

1. Planning Board Regular Meeting Agenda Amended

Documents: [20160204 NCPB AGENDA AMENDED.PDF](#)

2. 20160204 Staff Reports And Plans

Documents: [20160204 18 AND 22 24 HUTCHINSON STREET SUBDIVISION STAFF REPORT.PDF](#), [20160204 18 AND 22 24 HUTCHINSON ST SUBDIVISION PLAN.PDF](#), [20160204 5 AND 8 PROSPECT AVE SITE PLAN STAFF REPORT.PDF](#), [20160204 5 AND 8 PROSPECT STREET SITE PLAN.PDF](#)



February 4, 2016

AMENDED AGENDA

To: NCPB Members

From: Planning Staff

Re: Meeting, February 4, 2016

A regular meeting of the Nashua City Planning Board will be held on Thursday, at 7:00 p.m. in the City Hall Auditorium, 3rd floor, 229 Main Street. The Planning Staff will be available at 6:30 p.m. to answer any questions the Board or Public might have concerning the following proposed agenda.

- A. Call to Order
- B. Roll Call
- C. Approval of Minutes – January 14, 2016
- D. Communications
- E. Report of Chairman, Committee, & Liaison
- F. Executive Session

OLD BUSINESS – CONDITIONAL / SPECIAL USE PERMITS

None

OLD BUSINESS - SUBDIVISION PLANS

None

OLD BUSINESS – SITE PLANS

None

NEW BUSINESS – CONDITIONAL / SPECIAL USE PERMITS

None

NEW BUSINESS – SUBDIVISION PLANS

1. Leanne Visnaskas (Owner) Milton Edwards Family, LLC (Applicant) - Application and acceptance of proposed voluntary revocation of recorded approved subdivision plan No. 36727 per RSA 676:4-a, approved on November 19, 2009. 18 and 22-24 Hutchinson Street, Sheet 127 - Lots 28 and 30. Zoned "RB" - Urban Residence, Ward 4.

NEW BUSINESS – SITE PLANS

2. Southern New Hampshire Medical Center (Owner) - Application and acceptance of proposed site plan to amend NR1304 & NR1707 to show proposed handicap ramp, parking lot grading, and garage access improvements. Property is located at 5 & 8 Prospect Street. Sheet 31 - Lots 22 & 30. Zoned "D1/MU" Downtown 1/Mixed Use. Ward 4.

OTHER BUSINESS

1. Review of tentative agenda to determine proposals of regional impact.
2. Resolution 15-193 (Sale of City Property to Residents of Radcliff and Shore Drives)

DISCUSSION ITEM

None

NONPUBLIC SESSION

The Planning Board will need to make a motion to enter into a Nonpublic Session under RSA 91-A:3, II (e) for consideration or negotiation of pending claims or litigation which has been threatened in writing or filed against the public body.

NEXT MEETING

February 18, 2016

ADJOURN

WORKSHOP

ACCOMMODATIONS FOR THE SENSORY IMPAIRED

**"SUITABLE ACCOMMODATIONS FOR THE SENSORY IMPAIRED
WILL BE PROVIDED UPON ADEQUATE ADVANCE NOTICE."**

CONDUCT AT PLANNING BOARD MEETING

When the meeting is called to order, the only talking allowed in the Auditorium will be remarks addressed to the Chairman. Except for the original presentation of the subject or application, each person speaking for or against shall be limited to five (5) minutes until all have been given an opportunity to be heard, at which time each person may be allowed additional time if deemed necessary by the Board or the Chairman. When you are recognized by the Chairman, proceed to the podium, using the microphone, state your name and address and then make your comments. Courtesy is shown when you reserve your comments for the proper time.

PLEASE BE COURTEOUS

By Order of the Chair

NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Linda Panny, Planner I
FOR: February 4, 2016
RE: **New Business #1 - Subdivision Plan**

I. Project Statistics:

Owners: Leanne Visnaskas and April and Edward Bracetty
Applicant: Milton Edwards Family, LLC
Proposal: Subdivision revocation
Location: 18 and 22-24 Hutchinson Street
Total Site Area: 21,968 sf
Existing Zoning: RB Urban Residence
Surrounding Uses: Residential

II. Background Information:

On November 19, 2009 the Planning Board approved a lot consolidation and lot line relocation. Please see the staff report, letter of approval and minutes attached. Also see the letter from J. Bradford Westgate, Esq. dated December 8, 2015 on behalf of the applicant. April and Edward Bracetty, owners of 22-24 Hutchinson Street, are not a party to this request.

III. Project Description:

The purpose of this request is to revoke Plan No. 36727 This is being done per RSA 676:4-a Revocation of Recorded Approval. A copy of the RSA is attached. If approved, a Declaration of Revocation will be recorded as required by RSA 676:4-a, III. The applicant or other individual may reapply for subdivision approval at a future date.

Staff Recommendations and Findings:

The Planning Board should make a determination that the plan meets, or does not meet the requirements outlined in the Subdivision NRO § 190-138(G). The Board should review these prior to making a motion. If the Planning Board chooses to disapprove the plan, specific reasons should be given. If the Planning Board chooses to approve this plan, staff recommends the following stipulation be made part of that approval:

None

ABUTTERS:

LOTS 30 & 31/SHEET 127
LEANNE VSNASKAS
11 ATHONTON AVENUE #7
NASHUA, NH 03064
BK. 7970/PG. 0459
BK. 7970/PG. 0455

LOT 28/SHEET 127
APRIL BRACETTY
PAOLO MENESES
18 HUTCHINSON STREET
BK. 8004/PG. 0104
NASHUA, NH 03064

LOT 26/SHEET 127
DOROTHY R. FALKOWSKI
STEPHEN A. & SUSAN L. FALKOWSKI
18 HUTCHINSON STREET
NASHUA, NH 03064-2579
BK. 0/PG. 0 (1900)

