

1. Historic District Commission Regular Meeting Agenda (PDF)

Documents: [20160627 HDC AGENDA.PDF](#)

2. 20160627 HDC Meeting Packet

Documents: [20160627 53 59 MAIN 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

June 13, 2016

The following is to be published on ROP June 17, 2016, under the Seal of the City of Nashua, Public Notice Format 65 MP 51.

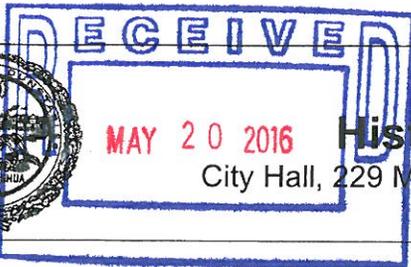
Notice is hereby given that a Public Hearing of the City of Nashua Historic District Commission will be held on Monday, June 27, 2016, at 6:30 P.M. at Nashua City Hall, 2nd Floor, Room 208, 229 Main Street, Nashua.

1. 53-59 Main Street, LLC (Owner) Richard Manganello (Applicant) 53-59 Main Street (Sheet 78 Lot 36) requesting approval to convert a rear window into an exterior emergency exit door with a platform, steps and railing to rear parking lot. 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 53-59 MAIN STREET NASHUA NH 03051 (RIVERSIDE BLDG)
Zoning District DIMU Sheet 78 Lot 36 Property Acct 7180

PROPERTY OWNER (print name) 53-59 MAIN STREET, LLC

OWNER'S SIGNATURE [Signature] DATE 5/20/2016

OWNER'S ADDRESS 29 MOSQUASH ROAD, HUDSON NH 03051

TELEPHONE NUMBER 603 930 5502 E-MAIL ROTARY RICK@OUTLOOK.COM

APPLICANT (print name) RICHARD L. MANGANELLO

APPLICANT'S SIGNATURE [Signature] DATE 5/20/2016

APPLICANT'S ADDRESS 29 MOSQUASH ROAD, HUDSON, NH 03051

TELEPHONE NUMBER 603 930 5502 E-MAIL ROTARY RICK@OUTLOOK.COM

PROPOSED WORK ADD EXTERIOR EMERGENCY EXIT WITH PLATFORM AND STEPS TO REAR PARKING LOT. (LENGTHEN EXISTING WINDOW INTO A DOOR)

- Construct [X] Repair [] Add Signage [] Demolish []
Alter [] Replace [] Change Signage [] Other []

At the JUNE 27, 2016 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:

