## LONDONDERRY, NH PLANNING BOARD

# MINUTES OF THE MEETING OF JANUARY 6, 2016 AT THE MOOSE HILL COUNCIL CHAMBERS

1 2

Members Present: Art Rugg, Planning Board Chair; Mary Wing Soares; Rick Brideau, CNHA, Ex-Officio; Chris Davies; Leitha Reilly; Giovanni Verani; Ann Chiampa, alternate member; and Ted Combes, alternate member

Also Present: John R. Trottier, Assistant Director of Public Works and Engineering; John Vogl, GIS Manager and Comprehensive Planner

A. Rugg called the meeting to order at 7:00 PM. A. Chiampa was seated to vote for S. Benson. T. Combes was seated to vote for L. Wiles who has resigned from the Board.

#### **Administrative Board Work**

A. Approval of Minutes – December 2, 2015, December 9, 2015

M. Wing Soares made a motion to approve and sign the minutes from the December 2, 2015 meeting. R. Brideau seconded the motion. No discussion. Vote on the motion: 6-0-2. C. Davies and M. Wing Soares abstained.

Minutes for December 2, 2015 were approved.

M. Wing Soares made a motion to approve and sign the minutes from the December 9, 2015 meeting. R. Brideau seconded the motion. No discussion. Vote on the motion: 6-0-2. C. Davies and Giovanni Verani abstained.

Minutes for December 9, 2015 were approved.

B. Regional Impact Determinations – 345 Rear Mammoth Road Parking Expansion, Map 17 Lot 17A

J. Vogl reported that Staff recommends the aforementioned project is not a development of regional impact, as it does not meet the regional impact guidelines prepared by Southern NH Planning Commission (SNHPC). He explained that the same plan has been filed with the City of Manchester Planning Board and J. Vogl is communicating with staff there on plan review.

M. Wing Soares made a motion to accept Staff's recommendation that this project is not a development of regional impact. R. Brideau seconded the motion. No discussion. Vote on the motion: 8-0-0.

C. Election of Officers

 M. Wing Soares made a motion to elect Chris Davies as Planning Board Secretary and Scott Benson as Assistant Secretary. Seconded by R. Brideau. No discussion. Vote on the motion 7-0-1. C. Davies abstained.

M. Wing Soares made a motion to recommend to the Town Council that Leitha Reilly and Martin Srugis be reappointed as alternate representatives to Southern New Hampshire Planning Commission for a 1-year term. Seconded by R. Brideau. No discussion. Vote on the motion 7-0-1. L. Reilly abstained.

M. Wing Soares made a motion to recommend to the Town Council that Al Sypek be moved to full member of the Planning Board to cover Lynn Wile's seat. Seconded by R. Brideau. No discussion. Vote on the motion 8-0-0.

D. Discussions with Town Staff

The Master Plan Implementation meeting is scheduled for January  $14^{\text{th}}$ . Mary Wing Soares has resigned from the sub-committee, but Ted Combes remains a member. The committee needs to elect new officers at the next meeting.

Staff will provide a Growth Management calculation to the Board at the February meeting for informational purposes.

#### **New Plans**

A. Application Acceptance and Public Hearing for formal review of a lot line adjustment between Tax Map 5 Lot 50-4 at 77 High Range Road (Ronald E. Lawrence, c/o Lorraine Elwood, Owner) and Tax Map 5 Lot 50-5 at 71 High Range Road (Lorraine M. Brooks, Owner), and a subsequent subdivision of Lot 50-5 into 6 lots; Zoned AR-1 (Jon D. Weigler, Applicant).

J. R. Trottier stated there were no outstanding checklist items and that Staff recommends the application be accepted as complete.

A. Rugg asked for Board input. There was none. Giovanni Verani stepped down for this item.

M. Wing Soares made a motion to accept the application as complete per Staff's Recommendation memo dated January 6, 2016. R. Brideau seconded the motion. No discussion. Vote on the motion: 7-0-0.

