

1. Planning Board Regular Meeting Agenda (PDF)

Documents: [20160505 NCPB AGENDA.PDF](#)

2. Planning Board Staff Reports And Plans

Documents: [20160505 9 STADIUM DRIVE AND RADCLIFFE DRIVE LOT LINE RELOCATION PLAN STAFF REPORT.PDF](#), [20160505 9 STADIUM DR, 15, 17 AND 19 RADCLIFF DR AND 104 SHORE DR SUBDIVISION PLAN.PDF](#), [20160505 34 FRANKLIN AND 21 AND L FRONT STREET LOT LINE RELOCATION PLAN STAFF REPORT.PDF](#), [20160505 34 FRANKLIN ST AND 21 AND L FRONT ST SUBDIVISION PLAN.PDF](#), [20160505 257 AND L PINE STREET SUBDIVISION STAFF REPORT.PDF](#), [20160505 257 AND L PINE ST SUBDIVISION PLAN.PDF](#), [20160505 93 AND 97 DANIEL WEBSTER HIGHWAY SUBDIVISION STAFF REPORT.PDF](#), [20160505 93 AND 97 DANIEL WEBSTER HWY, STETSON ST AND WEST HOLBART ST SUBDIVISION PLAN.PDF](#), [20160505 9 STADIUM DRIVE SITE PLAN STAFF REPORT.PDF](#), [20160505 9 STADIUM DR SITE PLAN.PDF](#), [20160505 621 AMHERST STREET SITE PLAN STAFF REPORT.PDF](#), [20160505 621 AMHERST ST SITE PLAN.PDF](#)



City of Nashua
Planning Department
229 Main Street
Nashua, New Hampshire 03061-2019

Planning & Zoning 589-3090
Fax 589-3119
WEB www.nashuanh.gov

April 21, 2016

AGENDA

To: NCPB Members

From: Planning Staff

Re: Meeting, May 5, 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 – April 7, 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. City of Nashua, John A. Bieren Sr., Pullen Family Rev Trust, Kimberly Roberts, and George A. & Catherine J. Norton (Owners) - Application and acceptance of proposed lot line relocation plan. Property is located at 9 Stadium Drive, 15, 17, & 19 Radcliffe Drive, and 104 Shore Drive. Sheet E - Lots 531, 532, 533, 534, & 1359. Zoned "PI" Park Industrial & "R9" Suburban Residence. Ward 5.

NEW BUSINESS – SUBDIVISION PLANS (continued)

2. Lofts 34, LLC, Grace Fellowship of Nashua, Inc., and Boston & Maine Corp (Owners) - Application and acceptance of proposed lot line relocation/dedication/consolidation plan. Property is located at 34 Franklin St, 21 Front St, and "L" Front Street. Sheet 78 - Lots 86, 90, & 91 and Sheet 69 - Lot 20. Zoned "GI/MU" General Industrial/Mixed Use. Ward 3.
3. G. Hurd & Son Construction, LLC (Owner) - Application and acceptance of proposed consolidation and 2 lot subdivision. Property is located at 257 and "L" Pine Street. Sheet 101 - Lots 26 & 29. Zoned "RB" Urban Residence. Ward 6.
4. Andrea James Realty, LLC and Bedek Realty, LLC (Owners) - Application and acceptance of proposed subdivision and lot line relocation plan. Property is located at 93 & 97 Daniel Webster Hwy and "L" West Hobart St. Sheet 128 - Lots 23, 33, & 81. Zoned "HB" Highway Business and "RA" Urban Residence. Ward 7.

NEW BUSINESS – SITE PLANS

5. City of Nashua (Owner) - Application and acceptance of proposed site plan amendment to NR1992 to show lot line relocation. Property is located at 9 Stadium Drive. Sheet E - Lot 1359. Zoned "PI" Park Industrial and "R9" Suburban Residence. Ward 5.
6. Croteau Land Enterprise, LLC (Owner) - Application and acceptance of proposed site plan amendment to NR2002 to add outdoor seating on the patio. Property is located at 621 Amherst Street. Sheet I - Lot 25. Zoned "GB" General Business, Ward 2.

OTHER BUSINESS

1. Review of tentative agenda to determine proposals of regional impact.

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

May 5, 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, Deputy Planning Manager
FOR: May 5, 2016
RE: **New Business #1 - Subdivision**

I. Project Statistics:

Owners: City of Nashua, John A. Bieren Sr., Pullen Family Rev Trust, Kimberly Roberts, George A. & Catherine J. North
Proposal: Lot line relocation plan
Location: 9 Stadium Drive, 15, 17, & 19 Radcliffe Drive, and 104 Shore Drive
Total Site Area: 34.96 acres
Existing Zoning: R9 Suburban Residence and PI Park Industrial
Surrounding Uses: Residential and commercial

II. Background Information:

The City property on Stadium Drive (Lot 1359) is home to a Division of Public Works garage/facility built in the late 1970s, Stellos Stadium, which was approved by the Planning Board in 2001, and the Conway Ice Arena, which was approved in 2002; a capped City landfill is also located on a portion of this property. In 2009 the site plan was amended to permit the construction of the YMCA facility. The residential homes were constructed in the 1970s.

III. Project Description:

The purpose of this plan is to transfer 36,000 sf from 9 Stadium Drive to the owners of 15, 17, & 19 Radcliffe Drive and 104 Shore Drive. The property being sold shall consist of four individual lots measuring 90 feet wide by 100 feet long immediately adjoining the back of each of the buyer's current house lot. Resolution R-15-193 allows for the applicants to purchase the land from the City with the intent to remove existing trees on the purchased property and plant a natural sound barrier to block sound and noise from Stellos Stadium and DPW operations.

One waiver has been requested as part of this application to show existing conditions. The plan was reviewed by City staff and there are no outstanding issues (see attached).

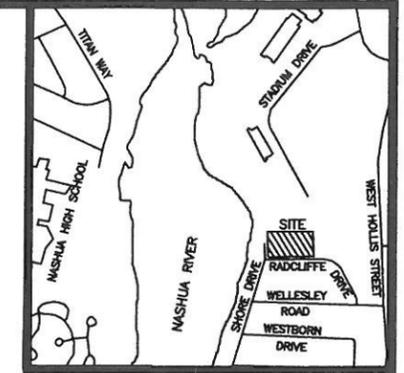
Staff Recommendations and Findings:

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:

1. The request for a waiver of § 190-282(B)(9), which requires an existing conditions plan, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.

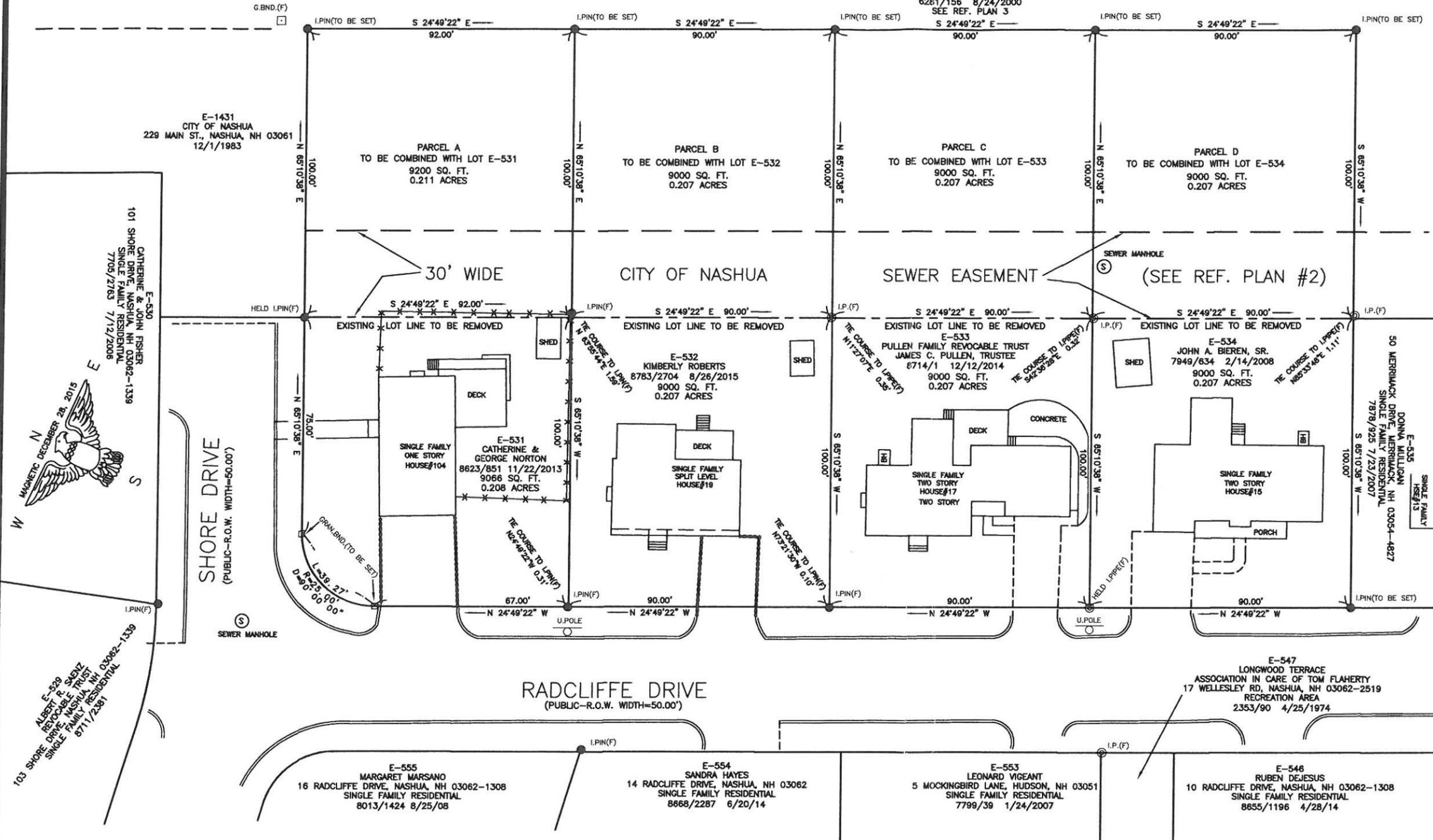
REFERENCE PLANS:
 1. "SUBDIVISION PLAN - LONGWOOD ESTATES - SECTION 2 - NASHUA, N.H. - SURVEYED FOR - NASHUA CORPORATION", SCALE:1"=50', DATED AUGUST 1985, REVISED JULY 1986, BY ROBERT NOLTE & ASSOCIATES, H.C.R.D. PLAN #4786.
 2. SUBDIVISION PLAN OF LAND - IN - NASHUA, NEW HAMPSHIRE - BELONGING TO NASHUA, N.H. FOUNDATION", SCALE:1"=100', DATED JULY 19, 1971, BY HAMILTON ENGINEERING ASSOCIATES, INC." H.C.R.D. PLAN #5274.
 3. "SUBDIVISION PLAN - OF LAND IN - NASHUA, N.H. - BELONGING TO - NASHUA, NEW HAMPSHIRE FOUNDATION", SCALE:1"=100', DATED FEB. 22, 1977, BY HAMILTON ENGINEERING ASSOCIATES, INC." H.C.R.D. PLAN #11828.
 4. "LOT LINE RELOCATION PLAN (LOTS 530 & 1431, MAP "E") - SHORE DRIVE - NASHUA, NEW HAMPSHIRE - PREPARED FOR - CHARLES & BARBARA RICH - 101 SHORE DRIVE - NASHUA, NEW HAMPSHIRE", SCALE:1"=20', DATED 7 JANUARY 1982, BY ALLAN H. SWANSON, INC., H.C.R.D. PLAN 15429.

E-1359
 CITY OF NASHUA & CONWAY ARENA
 5 STADIUM DRIVE, NASHUA, NH 03062-2264
 RECREATION FACILITY
 6281/156 8/24/2000
 SEE REF. PLAN 3



LOCUS PLAN
 (SCALE 1"=1000')

- NOTES:
- THE CURRENT OWNER OF RECORD OF MAP E LOT 1359 IS THE CITY OF NASHUA, PHONE NUMBER 603-588-3030, 229 MAIN STREET, NASHUA, NH 03060 AND CONWAY ARENA, PHONE NUMBER 603-588-2400, 5 STADIUM DRIVE, NASHUA, NH 03062-2264. THE DEED REFERENCE FOR THE PARCEL IS BOOK 6281, PAGE 156 IN THE H.C.R.D..
 - THE CURRENT OWNERS OF RECORD OF MAP E LOT 531 ARE CATHERINE & GEORGE NORTON OF 104 SHORE DRIVE, NASHUA, NH 03062-1307. THE DEED REFERENCE TO THE PROPERTY IS BOOK 8623, PAGE 851, IN THE H.C.R.D..
 - THE CURRENT OWNER OF RECORD OF MAP E LOT 532 IS KIMBERLY ROBERTS OF THE PROPERTY IS BOOK 8783, PAGE 2704, IN THE H.C.R.D..
 - THE CURRENT OWNER OF RECORD OF MAP E LOT 533 IS THE PULLIN FAMILY REVOCABLE TRUST, IN CARE OF JAMES PULLIN, JR., TRUSTEE OF 17 RADCLIFFE DRIVE, NASHUA, NH 03062-1307. THE DEED REFERENCE TO THE PROPERTY IS BOOK 8714, PAGE 1, IN THE H.C.R.D..
 - THE CURRENT OWNER OF RECORD OF MAP E LOT 534 IS THE JOHN BIEREN, SR., OF 15 RADCLIFFE DRIVE, NASHUA, NH 03062-1307. THE DEED REFERENCE TO THE PROPERTY IS BOOK 7949, PAGE 634, IN THE H.C.R.D..
 - THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED PARCELS A THROUGH D TO BE PURCHASED FROM THE CITY OF NASHUA. PARCELS A THROUGH D ARE NOT TO BE CONSIDERED AS SEPARATE BUILDING LOTS AND ARE TO BE COMBINED WITH THE ADJACENT LOTS WEST OF SAID PARCELS A THROUGH D.
 - THE PROPERTY IS SERVICED BY MUNICIPAL SEWER AND WATER.
 - ZONING FOR THE PROPERTY IS R-9. MINIMUM LOT SIZE IS 9,000 SQ. FT., MINIMUM LOT WIDTH IS 90 FEET, MINIMUM FRONTAGE IS 75 FEET, MINIMUM DEPTH IS 90 FEET. BUILDING SETBACKS ARE FRONT=20', SIDE=10', REAR=30'. MAXIMUM STORES IS 2.5 STORES, MINIMUM OPEN SPACE IS 50 PERCENT.
 - ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR COMMUNITY OF NASHUA, NH, COMMUNITY NUMBER 330097 PANEL NUMBER 632 SUFFIX D WITH AN EFFECTIVE DATE OF SEPTEMBER 25, 2009 THE PROPERTY IS LOCATED IN FLOOD ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PREPARED BY F.E.M.A..
 - NO WETLANDS WERE OBSERVED ON THE SITE.

