

1. Historic District Commission Regular Meeting Agenda (PDF)

Documents: [20160425 HDC AGENDA.PDF](#)

2. 20160425 HDC Meeting Packet

Documents: [20160425 4 CANAL ST.PDF](#)



# **City of Nashua**

## ***Community Development Division***

City Hall, 229 Main Street, PO Box 2019  
Nashua, New Hampshire 03061-2019

Community Development 589-3095  
Planning and Zoning 589-3090  
Building Safety 589-3080  
Code Enforcement 589-3100  
Urban Programs 589-3085  
Economic Development 589-3070  
Conservation Commission 589-3105  
FAX 589-3119  
[www.gonashua.com](http://www.gonashua.com)

April 11, 2016

The following is to be published on ROP April 15, 2016, under the Seal of the City of Nashua, Public Notice Format 65 MP 51.

Notice is hereby given that a Public Hearing of the City of Nashua Historic District Commission will be held on Monday, April 25, 2016, at 6:30 P.M. at Nashua City Hall, 2<sup>nd</sup> Floor, Room 208, 229 Main Street, Nashua.

1. Todd Tousley (Owner) 4 Canal Street (Sheet 43 Lot 38) requesting approval to construct a 19'x25' deck expansion. D-1/MU Zone, Ward 3.

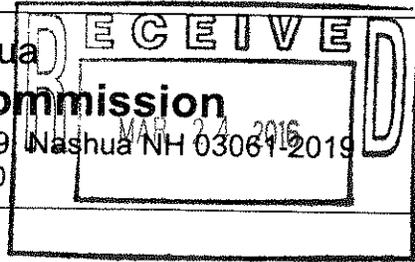
### Other Business:

1. Review of Minutes for previous hearings/meetings.
2. Communications.

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



City of Nashua  
**Historic District Commission**  
 City Hall, 229 Main Street, PO Box 2019 Nashua NH 03061-2019  
 (603) 589-3090



**APPLICATION**

LOCATION

Zoning District D-1/nu Sheet 43 Lot 38 Property Acct 25,900

PROPERTY OWNER (print name) Todd Towsley

OWNER'S SIGNATURE Todd Towsley DATE 3/19/16

OWNER'S ADDRESS 199 Baker St. Keene, NH

TELEPHONE NUMBER 209-3188 E-MAIL ttous@msn.com

APPLICANT (print name) same

APPLICANT'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

APPLICANT'S ADDRESS \_\_\_\_\_

TELEPHONE NUMBER \_\_\_\_\_ E-MAIL \_\_\_\_\_

PROPOSED WORK expand size of existing deck 19'x25' (approx)

- Construct
- Alter
- Repair
- Replace
- Add Signage
- Change Signage
- Demolish
- Other

At the 4-25-16 Historic District Commission (HDC) meeting, the above application was:

Approved  Disapproved  Tabled  Postponed

The HDC found the proposed: Does / Does not meet the requirements of the regulations for the District. The following stipulations shall apply:

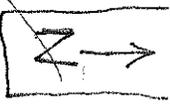
Chairman or designee \_\_\_\_\_

Date \_\_\_\_\_

\$30 application fee   
 \$15 signage fee

25413

1/2" = 2'



Remucher's Ale House  
4 Canal St.

(3/19/16)

Existing

~~Bar~~

~~Room~~

Extend Existing Wall

Extend Existing Wall

front door

fire  
sprinkler  
room

beer  
deliveries

to  
range  
street

Existing  
Outside  
Deck

remove railing

remove railing

new step  
down

remove railing

NEW  
DECK

NEW RAILING 14'

dumpster

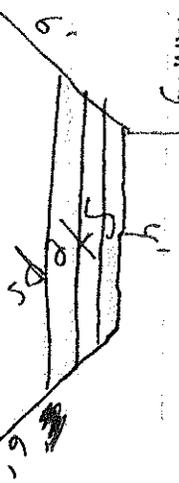
Sidewalk

Canal Street

Sidewalk

NEW 16'

RAILINGS



3rd  
Grass

Panache's Ale House  
4 Canal St.

inside seating

inside seating

apt.  
entrance

2nd  
apart

cement

front  
door

new step  
down

bar

cooler

New  
Deck

EXISTING  
Deck

dumper

tree

remove  
railing

steps up

16'

3'

35'

31'

sidewalk

side walk

sidewalk

ST

CANAL  
ST.