A. Rugg noted that the 65 day time frame for the Board to render a decision under RSA 676:4 commenced with acceptance of the application as complete.

Eric Mitchell presented the plan which includes a consolidation and resubdivision of two lots to yield a 6-lot subdivision, of which 1 lot would contain an existing home. The subdivision will be accessed by a roughly 600' road to be constructed. All new houses are proposed to have sprinkler systems.

A. Rugg asked for Staff input.

J. R. Trottier read into the record the five (5) waiver requests from the Staff Recommendation memo and Staff supports granting:

1. Section 3.03.E requiring that side lot lines be substantially within 10 degrees at right angles to the street lines for a minimum of 100 feet. The applicant proposes to maintain the lot line to within 10 degrees for a distance of 50 feet. Staff supports *granting* the waiver because the lots retain a sensible shape relative to potential building sites.

2. Section 3.09.S.8 requiring that when two streets intersect, neither street shall have a grade greater than 3% for a minimum distance of 50 feet. Staff supports granting the waiver because the road grade of Quentin is not excessive (5%) and is the best location for the intersection with minimal impact to wetlands and existing infrastructure.

3. Section 4.17.A.13 requiring a locus map on the Topographic/HISS plan. Staff supports *granting* the waiver because the locus plan is shown on other plan sheets, and because adding the locus would cause the need for additional sheets.

4. Section 4.17.A.22 requiring plan and deed references be omitted from the Topographic/HISS plan. Staff supports *granting* the waiver because these are appropriately referenced on the subdivision plan sheets to be recorded.

5. Section 3.09.R requiring that the grade for a minor roadway be no more than 4%. Staff supports *granting* the waiver because the length of roadway exceeding 4% is only 167 feet and the proposed grade is less than 8% (max).

J. R. Trottier also summarized the engineering review letter (attached). Staff supports final approval.

A Rugg asked for Board input. M. Wing Soares inquired about sidewalks so that children could walk to the bus stop. L. Reilly asked if the pond would create a hazard. A. Rugg asked the Applicant to move the stone walls to be constructed from the stone walls to be removed to the entrance off Quentin Drive.

A Rugg asked for public input. Leo Lee of 70 High Range Road asked which way storm drainage flows and if the new subdivision would lead to higher salt levels in a pond on his property located downstream from the parcel. E. Mitchell explained that the water drains to the existing pond off High Range Road. All drainage is directed toward the new intersection and eventually into the existing pond at Quentin and High Range Road so there is no excessive runoff. J.R. Trottier explained that the storm water will flow overland within

open swales, which will direct the flow and treat the storm water. E. Mitchell added that the existing pond will be expanded to allow for more settling and help with salt removal. Adding the swales also slows down the rate of runoff. J. R. Trottier explained that there would be no increase in runoff from the new subdivision.

Janet St. Jean of 69 High Range Road asked about the stone walls to be relocated and driveways to be removed. E Mitchell clarified the location of the relocated walls. J St Jean asked about the driveway that was identified for closure. J.R. Trottier responded that the sight distance was very poor. He also clarified that the existing detention pond on the western side of the new road is not being made any larger.

M. Wing Soares made a motion to approve the Applicant's request for the five (5) waivers to the Subdivision Regulations as outlined in Staff's Recommendation memo dated January 6, 2016. R. Brideau seconded the motion. No discussion. Vote on the motion: 7-0-0.

M. Wing Soares made a motion to Grant Final Approval to the lot line adjustment between Tax Map 5 Lot 50-4 at 77 High Range Road (Ronald E. Lawrence, c/o Lorraine Elwood, Owner) and Tax Map 5 Lot 50-5 at 71 High Range Road (Lorraine M. Brooks, Owner), and a subsequent subdivision of Lot 50-5 into 6 lots; Zoned AR-1 (Jon D. Weigler, Applicant), in accordance with the plans prepared by Eric C. Mitchell & Associates, Inc., dated October 13, 2015, last revised December 18, 2015, with the precedent conditions to be fulfilled within two (2) years of the approval and prior to plan signature, and the general and subsequent conditions of approval to be fulfilled as noted in the Staff memo, dated January 6, 2016. R. Brideau seconded. (Conditions of approval noted below). No Discussion. Vote on the motion: 7-0-0.