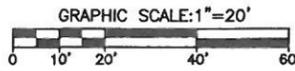


"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND ON DECEMBER 28, 2015, AND MEETS OR EXCEEDS THE MINIMUM PRECISION AND ACCURACY MEASUREMENT REQUIREMENTS FOR AN URBAN CLASSIFICATION SURVEY AS SPECIFIED IN TABLE 800.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY."

APPROVED
 NASHUA CITY PLANNING BOARD

SECRETARY _____ DATE _____

CHAIRMAN _____ DATE _____



REV.	DATE	DESCRIPTION	BY
15049.DWG		PROJ. NO. 15049	SHEET NO. 1 OF 1

LOT LINE ADJUSTMENT PLAN
 PREPARED FOR
 CATHERINE & GEORGE NORTON, KIMBERLY ROBERTS,
 PULLIN FAMILY REV. TRUST, JOHN A. BIEREN, SR.,
 AND THE CITY OF NASHUA
 15, 17, & 19 RADCLIFFE DRIVE
 AND 104 SHORE DRIVE
 NASHUA, NEW HAMPSHIRE
 TAX MAP E LOTS 531, 532, 533, 534, & 1359
 SCALE: 1" = 20' JANUARY 1, 2016
 AMERISITE LAND SURVEY, L.L.C.
 RANDY J. DONCKERS, MANAGER
 25 OAKTREE ROAD, AUBURN, NH 03032
 603-483-5880 AMERISITELANDSURVEY.COM

NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Linda Panny, Deputy Planning Manager
FOR: May 5, 2016
RE: **New Business #2 - Subdivision**

I. Project Statistics:

Owners: Lofts 34, LLC, Boston & Maine Corp, Grace Fellowship of Nashua
Proposal: Lot line Relocation/Dedication/Consolidation plan
Location: 34 Franklin Street, 21 & "L" Front Street
Total Site Area: 6.2 acres
Existing Zoning: GI/MU – General Industrial/Mixed Use
Surrounding Uses: Industrial, commercial, retail, residential, and railroad right-of-way

II. Background Information:

On November 15, 2015 the Planning Board approved the redevelopment of 34 Franklin Street into 168 residential apartments. One of the conditions of approval was for the dedication of right-of-way along Front Street to the City (see attached approval letter). A closing is scheduled for May 2, 2016 to transfer Lot78-86, currently owned by Grace Fellowship of Nashua, to Lofts 34, LLC.

III. Project Description:

The purpose of this plan is to dedicate 583 sf of old Lot 86 for Front Street right-of-way, consolidate the remainder of Lot 86 and Lot 91 into one new Lot 86, and transfer 11,995 sf from old Lot 20 to old Lot 90 creating new Lot 20 and new lot 90.

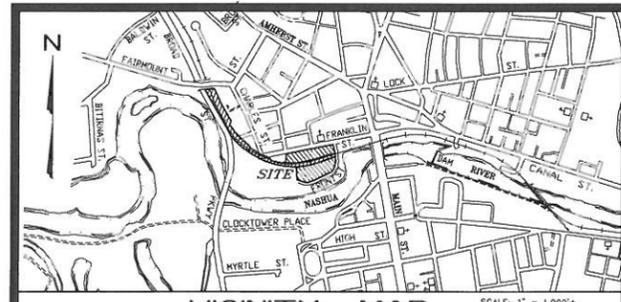
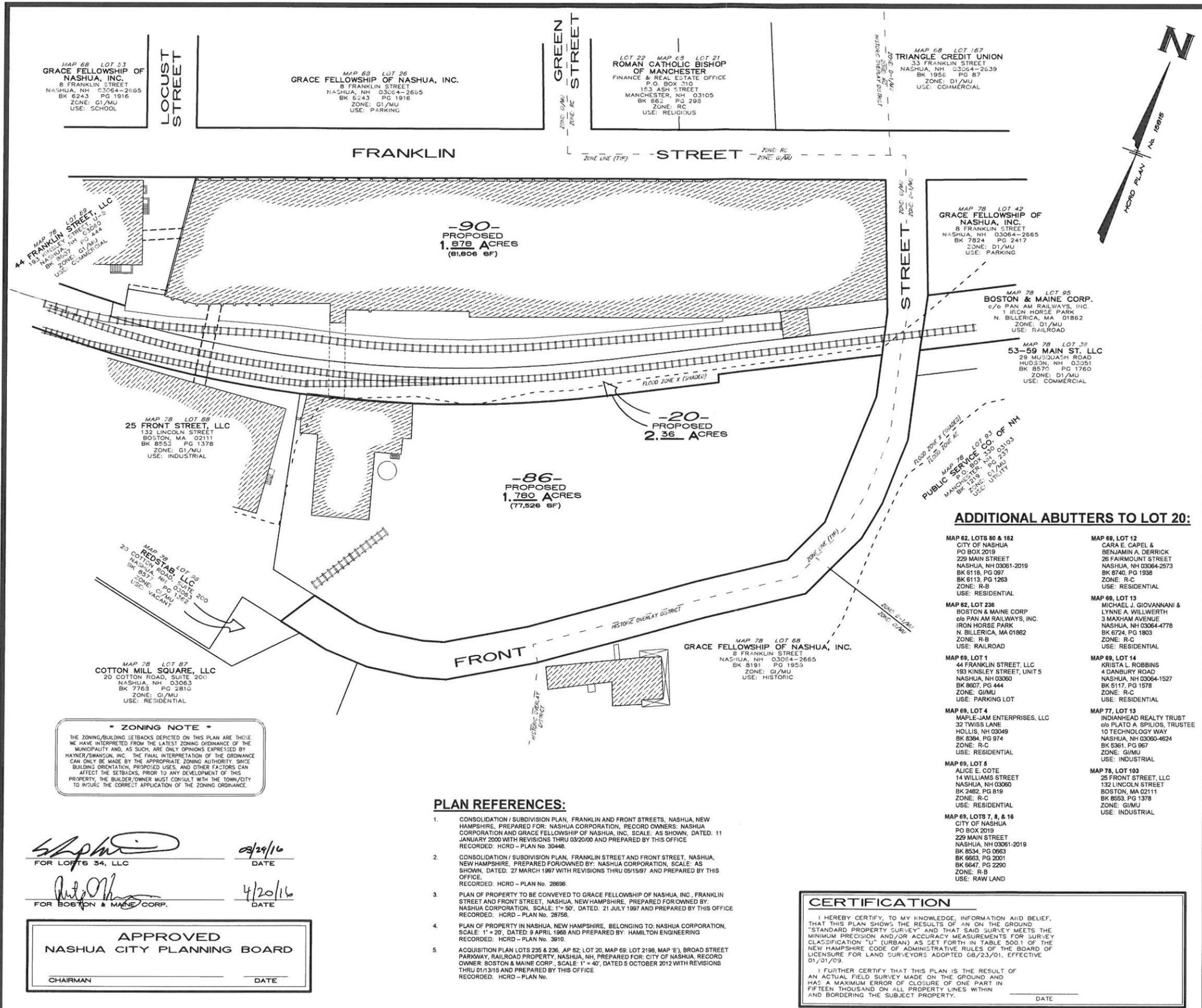
As there are no proposed physical improvements that would increase the amount of existing impervious surface, there will be no increase in stormwater and this project will have no impact on any downstream drainage conditions.

One waiver has been requested as part of this application to show existing conditions. The plan was reviewed by City staff and there are no outstanding issues (see attached).

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:

1. The request for a waiver of § 190-282(B)(9), which requires an existing conditions plan, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.



VICINITY MAP SCALE: 1" = 1,000'

NOTES:

- SITE AREA:

LOT	EXISTING	PROPOSED
LOT 20	2.64 ACRES*	2.36 ACRES
LOT 86	1.403 ACRES	1.780 ACRES
LOT 90	1.800 ACRES	1.678 ACRES
LOT 91	0.390 ACRES	N/A

 * (PER PLAN REFERENCE No 5)
- PRESENT ZONING: G1/MU; GENERAL INDUSTRIAL/MIXED USE OVERLAY DISTRICT
- LOT NUMBERS REFER TO THE CITY OF NASHUA ASSESSORS MAPS 68, 69 AND 78.
- PURPOSE OF PLAN:
 - (A) TO DEDICATE 500 SF OF OLD LOT 86 FOR FRONT STREET RIGHT-OF-WAY;
 - (B) CONSOLIDATE REMAINDER OF LOT 86 AND LOT 91 INTO ONE NEW LOT 86;
 - (C) TO TRANSFER 11,995 SF FROM OLD LOT 20 TO OLD LOT 90 CREATING NEW LOT 20 AND NEW LOT 90.
- LOTS 68, 90 & 91 ARE SERVICED BY MUNICIPAL SEWER, WATER BY PENNICHUCK WATER WORKS AND UNDERGROUND AND OVERHEAD TELEPHONE AND ELECTRIC UTILITIES.
- PORTIONS OF LOTS 86 AND 91 ARE LOCATED WITHIN BOTH SPECIAL FLOOD HAZARD ZONE 'AE' AND ZONE 'X' (SHADED) AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM), HILLSBOROUGH COUNTY, CITY OF NASHUA, NH, COMMUNITY No. 330037, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 33011C0513D, DATED: SEPTEMBER 25, 2009 AND 33011C0514E, DATED: APRIL 18, 2011, HOWEVER, EFFECTIVE SEPTEMBER 19, 2014 PER FIRM LETTER OF MAP REVISION (LDMR) FLOOD ZONES 'AE', 'X' (SHADED) AND THE FLOODWAY WERE RELOCATED AS SHOWN HEREON AND LOTS 86 AND 91 ARE NO LONGER LOCATED WITHIN A SPECIAL FLOOD ZONE 'AE'.
- OWNERS OF RECORD:
 - MAP 78, LOTS 86, 90 & 91
LOFTS 34, LLC
BRADY SULLIVAN PROPERTIES
670 NORTH COMMERCIAL ST., SUITE 303
MANCHESTER, NEW HAMPSHIRE 03101
BK: 8782, PG. 745
 - MAP 69, LOT 20
BOSTON & MAINE CORP.
c/o PAN AM RAILWAYS, INC.
IRON HORSE PARK
N. BILLERICA, MA 01862

ADDITIONAL ABUTTERS TO LOT 20:

- MAP 62, LOTS 80 & 182
CITY OF NASHUA
PO BOX 2019
229 MAIN STREET
NASHUA, NH 03061-2019
BK 6118, PG 097
BK 6113, PG 1263
ZONE: R-B
USE: RESIDENTIAL
- MAP 62, LOT 236
BOSTON & MAINE CORP.
c/o PAN AM RAILWAYS, INC.
IRON HORSE PARK
N. BILLERICA, MA 01862
ZONE: R-B
USE: RAILROAD
- MAP 69, LOT 1
44 FRANKLIN STREET, LLC
193 KINSLEY STREET, UNIT 5
NASHUA, NH 03060
BK 8607, PG 444
ZONE: G1/MU
USE: PARKING LOT
- MAP 69, LOT 4
MAPLE-JAM ENTERPRISES, LLC
32 TWISS LANE
HOLLIS, NH 03049
BK 8384, PG 974
ZONE: R-C
USE: RESIDENTIAL
- MAP 69, LOT 5
ALICE E. COTE
14 WILLIAMS STREET
NASHUA, NH 03060
BK 2482, PG 819
ZONE: R-C
USE: RESIDENTIAL
- MAP 69, LOTS 7, 8, & 16
CITY OF NASHUA
PO BOX 2019
229 MAIN STREET
NASHUA, NH 03061-2019
BK 6534, PG 0663
BK 6603, PG 2001
BK 6647, PG 2290
ZONE: R-B
USE: RAW LAND
- MAP 69, LOT 12
CARA E. CAPEL & BENJAMIN A. DERRICK
25 FAIRMOUNT STREET
NASHUA, NH 03064-2973
BK 6740, PG 1938
ZONE: R-C
USE: RESIDENTIAL
- MAP 69, LOT 13
MICHAEL J. GIOVANNANI & LYNEA WILLWERTH
3 MAXHAM AVENUE
NASHUA, NH 03064-4778
BK 6724, PG 1803
ZONE: R-C
USE: RESIDENTIAL
- MAP 69, LOT 14
KRISTA L. ROBBINS
4 DANBURY ROAD
NASHUA, NH 03064-1527
BK 6117, PG 1578
ZONE: R-C
USE: RESIDENTIAL
- MAP 77, LOT 13
INDIANHEAD REALTY TRUST
c/o PLATO A. SPILIOS, TRUSTEE
10 TECHNOLOGY WAY
NASHUA, NH 03060-4624
BK 5361, PG 967
ZONE: G1/MU
USE: INDUSTRIAL
- MAP 78, LOT 103
25 FRONT STREET, LLC
132 LINCOLN STREET
BOSTON, MA 02111
BK 8553, PG 1378
ZONE: G1/MU
USE: INDUSTRIAL