LOTS 32 & 34/SHEET 127
JOHN T. MARTIN
18 HUTCHINSON STREET
NASHUA, NH 03064-2579
BK. 7870/PG. 996
BK. 5721/PG. 1716

LOT 36/SHEET 127
WAYNE P. & KATHY L. LABATTE
17 HUTCHINSON STREET
NASHUA, NH 03064-2579
BK. 6331/PG. 1649

LOT 102/SHEET 62
LOT 131/SHEET 127
J&S REALTY, LLC & L&J REALTY, LLC
20 TRAFALGAR SQUARE - SUITE 602
NASHUA, NH 03063-1381
BK. 6218/PG. 0135

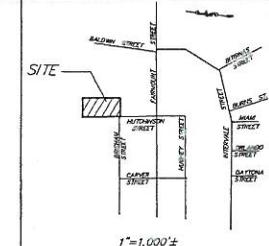
MAYNARD & PAQUETTE
ENGINEERING ASSOC. LLC
23 EAST PEARL STREET
NASHUA, NH 03080

LOT 131/SHEET 127
J&S REALTY, LLC & L&J REALTY, LLC
(VACANT)

REFERENCES:

1. PLAN & PROFILE: HUTCHINSON STREET NASHUA, N.H.
PREPARED BY MAYNARD & PAQUETTE INC., DATED
NOVEMBER 27, 1990 AND ON RECORD WITH THE
CITY OF NASHUA AS PLAN SA-1451 (EFF. 1992).

- STONE BOUND FOUND
- STONE BOUND TO BE SET
- IRON PIPE FOUND
- IRON PIPE TO BE SET
- MINIMUM BUILDING SETBACK
- EXISTING PAVEMENT
- EXISTING BUILDING
- W- EXISTING WATER LINE
- W- PROPOSED WATER LINE
- S- EXISTING SEWER LINE
- S- PROPOSED SEWER LINE
- E- EXISTING ELECTRICAL LINE
- E- PROPOSED ELECTRICAL LINE
- ⊗ WATER SERVICE VALVE
- ⊙ SEWER MANHOLE
- ⊕ UTILITY POLE



LEGEND

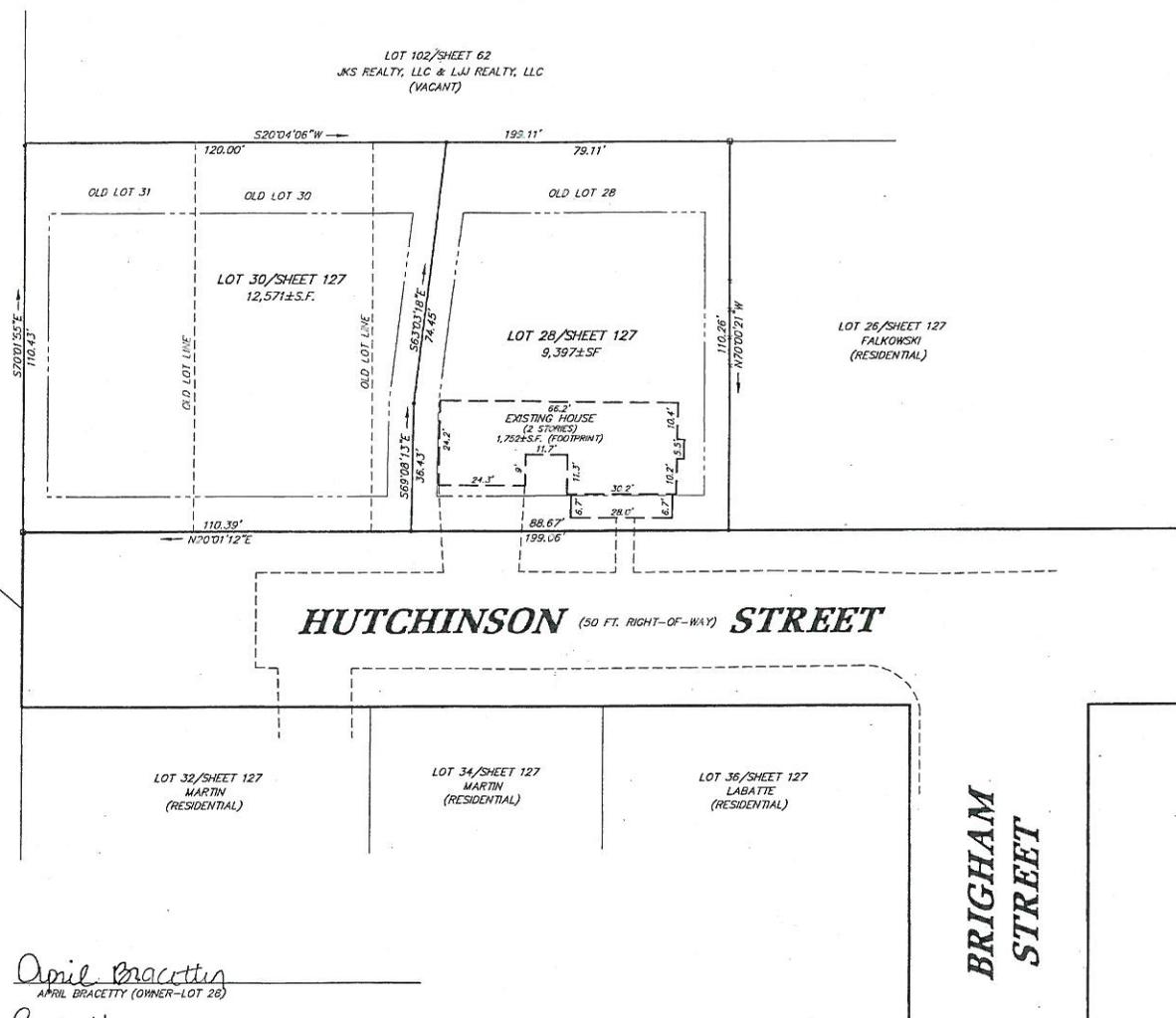
VICINITY

NOTES:

