

1. Planning Board Regular Meeting Agenda - Amended (PDF)

Documents:

[20160714 NCPB AGENDA AMENDED.PDF](#)

2. Planning Board Staff Reports And Plans

Documents:

[20160714 55 HIGH STREET CONDITIONAL USE PERMIT STAFF REPORT.PDF](#)

[20160714 55 HIGH ST CONDITIONAL USE PLAN.PDF](#)

[20160714 472 AMHERST STREET CONDITIONAL USE PERMIT STAFF REPORT.PDF](#)

[20160714 472 AMHERST ST CONDITIONAL USE PLAN.PDF](#)

[20160714 38 BALCOM STREET SUBDIVISION STAFF REPORT.PDF](#)

[20160714 38 BALCOM ST SUBDIVISION PLAN.PDF](#)

[20160714 117 FAIRVIEW AVE AND 62 CALDWELL RD SITE PLAN STAFF REPORT.PDF](#)

[20160714 117 FAIRVIEW AVE AND 62 CALDWELL RD 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](http://www.nashuanh.gov)

July 7, 2016

**AMENDED AGENDA**

To: NCPB Members

From: Planning Staff

Re: Meeting, July 14, 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, 3<sup>rd</sup> 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 – June 2, 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**

1. NHCG, LLC (Applicant) Spiro J. Linatsas 1993 Trust (Owner) - Application and acceptance of proposed conditional use permit allowing games of chance. Property is located at 55 High Street. Sheet 79 - Lot 98. Zoned "D1/MU" Downtown 1/ Mixed Use. Ward 4.
2. Ashok Patel (Applicant) BSP Cotton Road, LLC (Owner) - Application and acceptance of proposed conditional use permit to allow an adult day care center. Property is located at 472 Amherst Street, Sheet H - Lot 136. Zoned "AI" Airport Industrial. Ward 2.

**NEW BUSINESS – SUBDIVISION PLANS**

3. Jacqueline Whelan (Owner) - Application and acceptance of proposed two lot subdivision. Property is located at 38 Balcom Street. Sheet 95 - Lot 19. Zoned "RB" Urban Residence. Ward 6.

## **NEW BUSINESS – SITE PLANS**

4. Bible Baptist Church (Owner) - Application and acceptance of proposed site plan amendment to NR1842 to construct a 5,800 sf building addition. Property is located at 117 Fairview Avenue & 62 Caldwell Road. Sheet 105 - Lot 5. Zoned "R9" Suburban Residence. Ward 6.

## **OTHER BUSINESS**

1. Review of tentative agenda to determine proposals of regional impact.
2. Planning Board reappointment to the Capital Improvement Committee for a 2 year term to expire, August 1, 2018.
  - Laurence C. Szetela
  - Robert Canaway

## **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**

August 4, 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: July 14, 2016  
RE: **New Business #1 - Conditional Use Permit**

Owner: Spiro J. Linatsas 1993 Trust  
Applicant: NHCG, LLC  
Proposal: Change of use to include games of chance  
Location: 53-55 High Street  
Total Site Area: 0.731 acres  
Existing Zoning: D1/MU-Downtown 1/Mixed Use  
Surrounding Uses: Commercial and residential

**II. Background Information:**

The building on the site was constructed about 1962 and has been used for various commercial uses. In 2002 the Planning Board approved a change of use from warehouse to retail/warehouse. Current tenants include a carpet outlet store and sports bar.

**III. Project Description:**

The proposal is for a conditional use permit to allow games of chance. The operation will be similar to The River Road in Milford. The uses will include 12 – 16 food service specific tables and roughly 50 seats between two bars. Approximately 23 gaming tables will offer table side service of food and beverages, including alcohol. Hours of operation will be Monday through Thursday, 3:00 pm to 1:00 am and Friday through Sunday 12:00 pm to 1:00 am. Uses will include all table games, tournament poker and cash poker. Total square footage is approximately 8,690 square feet. No changes are proposed to the outside of the building.

The new use is only permitted conditionally in the D1/MU-Downtown 1/Mixed Use District. There are nine approval criteria for a conditional use permit found in NRO § 190-133(F). The applicant addresses the criteria in a letter from Gerald Prunier, Esq. (see attached).

Staff has reviewed the plan; comments are pending.

**IV. 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 Section 190-133(F). The Board should review these prior to making a motion. If the Planning Board chooses to disapprove the plan, they should state specific reasons. If the Planning Board chooses to approve this plan, the staff recommends the following stipulation be made part of that approval:

1. Prior to the Chair signing the plan, a revised plan shall be submitted showing the current uses.

**ABUTTERS:**

SHEET 79 / LOT 98  
SPIO LINATSAS TRUSTEE  
SPIO LINATSAS 1993 TRUST  
95 MARSHALL AVENUE  
LOWELL, MA 01851  
BOOK 5761 PAGE 461  
ACCOUNT NO. 36518

SHEET 79 / LOT 48  
SPIO LINATSAS TRUSTEE  
SPIO LINATSAS 1993 TRUST  
95 MARSHALL AVE  
LOWELL, MA 01851  
BOOK 5732 PAGE 1231  
ACCOUNT NO. 36520

SHEET 79 / LOT 127  
ENHANCED GLOBAL CONVERGENCE  
SERVICES, INC.  
45 HIGH STREET  
NASHUA, NH 03060  
BOOK 6158 PAGE 281  
ACCOUNT NO. 49086