#### PRECEDENT CONDITIONS

All of the precedent conditions below must be met by the applicant, at the expense of the applicant, prior to certification of the plans by the Planning Board. Certification of the plans is required prior to commencement of any site work, any construction on the site or issuance of a building permit.

1. The Applicant shall address all appropriate items from the Planning & Economic Development/Public Works & Engineering/Tighe and Bond review memo dated January 6, 2016.

2. The Applicant shall provide the Owner's signature on the plans.

3. The Applicant shall provide a digital (electronic) copy of the complete final plan to the Town prior to plan signature by the Board in accordance with Section 2.05.n of the regulations.

4. The Applicant shall provide a check for \$25 (made payable to the

Rockingham County Registry of Deeds) to pay for the LCHIP tax that became effective on recording of all plans and documents at the registry on July 1, 2008 **or** shall record the plan and submit the plan number and date of recording to the Town within one week of that submission date to the Registry of Deeds.

- 5. The applicant shall note all general and subsequent conditions on the plans (must be on a sheet to be recorded, or a separate document to be recorded with the subdivision plan), per the new requirements of RSA 676:3.
- 6. Outside consultant's fees shall be paid within 30 days of conditional site plan approval.
- 7. Financial guarantee if necessary.
- 8. Final engineering review.

<u>PLEASE NOTE</u> If these conditions are not met within two (2) years to the day of the meeting at which the Planning Board grants approval, the board's approval will be considered to have lapsed and re-submission of the application will be required. See RSA 674:39 on vesting.

### **GENERAL AND SUBSEQUENT CONDITIONS**

All of the conditions below are attached to this approval.

- No construction or site work for the subdivision may be undertaken until the pre-construction meeting with Town staff has taken place, filing of an NPDES-EPA Permit and the site restoration financial guaranty is in place with the Town. Contact the Department of Public Works to arrange for this meeting.
- 2. The project must be built and executed exactly as specified in the approved application package unless modifications are approved by the Planning Department & Department of Public Works, or if staff deems applicable, the Planning Board.
- 3. All of the documentation submitted in the application package by the applicant and any requirements imposed by other agencies are part of this approval unless otherwise updated, revised, clarified in some manner, or superseded in full or in part. In the case of conflicting information between documents, the most recent documentation and this notice herein shall generally be determining.
- 4. It is the responsibility of the applicant to obtain all other local, state, and federal permits, licenses, and approvals which may be required as part of this project (that were not received prior to certification of the plans). Contact the Building Division at extension 115 regarding building permits.

250 G. Verani returned to his seat at 7:37 PM.

Application Acceptance and Public Hearing for review of a waiver from the В. Site Plan Regulations Section 6.01.c requiring placement of the final pavement wearing course prior to the issuance of a Certificate of Occupancy to the previously approved site plan (September 2, 2015) for Market Basket Shopping Center - DeMoulas Super Markets, Inc. (Applicant and Owner, 34 Nashua Road, Tax Map 10 Lot 52, Zoned Woodmont Commons PUD), Robert D. and Stephen R. Lievens, c/o NAA Associates, Joanne Joyce (Owner, 5 Garden Lane, Tax Map 10 Lot 54-1, Zoned Woodmont Commons PUD), and Pillsbury Realty Development (Owner, 15 Pillsbury Road, Tax Map 10 Lot 41, Zoned Woodmont Commons PUD). 

J. R. Trottier summarized the request. He explained the phasing plan for the Market Basket redevelopment site. He said they are completing Phase 1 and 2, which includes the new retail space, reconfiguration of existing parking, additional parking and construction of a detention basin. J. R. Trottier continued that the applicant is seeking CO's to move tenants from the current retail space to their new locations. A pavement waiver is required in order to obtain a CO due to the winter weather. Staff supports granting the waiver with the conditions outlined in the memo.