1. PRESENT ZONING - "R8" (ONE AND TWO FAMILY)
2. EXISTING & PROPOSED USE - RESIDENTIAL
3. THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE LOTS 30 AND 31 INTO NEW LOT 30 AND TO RELOCATE THE LOT LINE BETWEEN NEW LOT 30 AND 28.
4. TOTAL AREA OF PARCEL = 21,968 S.F.
5. LOTS ARE/WILL BE SERVED BY MUNICIPAL SEWER AND PENNICHUCK WATER WORKS.
6. AREA OF EXCHANGE:

OLD AREA	NEW AREA	AREA OF EXCHANGE
LOT 28: 11,030 S.F.	9,397 S.F.	-1,633 S.F.
LOT 30: 9,518 S.F.	12,571 S.F.	+7,053 S.F.
LOT 31: 1,420 S.F.	0 S.F.	-1,420 S.F.
TOTALS:	21,968 S.F.	0
7. PERMANENT MARKERS SET AT ALL LOT CORNERS ON 12/2/09 BY A LICENSED LAND SURVEYOR.
8. DIMENSIONAL REQUIREMENTS:

LOT 28	LOT 30
MINIMUM LOT AREA: 6,000 S.F.	9,397 S.F.
FRONT YARD SETBACK: 20 FT.	12,571 S.F.
SIDE YARD SETBACK: 7 FT.	72,571 S.F.
REAR YARD SETBACK: 20 FT.	
MIN. OPEN SPACE: 35% MIN.	
MIN. LOT WIDTH: 50 FT.	
MIN. LOT FRONTAGE: 50 FT.	
MIN. LOT DEPTH: 80 FT.	
9. FUTURE BUILDING CONSTRUCTION SHALL INCORPORATE FOUNDATION DRAINAGE SYSTEMS EXCEPT WHERE AN INVESTIGATION ESTABLISHES THAT SPECIFIC BUILDING SITES ARE LOCATED ON WELL GRADED SOILS AND THAT SUCH SYSTEMS ARE NOT REQUIRED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATIONS OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THIS PLAN PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION, AND APPROPRIATE REMEDIAL ACTION SHALL BE TAKEN PRIOR TO PROCEEDING WITH THE WORK.
11. THE SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE.
12. SHEET 1 TO BE RECORDED AT THE M.C.R.D.
13. PARKING REQUIRED (L.U.C. 18): 2 SPACES PER UNIT
PARKING PROPOSED: 2 SPACES PER UNIT
14. UTILITIES INCLUDING ALL ELECTRIC, TELEPHONE, CABLE TELEVISION, AND OTHER COMMUNICATION LINES, BOTH MAIN AND SERVICE CONNECTIONS, SERVICING NEW DEVELOPMENTS SHALL BE PROVIDED BY UNDERGROUND WIRING WITHIN EASEMENTS OR DEDICATED PUBLIC RIGHT-OF-WAY, INSTALLED IN ACCORDANCE WITH THE BOARD OF PUBLIC WORKS SPECIFICATIONS.
15. THE PROPOSED DRIVEWAY MEETS SITE DISTANCE REQUIREMENTS PER ARTICLE XXX SECTION 190-208 OF THE CITY OF NASHUA LAND USE CODE.
16. THE APPLICANT SHALL COMPLETE ALL REQUIRED STREET AND UTILITY IMPROVEMENTS TO THE SATISFACTION OF THE CITY ENGINEER, CONSISTENT WITH ARTICLE V OF THE CITY ENGINEER SHALL SUBMIT A WRITTEN STATEMENT TO THE BOARD THAT THE IMPROVEMENTS COMPLY WITH THE STANDARDS REQUIRED BY THIS SECTION.
17. STREET RESTORATION TO BE IN ACCORDANCE WITH N.H.C. SEC. 285-13.
18. ON NOVEMBER 15, 2008, THE NASHUA CITY PLANNING BOARD APPROVED THE PLAN WITH THE FOLLOWING STIPULATIONS:
 1. PRIOR TO RECORDING THE PLAN, THE APPLICANT SHALL ADD A NOTE TO THE PLAN STATING THE DATE THE BOUNDS WERE SET (SEE NOTE #7).
 2. PRIOR TO RECORDING THE PLAN, THE APPLICANT SHALL POST A BOND FOR ALL PUBLIC IMPROVEMENTS WHICH SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEERING DEPARTMENT AND CORPORATE COUNSEL.
 3. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, DOCUMENTS PERTAINING TO THE STORMWATER DETENTION AND MAINTENANCE PLAN SHALL BE RECORDED.
 4. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, A PRECONSTRUCTION CONFERENCE SHALL BE HELD WITH THE PLANNING DEPARTMENT STAFF. IT IS THE OWNER/APPLICANT'S RESPONSIBILITY TO CONTACT THE PLANNING STAFF.



