



DENSITY (DETERMINATION PER 490-704.D)	
ALLOWED:	Conventional Subdivision Layout - 19 LOTS
*Incentive Provision (Per 490-704.D.3) - Discretionary 20% of Conventional Layout 3.8 = 4 Additional Lots	
ALLOWED:	19 + 4 Additional Lots = 23
PROVIDED:	23 LOTS

Total Parcel size must be greater than 40 Acres

SUMMARY TABULATION OF OPEN SPACE	
TOTAL PARCEL AREA	60.43 Ac.
Open Space Required (Minimum 50% of Total Parcel)	30.2 Ac.
Total Open Space Provided	35.59 Ac.
Minimum Upland Open Space Required (50% of required OS)	15.1 Ac.
Minimum Upland Open Space Provided	24.5 Ac.

PRESENT ZONING DISTRICT: RURAL
MINIMUM LOT REQUIREMENTS:
MINIMUM FRONTAGE: 100' (75' on a Curve)
MINIMUM LOT SIZE: 25,000 s.f.
LOT SETBACKS:
FRONT - 30 FEET
SIDE - 15 FEET
REAR - 30 FEET

23 Single Family Open Space Lots
1,900± L.F. Road
Lot Areas Average 38, 000 S.F.
Minimal Lot width to Provide
Open Space Along Duston Road

3	11-27-19	WATER EXTENSION PLAN + TOWN COMMENTS	IJA
2	9-26-19	RCCD & TOWN COMMENTS	IJA
1	8-9-19	RCCD & DES WETLANDS BUREAU COMMENTS	JAB/PDM/IJA
NO.	DATE	REVISION	BY

OPEN SPACE PRESERVATION LAYOUT PLAN
PRELIMINARY RESIDENTIAL SUBDIVISION
"Duston Farm II"
19-51 DUSTON ROAD
SALEM, NEW HAMPSHIRE
PREPARED FOR:
CEDAR CREST DEVELOPMENT
25 BUTTRICK ROAD, LONDONDERRY, NH 03053
PREPARED BY:

MEISNER BREM CORPORATION
202 MAIN STREET, SALEM, NH 03079 (603) 893-3301
142 LITTLETON ROAD, SUITE 16, WESTFORD, MA 01886 (978) 692-1313

SCALE: 1"=100'	SHEET: 4 OF 18	June 13, 2019
OWNER OF RECORD: DUSTON REALTY TRUST SUSAN SHIELDS, TR. 71 MOUNTAIN ROAD RAYMOND, NH 03077 DEED REFERENCE: B. 3752 P. 2132		APPROVED BY THE SALEM PLANNING BOARD:
ZONING CLASS: RURAL	JOB NO.: 7843	4

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