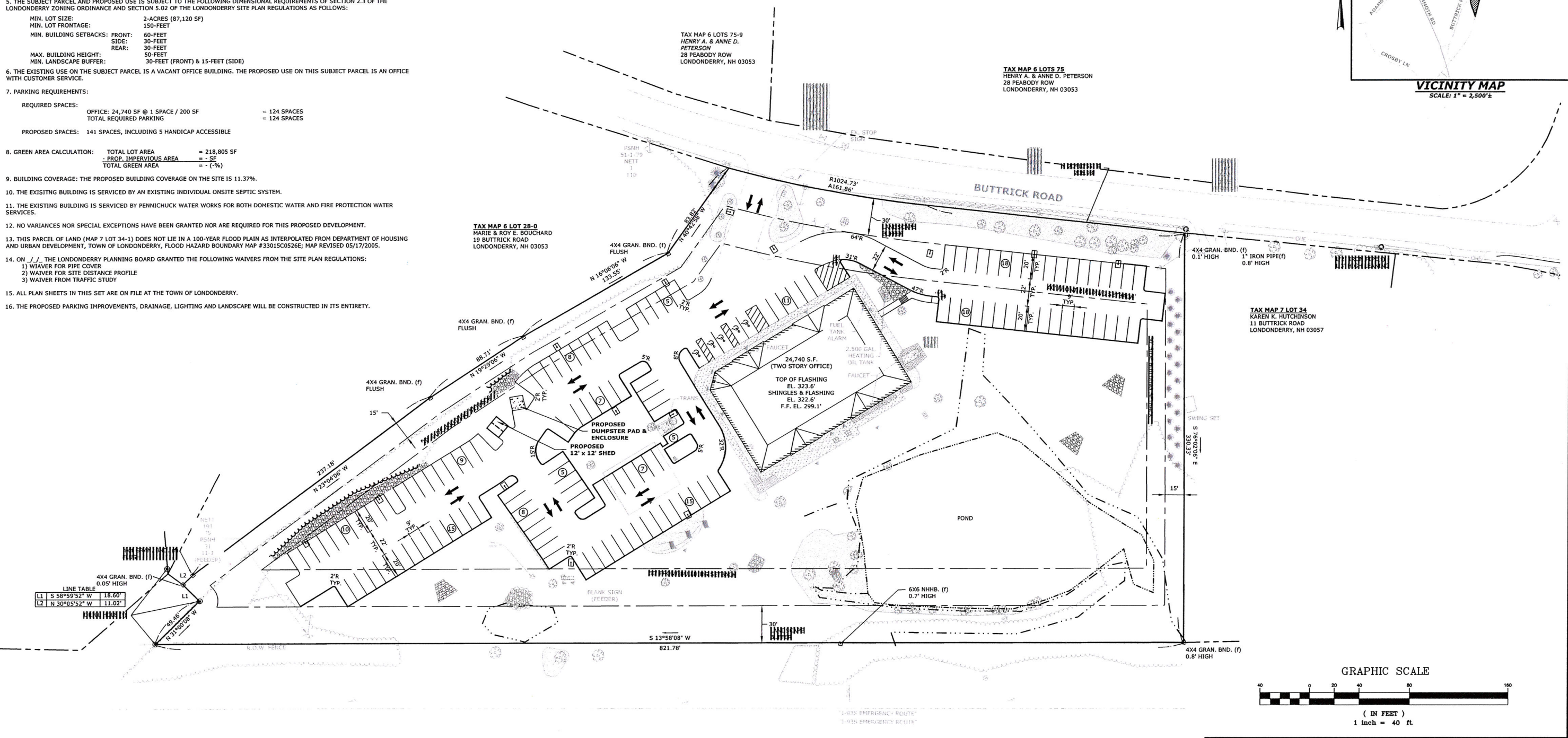
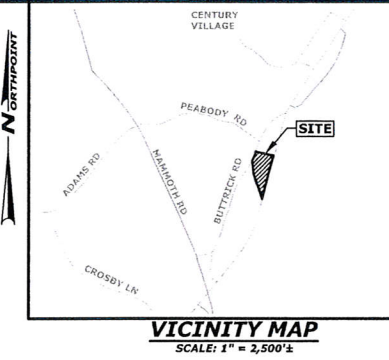
**NOTES:**

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED SITE IMPROVEMENTS ASSOCIATED WITH A PARKING LOT ON THE SUBJECT PARCEL OF LAND.
2. REFERENCE THIS PARCEL AS TOWN OF LONDONDERRY TAX MAP 7 LOT 34-1.
3. AREA OF SUBJECT PARCEL IS 218,805 SF (5.02 ACRES).
4. THE ZONING DESIGNATION OF THE SUBJECT PARCEL IS COMMERCIAL 1 (C-1).
5. THE SUBJECT PARCEL AND PROPOSED USE IS SUBJECT TO THE FOLLOWING DIMENSIONAL REQUIREMENTS OF SECTION 2.3 OF THE LONDONDERRY ZONING ORDINANCE AND SECTION 5.02 OF THE LONDONDERRY SITE PLAN REGULATIONS AS FOLLOWS:
 

|                         |  |
|-------------------------|--|
| MIN. LOT SIZE:          | 2-ACRES (87,120 SF)                              |
| MIN. LOT FRONTAGE:      | 150-FEET   |
| MIN. BUILDING SETBACKS: | FRONT: 60-FOET<br>SIDE: 30-FOET<br>REAR: 30-FOET |
| MAX. BUILDING HEIGHT:   | 50-FOET  |
| MIN. LANDSCAPE BUFFER:  | 30-FOET (FRONT) & 15-FOET (SIDE)                 |
6. THE EXISTING USE ON THE SUBJECT PARCEL IS A VACANT OFFICE BUILDING. THE PROPOSED USE ON THIS SUBJECT PARCEL IS AN OFFICE WITH CUSTOMER SERVICE.
7. PARKING REQUIREMENTS:
 