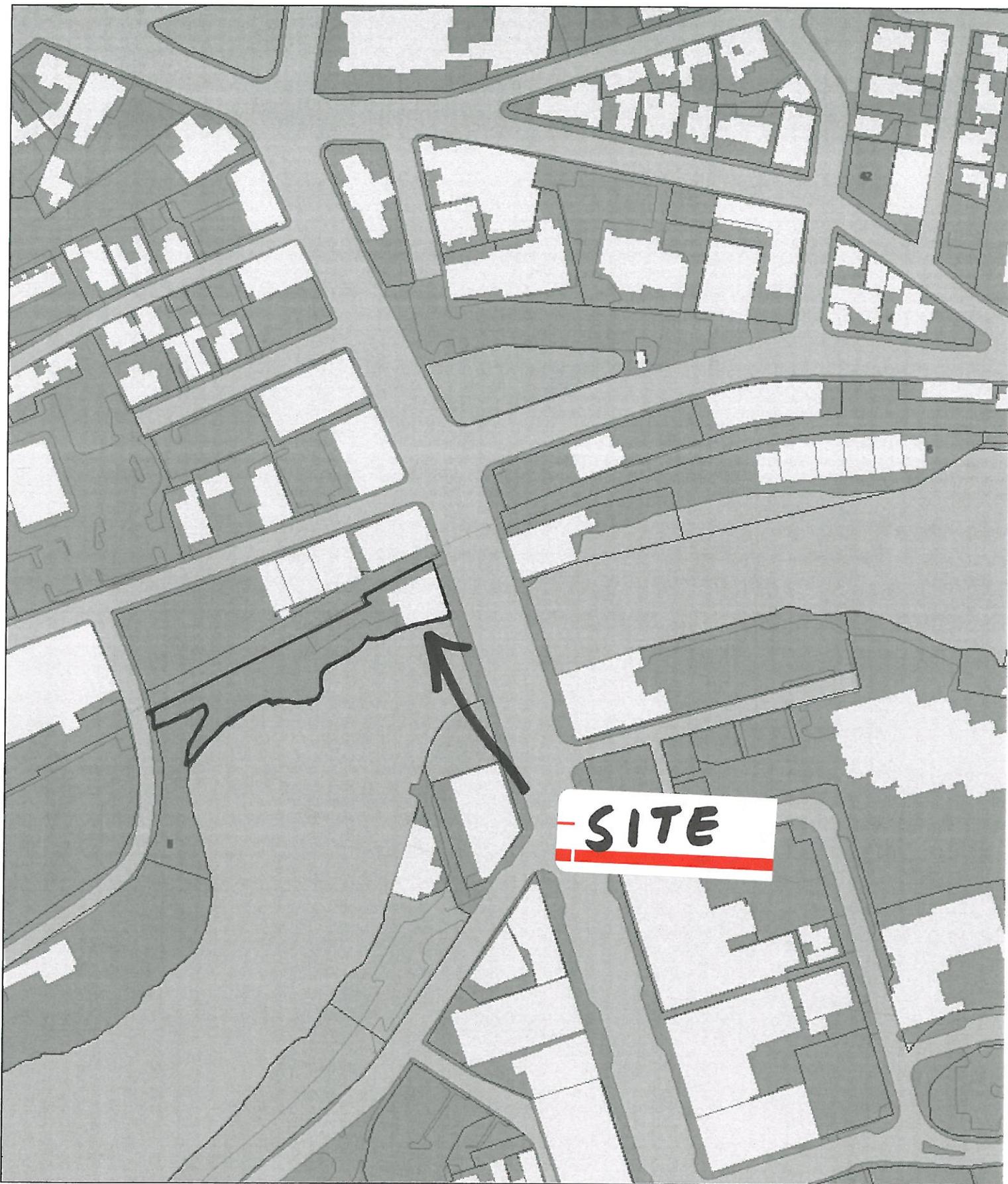
[Blank lines for stipulations]

Chairman or designee

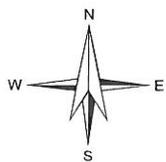
Date

\$30 application fee [X]
\$15 signage fee [X]