HUTCHINSON (50 FT. RIGHT-OF-WAY) STREET

BRIGHAM STREET

REV	DATE	DESCRIPTION
01	10/29/09	REVISED PER PLANNING BOARD APPROVAL
02	10/29/09	REVISED PER PLANNING BOARD APPROVAL
03	11/19/09	ADD CHANGES TO THIS SHEET
04	11/19/09	ADD CHANGES TO THIS SHEET
05	11/19/09	ADD CHANGES TO THIS SHEET
06	11/19/09	ADD CHANGES TO THIS SHEET

APPROVED BY THE CITY OF NASHUA PLANNING BOARD

SECRETARY: *[Signature]* DATE: 11-19-09

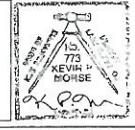
April Bracetty
APRIL BRACETTY (OWNER-LOT 28)

Paolo Meneses
PAOLO MENESES (OWNER-LOT 28)

Leanne Vsnaskas
LEANNE VSNASKAS (OWNER-LOT 30)

Paul Chen
MILTON EDWARDS FAMILY, LLC (APPLICANT)

I CERTIFY THAT THIS PLAN WAS PREPARED FROM BOUNDARY INFORMATION SHOWN ON PLAN REFERENCE 1 AND A FIELD SURVEY LAST MADE ON THE GROUND IN MAY, 2008, HAVING A MAXIMUM ERROR OF CLOSURE OF 1:10,000.



SCALE: 1" = 20' DATE: JUNE 25, 2008

ENGINEERING ASSOCIATES
Maynard & Paquette
Engineering Associates, LLC
Consulting Engineers and Land Surveyors
23 East Pearl Street, Nashua, N.H. 03060
Phone: (603)883-8433 Fax: (603)883-7227

KPM	APB	CHECKED	APPROVED	BOOK & PAGE	06	D	12043

36727 June 171

NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Linda Panny, Planner I
FOR: February 4, 2016
RE: **New Business #2 - Site Plan**

I. Project Statistics:

Owner: Southern New Hampshire Medical Center
Proposal: Amendment to site plan to show proposed handicap ramp and garage access improvements
Location: 5 & 8 Prospect Street
Total Site Area: 5.403 acres (235,370 sf)
Existing Zoning: D1/MU – Downtown-1/Mixed Use
Surrounding Uses: Commercial & Residential

II. Background Information:

The site is home to the Southern New Hampshire Medical Center campus. Today the medical center occupies several surrounding blocks. Over the years they have appeared before the planning board for building additions and site improvements.

III. Project Description:

The proposed project involves reconstruction of the entry at 8 Prospect Street and handicap lot to improve the grades and improve accessibility. The plan also proposes the construction of a handicap ramp to allow for handicap access from the Prospect Street parking garage. As the site is in the Mixed Use District, a Site Plan Suitability Report has been prepared (see attached).

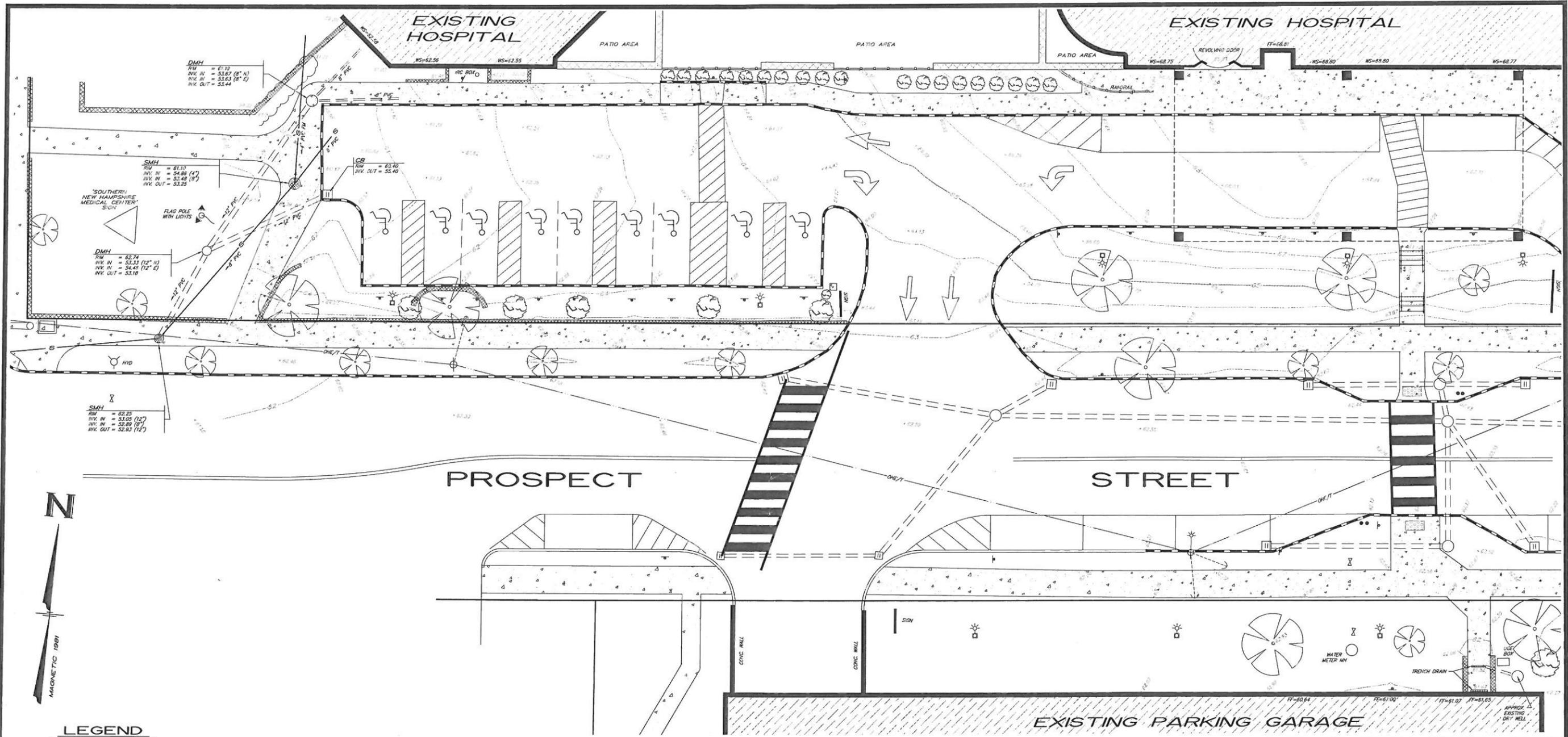
According to the drainage letter submitted by the applicant, construction will result in a slight increase in impervious surfaces. However, the stormwater that currently collects at the 5 Prospect Street main door via a trench drain is discharged into an existing dry well. The small increase will continue to be collected and treated through the dry well.