PLAN REFERENCES:

- CONSOLIDATION / SUBDIVISION PLAN, FRANKLIN AND FRONT STREETS, NASHUA, NEW HAMPSHIRE, PREPARED FOR: NASHUA CORPORATION, RECORD OWNERS: NASHUA CORPORATION AND GRACE FELLOWSHIP OF NASHUA, INC. SCALE: AS SHOWN. DATED: 11 JANUARY 2000 WITH REVISIONS THRU 03/20/00 AND PREPARED BY THIS OFFICE. RECORDED: HCRD - PLAN No. 30448.
- CONSOLIDATION / SUBDIVISION PLAN, FRANKLIN STREET AND FRONT STREET, NASHUA, NEW HAMPSHIRE, PREPARED FOR/OWNED BY: NASHUA CORPORATION, SCALE: AS SHOWN. DATED: 27 MARCH 1997 WITH REVISIONS THRU 05/15/97 AND PREPARED BY THIS OFFICE. RECORDED: HCRD - PLAN No. 28696.
- PLAN OF PROPERTY TO BE CONVEYED TO GRACE FELLOWSHIP OF NASHUA, INC., FRANKLIN STREET AND FRONT STREET, NASHUA, NEW HAMPSHIRE, PREPARED FOR/OWNED BY: NASHUA CORPORATION, SCALE: 1" = 50', DATED: 21 JULY 1997 AND PREPARED BY THIS OFFICE. RECORDED: HCRD - PLAN No. 28756.
- PLAN OF PROPERTY IN NASHUA, NEW HAMPSHIRE, BELONGING TO: NASHUA CORPORATION, SCALE: 1" = 20', DATED 9 APRIL 1988 AND PREPARED BY: HAMILTON ENGINEERING RECORDED: HCRD - PLAN No. 3910.
- ACQUISITION PLAN LOTS 235 & 236, AP 82, LOT 20, MAP 69, LOT 2198, MAP 'E', BROAD STREET PARKWAY, RAILROAD PROPERTY, NASHUA, NH, PREPARED FOR: CITY OF NASHUA, RECORD OWNER: BOSTON & MAINE CORP., SCALE: 1" = 40', DATED 5 OCTOBER 2012 WITH REVISIONS THRU 01/31/15 AND PREPARED BY THIS OFFICE. RECORDED: HCRD - PLAN No.

CERTIFICATION

I HEREBY CERTIFY, TO MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN SHOWS THE RESULTS OF AN ON THE GROUND "STANDARD PROPERTY SURVEY" AND THAT SAID SURVEY MEETS THE MINIMUM PRECISION AND/OR ACCURACY MEASUREMENTS FOR SURVEY CLASSIFICATION "U" (URBAN) AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS ADOPTED 08/23/01, EFFECTIVE 01/01/09.

I FURTHER CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN FIFTEEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.

DATE _____

*** ZONING NOTE ***

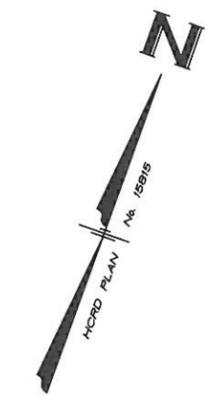
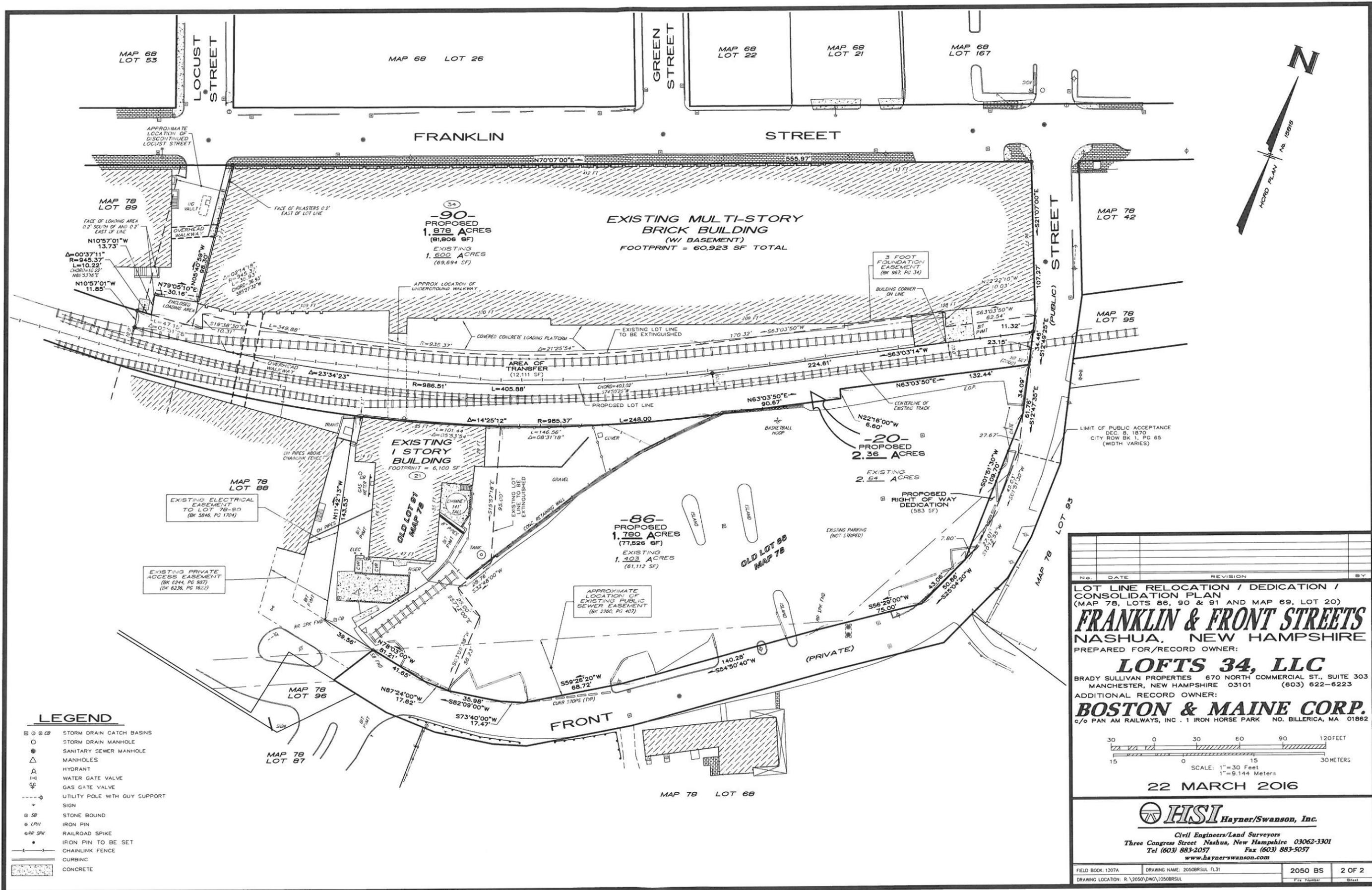
THE ZONING/BUILDING SETBACKS DEPICTED ON THIS PLAN ARE THOSE WE HAVE INTERPRETED FROM THE LATEST ZONING ORDINANCE OF THE MUNICIPALITY AND, AS SUCH, ARE ONLY OPINIONS EXPRESSED BY HAYNER/SWANSON, INC. THE FINAL INTERPRETATION OF THE ORDINANCE CAN ONLY BE MADE BY THE APPROPRIATE ZONING AUTHORITY. SINCE 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.

[Signature] 2/29/16
FOR LOFTS 34, LLC DATE

[Signature] 4/20/16
FOR BOSTON & MAINE CORP. DATE

APPROVED
NASHUA CITY PLANNING BOARD

CHAIRMAN _____ DATE _____



- LEGEND**
- ○ ○ ○ ○ STORM DRAIN CATCH BASINS
 - STORM DRAIN MANHOLE
 - SANITARY SEWER MANHOLE
 - △ MANHOLES
 - △ HYDRANT
 - ⊕ WATER GATE VALVE
 - ⊕ GAS GATE VALVE
 - ○ --- UTILITY POLE WITH GUY SUPPORT
 - ▽ SIGN
 - STONE BOUND
 - ⊙ IRON PIN
 - ⊙ IRON SPIKE
 - ⊙ RAILROAD SPIKE
 - ⊙ IRON PIN TO BE SET
 - CHAINLINK FENCE
 - CURBING
 - CONCRETE

No.	DATE	REVISION	BY

LOT LINE RELOCATION / DEDICATION / CONSOLIDATION PLAN
 (MAP 78, LOTS 86, 90 & 91 AND MAP 69, LOT 20)
FRANKLIN & FRONT STREETS
 NASHUA, NEW HAMPSHIRE
 PREPARED FOR/RECORD OWNER:
LOFTS 34, LLC
 BRADY SULLIVAN PROPERTIES 670 NORTH COMMERCIAL ST., SUITE 303
 MANCHESTER, NEW HAMPSHIRE 03101 (603) 622-6223
 ADDITIONAL RECORD OWNER:
BOSTON & MAINE CORP.
 c/o PAN AM RAILWAYS, INC. 1 IRON HORSE PARK NO. BILLERICA, MA 01862

22 MARCH 2016

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: 1207A	DRAWING NAME: 2050BRSUL FL31	2050 BS	2 OF 2
DRAWING LOCATION: R:\2050\DWG\1050BRSUL		File Number	Sheet

NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Linda Panny, Deputy Planning Manager
FOR: May 5, 2016
RE: **New Business #3 - Subdivision Plan**

I. Project Statistics:

Owner: G. Hurt & Son Construction, LLC
Proposal: Lot Line Relocation
Location: 257 & "L" Pine Street
Total Site Area: 18,862 sf
Existing Zoning: RB - Urban Residence
Surrounding Uses: Residential

II. Background Information:

The single family home located on the site was built before the 1900's and is located in a well-established neighborhood. On March 8, 2016, the Zoning Board of Adjustment granted two variances for minimum lot width to allow this project to move forward (see attached approval letter).

III. Project Description:

The proposal is to relocate the property line between the two lots in order to create another building lot. The existing home will be razed. Each lot will be serviced by Pennichuck Water Works and the City sewer. The new residence will access onto Pine Street and have an address of 255 Pine Street.

The applicant's engineering has indicated that the lot is a relatively flat parcel and drainage runoff, if any, does not go anywhere. The additional runoff from each of the single family homes will have a gutter system and flow into an infiltration basin. The runoff from the driveways will also be diverted into the infiltration basins and there will be no additional runoff into the city's drainage system.

Three waivers have been requested (see attached letters). The applicant has requested a waiver from the requirement to provide underground utilities; the existing utilities are overhead in the street. A waiver has been requested for existing conditions not shown on the plan. The final waiver is for sidewalk construction. The applicant is not offering to make a contribution in lieu of sidewalk construction. Past precedent has been to make a contribution in lieu of sidewalk construction for the entire property frontage; based on \$50 linear foot, the contribution would be \$5,000.

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

Staff Recommendations and Findings:

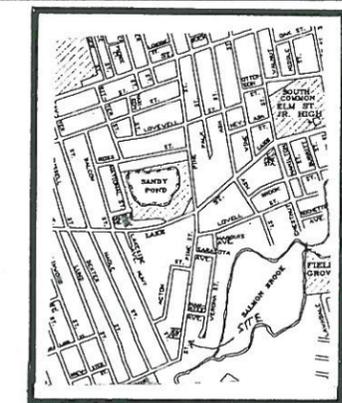
The Planning Board should make a determination that the plan meets, or does not meet, the requirements outlined in the Site Plan NRO § 190-138(G). The Board should review these prior to making a motion. If the Planning Board chooses to disapprove the plan, specific reasons should be given. If the Planning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

1. The request for a waiver of § 190-221, which requires underground utilities to be installed, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.
2. The request for a waiver of § 190-282(B)(9), which requires an existing conditions plan, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation
3. The request for a waiver § 190-212(A)(1), which requires that a sidewalk be located on at least one side of the street, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation. The applicant has agreed to make a contribution in the amount of \$_____ in lieu of sidewalk construction pursuant to §190-212(D)(2), payment to be made prior to recording the plan.
4. Prior to recording the plan, all comments in a letter from Jeanne Walker dated April 20, 2016 will be addressed to the satisfaction of the Engineering Department.
5. Stormwater management documents shall be submitted to Planning Staff and Corporation Counsel for review and recorded with the plan at the owner's expense.
6. All ZBA conditions of approval from the March 9, 2016 hearing are incorporated herein.
7. Any work within the right-of-way shall require a financial guarantee.
8. Prior to the Chair signing the plan, minor drafting corrections will be made.