SHEET 79 / LOT 18  
EBCO, LLC  
59 FACTORY STREET  
NASHUA, NH 03060  
BOOK 6223 PAGE 470  
ACCOUNT NO. 1974

SHEET 77 / LOT 18  
NASHUA PLAZA HOUSING ASSOC. LP  
C/O S-C MANAGEMENT CORP.  
2 BROOKLINE PLACE SUITE 206  
BROOKLINE, MA 02445  
ACCOUNT NO. 47804

SHEET 80 / LOT 93  
STATE OF NH DEPT. OF R.O.W.  
ATTN: JEANNE EARL  
ROOM 204  
PO BOX 483  
HAZEN DRIVE  
CONCORD, NH 03302  
BOOK 5340 PAGE 159  
ACCOUNT NO. 39811

SHEET 79 / LOT 39  
SPIO LINATSAS TRUSTEE  
SPIO LINATSAS 1993 TRUST  
95 MARSHALL AVENUE  
LOWELL, MA 01851  
BOOK 5732 PAGE 1231  
ACCOUNT NO. 20816

SHEET 79 / LOT 44  
CITY OF NASHUA  
229 MAIN STREET  
NASHUA, NH 03061  
BOOK 1802 PAGE 281  
ACCOUNT NO. 39887

SHEET 79 / LOT 43  
CITY OF NASHUA  
229 MAIN STREET  
NASHUA, NH 03061  
BOOK 1802 PAGE 281  
ACCOUNT NO. 39886

SHEET 79 / LOT 42  
CITY OF NASHUA  
229 MAIN STREET  
NASHUA, NH 03061  
BOOK 1802 PAGE 281  
ACCOUNT NO. 39885

SHEET 79 / LOT 41  
CITY OF NASHUA  
229 MAIN STREET  
NASHUA, NH 03061  
BOOK 1802 PAGE 281  
ACCOUNT NO. 39884

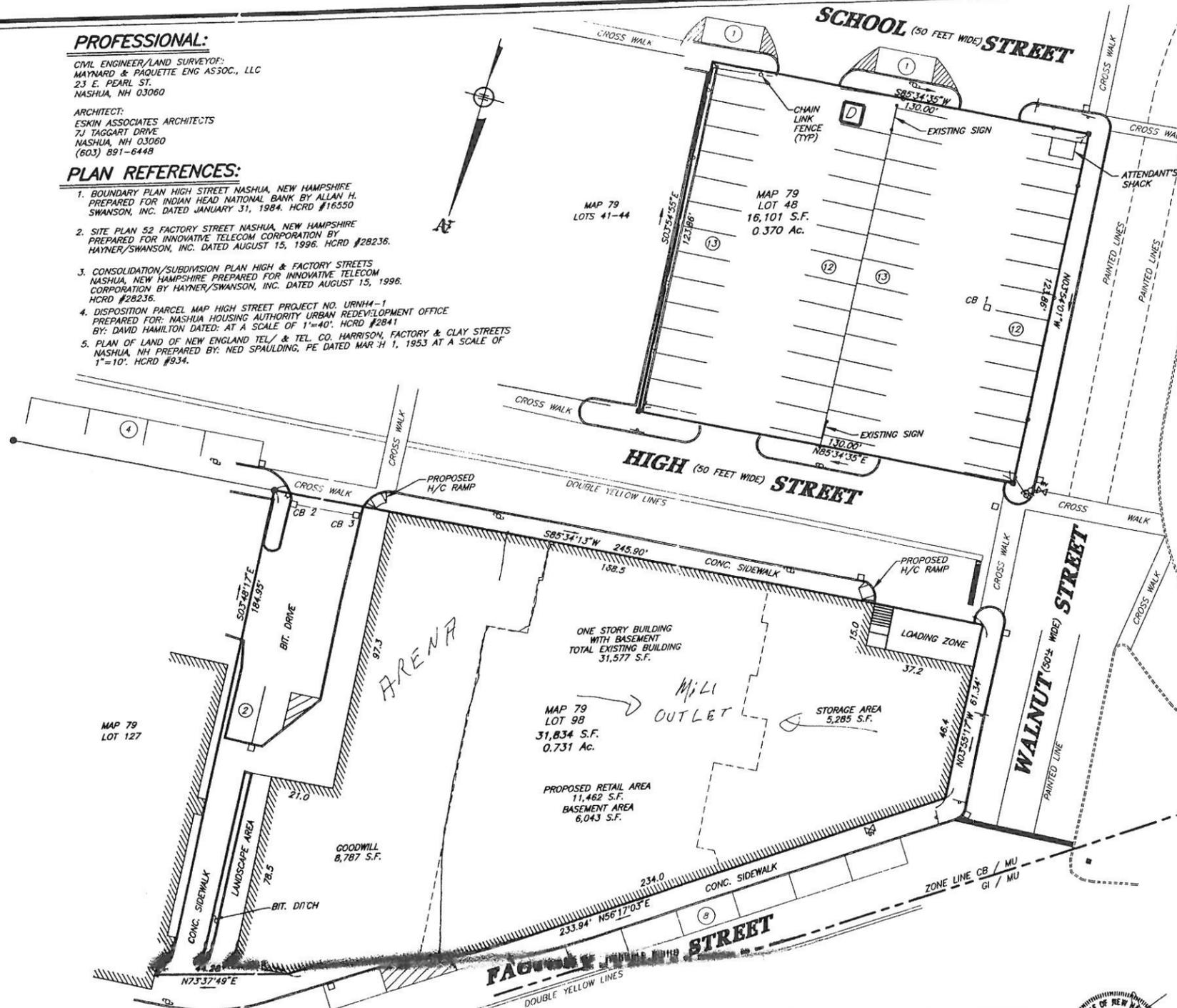
**PROFESSIONAL:**

CIVIL ENGINEER/LAND SURVEYOR:  
MAYNARD & PAQUETTE ENG ASSOC., LLC  
23 E. PEARL ST.  
NASHUA, NH 03060

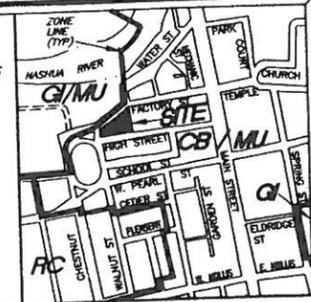
ARCHITECT:  
ESKIN ASSOCIATES ARCHITECTS  
7J TAGGART DRIVE  
NASHUA, NH 03060  
(603) 891-6448

**PLAN REFERENCES:**

- BOUNDARY PLAN HIGH STREET NASHUA, NEW HAMPSHIRE PREPARED FOR INDIAN HEAD NATIONAL BANK BY ALLAN H. SWANSON, INC. DATED JANUARY 31, 1984. HCRD #16550
- SITE PLAN 52 FACTORY STREET NASHUA, NEW HAMPSHIRE PREPARED FOR INNOVATIVE TELECOM CORPORATION BY HAYNER/SWANSON, INC. DATED AUGUST 15, 1996. HCRD #28236.
- CONSOLIDATION/SUBDIVISION PLAN HIGH & FACTORY STREETS NASHUA, NEW HAMPSHIRE PREPARED FOR INNOVATIVE TELECOM CORPORATION BY HAYNER/SWANSON, INC. DATED AUGUST 15, 1996. HCRD #28236.
- DISPOSITION PARCEL MAP HIGH STREET PROJECT NO. URNH-1 NASHUA, NEW HAMPSHIRE PREPARED FOR INNOVATIVE TELECOM CORPORATION BY DAVID HAMILTON DATED: AT A SCALE OF 1"=40'. HCRD #2841
- PLAN OF LAND OF NEW ENGLAND TEL & TEL. CO. HARRISON, FACTORY & CLAY STREETS NASHUA, NH PREPARED BY: NED SPAULDING, PE DATED MAR 'H 1, 1953 AT A SCALE OF 1"=10'. HCRD #934.



- LEGEND**
- STONE BOUND FOUND
  - DRILL HOLE FOUND
  - NUMBER EXISTING OF SPACES
  - EXISTING CATCH BASIN
  - EXISTING SIGN
  - EXISTING UTILITY POLE
  - EXISTING GAS VALVE
  - EXISTING HYDRANT
  - EXISTING LIGHT
  - WATER VALVE
  - EXISTING DUMPSTER



**NOTES:**

- PRESENT ZONING: "CB/MU" CENTRAL BUSINESS / MIXED USE OVERLAY DISTRICT
- EXISTING USE: RETAIL/WAREHOUSE