PLR2016 00098



53-59 Main St

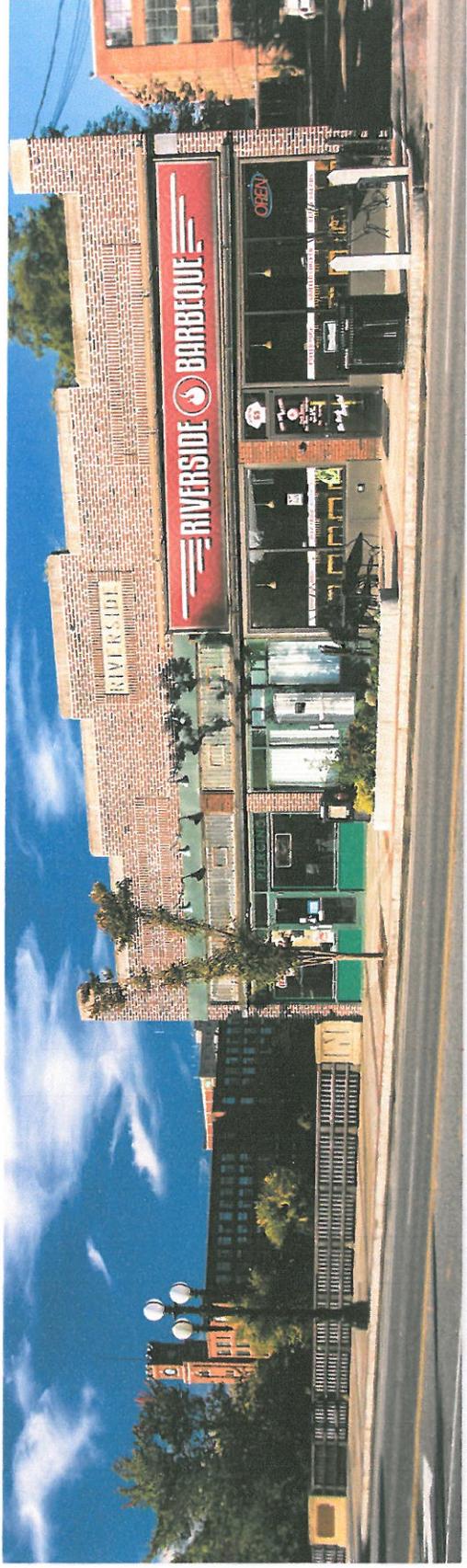
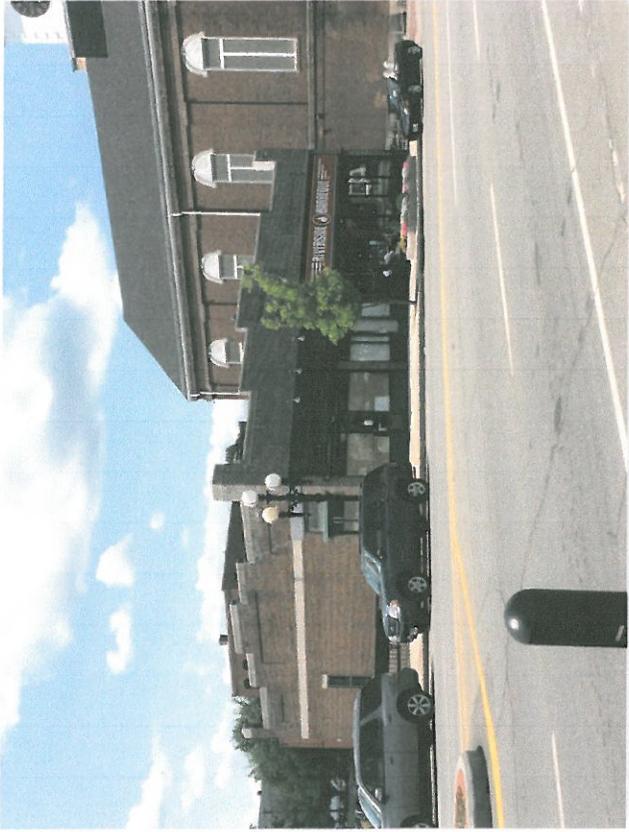