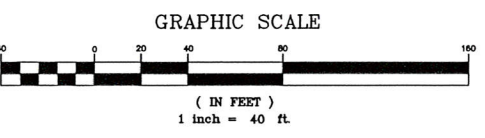
|                  |   |              |
|------------------|---|--------------|
| REQUIRED SPACES: | OFFICE: 24,740 SF @ 1 SPACE / 200 SF        | = 124 SPACES |
|                  | TOTAL REQUIRED PARKING                      | = 124 SPACES |
| PROPOSED SPACES: | 141 SPACES, INCLUDING 5 HANDICAP ACCESSIBLE |              |
8. GREEN AREA CALCULATION:
 

|                       |              |
|-----------------------|--------------|
| TOTAL LOT AREA        | = 218,805 SF |
| PROP. IMPERVIOUS AREA | = - SF       |
| TOTAL GREEN AREA      | = - (-%)     |
9. BUILDING COVERAGE: THE PROPOSED BUILDING COVERAGE ON THE SITE IS 11.37%.
10. THE EXISTING BUILDING IS SERVICED BY AN EXISTING INDIVIDUAL ONSITE SEPTIC SYSTEM.
11. THE EXISTING BUILDING IS SERVICED BY PENNICHUCK WATER WORKS FOR BOTH DOMESTIC WATER AND FIRE PROTECTION WATER SERVICES.
12. NO VARIANCES NOR SPECIAL EXCEPTIONS HAVE BEEN GRANTED NOR ARE REQUIRED FOR THIS PROPOSED DEVELOPMENT.
13. THIS PARCEL OF LAND (MAP 7 LOT 34-1) DOES NOT LIE IN A 100-YEAR FLOOD PLAIN AS INTERPOLATED FROM DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, TOWN OF LONDONDERRY, FLOOD HAZARD BOUNDARY MAP #33015C0526; MAP REVISED 05/17/2005.
14. ON   /    THE LONDONDERRY PLANNING BOARD GRANTED THE FOLLOWING WAIVERS FROM THE SITE PLAN REGULATIONS:
  - 1) WAIVER FOR PIPE COVER
  - 2) WAIVER FOR SITE DISTANCE PROFILE
  - 3) WAIVER FROM TRAFFIC STUDY
15. ALL PLAN SHEETS IN THIS SET ARE ON FILE AT THE TOWN OF LONDONDERRY.
16. THE PROPOSED PARKING IMPROVEMENTS, DRAINAGE, LIGHTING AND LANDSCAPE WILL BE CONSTRUCTED IN ITS ENTIRETY.



LINE TABLE

|    |               |        |
|----|---------------|--------|
| L1 | S 58°59'52" W | 18.60' |
| L2 | N 30°05'52" W | 11.02' |



**WAIVER ON SITE DISTANCE PROFILE**

| LEGEND    |                  | EXISTING  | PROPOSED  |
|-----------|------------------|-----------|-----------|
| □         | STONE BOUND      | — · — · — | — · — · — |
| ○         | IRON PIPE/PIN    | — · — · — | — · — · — |
| ⊙         | DRILL HOLE       | — · — · — | — · — · — |
| +         | SIGN             | — · — · — | — · — · — |
| ⊕         | UTILITY POLE     | — · — · — | — · — · — |
| ⊗         | TREE             | — · — · — | — · — · — |
| — · — · — | BOUNDARY         | — · — · — | — · — · — |
| — · — · — | ABUTTER LINE     | — · — · — | — · — · — |
| — · — · — | SETBACK          | — · — · — | — · — · — |
| — · — · — | WETLAND LIMITS   | — · — · — | — · — · — |
| — · — · — | EDGE OF GRAVEL   | — · — · — | — · — · — |
| — · — · — | EDGE OF PAVEMENT | — · — · — | — · — · — |
| — · — · — | GRANITE CURB     | — · — · — | — · — · — |
| — · — · — | OVERHEAD UTIL.   | — · — · — | — · — · — |
| — · — · — | STONEWALL        | — · — · — | — · — · — |
| — · — · — | FENCE            | — · — · — | — · — · — |
| — · — · — | TREELINE         | — · — · — | — · — · — |

| BENCHMARK DATA |      | REVISIONS: |             |
|----------------|------|------------|-------------|
| NO.            | DATE | NO.        | DESCRIPTION |
|                |      |            |             |
|                |      |            |             |
|                |      |            |             |
|                |      |            |             |

|   |           |
|---|-----------|
| LAND OWNER OF RECORD  |           |
| LIBERTY UTILITIES<br>ROCKINGHAM COUNTY REGISTRY OF DEEDS (RCRD) | DATE      |
| PLANNING BOARD APPROVAL   |           |
| APPROVED BY THE LONDONDERRY, NH PLANNING BOARD FOR PHASE        | ON DATE   |
| CERTIFIED BY:   |           |
| CHAIRMAN  | SECRETARY |

**SITE PLAN**

PREPARED FOR:

**LIBERTY UTILITIES**

TAX MAP 7 LOT 34-1 (15 BUTTRICK ROAD)

LONDONDERRY, NEW HAMPSHIRE

OWNER/APPLICANT: LIBERTY UTILITIES  
9 LOWELL ROAD  
SALEM, NH 03079

DATE: NOV. 2012  
PROJ: 12027  
SCALE: 1"=40'  
SHEET: 2 of 10

FILE: E:\\_pnh\12027\12027.dwg SITE PLAN.dwg 28 Dec 2012 1:34pm