- THE PURPOSE OF THIS PLAN IS TO CHANGE CURRENT WAREHOUSE SPACE BACK INTO RETAIL/WAREHOUSE SPACE (FORMER GROCERY AND BANK) FOR CARPET/FLOORING SALES. NO BUILDING EXPANSION NOR CHANGES TO THE SITE.
- BUILDING AREA: EXISTING BUILDING = 31,577 S.F.  
EXISTING WAREHOUSE/PROPOSED RETAIL/WAREHOUSE SPACE = 16,747 S.F.  
EXISTING WAREHOUSE/PROPOSED RETAIL/WAREHOUSE SPACE = 8,787 S.F.  
BASEMENT = 6,043 S.F.  
TOTAL = 31,577 S.F.
- NO NEW LIGHTING, LANDSCAPING, PAVING, DRAINAGE OR BUILDING EXPANSION PROPOSED.
- LOT IS SERVICED BY CITY SEWER AND PENNICHUCK WATER WORKS.
- PARKING REQUIRED: EXISTING PARKING IS GRANDFATHERED FOR 100% HISTORICAL RETAIL USE OF THE BUILDING.  
EXISTING RETAIL (GOODWILL) 8,787 S.F. x 1 SP/250 S.F. = 35 SPACES  
PROPOSED RETAIL (CARPETS) 11,462 S.F. x 1 SP/1000 S.F. = 11 SPACES  
EXISTING STORAGE (FIRST FLOOR) 5,285 S.F. x 1 SP/1000 S.F. = 5 SPACES  
BASEMENT STORAGE 6,043 S.F. x 1 SP/1000 S.F. = 6 SPACES  
TOTAL = 57 SPACES
- 50 EXISTING SPACES ON LOT 48/MAP 79 ACROSS HIGH STREET ALONG WITH 2 SPACES IN FRONT OF GOODWILL FOR 52 SPACES AND 8 ON STREET SPACES ALONG FACTORY STREET FOR A TOTAL OF 60 SPACES.
- PER SECTION 16-197 OF THE CITY OF NASHUA REGULATIONS, IT SHALL BE UNLAWFUL TO MODIFY, CHANGE OR ALTER ANY STRUCTURE SHOWN ON THIS PLAN OR CHANGE ANY USE INDICATED ON THIS PLAN WITHOUT RECEIVING CITY APPROVAL.
- LIGHTING SHALL BE DIRECTED ON SITE AND CONFORM TO SECTION 16-123 OF THE CITY OF NASHUA REGULATIONS.
- ALL SIGNS SHALL CONFORM TO SECTION 16-489 OF THE CITY OF NASHUA REGULATIONS.
- LANDSCAPING SHALL CONFORM TO SECTION 16-123 OF THE CITY OF NASHUA REGULATIONS.
- THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THIS PLAN, PRIOR TO THE START OF ANY CONSTRUCTION. LOCATION AND/OR ELEVATIONS OF EXISTING UTILITIES AND STRUCTURES SHOWN ON THIS PLAN ARE BASED ON PREVIOUS SUBDIVISION PLAN WHERE POSSIBLE, TAKEN FROM THE FIELD. THE ENGINEER SHALL BE NOTIFIED IN WRITING IF ANY UTILITIES FOUND TO BE INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION SHALL BE TAKEN BEFORE PROCEEDING WITH THE WORK.
- ALL SITE IMPROVEMENTS SHALL CONFORM TO ADA SPECIFICATIONS.
- DEVELOPER TO APPLY FOR SIGN PERMIT PRIOR TO INSTALLATION PER SECTION 16-489 OF THE CITY OF NASHUA REGULATIONS.
- PARKING SHALL CONFORM TO SECTION 16-273(a) OF THE CITY OF NASHUA REGULATIONS.
- HOURS OF OPERATION: MONDAY-FRIDAY 6:00 a.m. TO 9:00 p.m.  
SATURDAY 10:00 a.m. TO 7:00 p.m.
- LAND OWNER AGREES TO PLANT 3 STREET TREES IN PARKING AREA, LOCATION TO BE COORDINATED WITH PLANNING STAFF.
- HOODS TO BE PLACED ON CATCH BASINS 1, 2 & 3 SEE STORM WATER MAINTENANCE DOCUMENTS FOR MAINTENANCE PROGRAM.