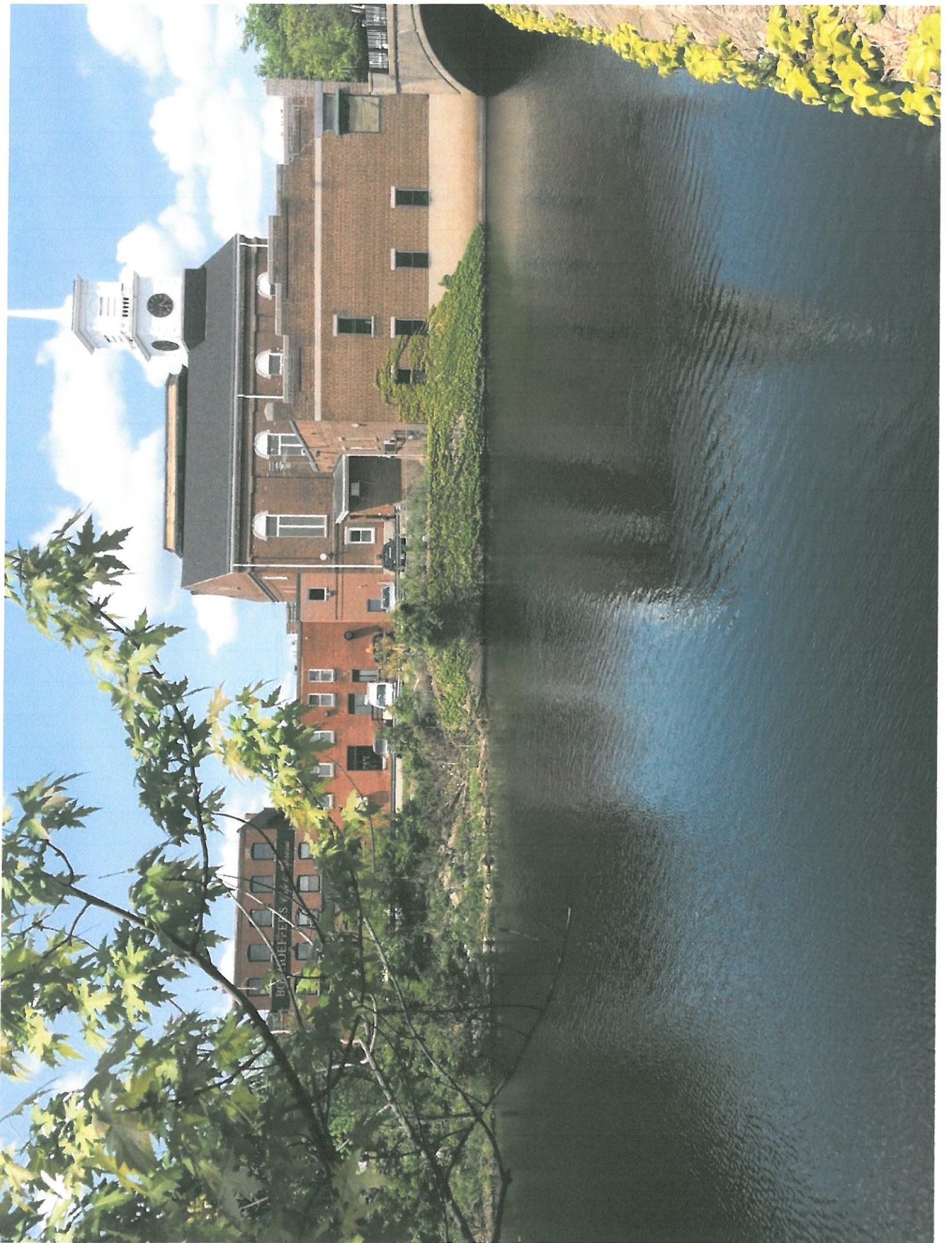
1 inch = 227 feet



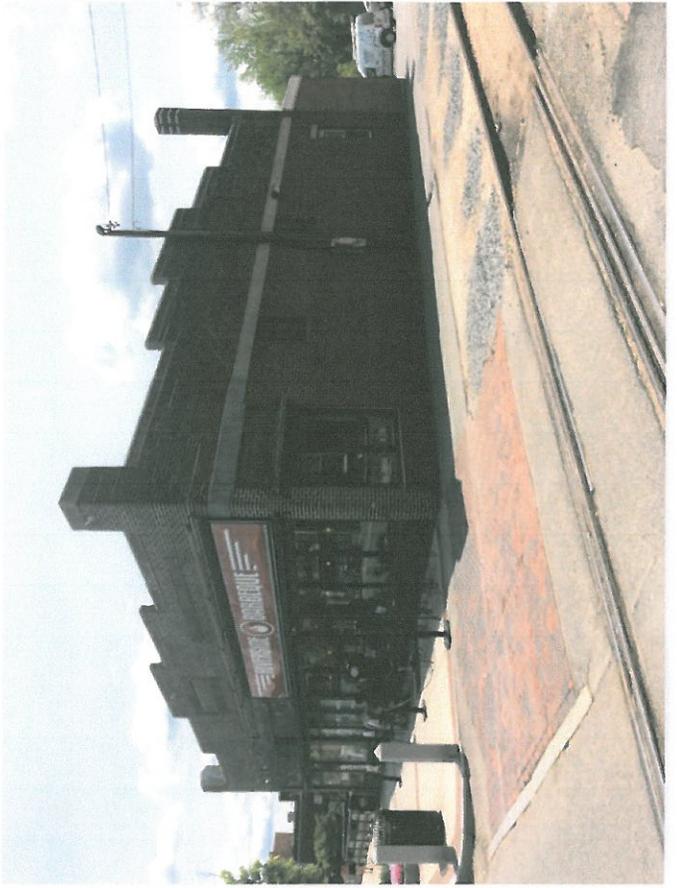
PROPOSED

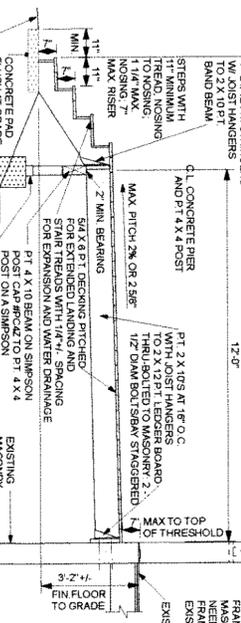