Chairman Rugg asked for Board input. A. Chiampa asked about the project status. J.R. Trottier clarified the schedule and status of the project. G. Verani asked if there is a safety concern with granting this waiver. J.R. Trottier responded that there would not be because Town requirements ensure that curbing, lighting and striping will all be in place. M. Wing Soares asked if there would be any damage to the pavement. J.R. Trottier responded that any damage would be repaired prior to placement of the wearing course. T. Combes asked about traffic flow. J.R. Trottier described the traffic pattern around the perimeter of the site. A. Chiampa asked when the fencing would be removed. A. Rugg stated that the Heritage Commission had recently reviewed a change to the elevation plan for Annie's Hallmark and had viewed it favorably.

Chairman Rugg asked for public input. There was no public input provided.

M. Wing Soares made a motion to approve the Applicant's request for the waiver to the Site Plan regulations as outlined in Staff's Recommendation memo dated January 6, 2016. R. Brideau seconded the motion. No discussion. Vote on the motion: 8-0-0.

M. Wing Soares made a motion to grant final approval as outlined in Staff's Recommendation memo dated January 6, 2016. R. Brideau seconded the motion. (Conditions of approval noted below). No discussion. Vote on the motion: 8-0-0.

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298	1.	Appropriate financial guarantee is provided to, and meets the approval
299		of, the DPW to ensure installation of the wearing course of pavement.
300	2	All allows are dead for the little and the latest and the little
301	2.	All other required improvements shall be completed prior to the
302		issuance of a CO for Phase 1, except for landscaping as permitted by
303		the regulations.
304	2	The englished and DDM to simple and sometimes that the
305	3.	The applicant and DPW to sign an agreement which stipulates that the
306		wearing course of pavement will be installed in accordance with the
307		approved plans, and that if all work is not completed to the Town's
308		satisfaction by the date established in that agreement, the developer
309		shall release to the Town the amount of the financial guarantee
310 311		established by condition #1, so that the Town can complete the work.
312		
313	Adjourns	nont
314	<u>Adjournn</u>	ment.
315	M Wing	Soares made a motion to adjourn the meeting. R. Brideau
316	seconded the motion. Vote on the motion: 8-0-0.	
317	Seconde	the motion. Vote on the motion, o v v.
318	The meeting adjourned at 7:50 PM.	
319	1110 111000	ng dajodimed de 7155 i in
320	These minutes were prepared by John Vogl, GIS Manager/Comprehensive Planner	
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322	Respectfully Submitted,	
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325		
326	Chris Davi	es, Assistant Secretary

#### **STAFF RECOMMENDATION**

**To:** Planning Board **Date:** January 6, 2016

**From:** John Vogl, GIS Manager | Comprehensive Planner

Cynthia A. May, Planner

John R. Trottier, PE, Assistant Director of Public Works

Re: 71-77 High Range Road Subdivision Plan

**Application:** Application Acceptance and Public Hearing for formal review of a

lot line adjustment between Tax Map 5 Lot 50-4 at 77 High Range Road (Ronald E. Lawrence, c/o Lorraine Elwood, Owner) and Tax Map 5 Lot 50-5 at 71 High Range Road (Lorraine M. Brooks, Owner), and a subsequent subdivision of Lot 50-5 into 6 lots;

Zoned AR-1 (Jon D. Weigler, Applicant).

• <u>Completeness</u>: There are no outstanding checklist items. Staff recommends the application be accepted as complete.