3rd  
egress

Penches Ale House  
4 Canal St.

inside seating

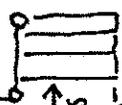
inside seating

opt.  
entrance

3rd egress

canal

front  
door



stairs  
to  
existing deck

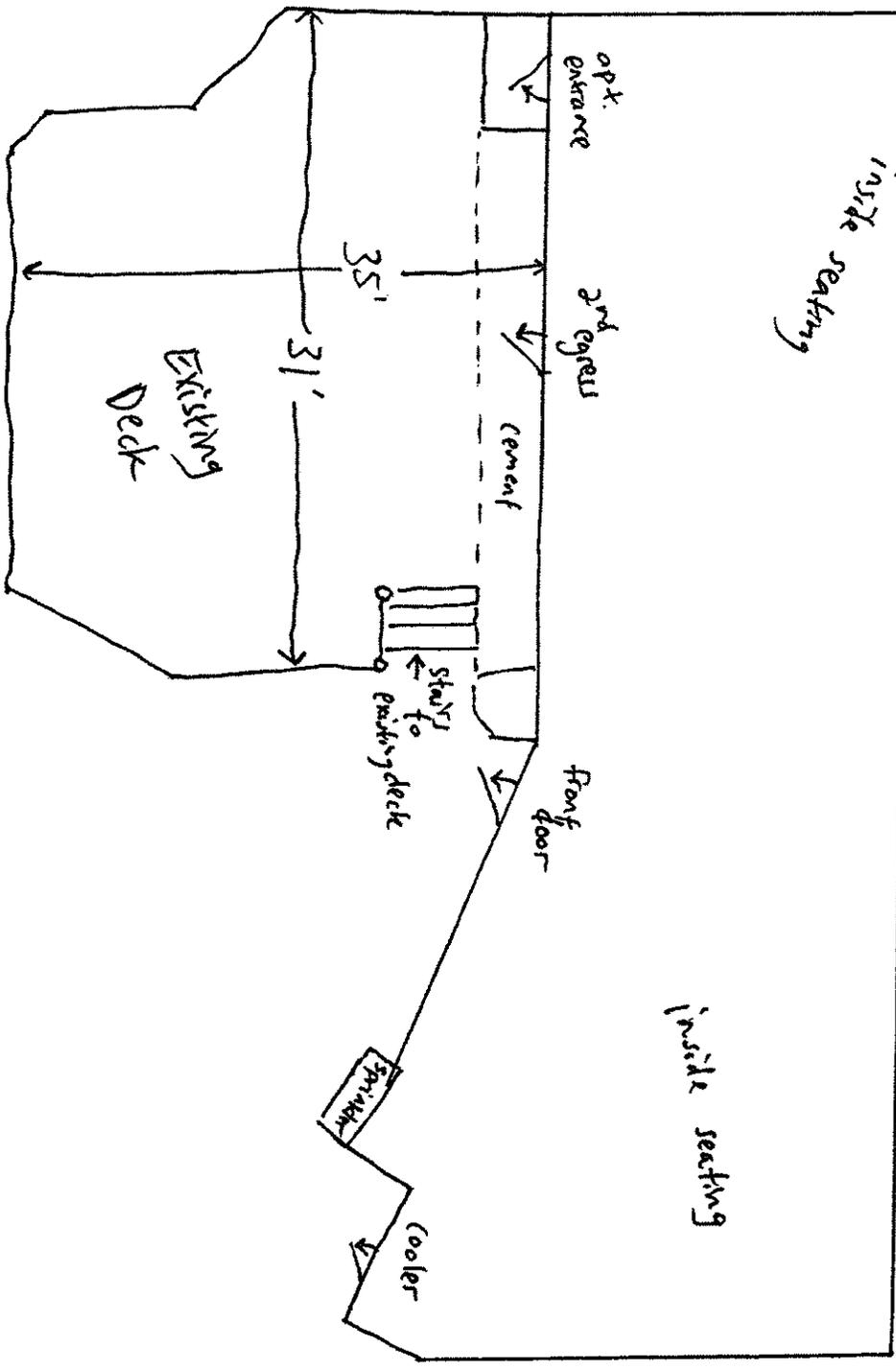
sprinkler

cooler

35'