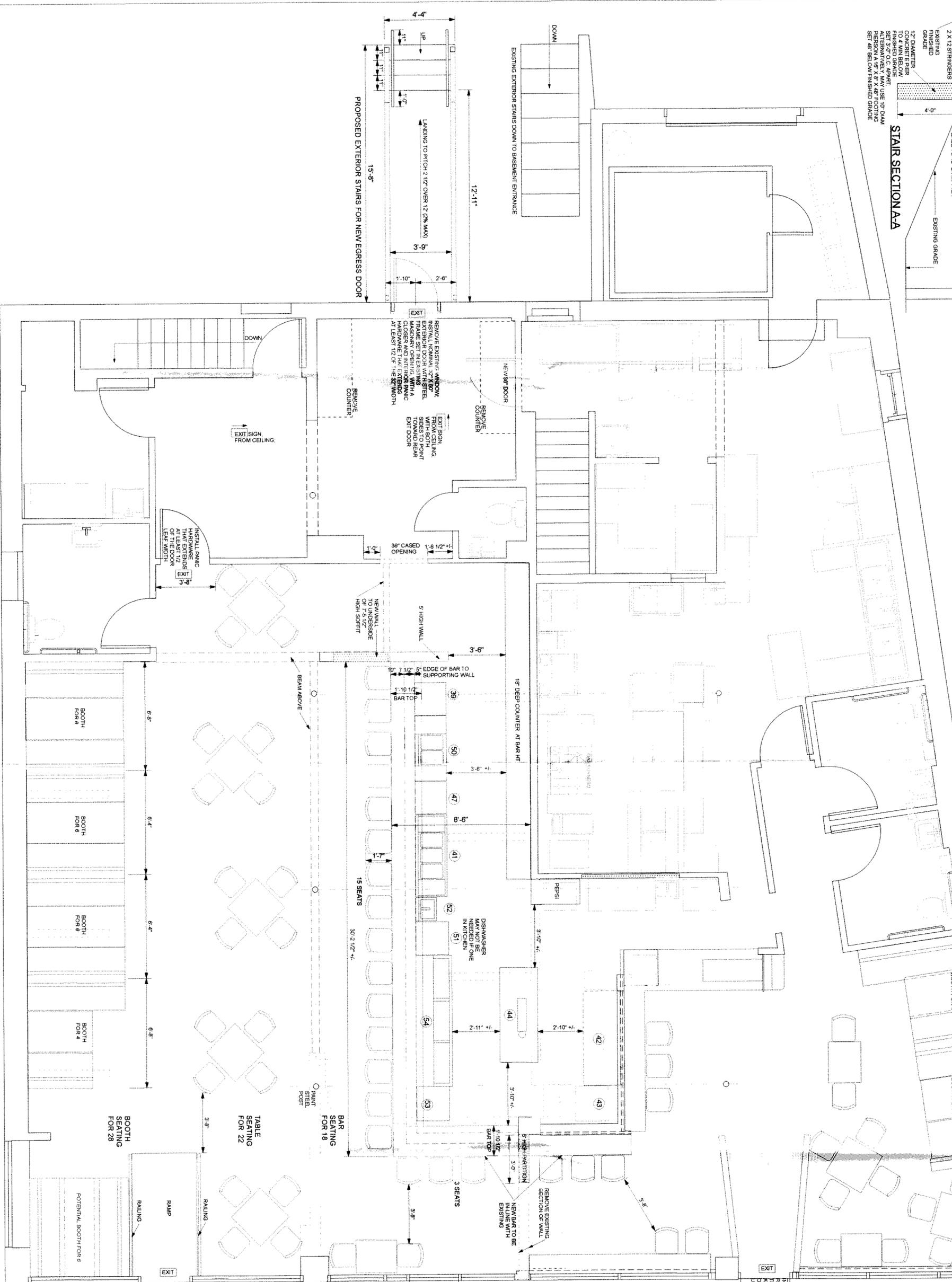
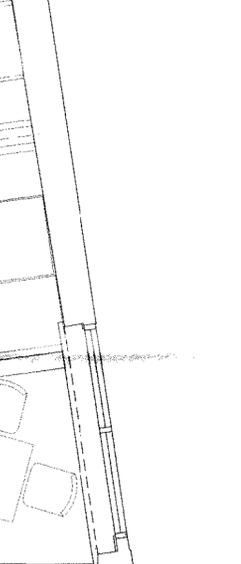
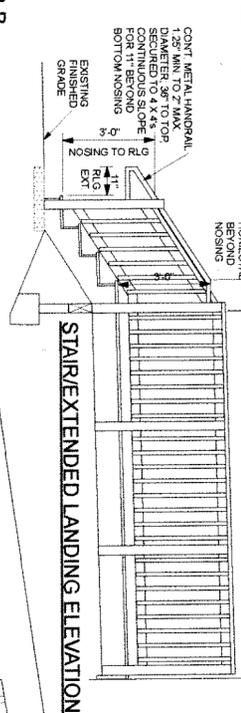