- <u>Board Action Required</u>: Motion that the Planning Board Accept the Application as Complete per Staff's Recommendation memo dated January 6, 2016.
- <u>Waivers:</u> The applicant has requested the following **five (5) waivers** to the Subdivision Plan Regulations:
  - 1. Section 3.03.E requiring that side lot lines be substantially within 10 degrees at right angles to the street lines for a minimum of 100 feet. The applicant proposes to maintain the lot line to within 10 degrees for a distance of 50 feet. Staff supports *granting* the waiver because the lots retain a sensible shape relative to potential building sites.
  - 2. Section 3.09.S.8 requiring that when two streets intersect, neither street shall have a grade greater than 3% for a minimum distance of 50 feet. Staff supports granting the waiver because the road grade of Quentin is not excessive (5%) and is the best location for the intersection with minimal impact to wetlands and existing infrastructure.
  - 3. Section 4.17.A.13 requiring a locus map on the Topographic/HISS plan. Staff supports *granting* the waiver because the locus plan is shown on other plan sheets, and because adding the locus would cause the need for additional sheets.
  - 4. Section 4.17.A.22 requiring plan and deed references be omitted from the Topographic/HISS plan. Staff supports *granting* the waiver because these are appropriately referenced on the subdivision plan sheets to be recorded.

- 5. Section 3.09.R requiring that the grade for a minor roadway be no more than 4%. Staff supports *granting* the waiver because the length of roadway exceeding 4% is only 167 feet and the proposed grade is less than 8% (max).
- <u>Board Action required</u>: Motion to Approve the Applicant's request for the above five (5) waivers to the Subdivision Regulations as outlined in Staff's Recommendation Memo dated January 6, 2016.
- <u>Recommendation</u>: Based upon the information available to date the Staff recommends **FINAL APPROVAL** of this application with the NOTICE OF DECISION to read substantially as follows:
  - <u>Board Action Required</u>: Motion to Grant Final Approval to the lot line adjustment between Tax Map 5 Lot 50-4 at 77 High Range Road (Ronald E. Lawrence, c/o Lorraine Elwood, Owner) and Tax Map 5 Lot 50-5 at 71 High Range Road (Lorraine M. Brooks, Owner), and a subsequent subdivision of Lot 50-5 into 6 lots; Zoned AR-1 (Jon D. Weigler, Applicant), with the precedent conditions to be fulfilled within two (2) years of the approval and prior to plan signature, and the general and subsequent conditions of approval to be fulfilled as noted in the Staff memo, dated December 2, 2015.

"Applicant", herein, refers to the property owner, business owner, or organization submitting this application and to his/its agents, successors, and assigns.

#### PRECEDENT CONDITIONS

All of the precedent conditions below must be met by the applicant, at the expense of the applicant, prior to certification of the plans by the Planning Board. Certification of the plans is required prior to commencement of any site work, any construction on the site or issuance of a building permit.

- 1. The Applicant shall address all appropriate items from the Planning & Economic Development/Public Works & Engineering/Tighe and Bond review memo dated January 6, 2016.
- 2. The Applicant shall provide the Owner's signature on the plans.
- 3. The Applicant shall provide a digital (electronic) copy of the complete final plan to the Town prior to plan signature by the Board in accordance with Section 2.05.n of the regulations.
- 4. The Applicant shall provide a check for \$25 (made payable to the *Rockingham County Registry of Deeds*) to pay for the LCHIP tax that became effective on recording of all plans and documents at the registry on July 1, 2008 *or* shall

- record the plan and submit the plan number and date of recording to the Town within one week of that submission date to the Registry of Deeds.
- 5. The applicant shall note all general and subsequent conditions on the plans (must be on a sheet to be recorded, or a separate document to be recorded with the subdivision plan), per the new requirements of RSA 676:3.
- 6. Outside consultant's fees shall be paid within 30 days of conditional site plan approval.
- 7. Financial guarantee if necessary.
- 8. Final engineering review.

<u>PLEASE NOTE</u> If these conditions are not met within two (2) years to the day of the meeting at which the Planning Board grants approval, the board's approval will be considered to have lapsed and re-submission of the application will be required. See RSA 674:39 on vesting.

#### **GENERAL AND SUBSEQUENT CONDITIONS**

All of the conditions below are attached to this approval.