City staff reviewed the plans. There are outstanding comments from the Engineering Dept. that still need to be addressed (see attached correspondence).

Staff Recommendations and Findings:

The Planning Board should make a determination that the plan meets, or does not meet the requirements outlined in the Site Plan NRO § 190-146(D). The Board should review these prior to making a motion. If the Planning Board chooses to disapprove the plan, specific reasons should be given. If the Planning Board chooses to approve this plan, staff recommends the following stipulation be made part of that approval:

1. Prior to the issuance of a building permit, all comments in letter from Jeanne Walker, PE dated January 22, 2016 shall be addressed to the satisfaction of the Engineering Department.
2. Any work within the right-of-way shall require a financial guarantee.



LEGEND

- 100 — EXISTING GROUND CONTOUR
- 409.5 — EXISTING SPOT ELEVATION
- S — STORM DRAIN & CATCH BASIN
- S — STORM DRAIN & MANHOLE
- S — SANITARY SEWER & MANHOLE
- W — WATER MAIN & HYDRANT
- W — WATER MAIN & GATE VALVE
- U — UTILITY POLE WITH GUY SUPPORT
- S — STREET LIGHT
- O — OVERHEAD ELECTRIC & TELEPHONE
- I — IRRIGATION CONTROL BOX
- S — SIGN
- FF=68.81 — FINISH FLOOR ELEVATION
- WS=68.75 — WINDOW SILL ELEVATION
- B — BUSH LINE
- S — BUILDING SETBACK LINE
- C — CURBING
- V — VERTICAL GRANITE CURBING
- H — HANDICAP PARKING SPACE
- D — DETECTABLE WARNING STRIP
- P — PARKING SPACE COUNT
- H — HANDRAIL
- C — CONCRETE
- R — RETAINING WALL
- T — CONFEROUS TREE
- D — DECIDUOUS TREE
- S — SHRUB

GENERAL NOTES:

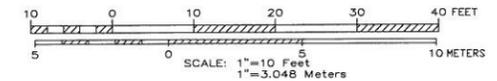
1. THE EXISTING TOPOGRAPHY, AS SHOWN ON THE PLANS, IS BASED ON AN ACTUAL FIELD SURVEY MADE ON THE GROUND IN MAY 2015.
2. THE NASHUA CITY DATUM HAS BEEN USED ON THIS PROJECT. (NASHUA CITY DATUM TO NGVD 1929 DATUM = + 90.47).
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE ACCURACY OF THE EXISTING TOPOGRAPHY PRIOR TO EARTHWORK OPERATIONS. NO CLAIM FOR EXTRA WORK DUE TO TOPOGRAPHIC INACCURACY SHALL BE CONSIDERED AFTER EARTHWORK HAS COMMENCED.
4. THE CONTRACTOR SHALL ONLY USE BENCHMARKS AS PROVIDED BY THE ENGINEER.

UTILITY NOTE

THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND PLOTTED FROM EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

EXISTING CONDITIONS PLAN
(MAP 31, LOTS 22 & 30)

SOUTHERN NH MEDICAL CENTER
5 & 8 PROSPECT STREET
NASHUA, NEW HAMPSHIRE
PREPARED FOR/RECORD OWNER:
SOUTHERN NH MEDICAL CENTER
8 PROSPECT STREET NASHUA, NEW HAMPSHIRE 03060 (603) 577-2000