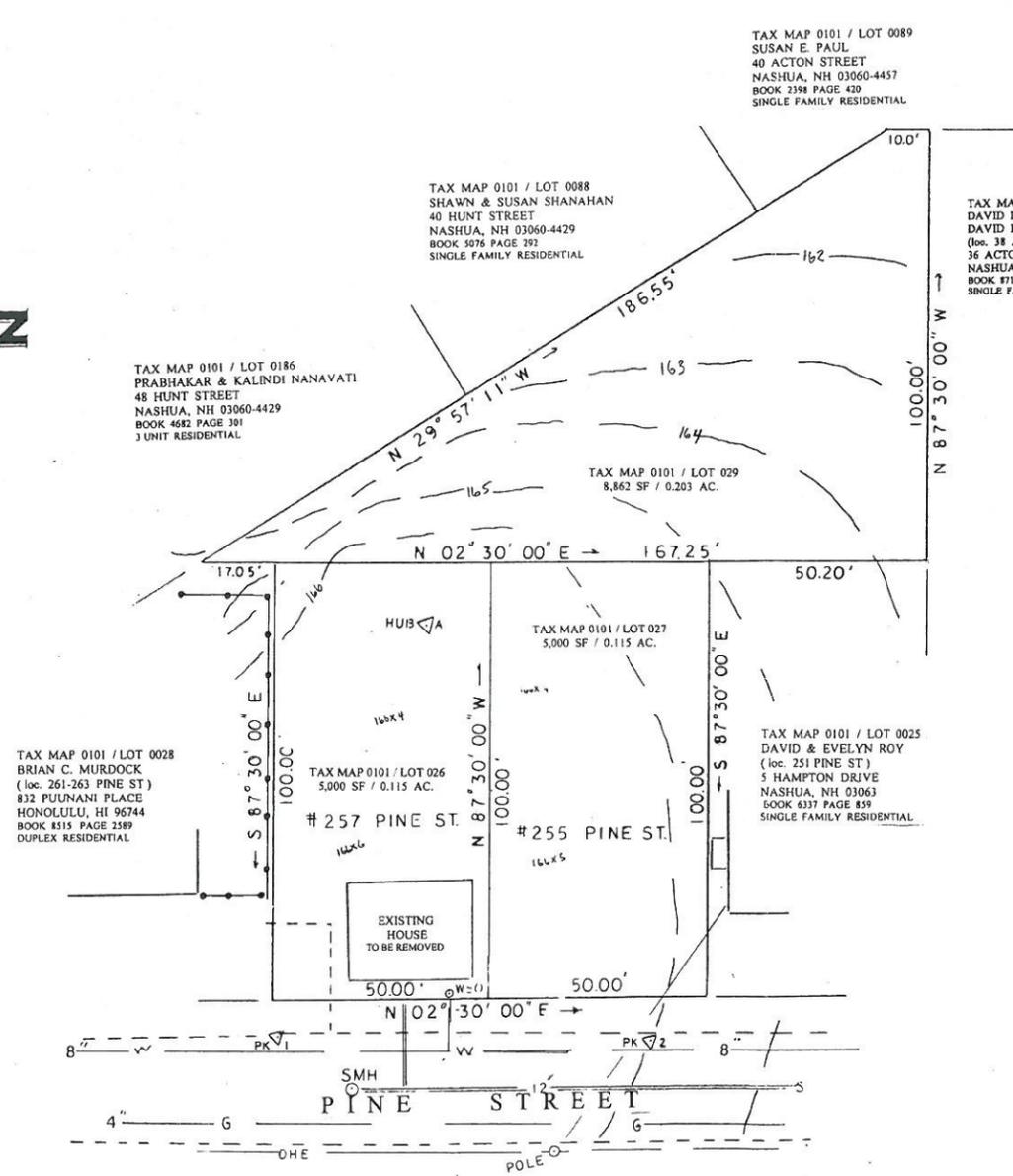
DIMENSIONAL REQUIREMENTS

ZONING DISTRICT: R-B REQUIRED

MIN. LOT SIZE	6,000 S.F.
MIN. FRONTAGE	50 FT.
MIN. LOT WIDTH	60 FT.
MIN. LOT DEPTH	80 FT.
FRONT SETBACK	10 FT.
SIDE SETBACK	7 FT.
REAR SETBACK	20 FT.
MAX. HEIGHT	45 FT.
MAX. STORIES	3
OPEN SPACE	35 %



LOCATION PLAN



- 13) IT SHALL BE UNLAWFUL TO MODIFY, CHANGE, OR ALTER ANY STRUCTURE SHOWN ON THIS PLAN IN ANY WAY WHATSOEVER, OR CONVERT OR ALTER ANY STRUCTURE SHOWN ON THIS PLAN, OR CHANGE THE ABOVE USE INDICATED ON THE PLAN WITHOUT RECEIVING APPROVAL FROM THE CITY.
- 14) 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.
- 15) ZONING VARIANCES APPROVED ON 3 - 8 - 2016 TO CREATE TWO LOTS WITH 50.00 FEET OF FRONTAGE.
- 16) ALL STREET RESTORATION SHALL BE IN ACCORDANCE WITH NRO SECTION 285 - 13. ALL WORK WITHIN THE R.O.W. SHALL BE COMPLETED TO THE SATISFACTION OF THE PUBLIC WORKS DEPARTMENT. (NO NEW R.O.W. PROPOSED)
- 17) NEW STREET ADDRESSES WILL BE ASSIGNED BY THE NASHUA FIRE DEPARTMENT.
- 18) PRIOR TO ANY WORK BEING CONDUCTED A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD WITH THE PLANNING STAFF AND OTHER CITY DEPARTMENTS AS NECESSARY TO REVIEW THE WORK PROPOSED.
- 19) ALL PIPE WORK WITHIN THE CITY'S R.O.W. SHALL BE PERFORMED BY A LICENSED CITY OF NASHUA DRAIN LAYER.
- 20) WAIVER REQUESTED FOR OVERHEAD UTILITIES.
- 21) NO EXISTING SIDEWALKS ON PINE STREET IN THIS AREA.
- 22) BOTH PROPOSED BUILDINGS WILL HAVE FULL BASEMENTS.
- 23) PROPOSED DRIVEWAYS MEET SITE DISTANCE REQUIREMENTS PER CITY ZONING ORDINANCE SEC. 190-208.
- 24) EROSION CONTROL MEASURES (SILT FENCING) SHALL BE INSTALLED ALONG THE DOWN GRADIENT SLOPES PRIOR TO THE START OF ANY WORK AND SHALL BE MAINTAINED BY THE DEVELOPER UNTIL VEGETATION HAS BEEN ESTABLISHED.

NOTES

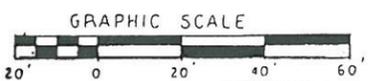
- 1) PRESENT OWNER OF PARCEL - G. HURD & SON CONSTRUCTION, LLC
GEORGE HURD
13 MERRIMACK STREET
HUDSON, NH 03051
- 2) THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE LOTS 0026, 0027 & 0029 THEN SUBDIVIDE INTO TWO LOTS 0026 & 0029. EACH LOT WILL HAVE 50.00 FEET OF FRONTAGE.
- 3) PRESENT ZONING - RB
- 4) PRESENT USE OF PARCEL - VACANT HOUSE
- 5) PROPOSED USE OF LOT 0029 - RESIDENTIAL - 12,225 SF
LOT 0026 - RESIDENTIAL - 6637 SF
- 6) DEED REFERENCE - BOOK 8772 PAGE 1865
- 7) SITE (PINE ST) IS SERVICED BY MUNICIPAL SEWER AND PENNICHUCK WATER WORKS.
- 8) LOT NUMBERS REFER TO CITY ASSESSOR'S MAP 0101.
- 9) CITY OF NASHUA MINIMUM DIMENSION REQUIREMENTS
LOT SIZE - 6,000 SF
LOT WIDTH - 60 FEET
LOT FRONTAGE - 50 FEET
LOT DEPTH - 80 FEET
OPEN SPACE - 35%
FRONT SETBACK - 20 FT
SIDE SETBACK - 7 FT
REAR SETBACK - 20 FT
- 10) THERE ARE NO WETLANDS ON THIS PARCEL.
- 11) THIS PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD HAZARD ZONE. COMMUNITY PANEL 33011C0652E. EFFECTIVE DATE 4 - 18 - 2011
- 12) A DRIVEWAY PLAN SHALL BE APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMITS.

- LEGEND**
- - STONE BOUND FOUND
 - - IRON ROD TO BE SET
 - - IRON ROD FOUND
 - - BUILDING SETBACK LINE
 - - - - - EDGES OF PAVEMENT
 - W- - EXISTING WATER LINE
 - G- - GAS LINE
 - - CATCH BASIN
 - - POLE
 - - POLE W/ LIGHT
 - - S - SEWER LINE W/ MANHOLE

APPROVED
NASHUA CITY PLANNING BOARD

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____



REVISIONS				
NO.	DATE	DESCRIPTION	BY	APP.
1	4-22-16	Changes	M-JG	

INDEX

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SHEET 3	LANDSCAPING PLAN

OWNERS: G. HURD & SON CONSTRUCTION, LLC
13 MERRIMACK STREET
HUDSON, NH 03051
(603) 718 - 2932

DATE _____



I CERTIFY THAT THIS PLAN WAS PREPARED FROM THE BOUNDARY INFORMATION SHOWN ON THE PLAN REFERENCED AND A FIELD SURVEY MADE ON THE GROUND DURING SEPTEMBER 2015, IN ACCORDANCE WITH CITY REGULATIONS.

TAX MAP 0101 / LOTS 0026, 0027 & 0029
G. HURD & SON CONSTRUCTION, LLC
EXISTING CONDITIONS &
LOT LINE RELOCATION PLAN
257 PINE STREET
NASHUA, NH

PREPARED FOR: G. HURD & SON CONSTRUCTION, LLC
13 MERRIMACK STREET
HUDSON, NH 03051
(603) 718 - 2932

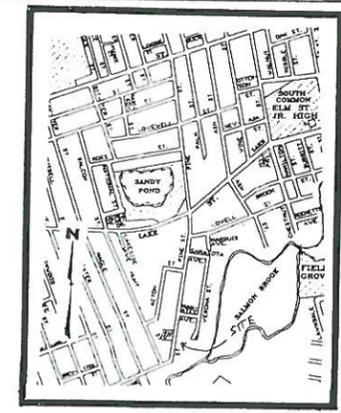
JANUARY 6, 2016 SCALE: 1" = 20'

M. J. GRAINGER ENGINEERING, INC.
PROFESSIONAL ENGINEERS - SURVEYORS - PLANNERS
220 DERRY ROAD HUDSON, NH 03051 (603) 882-4359

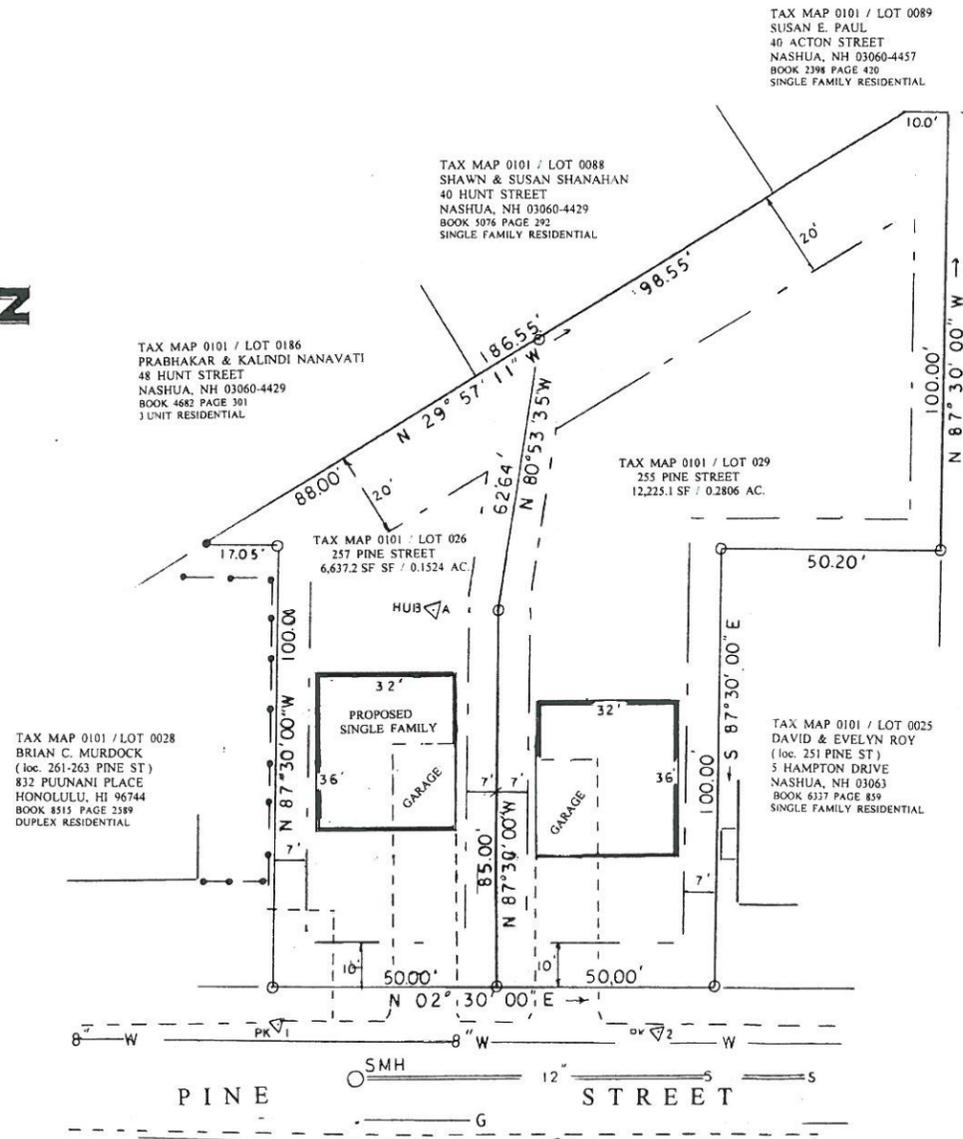
DIMENSIONAL REQUIREMENTS

ZONING DISTRICT: R-B REQUIRED

MIN. LOT SIZE	6,000 S.F.
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OPEN SPACE	35 %



LOCATION PLAN



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- - CATCH BASIN
- POLE
- W/LIGHT
- S SEWER LINE W/ MANHOLE

APPROVED
NASHUA CITY PLANNING BOARD

CHAIRMAN _____	DATE _____
SECRETARY _____	DATE _____



REVISIONS				
NO.	DATE	DESCRIPTION	BY	APP.
1	4-22-16	changes	MTG	

TAX MAP 0101 / LOT 0119
CANNIFF FAMILY REVOCABLE TRUST
PETER J. CANNIFF, TRUSTEE
(loc. 260 PINE STREET)
27 HILLCREST DRIVE
TYNGSBORO, MA 01879
BOOK 6592 PAGE 021
DUPLIX RESIDENTIAL

TAX MAP 0101 / LOT 0181
MARY & CLAUDE KALLANIAN
258 PINE STREET
NASHUA, NH 03060
BOOK 6275 PAGE 680
SINGLE FAMILY RESIDENTIAL

TAX MAP 0101 / LOT 0116
STEVEN E. ELLIOTT
266 PINE STREET
NASHUA, NH 03060
BOOK 4817 PAGE 980
SINGLE FAMILY RESIDENTIAL

I CERTIFY THAT THIS PLAN WAS PREPARED FROM THE BOUNDARY INFORMATION SHOWN ON THE PLAN REFERENCED AND A FIELD SURVEY MADE ON THE GROUND DURING SEPTEMBER 2015, IN ACCORDANCE WITH CITY REGULATIONS.