- 1. No construction or site work for the subdivision may be undertaken until the pre-construction meeting with Town staff has taken place, filing of an NPDES-EPA Permit and the site restoration financial guaranty is in place with the Town. Contact the Department of Public Works to arrange for this meeting.
- 2. The project must be built and executed exactly as specified in the approved application package unless modifications are approved by the Planning Department & Department of Public Works, or if staff deems applicable, the Planning Board.
- 3. All of the documentation submitted in the application package by the applicant and any requirements imposed by other agencies are part of this approval unless otherwise updated, revised, clarified in some manner, or superseded in full or in part. In the case of conflicting information between documents, the most recent documentation and this notice herein shall generally be determining.
- 4. It is the responsibility of the applicant to obtain all other local, state, and federal permits, licenses, and approvals which may be required as part of this project (that were not received prior to certification of the plans). Contact the Building Division at extension 115 regarding building permits.

#### **MEMORANDUM**

To: Planning Board Date: January 6, 2015

From: Planning and Economic Development Re: Map #: 5 Lot #: 50-4 & 50-5

Department of Public Works & Engineering Wayland Drive

Tighe & Bond, Inc.

Formal Subdivision Application

High Range Road & Quentin Drive

Owner: Ronald E. Lawrence (Lot 50-4)

Lorraine M. Brooks (Lot 50-5)

Applicant: Jon Weigler

Eric C. Mitchell & Associates, Inc. submitted plans and supporting information for the above-referenced project. The DRC and the Town's engineering consultant, Tighe & Bond, Inc. reviewed the submitted plans and information, and review comments were forwarded to the Applicant's engineer. The Applicant submitted revised plans and information and we offer the following comments:

#### **Checklist Items:**

1. There are no checklist items.

#### **Design Review Items:**

- 1. The Applicant has submitted a <u>Waiver Request</u> from Section 3.03.E. of the Subdivision Regulations to allow the lot line between lots 50-33 and 50-34 to be within 10 degrees for 50 feet instead of the required 100 feet. Note: lots referenced in the Waiver Request Letter do not match Assessing Department's lot designations;
- 2. The Applicant has submitted a <u>Waiver Request</u> from Section 3.09.S.8. of the Subdivision Regulations to allow the proposed road to intersect Quentin Drive where the grade of Quentin Drive is more than 3%;
- 3. The Applicant has submitted a <u>Waiver Request</u> from Section 4.17.A.13. of the Subdivision Regulations to allow the Locus Map to be omitted from the Topographic/HISS Plan;
- 4. The Applicant has submitted a <u>Waiver Request</u> from Section 4.17.A.22. of the Subdivision Regulations to allow the Plan References to be omitted from the Topographic/HISS Plan:
- 5. The Applicant has submitted a <u>Waiver Request</u> from Section 3.09.R. of the Subdivision Regulations to allow the roadway grade to be greater than 4%, but less than 8% per Section 3.09.R.4.;
- 6. The Applicant should revise the proposed R.O.W. to include radii at the intersection of the proposed road and Quentin Drive in accordance with section 3.09.s.3. of the Subdivision Regulations;
- 7. The Applicant should label the proposed roadway (Wayland Drive) on all applicable sheets:
- 8. The Applicant should address the following comments relative to the Plan Profile;

Memorandum - Tax Map: 5 Lot: 50-4 & 50-5 Wayland Drive Formal Subdivision Application High Range Road & Quentin Drive Owner: Ronald E. Lawrence (Lot 50-4) Lorraine M. Brooks (Lot 50-5) Applicant: Jon Weigler January 6, 2015 Page 2