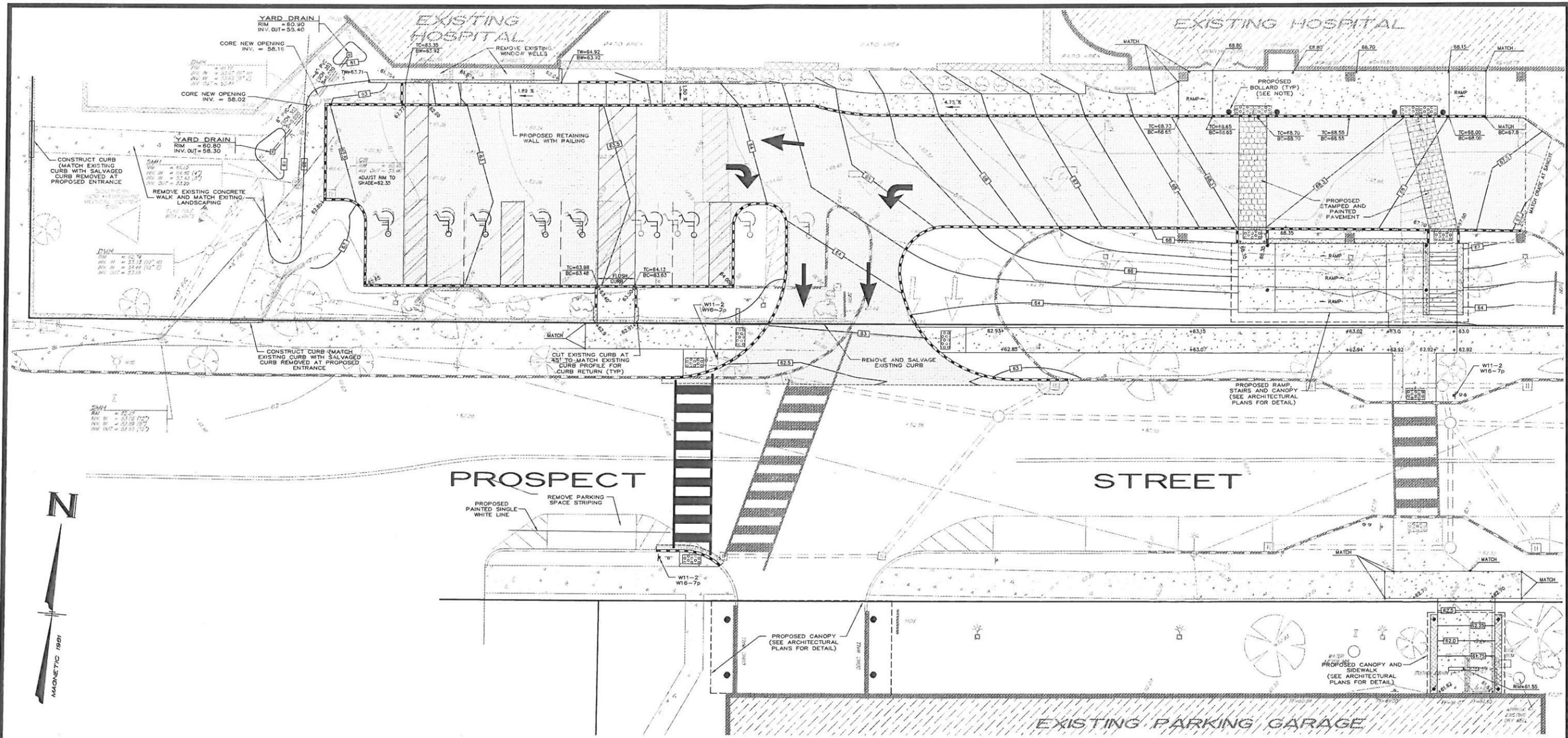


17 NOVEMBER 2015

HSI Hayner/Swanson, Inc.
Civil Engineers/Land Surveyors
Three Congress Street Nashua, New Hampshire 03062-3301
Tel (603) 883-2057 Fax (603) 883-5057
www.haynerswanson.com

No.	DATE	REVISION	BY
1	01/13/16	ADDRESS TECH REVIEW COMMENTS	SJA

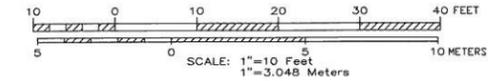
FIELD BOOK: 1191	DRAWING NAME: 1013SW-EC11	1013-SW	2 OF 4
DRAWING LOCATION: R:\1013\DWG\1013-SW		File Number	Sheet



NOTE
 CONTRACTOR TO COORDINATE
 SPECIFIC TYPE OF BOLLARD WITH
 SOUTHERN NEW HAMPSHIRE
 MEDICAL CENTER PRIOR TO
 INSTALLATION.



SITE PLAN
 (MAP 31, LOTS 22 & 30)
SOUTHERN NH MEDICAL CENTER
 5 & 8 PROSPECT STREET
 NASHUA, NEW HAMPSHIRE
 PREPARED FOR/RECORD OWNER:
SOUTHERN NH MEDICAL CENTER
 8 PROSPECT STREET NASHUA, NEW HAMPSHIRE 03060 (603) 577-2000