OWNERS: G. HURD & SON CONSTRUCTION, LLC
13 MERRIMACK STREET
HUDSON, NH 03051
(603) 718-2932

TAX MAP 0101 / LOTS 0026, 0027 & 0029
G. HURD & SON CONSTRUCTION, LLC.
LOT LINE RELOCATION PLAN
& SUBDIVISION PLAN
257 PINE STREET
NASHUA, NH

PREPARED FOR: G. HURD & SON CONSTRUCTION, LLC
13 MERRIMACK STREET
HUDSON, NH 03051
(603) 718-2932

FEBRUARY 9, 2016 SCALE: 1" = 20'

M. J. GRAINGER ENGINEERING, INC.
PROFESSIONAL ENGINEERS - SURVEYORS - PLANNERS
220 DERRY ROAD HUDSON, NH 03051 (603) 882-4359

DIMENSIONAL REQUIREMENTS

ZONING DISTRICT: R-B REQUIRED

MIN. LOT SIZE	6,000 S.F.
MIN. FRONTAGE	50 FT.
MIN. LOT WIDTH	60 FT.
MIN. LOT DEPTH	80 FT.
FRONT SETBACK	10 FT.
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REAR SETBACK	20 FT.
MAX. HEIGHT	45 FT.
MAX. STORIES	3
OPEN SPACE	35 %



LEGEND

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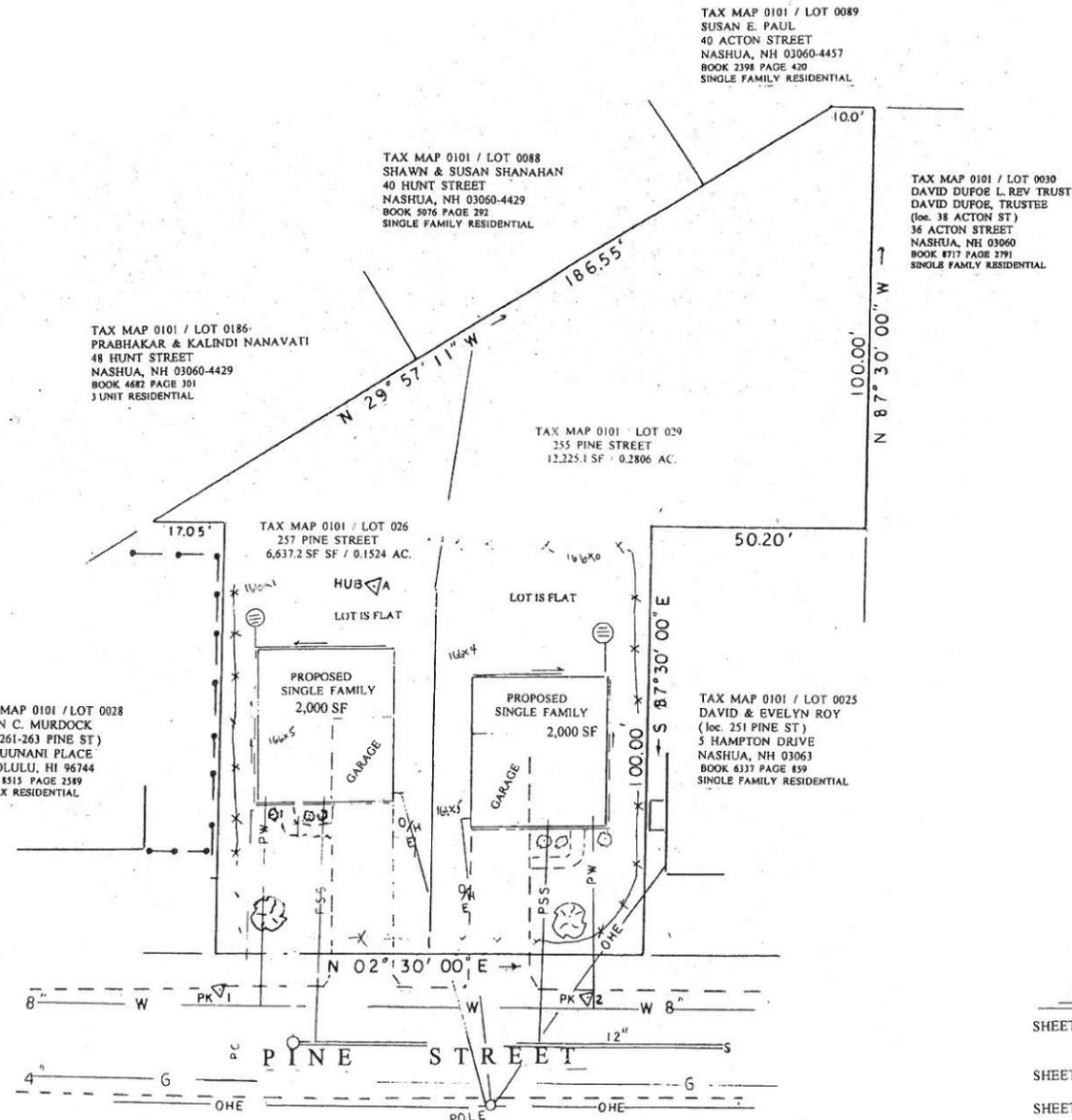
APPROVED
NASHUA CITY PLANNING BOARD

CHAIRMAN _____	DATE _____
SECRETARY _____	DATE _____



REVISIONS				
NO.	DATE	DESCRIPTION	BY	APP.
1	4-22-16	changes	MG	

- O/E - EXISTING OVERHEAD ELECTRIC
- U/G/E - PROPOSED UNDERGROUND ELECTRIC
- P/W - PROPOSED WATER SERVICE
- P/G - PROPOSED GAS SERVICE
- P/S - PROPOSED SEWER SERVICE
- ☐ - INFILTRATION BASIN
- X- - PROPOSED SILT FENCING
- ☐ - SHADE TREE
- ☐ - MULCH BED W/ BUSHES



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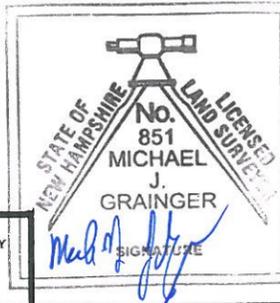
TAX MAP 0101 / LOTS 0026 & 0029
G. HURD & SON CONSTRUCTION, LLC.
LANDSCAPING PLAN
255 & 257 PINE STREET
NASHUA, NH

PREPARED FOR: G. HURD & SON CONSTRUCTION, LLC
13 MERRIMACK STREET
HUDSON, NH 03051
(603) 718 - 2932

MARCH 3, 2016 SCALE: 1" = 20'

M. J. GRAINGER ENGINEERING, INC.
PROFESSIONAL ENGINEERS - SURVEYORS - PLANNERS
220 DERRY ROAD HUDSON, NH 03051 (603) 882-4359
SHEET 3 OF 3 JN 15-117

I CERTIFY THAT THIS PLAN WAS PREPARED FROM THE BOUNDARY INFORMATION SHOWN ON THE PLAN REFERENCED AND A FIELD SURVEY MADE ON THE GROUND DURING SEPTEMBER 2015, IN ACCORDANCE WITH CITY REGULATIONS.



NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Linda Panny, Deputy Planning Manager
FOR: May 5, 2016
RE: **New Business #4- Subdivision Plan**

I. Project Statistics:

Owners: Bedek Realty, LLC & Andrea James Realty, LLC
Proposal: Three lot subdivision and Lot Line Relocation
Location: 93 & 97 Daniel Webster Hwy and L West Glenwood St
Total Site Area: 209,232 sf
Existing Zoning: HB-Highway Business/RA - Urban Residence
Surrounding Uses: Residential and commercial

II. Background Information:

City records show Lot 33 was approved by the planning board in 2004 for a change of use from a single family home to an office. Lot 23 is home to Nashua Foreign Auto. Lot 81 is a small triangular lot which is vacant. The applicant has indicated that Sexton Avenue is an accepted City street and Stetson Street is open to the public, but was never accepted. Before the new lots get developed, the applicant would need to bring Stetson Street up to City standards. According to the applicant, West Hobart Street was a dedicated paper street that was never opened to public travel. After 20 years, it is automatically discharged per the RSA that was in affect at that time (see attached).

III. Project Description:

The purpose of this plan is to relocate the lot lines between Lots 23, 22 & 81 and subdivide Lot 23 into 3 lots, with the new lot numbers being 143 and 144 as follows:

Lot #	Old Area	New Area	Area of Exchange
23	175,261 sf	44,137 sf	-131,124 sf
143	0 sf	72,142 sf	+72,142
144	0 sf	72,389 sf	+72,389 sf
33	19,561 sf	20,564 sf	+1,204 sf
81	1,204 sf	0 sf	-1,204 sf
West Hobart St	13,206 sf	0 sf	-13,206 sf

Easements will need to be in place for the existing driveways for 93 & 97 Daniel Webster Highway. A waiver has been requested for existing conditions not shown on the plan as no new construction is proposed at this time.

City Staff reviewed the plans. A portion of the site has been clear cut and graded. Silt fencing should be put in place to prevent erosion until such time the sites get developed. There are some

outstanding comments from the Engineering Department 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 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:

1. The request for a waiver of § 190-282(B)(9), which requires an existing conditions plan, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation
2. Prior to recording the plan, all comments in a letter from Jeanne Walker, P.E. dated April 12, 2016 shall be addressed to the satisfaction of the Engineering Department.
3. Prior to recording the subdivision plan, the site plans for 93 & 97 Daniel Webster Highway shall be amended.
4. All easements will be submitted to Planning staff and Corporation Council for review and recorded with the plan at the applicant's expense.

ABUTTERS:

LOT 23/SHEET 128
BEDEK REALTY, LLC
24 APPLE TREE GREEN
NASHUA, NH 03062
ACCT. NO. 33204
BK. 8465/PG. 635

LOTS 137 & 142/SHEET 128
CHESTER A & SHIRLEY COULOMBE
68 W GLENWOOD STREET
NASHUA, NH 03060-5220
ACCT. NO. 44332 & 51934
BK. 2871/PG. 544 & PG. 8622/PG. 632

LOTS 33 & 82/SHEET 128
ANDREA JAMES REALTY LLC
24 APPLE TREE GREEN
NASHUA, NH 03062
ACCT. NO. 4296 & 25942
BK. 7234/PG. 1270, BK. 6719/PG. 2227

MAYNARD & PAQUETTE ENG. ASSOC., LLC
23 EAST PEARL STREET
NASHUA, NH 03060

LOT 75/SHEET 132
EMMA KATE LLC
354 WASHINGTON STREET
WOBBURN, MA 01801
ACCT. NO. 32750
BK. 8732/PG. 1168

LOT 78/SHEET 132
MACHOMPSON REALTY INC.
3 MARMON DRIVE
NASHUA, NH 03060-5205
ACCT. NO. 30404
BK. 7698/PG. 2367

LOT 173/SHEET A
REALTY INCOME PENNSYLVANIA PROP.
ATTN. PORTFOLIO MANAGEMENT #3000
11995 EL CAMINO REAL STE. 101
SAN DIEGO, CA 92130-2565
ACCT. NO. 30402
BK. 8355/PG. 2801

LOTS 31, 32, 38 & 84 /SHEET 132
MARILYN SIENKIEWICZ
C/O KERRY SIENKIEWICZ
344 OSGOOD ROAD
MILFORD, NH 03055-3460
ACCT. NO. 30682, 30684, 30676 & 30678
BK. 1543/PG. 172
BK. 2386/PG. 472
BK. 1813/PG. 290