SITE PLAN  
SHEET 79 / LOTS 98 & 48  
**DEAN'S CARPET MILL OUTLET**  
55 HIGH STREET  
NASHUA, NEW HAMPSHIRE  
NASHUA, NEW HAMPSHIRE 03060  
(603) 882-9491



SCALE: 1"=20'  
DATE: JANUARY 17, 2002  
**Maynard & Paquette**  
Engineering Associates, LLC  
Consulting Engineers and Land Surveyors  
23 East Pearl Street, Nashua, NH 03060  
Phone: (603)883-8433 Fax: (603)883-7227

DED	DED	KPM	626	1	D	11015
DESIGNED	DRAWN	CHECKED	APPROVED	BOOK & PAGE	REVISION	JOB NUMBER

APPROVED BY THE CITY OF NASHUA  
PLANNING BOARD  
**Bette R. Lesky** 3-21-02  
CHAIRMAN DATE

I, THE UNDERSIGNED, DO HEREBY AGREE TO PERFORM ALL THE SITE IMPROVEMENTS SHOWN ON THIS PLAN AND AS CONDITIONED OR STIPULATED BY THE CITY OF NASHUA PLANNING BOARD.  
**Katja J. Katic** 5/6/02  
SPIO LINATSAS TRUSTEE  
SPIO LINATSAS 1993 TRUST  
AUTHORIZED REPRESENTATIVE DATE

I CERTIFY THAT THIS PLAN WAS PREPARED FROM BOUNDARY INFORMATION SHOWN ON PLAN REFERENCE 1-3, AND A TOPOGRAPHIC SURVEY MADE IN THE FIELD IN NOVEMBER 2001.



NR2012

NASHUA CITY PLANNING BOARD  
STAFF REPORT

TO: Nashua City Planning Board  
FROM: Linda Panny, Deputy Planning Manager  
FOR: July 14, 2016  
RE: **New Business #2 – Conditional Use Permit**

**I. Project Statistics:**

Owner: NH B II LLC  
Applicant: Lil' Iguana's children's Safety Foundation  
Proposal: office and retail space  
Location: 472 Amherst Street  
Total Site Area: 7.681 acres  
Existing Zoning: AI – Airport Industrial  
Surrounding Uses: Commercial and industrial

**II. Background Information:**

The current plan on file for this property is NR #856 which was approved by the Planning Board in May, 1981 and was completed the following year. Various permits and approvals have been granted by the City for the property over the last few decades; most recently a site plan amendment was approved by the Planning Board in 2014. The site is primarily occupied by multi-tenant industrial uses.

**III. Project Description:**

The proposal is for a conditional use permit to allow an adult day care facility in the Airport Industrial Zone. The proposed day care space is approximately 6,088 square feet. No changes are proposed to the exterior of the building or the landscaping. Hours of operation will be Monday through Friday, 8 am to 4 pm. There are nine approval criteria for a conditional use permit found in NRO § 190-133(F). The applicant addresses the criteria in a letter from Robert Vorbach (attached).

Staff has reviewed the plans, comments are pending.