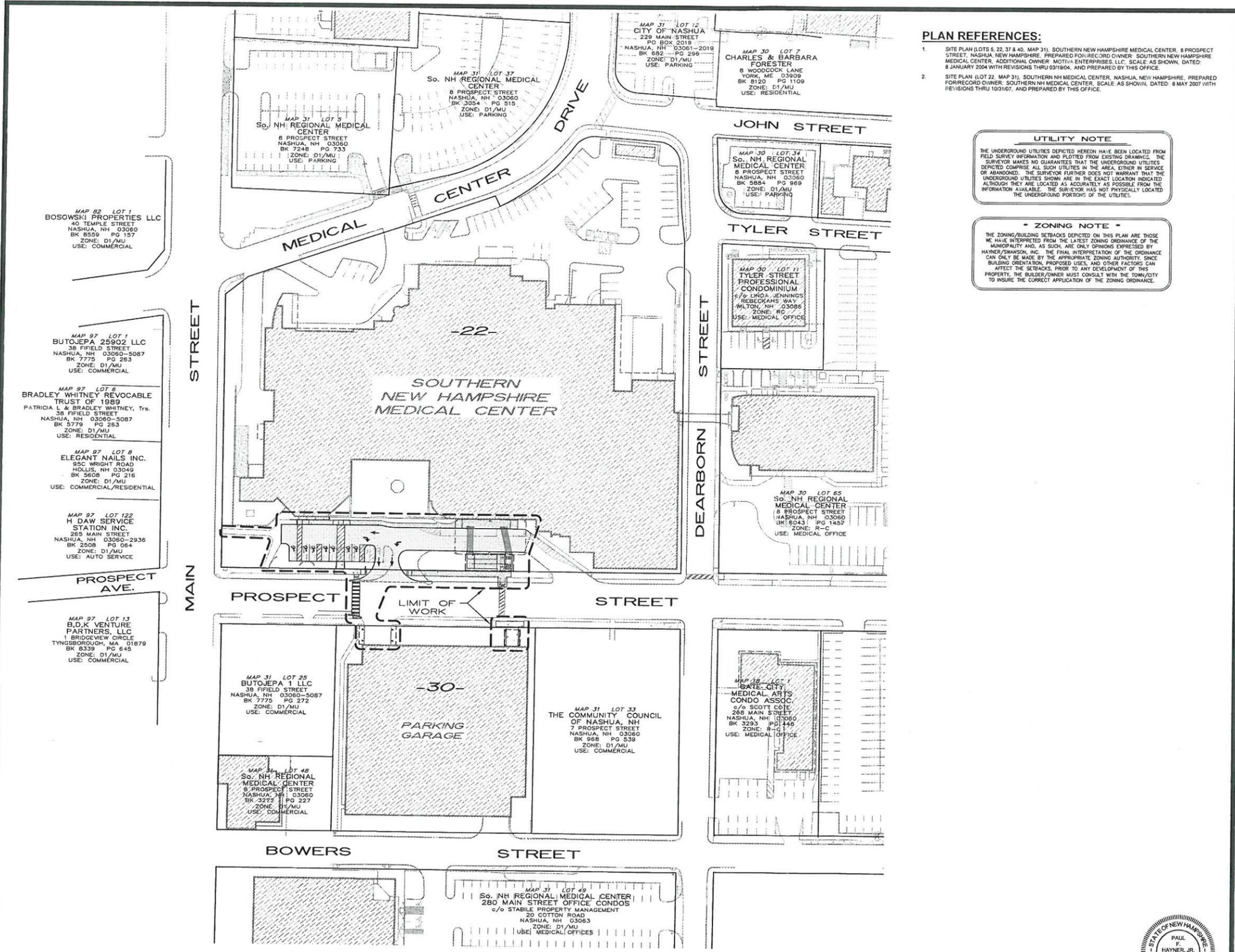
17 NOVEMBER 2015



Three Congress Street, Nashua, New Hampshire 03062-3301
 Tel (603) 883-2057 Fax (603) 883-5057
 www.haynerswanson.com

No.	DATE	REVISION	BY
1	01/13/16	ADDRESS TECH REVIEW COMMENTS	SJA

FIELD BOOK: 1191	DRAWING NAME: 1013SW-F011	1013-SW	3 OF 4
DRAWING LOCATION: R:\1013\DWG\1013-SW		File Number	Sheet



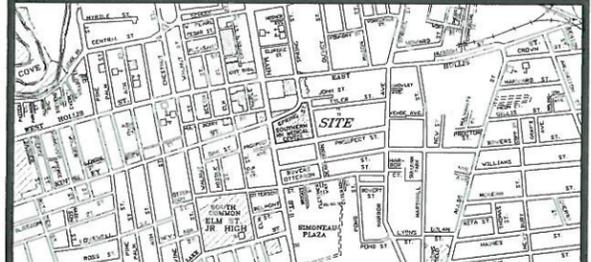
- PLAN REFERENCES:**
- SITE PLAN (LOTS 6, 22, 37 & 40, MAP 31), SOUTHERN NEW HAMPSHIRE MEDICAL CENTER, 8 PROSPECT STREET, NASHUA, NEW HAMPSHIRE, PREPARED FOR/RECORD OWNER, SOUTHERN NEW HAMPSHIRE MEDICAL CENTER, ADDITIONAL OWNER, MOTIVA ENTERPRISES, LLC. SCALE AS SHOWN, DATED: 8 JANUARY 2004 WITH REVISIONS THRU 03/19/04, AND PREPARED BY THIS OFFICE.
 - SITE PLAN (LOT 22, MAP 31), SOUTHERN NH MEDICAL CENTER, NASHUA, NEW HAMPSHIRE, PREPARED FOR/RECORD OWNER, SOUTHERN NH MEDICAL CENTER, SCALE AS SHOWN, DATED: 8 MAY 2007 WITH REVISIONS THRU 10/01/07, AND PREPARED BY THIS OFFICE.

UTILITY NOTE

THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND PLOTTED FROM EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

ZONING NOTE

THE ZONING/BUILDING SETBACKS DEPICTED ON THIS PLAN ARE THOSE WE HAVE INTERPRETED FROM THE LATEST ZONING ORDINANCE OF THE MUNICIPALITY AND, AS SUCH, ARE ONLY OPINIONS EXPRESSED BY HAYNER/SWANSON, INC. THE FINAL INTERPRETATION OF THE ORDINANCE CAN ONLY BE MADE BY THE APPROPRIATE ZONING AUTHORITY. SINCE BUILDING ORIENTATION, PROPOSED USES, AND OTHER FACTORS CAN AFFECT THE SETBACKS, PRIOR TO ANY DEVELOPMENT OF THIS PROPERTY, THE BUILDER/OWNER MUST CONSULT WITH THE TOWN/CITY TO INSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.



VICINITY MAP SCALE: 1" = 1,000'