LOT 688/SHEET A
ESTATE OF WILFRED J. PIEKARSKI
10 MARMON DRIVE
NASHUA, NH 03060-5204
ACCT. NO. 33180
BK. 3511/PG. 945

F.E. EVERETT HIGHWAY

■ STONE BOUND FOUND
□ STONE BOUND TO BE SET
● IRON PIN FOUND
○ IRON PIN TO BE SET
--- MINIMUM BUILDING SETBACK
--- EXISTING BUILDING
④7 STREET ADDRESS
--- EXISTING PAVEMENT
--- EXISTING FENCE
--- EXISTING U-POLE

LEGEND

VICINITY

- NOTES:**
- PRESENT ZONING: "HB" HIGHWAY BUSINESS / "RA" URBAN RESIDENCE
 - EXISTING & PROPOSED USE:
 - THE PURPOSE OF THIS PLAN IS TO RELOCATE THE LOT LINES BETWEEN LOTS 23, 33 & 81 AND SUBDIVIDE LOT 23 INTO 3 LOTS.
 - TOTAL AREA OF PARCELS: 188,668 SF
 - LOTS ARE PRESENTLY SERVED BY PENNICHUCK WATER AND PUBLIC SEWER.
 - AREA OF EXCHANGE:

	OLD AREA	NEW AREA	AREA OF EXCHANGE
LOT 23:	175,261 SF	44,137 SF	-131,124 SF
LOT XXX:	0 SF	72,389 SF	+72,389 SF
LOT 33:	19,561 SF	20,564 SF	+1,003 SF
LOT 81:	1,204 SF	0 SF	-1,204 SF
ROAD:	13,206 SF	0 SF	-13,206 SF
TOTAL:	209,232 SF	209,232 SF	0

 - PERMANENT MARKERS ARE TO BE SET AT ALL NEW LOT CORNERS BY A LICENSED LAND SURVEYOR.
 - DIMENSIONAL REQUIREMENTS: ("HB" ZONE)

	LOT 23	LOT XXX	LOT 33
MINIMUM LOT AREA:	20,000 SF	72,142 SF	72,389 SF
FRONT YARD SETBACK:	20 FEET	32 FEET	20' MIN.
SIDE YARD SETBACK:	10 FEET	151 FEET	10' MIN.
REAR YARD SETBACK:	20 FEET	168 FEET	20' MIN.
MIN. LOT WIDTH:	100 FEET	213.35'	100.00'
MIN. LOT FRONTAGE:	80 FEET	217.72'	104.74'
MIN. LOT DEPTH:	80 FEET	167'	205'
MIN. OPEN SPACE:	20%	XXX%	XXX%

 - DIMENSIONAL REQUIREMENTS: ("RA" ZONE)

	LOT 33
MINIMUM LOT AREA:	7,500 SF
FRONT YARD SETBACK:	25 FEET
SIDE YARD SETBACK:	10 FEET
REAR YARD SETBACK:	25 FEET
MIN. LOT WIDTH:	75 FEET
MIN. LOT FRONTAGE:	60 FEET
MIN. LOT DEPTH:	90 FEET
MIN. OPEN SPACE:	50%

 - THERE ARE NO WETLANDS ON-SITE.
 - THE SITE IS LOCATED WITHIN ZONE X, OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN, PER FIRM COMMUNITY MAP NUMBER 330110652E, EFFECTIVE DATE: SEPT. 25, 2009
 - PER RSA231:51, WEST HOBART STREET ORIGINALLY PLATTED IN 1923 BUT NEVER OPENED FOR PUBLIC TRAVEL IN 20 YEARS THUS AUTOMATICALLY DISCONTINUED IN 1943/44.

- PLAN REFERENCES:**
- COUNTRY CLUB HEIGHTS-ANNEX, NASHUA, NH; OWNED BY: A.H. CHAPMAN LAND CO. PORTLAND, ME.; SCALE: 1"=100'; DATED: APRIL 1925; BY: E.N. SHEFIELD H.C.R.D. NO. 538
 - LOT LINE REVISION PLAN LAND OF PETER T. & SHARYN L. FRASSICA AND RICHARD & MARILYN D. SEXTON; DANIEL WEBSTER HIGHWAY SOUTH, NASHUA, NH; SCALE: 1"=40' BY: GEORGE F. KELLER, INC.; DATED: MAY 12, 1981
 - CONSOLIDATION PLAN-PREPARED FOR: STORAGE INN ASSOCIATES; MAP A/LOT 173 B SEXTON AVENUE, NASHUA, NH; BY: HAMILTON ENGINEERING ASSOC., INC.; DATED: APRIL 22, 1983; SCALE: 1"=50'; H.C.R.D. NO. 15769
 - FINAL SUBDIVISION PLAN, MAP A/LOTS 173 & 743; 14 & 16 SEXTON AVENUE NASHUA, NH; PREPARED FOR: DR. REGINALD D'AMICO; BY: HAMILTON ENGINEERING ASSOC., LLC; SCALE: 1"=50'; DATED: AUGUST 10, 1984; H.C.R.D. NO. 16991
 - PLAN OF B.I.S. WHOLESALE CLUB, B SEXTON AVENUE, NASHUA, NH PREPARED BY: BRADFORD SAIVETZ & ASSOCIATES, INC.; DATED: SEPT. 6, 1991 SCALE: 1"=80'; H.C.R.D. NO. 25496
 - FINAL BOUNDARY PLAN FOR LAND OF SIENKIEWICZ, WEST GLENWOOD STREET, NASHUA, NH PREPARED FOR: JOHN & MARILYN SIENKIEWICZ; SCALE: 1"=50'; DATED: SEPT. 1997 H.C.R.D. NO. 28810

SUBDIVISION/LOT LINE RELOCATION PLAN - LOTS 23, 33 & 81/SHEET 128
93 & 97 DANIEL WEBSTER HWY., STETSON STREET & WEST HOBART STREET
NASHUA, NEW HAMPSHIRE

OWNER LOT 23: BEDEK REALTY, LLC
24 APPLE TREE GREEN
NASHUA, NEW HAMPSHIRE 03062
603-888-2109

OWNER LOTS 33 & 81: ANDREA JAMES REALTY LLC
24 APPLE TREE GREEN
NASHUA, NEW HAMPSHIRE 03062
603-888-2109

SCALE: 1" = 50' DATE: MARCH 10, 2016

ENGINEERING

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

APPROVED BY THE CITY OF NASHUA PLANNING BOARD

SECRETARY	DATE
CHAIRMAN	DATE

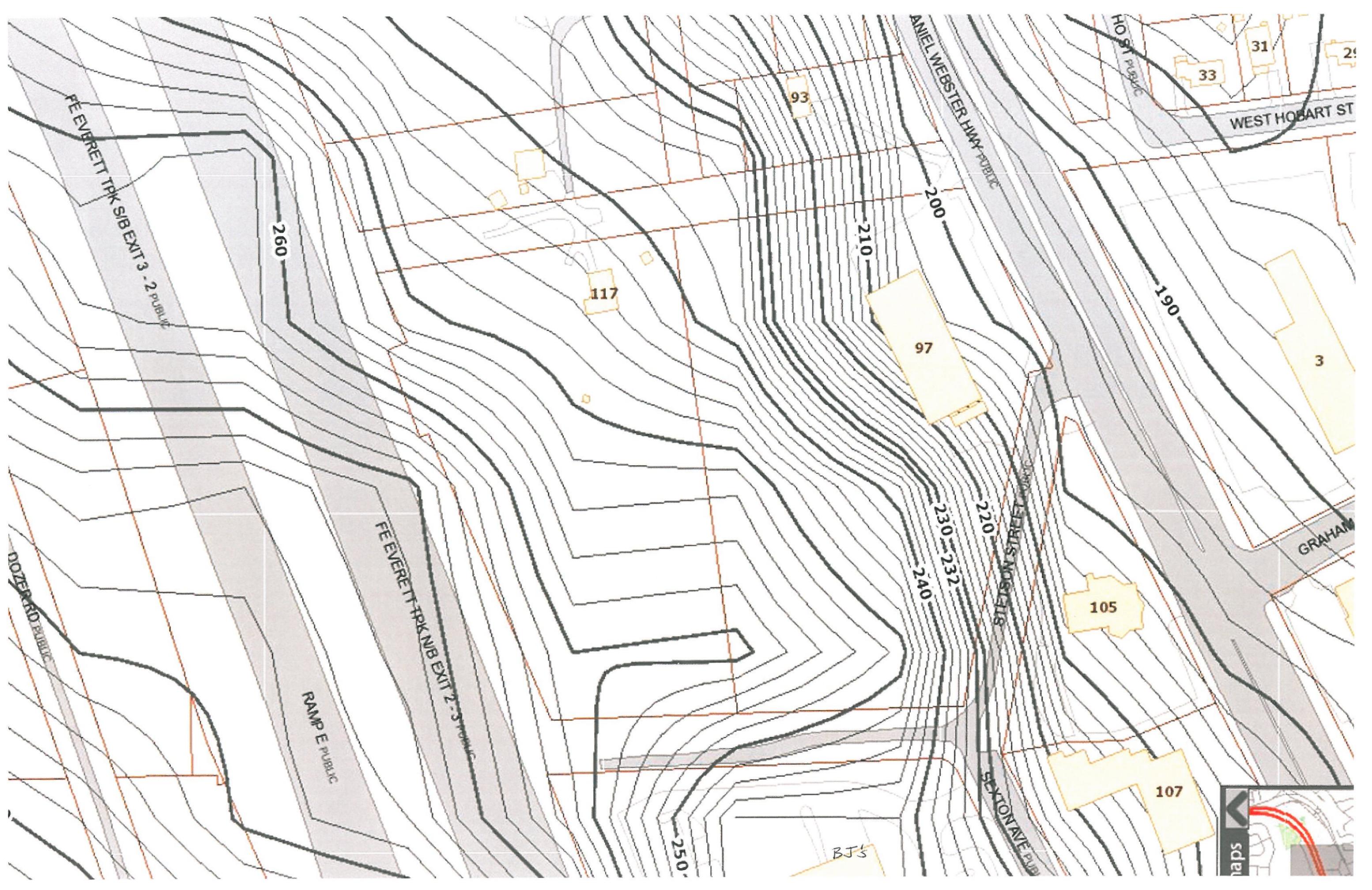
ANDREA JAMES REALTY LLC (OWNER LOTS 33 & 81) DATE

BEDEK REALTY, LLC (OWNER LOT 23) DATE

I CERTIFY THAT THIS PLAN WAS PREPARED FROM BOUNDARY INFORMATION SHOWN ON PLAN REFERENCES 1 THRU 6 AND A FIELD SURVEY MADE ON THE GROUND IN AUGUST 2015 HAVING A MAXIMUM ERROR OF CLOSURE OF 1:10,000.

KPM	APB	KPM			D	12404
DESIGNED	DRAFTED	CHECKED	APPROVED	BOOK & PAGE	REVISION	SIZE

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 IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS
 WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.



FE EVERETT TRK S/B EXIT 3 - 2 PUBLIC

260

FE EVERETT TRK N/B EXIT 2 - 2 PUBLIC

RAMP E PUBLIC

117

93

97

210

200

190

105

107

3

31

33

29

DANIEL WEBSTER HWY - PUBLIC

HOBART AVE

WEST HOBART ST

STETSON STREET

SEXTON AVE PUB

240

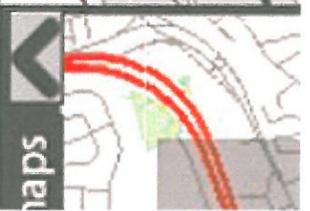
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232

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250

BJ'S



NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Linda Panny, Deputy Planning Manager
FOR: May 5, 2016
RE: **New Business #5 – Site Plan**

I. Project Statistics:

Owner: City of Nashua
Applicant: James Pullen, Jr.
Proposal: Site plan amendment
Location: 9 Stadium Drive
Total Site Area: 33.8 acres
Existing Zoning: R9 Suburban Residence and PI Park Industrial
Surrounding Uses: Residential and commercial

II. Background Information:

The City property on Stadium Drive (Lot 1359) is home to a Division of Public Works garage/facility built in the late 1970s, Stellos Stadium, which was approved by the Planning Board in 2001, and the Conway Ice Arena, which was approved in 2002; a capped City landfill is also located on a portion of this property. In 2009 the site plan was amended to permit the construction of the YMCA facility.

III. Project Description:

The purpose of this plan is to show the transfer of 36,000 sf to the abutters at 15, 17, & 19 Radcliffe Drive and 104 Shore Drive.

One waiver has been requested as part of this application to show existing conditions. The plan was reviewed by City staff and there are no outstanding issues (see attached).