**IV. Staff Recommendations and Findings:**

The Planning Board should make a determination that the plan meets, or does not meet, the requirements outlined in the Conditional Use Permit NRO § 190-133(F). The Board should review these prior to making a motion. If the Planning Board chooses to disapprove the plan, they should state specific reasons. If the Planning Board chooses to approve this plan, staff recommends the following stipulation(s) be made part of that approval:

None

**COPYRIGHT 2004**  
 This plan may not be copied without permission of Haysler/Swanson, Inc. because of the electronic format used in preparation of this plan. It is possible that unauthorized changes may have been made without the knowledge of Haysler/Swanson, Inc. and as a result, reliance upon any unapproved copy or version is at your own risk.

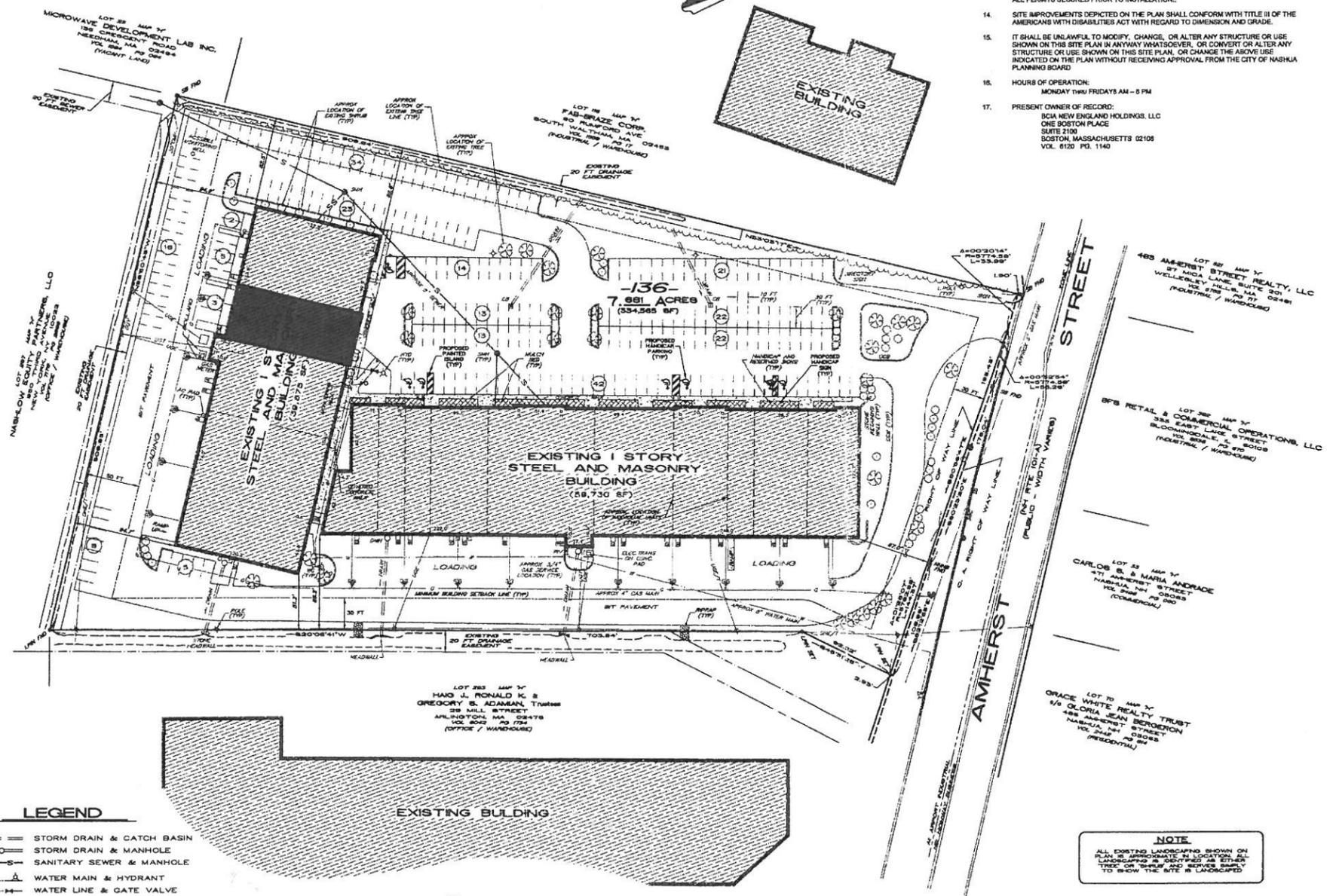
**CONDITIONS OF APPROVAL**

AT THE MEETING OF THURSDAY, AUGUST 12, 2004 THE NASHUA CITY PLANNING BOARD APPROVED, WITH MODIFICATIONS, THE ABOVE-REFERENCED SITE PLAN. THE PROJECT MUST BE DEVELOPED CONSISTENT WITH THE SPECIFIC PLAN PREPARED AS MODIFIED BY THE FOLLOWING FINDINGS, CONDITIONS AND/OR STIPULATIONS:

- PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY THE STORMWATER OPERATION AND MAINTENANCE PLAN SHALL BE RECORDED.
- PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY RESULTING FROM A FUTURE CHANGE OF USE FROM OFFICE WITH ASSOCIATED RECREATIONAL USE TO ANOTHER USE, A TRAFFIC IMPACT REPORT SHALL BE PROVIDED TO THE TRAFFIC DEPARTMENT FOR REVIEW AND COMMENT.