31'

EXISTING  
Deck



# NASHUA HISTORIC DISTRICT COMMISSION

Monday, April 23, 2012 – 6:30 p.m. – Room 208, City Hall

## *Members:*

Robert Sampson  
Frank Mellen  
Judith Carlson

## *Also present:*

Carter Falk, AICP, Planning Department

## **Minutes:**

**Not taken up (no quorum)**

## **NEW BUSINESS:**

Todd Tousley, Owner, Penuche's Ale House  
Paige Holtman, Manager, Penuche's Ale House

- 1. Todd Tousley (Owner) 2-4 Canal Street (Sheet 43 Lot 38) requesting approval to replace existing outside patio area with approximately 900 square feet of pressure treated deck. D-1/MU Zone, Ward 3.**

Mr. Falk said that four members are needed for a quorum, and only three are in attendance, therefore, the request can be discussed conceptually.

Mr. Tousley introduced himself and Ms. Holtman. He said the 900 square foot area has been used for seating already, it's in it's eleventh year. He said the deck area would be the same size, it would be a level, wood deck. He said the existing patio area is on pavement, and it slopes down towards the street, so the tables are wobbly. He said if it were level and new wood, it will be a big improvement to the area.

Mr. Tousley said that from the diagram, patrons must step down onto the pavement to go outside, the request will be only about six inches off the ground. The new deck will be level with the step, and it will eliminate the sloping for patrons to sit out there. He said the building has wood siding, with a natural stain, it's a linseed/yellowish color, with urethane on it, so the deck would match that.

Mr. Sampson asked if the plants would go away, and if there would be a railing around the deck.

Mr. Tousley said yes, and the tree will stay there too.

Mrs. Carlson asked about the entrance, and if there will be a step there.

Mr. Tousley said that he believes that the Building Department will make them put up a ramp for handicapped access.

Mr. Falk said there may be a requirement for a five foot setback from the deck to the property line. He quoted the Land Use Code Section about the requirement. He said he'd confirm this and get back to Mr. Tousley.

Mr. Sampson asked if there will some form of lattice between the ground and the deck, or something to fill in the space.

Mr. Tousley said he'd like it to be filled in, so no one can see under there, and animals can't go in there. He said he'd like some sort of a solid border, and you can't see underneath.

Mr. Falk said that some of the trex materials do not rot, they never need maintenance, and they can go in the ground.

Mrs. Carlson asked what the Code is for railings.

Mr. Falk said that as long as the deck is under 30 inches in height, a railing is not required.

**MOTION** by Mrs. Carlson to approve the proposal as presented, as long as another member is ok with it.

**SECONDED** by Mr. Mellen.

**MOTION CARRIED UNANIMOUSLY.**

Mr. Falk said he'd contact the other members to get further concurrence.

**OTHER BUSINESS:**

*Public Meeting on HDC:*

The Commissioners all stated that the public meeting went very well.