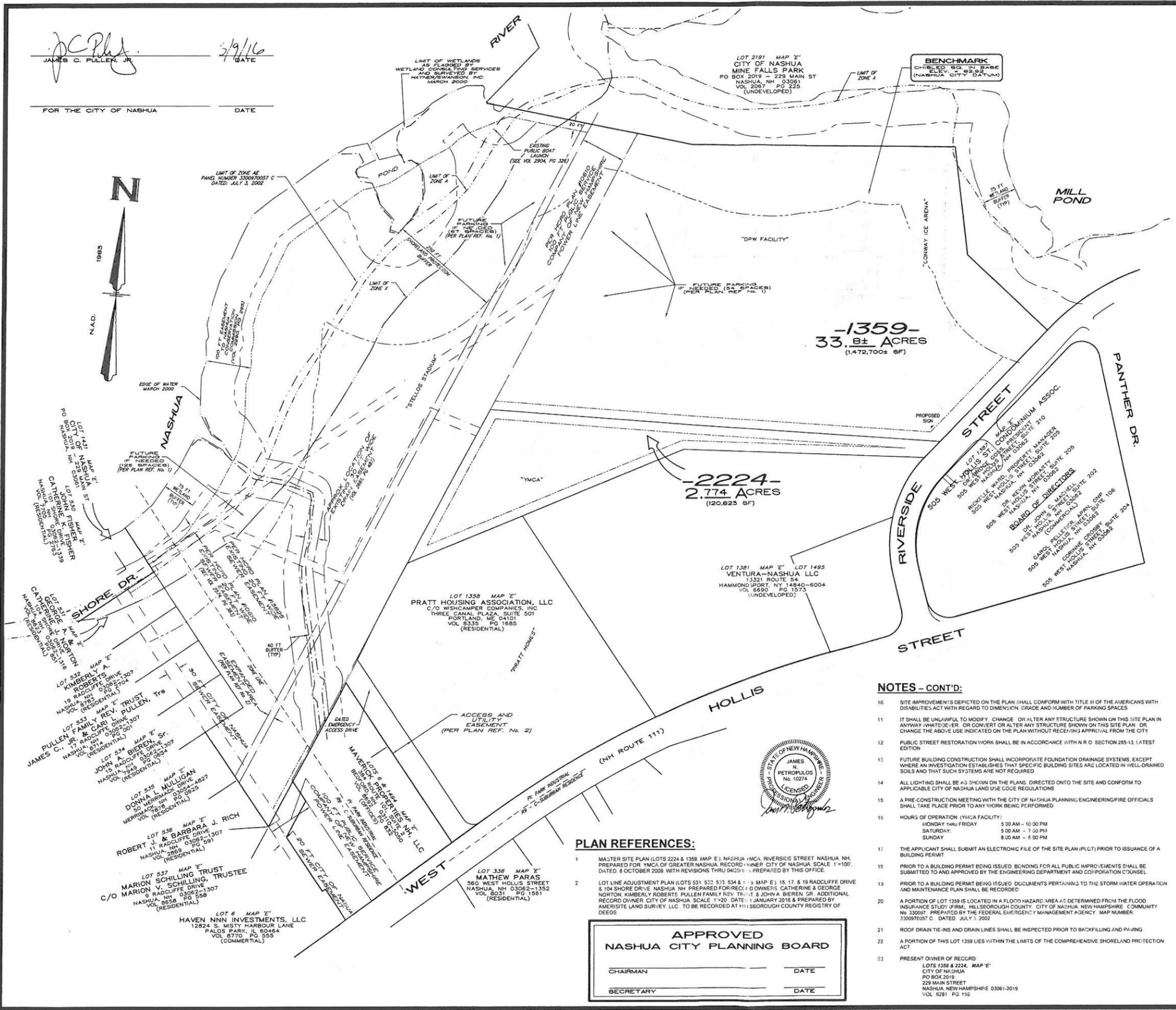
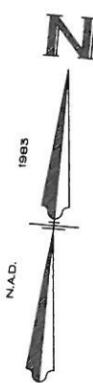
Staff Recommendations and Findings:

The Planning Board should make a determination that the plan meets, or does not meet the requirements outlined in the Subdivision NRO § 190-146(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. The request for a waiver of § 190-279(J)), which requires an existing conditions plan, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.
2. All prior conditions of approval are incorporated herein and made a part of this plan, unless otherwise determined by the planning board.

PCP
 JAMES C. PULLEN, JR.
 3/9/16 DATE

FOR THE CITY OF NASHUA DATE



-1359-
 33.8± ACRES
 (1,472,700± SF)

-2224-
 2.74 ACRES
 (120,823 SF)

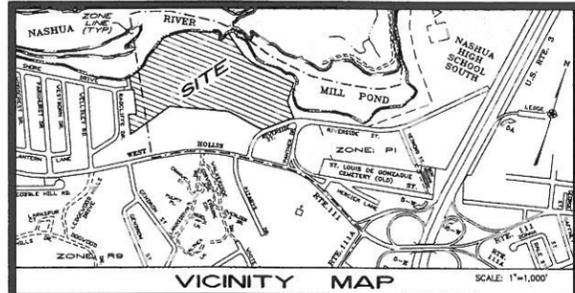
- NOTES - CONT'D:**
- SITE IMPROVEMENTS DEPICTED ON THE PLAN SHALL CONFORM WITH TITLE III OF THE AMERICANS WITH DISABILITIES ACT WITH REGARD TO DIMENSION, GRADE AND NUMBER OF PARKING SPACES
 - IT SHALL BE UNLAWFUL TO MODIFY, CHANGE OR ALTER ANY STRUCTURE SHOWN ON THIS SITE PLAN IN ANYWAY (WHATSOEVER) 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
 - PUBLIC STREET RESTORATION WORK SHALL BE IN ACCORDANCE WITH N.R. 0 SECTION 285-13, LATEST EDITION
 - 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
 - ALL LIGHTING SHALL BE AS SHOWN ON THE PLANS, DIRECTED ONTO THE SITE AND CONFORM TO APPLICABLE CITY OF NASHUA LAND USE CODE REGULATIONS
 - A PRE-CONSTRUCTION MEETING WITH THE CITY OF NASHUA PLANNING ENGINEERING/FIRE OFFICIALS SHALL TAKE PLACE PRIOR TO ANY WORK BEING PERFORMED
 - HOURS OF OPERATION (YMCA FACILITY):
 MONDAY THRU FRIDAY 5:00 AM - 10:00 PM
 SATURDAY 5:00 AM - 7:00 PM
 SUNDAY 8:00 AM - 6:00 PM
 - THE APPLICANT SHALL SUBMIT AN ELECTRONIC FILE OF THE SITE PLAN (PLCT) 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
 - A PORTION OF LOT 1359 IS LOCATED IN A FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), HILLSBOROUGH COUNTY, CITY OF NASHUA, NEW HAMPSHIRE, COMMUNITY NO. 33007, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER 330097027 C, DATED JULY 3, 2002
 - ROOF DRAIN TIE-INS AND DRAIN LINES SHALL BE INSPECTED PRIOR TO BACKFILLING AND PAVING
 - A PORTION OF THIS LOT 1359 LIES WITHIN THE LIMITS OF THE COMPREHENSIVE SHORELAND PROTECTION ACT
 - PRESENT OWNER OF RECORD
 LOTS 1359 & 2224, MAP 'E'
 CITY OF NASHUA
 PO BOX 2019
 229 MAIN STREET
 NASHUA, NEW HAMPSHIRE 03061-2019
 VOL. 6281 PG. 115

- PLAN REFERENCES:**
- MASTER SITE PLAN (LOTS 2224 & 1359, MAP 'E'), NASHUA YMCA, RIVERSIDE STREET NASHUA, NH, PREPARED FOR YMCA OF GREATER NASHUA, RECORD OWNER, CITY OF NASHUA, SCALE 1"=100', DATED 8 OCTOBER 2009, WITH REVISIONS THRU 04/25/16, PREPARED BY THIS OFFICE.
 - LOT LINE ADJUSTMENT PLAN (LOTS 531, 532, 533, 534 & 19, MAP 'E') 15, 17 & 19 RADCLIFFE DRIVE & 194 SHORE DRIVE, NASHUA, NH, PREPARED FOR RECORD OWNERS CATHERINE & GEORGE NORTON, KIMBERLY ROBERTS, PULLEN FAMILY REV. TRUST & JOHN A. BIERNEN, SR. ADDITIONAL RECORD OWNER, CITY OF NASHUA, SCALE 1"=20', DATED JANUARY 2016 & PREPARED BY AMERISTE LAND SURVEY, LLC, TO BE RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS

APPROVED
NASHUA CITY PLANNING BOARD

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____



NOTES:

- SITE AREA
 LOT 1359 33.8± ACRES
 LOT 2224 2.74 ACRES
 TOTAL SITE 36.5± ACRES
- PRESENT ZONING
 P1 PARK INDUSTRIAL
 R9 C-SUBURBAN RESIDENCE

MINIMUM LOT REQUIREMENTS	P1	R9
LOT AREA	30,000 SF	9,000 SF
LOT FRONTAGE	50 FT	75 FT
LOT WIDTH	120 FT	90 FT
LOT DEPTH	150 FT	50 FT
MINIMUM YARD SETBACKS		
- FRONT YARD	30 FT	25 FT
- SIDE YARD	20 FT	10 FT
- REAR YARD	20 FT	30 FT
- MAX BUILDING HEIGHT	75 FT	35 FT
- MAX STORIES	5	2 1/2
- OPEN SPACE (%)	20	50

ON JANUARY 9, 2000, THE CITY OF NASHUA ZONING BOARD OF ADJUSTMENT APPROVED THE FOLLOWING:
 (A) SPECIAL EXCEPTION TO ALLOW AN ALTERATION OF WETLAND AND TWO WETLAND BUFFER AREAS TO FACILITATE THE CONSTRUCTION ASSOCIATED WITH NASHUA STADIUM PROJECT
 (B) SPECIAL EXCEPTION TO ALLOW A 15% REDUCTION IN THE PARKING SPACE REQUIREMENT (110 SPACES)
 ON NOVEMBER 10, 2009, THE CITY OF NASHUA ZONING BOARD OF ADJUSTMENT APPROVED THE FOLLOWING:
 (C) VARIANCE TO ALLOW A LOT WIDTH OF 50 FT WHERE 120 FT IS REQUIRED AND SIDE AND REAR SETBACKS OF 20 FEET WHERE 20 FEET IS REQUIRED
 (D) VARIANCE TO ALLOW A BUILDING AND DRIVE AISLE WITHIN 8 FT OF A RESIDENTIALLY USED PARCEL WHERE 30 FT IS REQUIRED

- LOT NUMBERS REFER TO THE CITY OF NASHUA ASSESSORS MAP 'E'
- SITE IS SERVICED BY MUNICIPAL SEWER AND WATER BY PENNICHUCK WATER WORKS. THE PROPOSED BUILDING UPON LOT 2224 SHALL BE SERVICED BY UNDERGROUND TELEPHONE, ELECTRIC AND NATURAL GAS UTILITIES
- PURPOSE OF PLAN
 TO AMEND PLAN NR-1092 TO SHOW A CHANGE IN THE BOUNDARY OF LOT 1359, MAP 'E' RESULTING FROM PLAN REFERENCE #2
- PARKING (LOTS 2224 & 1359)
 REQUIRED

USE	MINIMUM REQUIRED	MAXIMUM REQUIRED
3,130 SEAT STADIUM	1 SP/4 SEATS = 783 SPACES	1 SP/7 SEATS = 1,965 SPACES
1,049 SEAT ICE ARENA	1 SP/4 SEAT = 312 SPACES	1 SP/7 SEATS = 525 SPACES
DRIV FACILITY (110 EMPLOY)	1 SP x 110 EMPLOY = 110 SPACES	1 SP x 110 EMPLOY = 110 SPACES
48,864 SF YMCA	1 SP/50 SF = 72 SPACES	6 SP/40 SF = 423 SPACES
SUB-TOTAL REQUIRED	= 1,226 SPACES	= 2,823 SPACES
LESS 110 SPACES (SEE NOTE 2 (B) ABOVE)	= -110 SPACES	= -110 SPACES
TOTAL REQUIRED	= 1,116 SPACES	= 2,713 SPACES

 PROVIDED 645 SPACES
 FUTURE (IF NEEDED) 226 SPACES
 TOTAL PROVIDED 871 SPACES
 NOTE: AT NO TIME SHALL PEAK EVENTS OCCUR SIMULTANEOUSLY AT BOTH THE STADIUM AND ICE CENTER
- OPEN SPACE

	LOT 1359	LOT 2224
REQUIRED	20%	20%
PROVIDED	55%	47%
- 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

No.	DATE	REVISION	BY

AMENDED SITE PLAN
 (LOTS 2224 & 1359 MAP 'E')
NASHUA YMCA
 RIVERSIDE STREET
 NASHUA, NEW HAMPSHIRE
 PREPARED FOR:
JAMES C. PULLEN, JR.
 17 RADCLIFFE DRIVE NASHUA, NH 03062-1307 (617) 910-7407
 RECORD OWNER:
CITY OF NASHUA
 PO BOX 2019 - 229 MAIN STREET NASHUA, NEW HAMPSHIRE 03061 (603) 589-3260

100 0 100 200 300 400 FEET
 50 0 50 100 METERS
 SCALE: 1"=100 Feet
 1"=30.480 Meters

4 MARCH 2016

HISI 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: 1005, 1091, 1183 DRAWING NAME: YMCA-F061-AMEND 4485-YMCA 1 OF 1
 DRAWING LOCATION: D:\4485\DWG\4485-YMCA

NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Linda Panny, Deputy Planning Manager
FOR: May 5, 2016
RE: **New Business #6 – Site Plan**

I. Project Statistics:

Owner: Croteau Land Enterprise LLC
Proposal: Site plan amendment to add outdoor seating
Location: 621 Amherst Street
Total Site Area: 81,985 sf (1.882 acres)
Existing Zoning: GB – General Business
Surrounding Uses: Commercial

II. Background Information:

On October 1, 2015 the Planning Board approved a site plan to consolidate two lots into one and construct a new 4,600 sf retail building (see attached approval letter and staff report). Construction has already begun on the site.

III. Project Description:

The proposal is to add outdoor seating on the patio, which was not shown on the approved plan. A similar waiver for the project was granted on October 1, 2015. However, this project proposes 24 seats on the patio, resulting in an increased parking demand. A waiver request for parking is needed as 58 spaces are now required and 48 spaces are being proposed. There are no other changes proposed to the approved plan

City Staff reviewed the plans and there are no outstanding issues.

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 stipulations be made part of that approval:

1. The request for a waiver of NRO § 190-198, which establishes minimum parking standards, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.

-
2. All prior conditions of approval are incorporated herein and made a part of this plan, unless otherwise determined by the planning board.