**NOTES - CONT'D:**

- MONUMENTS, WHERE REQUIRED, TO BE SET BY A LICENSED LAND SURVEYOR AS FOLLOWS:
  - STONE BOUNDS: AT STREET INTERSECTIONS, POINTS OF CURVATURE AND TANGENCY OF PUBLIC STREET
  - IRON PIPES: AT LOT CORNERS
- ALL LANDSCAPING SHALL BE AS SHOWN ON THE PLANS AND CONFORM TO THE APPLICABLE CITY OF NASHUA ZONING REGULATIONS UNDER SECTION 16-123(5-5).
- EXTERIOR LIGHTING SHALL BE DIRECTED ONTO SITE, AND SHALL CONFORM WITH ALL APPLICABLE CITY OF NASHUA ZONING REGULATIONS.
- 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 II OF THE AMERICANS WITH DISABILITIES ACT WITH REGARD TO DIMENSION AND GRADE.
- IT SHALL BE UNLAWFUL TO MODIFY, CHANGE, OR ALTER ANY STRUCTURE OR USE SHOWN ON THIS SITE PLAN IN ANYWAY WHATSOEVER, OR CONVERT OR ALTER ANY STRUCTURE OR USE SHOWN ON THIS SITE PLAN, OR CHANGE THE ABOVE USE INDICATED ON THE PLAN WITHOUT RECEIVING APPROVAL FROM THE CITY OF NASHUA PLANNING BOARD.
- HOURS OF OPERATION:  
 MONDAY THRU FRIDAYS AM - 5 PM
- PRESENT OWNER OF RECORD:  
 BCIA NEW ENGLAND HOLDINGS, LLC  
 ONE BOSTON PLACE  
 SUITE 2100  
 BOSTON, MASSACHUSETTS 02108  
 VOL. 8120 PG. 1140



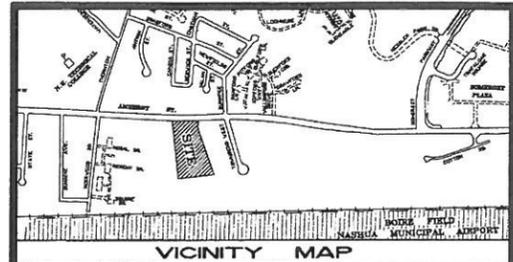
**LEGEND**

	STORM DRAIN & CATCH BASIN
	STORM DRAIN & MANHOLE
	SANITARY SEWER & MANHOLE
	WATER MAIN & HYDRANT
	WATER LINE & GATE VALVE
	OVERHEAD ELECTRIC AND TELEPHONE
	GAS LINE & GATE VALVE
	N.H. HIGHWAY BOUND
	IRON PIN
	STONE BOUND
	HANDICAP PARKING SPACE
	PARKING SPACE COUNT
	UTILITY POLE
	LIGHT POLE
	SLOPED GRANITE CURB
	CAPE COD BERM

*D.W.E.*  
 BCIA NEW ENGLAND HOLDINGS, LLC  
 7/11/04  
 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.  
*Sherry R...*  
 CBRE / WHITTIER PARTNERS  
 7/20/04  
 DATE

THIS PLAN AND THE SURVEY UPON WHICH IT IS BASED WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION BETWEEN JUNE 1997 AND JUNE 2004 IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE STATE OF NEW HAMPSHIRE AND THE CITY/TOWN WITHIN WHICH IT IS LOCATED. THE SURVEY WAS PERFORMED AS AN URBAN STAKEHOLD PROPERTY SURVEY, AS DEFINED IN THE NH CODE OF ADMINISTRATIVE RULES, (CATEGORY I (CONVEYOR I), HELD BY STAKEHOLDERS) WITH A TRAVERSE ERROR OF CLOSURE BETTER THAN 1 PART IN 15,000.  
*Philot*  
 DATE



**PLAN REFERENCES:**

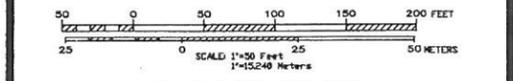
- ALTAZICUM LAND TITLE SURVEY, 472 AMHERST STREET (NH RTE 101-A), NASHUA, NEW HAMPSHIRE, PREPARED FOR: W&S PROPERTIES, RECORD OWNER: W&S WEST PORT, INC. SCALE: 1" = 50', DATED: 27 JUNE 1997 WITH REVISIONS THRU 05/02/00, AND PREPARED BY THIS OFFICE.