- NOTES:**
- TOTAL SITE AREA: LOT 22 4.337 ACRES (188,839 SF); LOT 30 1.066 ACRES (46,431 SF)
 - PRESENT ZONING: D-1/MU; DOWNTOWN-1 / MIXED USE
 - MINIMUM LOT REQUIREMENTS:
 - LOT AREA ---
 - LOT FRONTAGE ---
 - LOT WIDTH ---
 - MAXIMUM ALLOWANCES:
 - BUILDING HEIGHT 90 FT
 - NUMBER OF STORIES 6 STY
 - MINIMUM YARD SETBACKS:
 - FRONT YARD 0 FT
 - SIDE YARD 0 FT
 - REAR YARD 10 FT
 - MAXIMUM YARD SETBACKS:
 - FRONT YARD 10 FT
 - SIDE YARD 10 FT
 - LOT NUMBERS REFER TO THE CITY OF NASHUA ASSESSORS MAPS 18, 30, 31, 82 & 97
 - SITE IS SERVICED BY MUNICIPAL SEWER AND WATER BY PENICKCHUCK WATER WORKS.
 - PURPOSE OF PLAN:
 - (A) TO SHOW A PROPOSED HANDICAP RAMP AND CANOPY STRUCTURES AND PARKING LOT GRADING REVISIONS AND ASSOCIATED SITE IMPROVEMENTS UPON LOT 22 AND 30.
 - (B) THIS PLAN AMENDS PREVIOUSLY APPROVED SITE PLANS NR-1304 AND NR-1707.
 - (C) TO SHOW PROPOSED CANOPY TO PARKING GARAGE DRIVE ENTRANCE AND NEW SIDEWALK AND CANOPY TO THE PEDESTRIAN ENTRANCE UPON LOT 30.
 - LOADING:
 - REQUIRED: 6 SPACES
 - PROVIDED: 7 SPACES
 - MONUMENTS, WHERE REQUIRED, TO BE SET BY A LICENSED LAND SURVEYOR AS FOLLOWS:
 - (1) STONE BOUNDS: AT STREET INTERSECTIONS, POINTS OF CURVATURE AND TANGENCY OF PUBLIC STREET
 - (2) IRON PINS: AT LOT CORNERS
 - ALL LANDSCAPING SHALL BE AS SHOWN ON THE PLANS AND CONFORM TO THE APPLICABLE CITY OF NASHUA LAND USE CODE UNDER ARTICLE XXVII.
 - ALL SIGNAGE SHALL CONFORM TO THE APPLICABLE CITY OF NASHUA REGULATIONS WITH ALL PERMITS SECURED PRIOR TO INSTALLATION.
 - SITE IMPROVEMENTS DEPICTED ON THE PLAN SHALL CONFORM WITH TITLE III OF THE AMERICANS WITH DISABILITIES ACT WITH REGARD TO DIMENSION, GRADE AND NUMBER OF PARKING SPACES.
 - IT SHALL BE UNLAWFUL TO MODIFY, CHANGE, OR ALTER ANY STRUCTURE SHOWN ON THIS SITE PLAN IN ANYWAY WHATSOEVER, OR CONVERT OR ALTER ANY STRUCTURE SHOWN ON THIS SITE PLAN, OR CHANGE THE ABOVE USE INDICATED ON THE PLAN WITHOUT RECEIVING APPROVAL FROM THE CITY OF NASHUA PLANNING BOARD.
 - THE STREET ADDRESS WILL BE POSTED ON SITE PRIOR TO THE OCCUPANCY OF THE BUILDING.
 - FUTURE BUILDING CONSTRUCTION SHALL INCORPORATE FOUNDATION DRAINAGE SYSTEMS, EXCEPT WHERE AN INVESTIGATION ESTABLISHES THAT SPECIFIC BUILDING SITES ARE LOCATED IN WELL-DRAINED SOILS AND THAT SUCH SYSTEMS ARE NOT REQUIRED.
 - A PRE-CONSTRUCTION MEETING WITH THE CITY OF NASHUA PLANNING ENGINEERING/FIRE OFFICIALS SHALL TAKE PLACE PRIOR TO ANY WORK BEING PERFORMED.
 - THE APPLICANT SHALL SUBMIT AN ELECTRONIC FILE OF THE SITE PLAN (PLOT) PRIOR TO ISSUANCE OF A BUILDING PERMIT.
 - PRIOR TO A BUILDING PERMIT BEING ISSUED, BONDING FOR ALL PUBLIC IMPROVEMENTS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEERING DEPARTMENT AND CORPORATION COUNSEL.
 - PRIOR TO A BUILDING PERMIT BEING ISSUED, DOCUMENTS PERTAINING TO THE STORM WATER OPERATION AND MAINTENANCE PLAN SHALL BE RECORDED.
 - THE PARCEL IS NOT LOCATED IN ANY SPECIAL FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), HILLSBOROUGH COUNTY, CITY OF NASHUA, NEW HAMPSHIRE, COMMUNITY No. 330057, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PANEL NUMBER: 33011C0514E, DATED: APRIL 18, 2011.
 - NO SITE LIGHTING IS PROPOSED WITH THIS PLAN SET.
 - STREET RESTORATION TO BE IN ACCORDANCE WITH NRO 285-13.
 - HOURS OF OPERATION: 24 HOURS PER DAY / 7 DAYS A WEEK
 - OWNER OF RECORD:
 - MAP 31, LOTS 22 & 30
 - SOUTHERN NEW HAMPSHIRE REGIONAL MEDICAL CENTER
 - 8 PROSPECT STREET
 - NASHUA, NEW HAMPSHIRE 03060
 - HCRO - BK 2296, PG 0285
 - HCRO - BK 3087, PG 530

MASTER SITE PLAN (MAP 31, LOTS 22 & 30)

SOUTHERN NH MEDICAL CENTER

5 & 8 PROSPECT STREET
NASHUA, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:

SOUTHERN NH MEDICAL CENTER

8 PROSPECT STREET NASHUA, NEW HAMPSHIRE 03060 (603) 577-2000

SCALE: 1" = 50 Feet
1" = 15.240 Meters

17 NOVEMBER 2015

HSI Hayner/Swanson, Inc.
Civil Engineers/Land Surveyors
Three Congress Street Nashua, New Hampshire 03062-3301
Tel (603) 883-2057 Fax (603) 883-5057
www.haynerswanson.com

FIELD BOOK: 1191	DRAWING NAME: 1013SW-MSTR	1013-SW	1 OF 4
DRAWING LOCATION: F:\1013\DWG\1013-SW		File Number	Sheet

APPROVED
NASHUA CITY PLANNING BOARD

CHAIRMAN _____ DATE _____

THE UNDERSIGNED DOES HEREBY AGREE TO PERFORM ALL OF THE SITE IMPROVEMENTS AS SHOWN ON THIS PLAN AND AS CONDITIONED OR STIPULATED BY THE NASHUA CITY PLANNING BOARD. ALL REQUIRED SITE IMPROVEMENTS MUST BE COMPLETED OR GUARANTEED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

Paul F. Hayner, Jr.
FOR SO. NH MEDICAL CENTER DATE: 12/21/15

No.	DATE	REVISION	BY
1	01/13/16	ADDRESS TECH REVIEW COMMENTS	SA