- a. The Applicant should consider adding erosion control measures at the outlet of the proposed treatment swale (rip-rap, erosion control blankets, etc.);
- b. The connection of the proposed underground electric system to the existing electrical system along Quentin Drive should be clarified.
- 9. The Applicant should address the following comments relative to the Intersection Sight Distance Plan;
  - b. The Applicant should clarify how the slope will be regraded to meet the sight distance requirements and add spot grade/finish grade lines as required.
- 10. The Applicant should address the following comments relative to the Cross Sections;
  - a. The sections should be revised to show the structural layers (gravels) extending to the side slopes of the road per the Town of Londonderry Typical Details for Site and Roadway Infrastructure.
- 11. The Applicant should address the following comments relative to the Drainage Summary;
  - a. Node 1R shows the inlet to be 12.00 and the outlet to be 11.05. This should match what is shown on the plan (396.95 and 396.00, respectively);
  - b. The inlet invert for Device #1 in EP2 is modeled at 387.74 but is shown to be 387.49 on the plans. This should be revised to match in both the pre- and post-development conditions:
  - c. As currently shown on the plans, subcatchment areas 8 and 11 do not match the grading as appears that the majority of the areas drain to the southeast of the site rather than to the proposed stormwater management system. The Applicant should clarify how these areas drain:
  - d. Hydraulic grade line elevations should be added to the pipe, swale and detention pond summary tables;

#### **Board Action Items:**

1. The Applicant is requesting <u>Five (5) Waivers</u> to the Subdivision Regulations as noted in their letter dated December 17, 2015. The Board will need to consider each waiver under this application.

MAP 6 LOT 110-8
DONALD D. &
DONALD D. &
DEBORAH S. MCKITTERICK
74 HIGH RANGE ROAD
LONDONDERRY, NH. 03053
3813/2093
ZONED: AR-1 LOT 50–12
IL & JESSY HEBERT
QUENTIN DRIVE
ONDERRY, NH. 03053
5444/2687
ZONED: AR-1 MAP 5 LOT 50-11
CHRISTOPHER B. &
BRIDGET C. GINGROW
4 QUENTIN DRIVE
LONDONDERRY, NH. 03053
4891/460
ZONED: AR-1 JUENTIN DRIVE 3.82.11.28S 249.49 (VARIABLE WIDTH 11.28 3.82.11.28S . 30.02° 41.812 N6671'33"W 39.61' 15.22 PROPOSED DRAINAGE EASEMENT 10.8E 504.20,34,E EXISTING DRAINAGE EASEMENT R=1291.74 114.16 PROPOSED DRAINAGE EASEMENT N09'39'56"E TAX MAP 5 LOT 50 1.70 Ac. 73,988 S.F. T 32.60.G8N1 50 10 1 1 K (VARIABLE WIDTH CLASS V) THOMAS SOKOLOSKI, CERTIFIED WETLAND SCIENTIST #: ENVIRONMENTAL CONSULTANTS, L.L.C. OF BOW, NH, P WETLAND MAPPING ON SEPTEMBER 3, 2015 ACCORDIN OF ENGINEERS WETLAND DELINEATION MANUAL AND TI SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VIJANUARY 2012, US ARMY CORPS OF ENGINEERS. N5972'38"W EXISTING HOUSE L=311.64 S11.40.48"W 106.94' L=130.35' R=400.00' 50-EXISTING SHED 350.00 PROPOSED SLOPE EASEMENT TAX AND (3) 15.45 MAP 5 L 1.90 82,685 N52:54'31"W L=220. L=192.95' 325. <del>and the second of the second </del> N66°10'16"W (2) LOT 50-)TES Ac. PROPOSED SLOPE EASEMENT L=90.16' M"ZE'80'08N MAP 5 LOT 50-30
E K. LAROCHELLE REV 1
3 LORRAINE DRIVE
LONDONDERRY, NH. 03053
4947/2668
ZONED: AR-1 EXISTING DRIVE TO BE REMOVED MAP 5 1 1.15 49,980  $\bigcirc$ LOT 126.44.37"E Ac 27.70. 19.23' 1.0 1.0 AP 5 L 07 46,717 4 150.9<sub>6</sub>, . [0] S.F. 150.96 09.95 1 =25.00<sup>2</sup> =26.18<sup>2</sup> (5) MAP 5 LOT 50-29
JOSEPH P. MARRELLO
5 LORRAINE DRIVE
LONDONDERRY, NH. 03053
5542/930
ZONED: AR-1 MAP 5 L 1.29 56,192 N28°47'35"E 3,11,70.1LM N70°23′52″W Ac. CUL DE SAC R=75.00' L=392.70' 100.00' TAX MAP 5 L 1.46 63,552 6 ROBERT LOT 50-Ac. 490.07 LORRAINE DRIVE