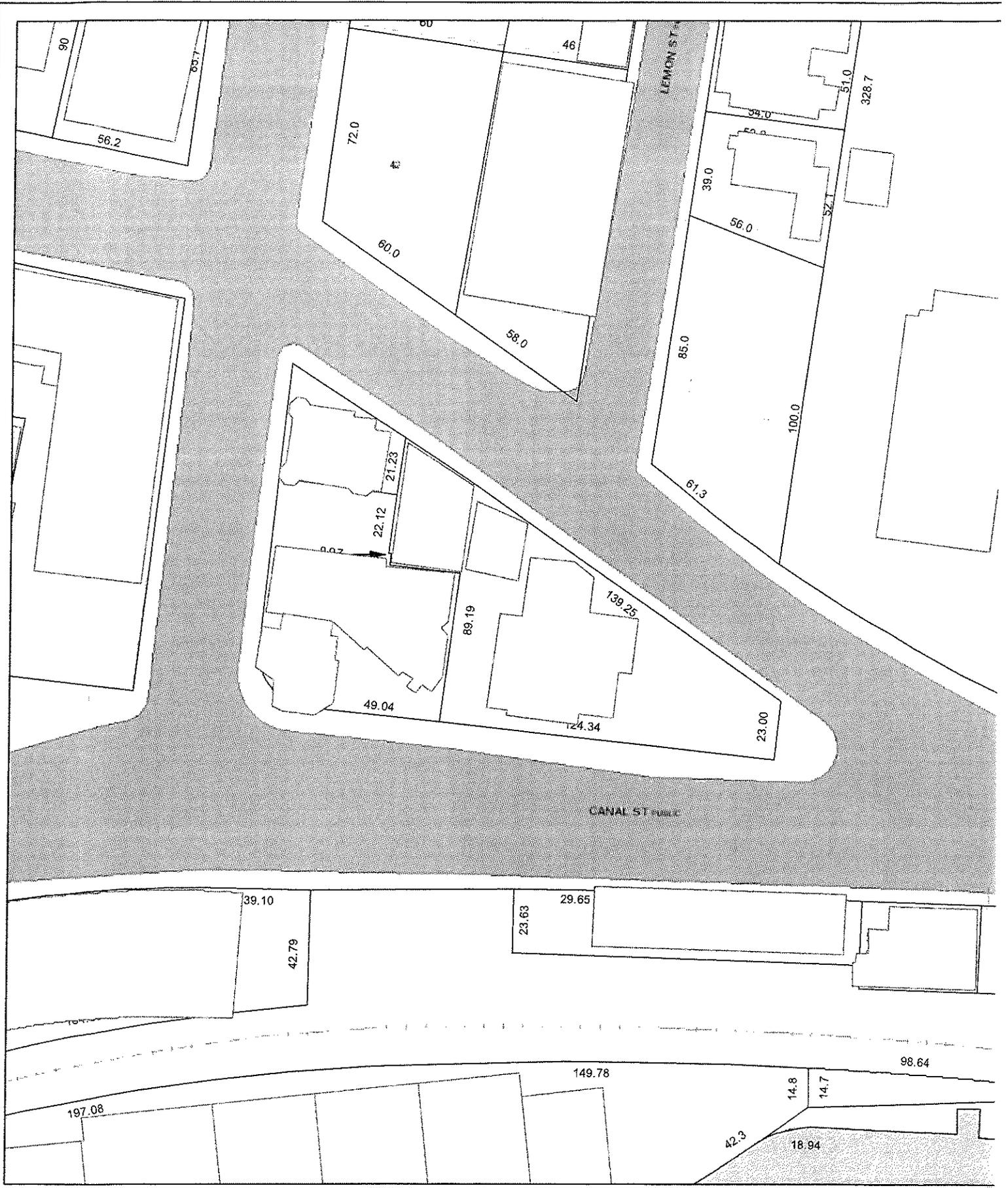
Mrs. Carlson asked if the list of vendors has come in yet. She asked about the website, and said there is a lot of potential to put more information on it.

Mr. Sampson said that the Ordinance could use some upgrading as well. He said that the website could list vendors that have done work in the district, but there has to be a caveat or some language that indicates that we're not advocating for these vendors or contractors. He said he'd like to see more people there, perhaps some painting or electric contractors who do work in old buildings.

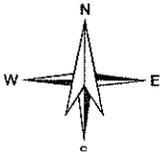
Mr. Sampson said the Commission still needs an Architect, and would contact the Mayor about it.

**Miscellaneous:**

The meeting adjourned at 7:00 p.m.



**4 Canal St - Penuche's Ale House**

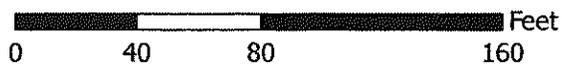
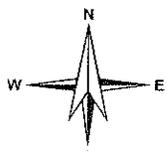


1 inch = 63 feet





### 4 Canal St - Penuche's Ale House



1 inch = 63 feet