LEGEND

- GB-F GRANITE BOUND FOUND
- IPIN-F IRON PIN FOUND
- IPP-F IRON PIPE FOUND
- UTILITY POLE FOUND
- SIGN
- LIGHT
- GAS VALVE
- WATER VALVE
- HYDRANT
- WATER SHUT OFF
- SEWER MANHOLE
- DRAINAGE MANHOLE
- CATCH BASIN
- ABUTTER LINE
- PROPERTY LINE
- BROOK
- WETLAND
- CHAIN LINK FENCE
- STOCKADE FENCE
- POST & RAIL FENCE
- GUARDRAIL
- OHU OVERHEAD UTILITIES
- TREELINE
- RETAINING WALL
- EDGE OF PAVEMENT
- 100 YEAR FLOOD ZONE
- BUILDING SETBACK
- 150' CONSERVATION ZONE SETBACK
- 50' WATERFRONT BUFFER
- 150' NATURAL WOODLAND BUFFER
- 250' PROTECTED SHORELAND LINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED SLOPED GRANITE CURB
- PROPOSED VERTICAL GRANITE CURB
- POROUS ASPHALT AREA (TYPE A)
- POROUS ASPHALT AREA (TYPE B)

LOAM & SEED ALL DISTURBED AREAS (TYP.)

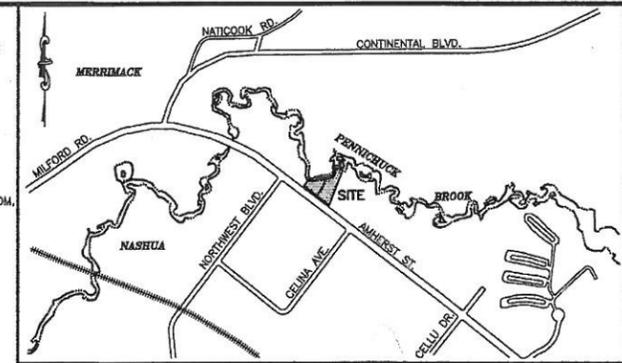


MAP 29 LOT 324-3
STATE OF NH-DOT
P.O. BOX 483
CONCORD, NH 03302-0483
BK. 5317 PG. 1532
ZONE: RESIDENTIAL

MAP I LOT 40
256 INVESTMENTS ASSOC., LLC
c/o ELAINE'S LLC
53 STILES ROAD, SUITE A103
SALEM, NH 03079
BK. 5634 PG. 1480
ZONE: GENERAL BUSINESS
USE: RETAIL

REFERENCE PLANS:

1. "SUBDIVISION, PLAN OF LAND, IN, NASHUA, NEW HAMPSHIRE, BELONGING TO, IDA M. LEVESQUE," SCALE: 1"=100', DATED: APRIL 21, 1984, PREPARED BY DAVID H. HAMILTON, H.C.R.D. PLAN NO. 20513.
2. "SUBDIVISION OF PARCEL 70' FOR, CHARLES DEMERS INCORPORATED, AMHERST STREET NASHUA, N.H.," SCALE: 1"=100', PREPARED BY DONALD T. JEAN, H.C.R.D. PLAN NO. 7628.
3. "MAP I PARCEL 2 BOUNDARY PLAN, PREPARED FOR, ASA PROPERTIES INC. IN, HILLSBOROUGH COUNTY, NASHUA, N.H.," SCALE: 1"=50', DATED: DECEMBER 21, 1992, PREPARED BY DONALD C. JENKS LLS, H.C.R.D. PLAN NO. 26137.
4. STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION ROADWAY IMPROVEMENT PLAN, PROJECT NUMBER RP-U-010-1(8), SHEETS 16 & 17.
5. "N.H. ROUTE 101-A, RIGHT-OF-WAY PLAN," SCALE: 1"=40', PREPARED BY VANASSE HANGEN BRUSTLIN, INC. FEDERAL PROJECT NUMBER CM-X-5315(030), STATE PROJECT NUMBER 12244, SHEETS 12-14, H.C.R.D. PLAN NO. 29755.
6. "NON-RESIDENTIAL SITE PLAN, NORTHWEST CROSSING," SCALE: 1"=20', PREPARED BY KEACH-NORDSTROM, INC., DATED JULY 23, 2015, LAST REVISED OCTOBER 5, 2015, SHEETS 1-16.



GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO AMEND THE PREVIOUSLY APPROVED SITE PLAN AND SHOW THE OUTDOOR SEATING AREA FOR THE DEVELOPMENT LOCATED ON TAX MAP I LOT 25. REFER TO REFERENCE PLAN #6 FOR PREVIOUSLY APPROVED SITE PLAN.
2. AREA OF PARCEL: TAX MAP I LOT 25 = 81,985 SF OR 1.882 ACRES
3. MAP I LOT 25 INDICATE CITY OF NASHUA, NEW HAMPSHIRE TAX ASSESSOR'S MAP AND LOT NUMBER.
4. THIS PARCEL WAS PREVIOUSLY TWO SEPARATE PARCELS, REFERENCED AS TAX MAP I LOTS 1 AND 25. THE PARCELS WERE MERGED INTO A SINGLE PARCEL AS PART OF THE ORIGINAL SITE PLAN.
5. THE SUBJECT PARCEL IS LOCATED WITHIN THE GENERAL BUSINESS (GB) ZONING DISTRICT AND SUBJECT TO THE FOLLOWING DIMENSIONAL REGULATIONS:

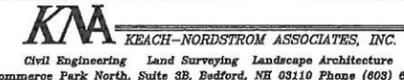
REQUIRED:	PROPOSED:
MINIMUM LOT AREA:	10,000 SF
MINIMUM LOT WIDTH:	50 FEET
MINIMUM LOT DEPTH:	50 FEET
MINIMUM LOT FRONTAGE:	360 FEET
MINIMUM LOT DEPTH:	75 FEET
MINIMUM BUILDING SETBACKS:	406.2 FEET
- FRONT:	10 FEET
- SIDE:	7 FEET
- REAR:	10 FEET
- OPEN SPACE:	10%
- MAXIMUM BUILDING HEIGHT:	60 FEET
- MAXIMUM STORIES:	5
- MAXIMUM FLOOR AREA RATIO:	1.25
6. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS THE RESULT OF A FIELD SURVEY PERFORMED BY THIS OFFICE IN MAY 2015.
7. VERTICAL DATUM IS NAVD 83. HORIZONTAL DATUM IS NAD 83/SPC 83.
8. WETLAND MAPPING WAS PERFORMED BY MICHELE F. GRENIER ON MAY 4, 2015.
9. EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 33011C0491D, PANEL 491 OF 701, EFFECTIVE DATE SEPTEMBER 25, 2009 INDICATES THAT A PORTION OF THE SUBJECT PARCELS ARE LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
10. THE SUBJECT PARCELS AREA LOCATED WITHIN THE WATER SUPPLY PROTECTION DISTRICT.
11. THE SUBJECT PARCELS ARE WITHIN THE 250' SHORELAND WATER QUALITY PROTECTION AREA FOR THE PENNICHUCK BROOK.
12. STATE AND LOCAL PERMITS REQUIRED:
 - NHDES WASTEWATER CONNECTION APPROVED - 10/09/2015 (D2015-1004)
 - SHORELAND PERMIT APPROVED - 10/01/2015 (2015-02320)
 - WETLAND SPECIAL EXCEPTION APPROVED - 08/11/2015
13. SITE IS SERVICED BY MUNICIPAL SEWER AND PENNICHUCK WATER WORKS.
14. THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
15. PARKING CALCULATIONS:

RESTAURANT WITH DRIVE THRU = 1 SPACE/75 SF x 2,087 SF	= 28 SPACES
SNACK RETAIL = 1 SPACE/75 SF x 1,482 SF	= 20 SPACES
OUTDOOR SEATING = 1 SPACE/75 SF x 420 SF	= 6 SPACES
RETAIL = 1 SPACE/300 SF x 1,049 SF	= 4 SPACES
TOTAL PARKING REQUIRED	= 58 SPACES
PARKING PROVIDED = 48 SPACES (INCLUDES 2 HANDICAP SPACES)	
16. THE FOLLOWING WAIVERS WERE GRANTED BY THE PLANNING BOARD ON OCTOBER 1, 2016:
 - LAND USE CODE CHAPTER 190, SECTION 198: MINIMUM QUANTITY OF PARKING SPACES
 - LAND USE CODE CHAPTER 190, SECTION 172 (C): ROOFING REQUIREMENTS FOR NON-RESIDENTIAL BUILDINGS
17. THE FOLLOWING WAIVER IS PROPOSED BASED ON THE INCREASE IN OVERALL PARKING DEMAND DUE TO THE ADDITION OF OUTDOOR SEATING:
 - LAND USE CODE CHAPTER 190, SECTION 198: MINIMUM QUANTITY OF PARKING SPACES
18. HOURS OF OPERATION: 10 AM TO 11 PM, 7 DAYS A WEEK.
19. ALL LANDSCAPING SHALL BE COMPLETED AS SHOWN ON THE LANDSCAPE PLAN AND SHALL CONFORM TO ALL APPLICABLE CITY OF NASHUA ZONING REGULATIONS.
20. SITE LIGHTING SHALL BE COMPLETED AS SHOWN ON THE LIGHTING PLAN AND BE DIRECTED ONTO SITE AND SHALL CONFORM WITH ALL APPLICABLE CITY OF NASHUA ZONING REGULATIONS.
21. ALL SIGNAGE SHALL CONFORM TO APPLICABLE CITY OF NASHUA ZONING REGULATIONS WITH ALL PERMITS SECURED PRIOR TO INSTALLATION.
22. SITE IMPROVEMENTS DEPICTED ON THE PLAN SHALL CONFORM WITH TITLE III OF THE AMERICANS WITH DISABILITIES ACT WITH REGARD TO DIMENSION AND GRADE AND NUMBER OF SPACES.
23. PLOWED SNOW FROM THE FACILITIES, DRIVEWAY, PARKING LOTS AND SIDEWALK SHALL BE STORED IN THE DESIGNATED AREAS SHOWN ON THIS PLAN. WHEN THE SNOW STORAGE AREAS ARE AT CAPACITY, SUBSEQUENT SNOW SHALL BE HAULED OFF-SITE AND DISPOSED OF IN AN ENVIRONMENTALLY SOUND FASHION AND IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
24. THE DRAIN DRAINS SHALL BE INSPECTED BY THE CITY OF NASHUA PRIOR TO BACKFILLING AND PAVING.
25. STREET RESTORATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH NRO 285-13.
26. THE CITY OF NASHUA IDENTIFIES THE EXISTING SITE PLAN FOR MAP I, LOT 25 AS NR2002.
27. DRIVE THROUGH EQUIPMENT SHOWN HEREON IS APPROXIMATE. THE CONTRACTOR SHALL CONSTRUCT ALL DRIVE THROUGH EQUIPMENT IN ACCORDANCE WITH RESTAURANT SPECIFICATIONS.

**AMENDED NON-RESIDENTIAL SITE LAYOUT PLAN
NORTHWEST CROSSING**

MAP I LOT 25
621 AMHERST STREET
NASHUA, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

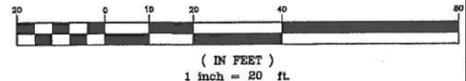
OWNER OF MAP I LOT 25/APPLICANT
CROTEAU LAND ENTERPRISE, LLC
91 MAIN STREET #105
NASHUA, NH 03060
H.C.R.D. BK. 8810, PG. 2652
603-320-2423



GENERAL NOTES (CONTINUED):

28. IT SHALL BE UNLAWFUL TO MODIFY, CHANGE, OR ALTER ANY STRUCTURE SHOWN ON THIS PLAN IN ANY WAY 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.
29. PRIOR TO ANY WORK BEING CONDUCTED A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD WITH THE PLANNING STAFF AND OTHER CITY DEPARTMENTS AS NECESSARY TO REVIEW WORK PROPOSED.
30. ALL PROPOSED ELECTRIC, TELEPHONE, CABLE TELEVISION, AND OTHER COMMUNICATIONS LINES, BOTH MAIN AND SERVICE CONNECTIONS, SHALL BE PROVIDED BY UNDERGROUND WIRING WITHIN EASEMENTS OR DEDICATED PUBLIC RIGHT-OF-WAY, INSTALLED IN ACCORDANCE WITH THE BOARD OF PUBLIC WORKS SPECIFICATIONS.
31. PRIOR TO ISSUANCE OF A BUILDING PERMIT, THE VOLUNTARY MERGER FORM AND STORMWATER DOCUMENTS SHALL BE RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS.
32. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, ALL SITE IMPROVEMENTS MUST BE COMPLETED.

GRAPHIC SCALE



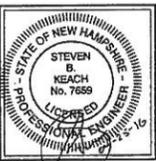
OWNER'S SIGNATURE

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

SIGNATURE: _____ DATE: _____
CROTEAU LAND ENTERPRISE, LLC

APPROVED - NASHUA CITY PLANNING BOARD

SECRETARY _____ DATE _____
CHAIRMAN _____ DATE _____



I CERTIFY THAT I HAVE FOLLOWED THE CITY OF NASHUA'S ZONING AND SITE PLAN REGULATIONS AND THE THIS PLAN COMPLIES WITH ALL MINIMUM REQUIREMENTS SET FORTH IN SAID REGULATIONS.

SIGNATURE: _____ DATE: 04-23-16

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	4/25/2016	PER CITY COMMENTS	PDC

DATE: MARCH 23, 2016 SCALE: 1" = 20'
PROJECT NO: 15-0330-1 SHEET 1 OF 1