**NOTES:**

- TOTAL SITE AREA: 7.881 ACRES
- PRESENT ZONING: AI AIRPORT INDUSTRIAL  
 MINIMUM LOT REQUIREMENTS  
 - LOT AREA: 40,000 SF  
 - LOT WIDTH: 180 FT  
 - LOT FRONTAGE: 50 FT  
 MINIMUM SETBACK REQUIREMENTS  
 - FRONT YARD: 30 FT  
 - SIDE YARD: 30 FT  
 - REAR YARD: 50 FT  
 (A) ON MARCH 8, 2004 THE CITY OF NASHUA ZONING BOARD OF ADJUSTMENT GRANTED A VARIANCE TO ALLOW AN INDOOR RECREATION USE IN CONJUNCTION WITH OFFICE USE.  
 (B) ON APRIL 13, 2004 THE CITY OF NASHUA ZONING BOARD OF ADJUSTMENT GRANTED A VARIANCE TO ALLOW FOR A PROFIT SCHOOL FOR NURSING.
- LOT NUMBERS REFER TO THE CITY OF NASHUA ASSESSORS MAP "H"
- SITE IS CURRENTLY SERVICED BY MUNICIPAL SEWER AND WATER BY PENNICHUCK WATER WORKS.
- PURPOSE OF PLAN:  
 (A) TO AMEND PREVIOUSLY APPROVED PLAN No. 0866, TO CHANGE 15,051 SF FROM OFFICE & WAREHOUSE TO RECREATIONAL USE IN CONJUNCTION WITH OFFICE USE.  
 (B) TO CHANGE 8,073 SF FROM OFFICE TO EDUCATIONAL USE (FOR PROFIT SCHOOL FOR NURSING)
- PARKING:  
 REQUIRED:  
 OFFICE: 1 SP/1000 SF x 25,587 SF = 85 SPACES  
 WAREHOUSE: 1 SP/1000 SF x 23,430 SF = 23 SPACES  
 MANUFACTURING: 1 SP/600 SF x 33,825 SF = 57 SPACES  
 RECREATION: 1 SP/400 SF x 10,034 SF = 25 SPACES  
 EDUCATIONAL: 1 SP/200 SF x 8,073 SF = 30 SPACES  
 TOTAL REQUIRED: (INCL. 7 HANDICAP SP) = 220 SPACES  
 EXISTING: (INCL. 7 HANDICAP SPACES) = 244 SPACES
- LOADING:  
 REQUIRED:  
 MANUFACTURING: 1 SP/20,000 SF x 338,825 SF = 2 SPACES  
 BUSINESS: 1 SP/75,000 SF x 65,104 SF = 1 SPACE  
 TOTAL REQUIRED: = 3 SPACES  
 PROVIDED: = 28 SPACES
- BUILDING AREA:  
 MAX ALLOWED: = 40 %  
 EXISTING: = 30 %
- OPEN SPACE:  
 REQUIRED: = 20 %  
 PROVIDED: = 23 %

NO.	DATE	REVISION	BY
2	05/18/04	CONDITIONS OF APPROVAL	SA
1	07/29/04	ADDRESS CITY COMMENTS	SA

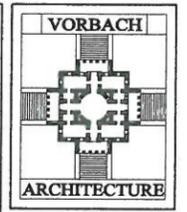
**AMENDED SITE PLAN**  
 (LOT 136, MAP "H")  
**472 AMHERST STREET** (NH RTE 101-A)  
 NASHUA, NEW HAMPSHIRE  
 PREPARED FOR:  
**CBRE / WHITTIER PARTNERS**  
 15 TRAFALGAR SQUARE NASHUA, NEW HAMPSHIRE 03083 (603) 899-9764  
 RECORD OWNER:  
**BCIA NEW ENGLAND HOLDINGS, LLC**  
 ONE BOSTON PLACE, SUITE 2100 BOSTON, MASSACHUSETTS 02108 (617) 624-8900