EXTENDED LANDING SECTION B-B



- GENERAL NOTES:**
- 1) ALL DIMENSIONS ARE TO THE FINISHED SURFACE AND ARE SUBJECT TO FIELD VERIFICATION BY CONTRACTOR. REPORT ANY DISCREPANCIES TO ARCHITECT IMMEDIATELY.
 - 2) ALL MATERIALS TO BE INSTALLED IN COMPLIANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND INDUSTRY STANDARDS.
 - 3) ALL WORK TO COMPLY WITH THE LATEST CITY ADOPTED EDITION OF ALL APPLICABLE BUILDING CODES AND LOCAL ORDINANCES.
 - 4) ALL NEW INTERIOR PARTITIONS MAY BE OF 2x4 WOOD OR METAL FRAMING WITH 1/2" SHEETROCK, UNLESS OTHERWISE NOTED.
 - 5) GROSS AREA FOOTPRINT (TO EXTERIOR OF PERIMETER WALLS): 3,724 SF.
 - 6) OCCUPANCY CLASSIFICATION: ASSEMBLY GROUP A-2;
 - 7) IBC 1015.2.1 REQUIRES A MINIMUM OF 1/2 X THE 84" MAXIMUM INTERIOR DIAGONAL OF BUILDING AREA TO BE SERVED OR 42' TO BE MINIMUM BETWEEN EXITS.

OCCUPANCY LOAD ANALYSIS

EATING AREA - 1,395 NET SF/15 =	93
KITCHEN AND BAR SERVICE AREA - 1,131 GROSS SF/200 =	6
STORAGE AREA - 690 GROSS SF/300 =	3
TOTAL CODE EGRESS OCCUPANCY:	102

EXISTING SEATING AT TABLES: 12
EXISTING SEATING AT BOOTHS: 8
EXISTING SEATING FOR GUESTS: 28

PROPOSED BAR SEATING: 18
PROPOSED SEATING AT TABLES: 28
SUB-TOTAL NEW SEATING: 68

TOTAL SEATING FOR OCCUPANCY: 96
COOKING AND WAITSTAFF: 6
TOTAL DESIGN EGRESS OCCUPANCY: 102

KEY:
 - - - - - PARTITION OR FIXTURE TO BE REMOVED

BAR APPLIANCES

- 42) 68" x 27.5" x 36" BOTTLE CHILLER
- 43) 24" x 24" x 36" GLASS FROSTER, REMAINS IN PLACE
- 44) 68" x 26" x 36" DRAFT KEG COOLER, RELOCATED
- 45) 24" x 25" x 36" GLASS FROSTER
- 46) 96" x 28.5" x 36" BOTTLE CHILLER
- 47) 24" x 24" x 36" DISH/GLASS WASHER
- 48) 17" x 15" x 36" HAND SINK
- 49) 60" x 23" x 36" 3-BAY BAR SINK
- 50) 24" x 23" x 36" ICE CHEST WITH COLD PLATE
- 51) 48" x 23" x 36" DUMP SINK
- 52) 24" x 23" x 36" ICE CHEST

ESKIN ASSOCIATES ARCHITECTS
 71 TAGGART DRIVE, NASHUA, NH 03060
 Fax: (603) 891-6444 Tel.: (603) 891-6448;
 email: EskinArchitects@comcast.net
 website: EskinArchitects.com

53-59 Main Street, Nashua, NH
 The Riverside Building

SCALE: 1/4" = 1'-0"
 DATE: 5/16/16
 PROPOSED PLAN