NDERRY, NH. 03053 MAP 5

3262/2069 RICHARD S.

ZONED: AR-1 9 LO N00.38,06," LOT 50-28 & BARBARA D. WATTS RRAINE DRIVE 10 Ac 255.94 ,996  $\bigcirc$ 5 LOT 50-27 5. & LIANNE M. GRAY LORRAINE DRIVE NDERRY, NH. 03053 5449/2253 ZONED: AR-1 99.98, MAP 5 LOT 50-2
EDWARD L. & JANET M. ST. JEAN
69 HIGH RANGE ROAD
LONDONDERRY, NH. 03053
2494/1654
ZONED: AR-1 N<sub>40</sub>:52:29:W W"85'70'88N '12.85S 59.009 MAP 6 LOT 110-3
BENJAMIN T. CHEN
YUNG YU
60 HIGH RANGE ROAD
LONDONDERRY, NH. 03053
2701/2533
ZONED: AR-1 SHEET 3 OF ERIC C. MITCHELL & ASSOC. INC.

PLANNING - SURVEYING - ENVIRONMENTAL

P.O. BOX 10298, 106 SO. RIVER RD., BEDFORD N.H. 03110-0298

PH. (603) 627-1181

OF 22 REV: A DWG: D15039WA FLD. BK/PG: 533/30 JOB NO. 15-39 TAX MAP 5 LOTS 50-4 & HIGH RANGE ROAD & QUENTIN LONDONDERRY, LOT 50-4, TAX MAP 5
R.C.R.D. VOL. 4844 PG. 2482
RONALD E. LAWRENCE
C/O LORRAINE ELWOOD
77 HIGH RANGE ROAD
LONDONDERRY, NH 03053 ON DATE: APPROVED BY THE LONDONDERRY, NH PLANNING BOARD CERTIFIED BY: 2670 HARBOR HILL LANE LAS VEGAS, NV 89117 LOT 50-5, TAX MAP 5 R.C.R.D. VOL. 5164, PG. 1502 LORRAINE M. BROOKS PRESENTOWNER LOT 50-4:

RONALD E. LAWRENCE
C/O LORRAINE ELWOOD

77 HIGH RANGE ROAD, LONDONDERRY, NH 03053
OWNER LOT 50-5:
LORRAINE M. BROOKS
2670 HARBOR HILL LANE, LAS VEGAS, NV 89117
PREPARED FOR: JON WEIGLER
74 PAGE ROAD, LONDONDERRY, NH 03053 OWNERS "WAYLAND DRIV OCTOBER 13, SCALE: I - 어딘 -6 OFPREPARED BY: RECORD: PER PLAN REF. #1 1" PROPOSED SLOPE EASEMENT
PROPOSED WELL RADIUS EASEMENT
PROPOSED DRAINAGE EASEMENT
EXISTING DRAINAGE EASEMENT
EXISTING STONEWALL EDGE OF PAVEMENT
EDGE OF CURBED PAVEMENT
OVERHEAD UTILITIES
MINIMUM BUILDING SETBACK (TYP)
LIMIT OF WETLANDS IRON PIPE FOUND
IRON ROD FOUND
GRANITE BOUND FOUND
CONCRETE BOUND FOUND
IRON ROD TO BE SET
GRANITE BOUND TO BE SET
UTILITY POLE HOUSE NUMBER DRIVE" 2015 120 40° 50-ZH 50-5 DRIVE ¶ 160 FEET