1 JULY 2004

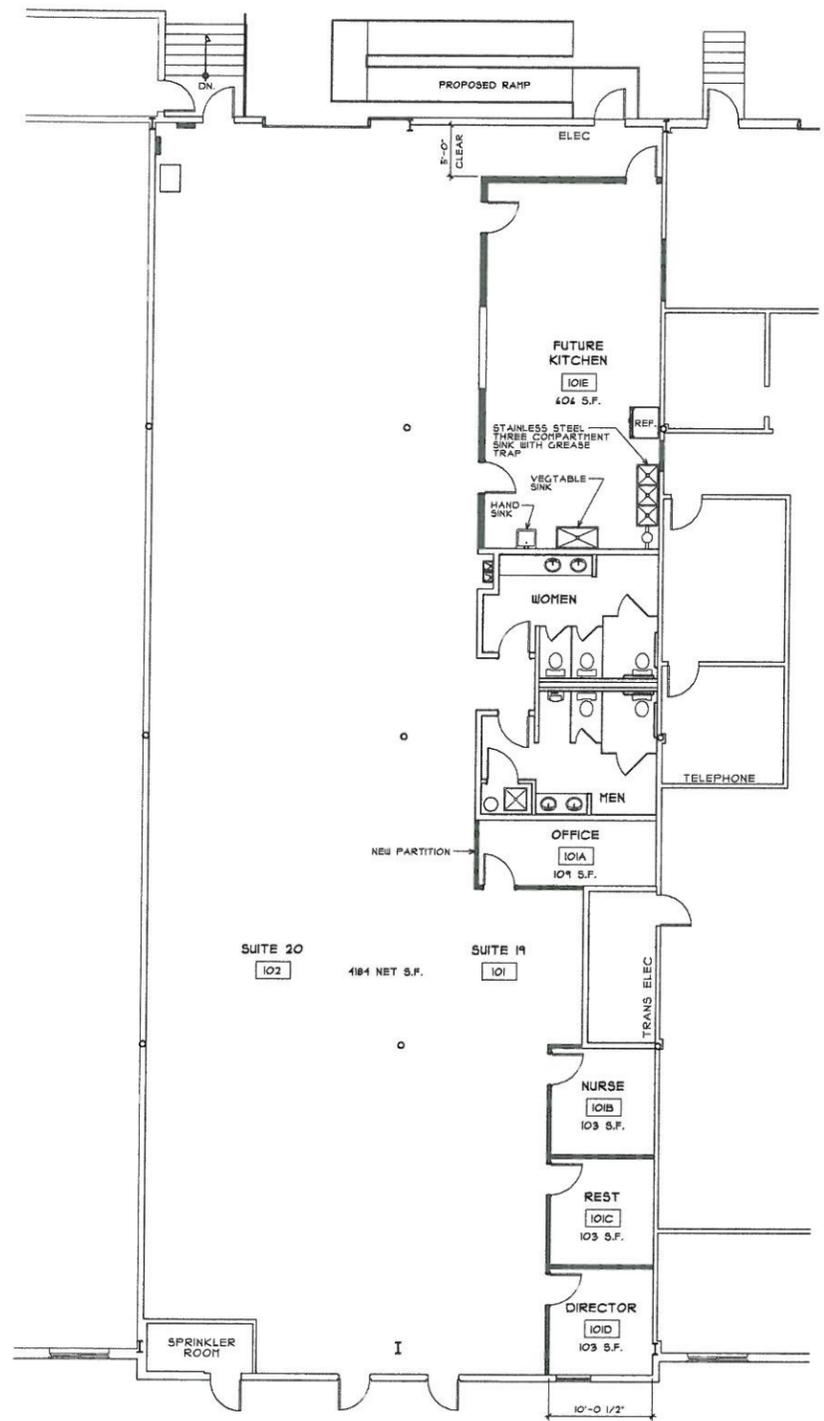
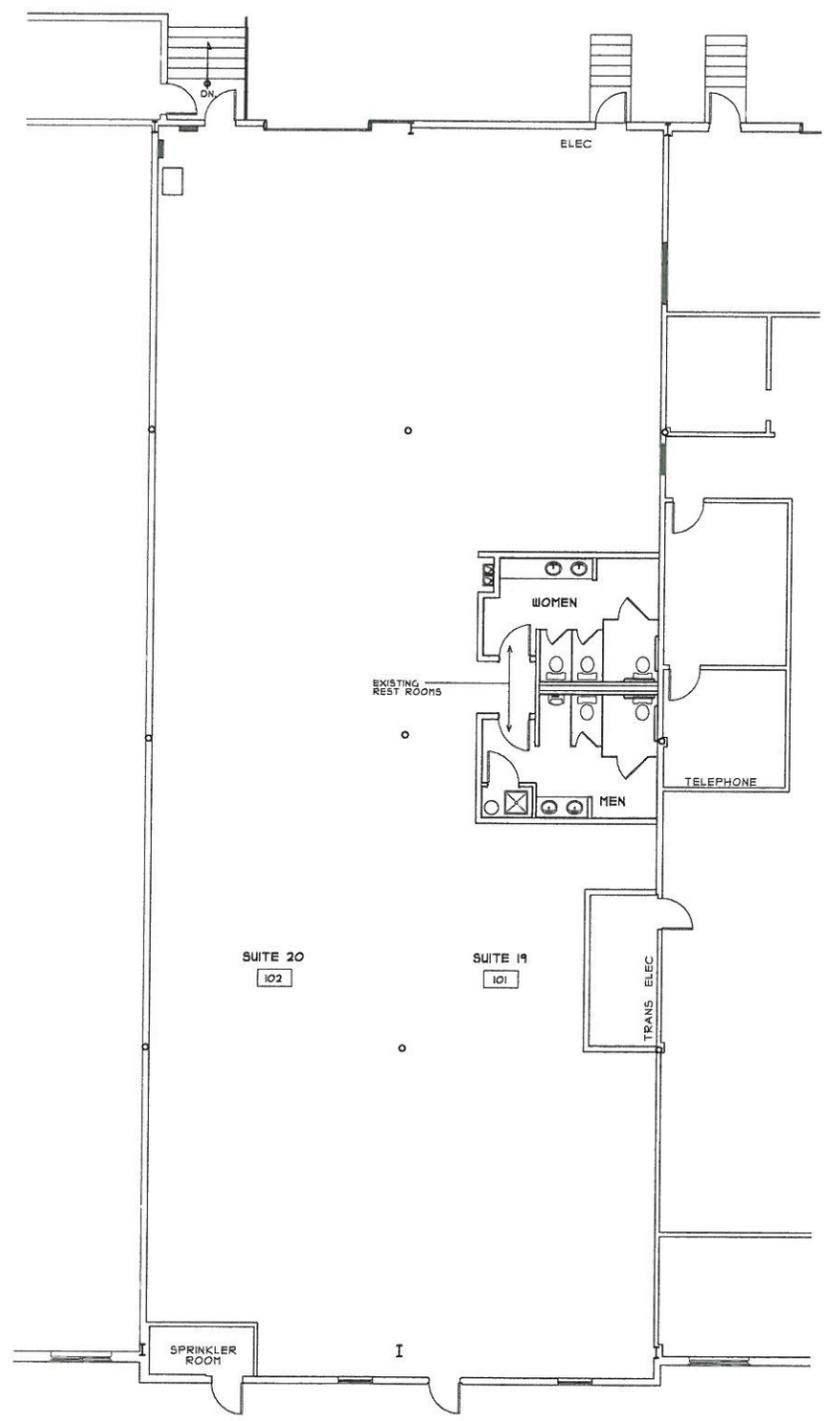
**HSI** Haysler/Swanson, Inc.  
 Civil Engineers/Land Surveyors  
 Three Congress Street, Nashua, New Hampshire 03063-3301  
 Tel: (603) 883-5057 Fax: (603) 883-5057  
 www.haysler-swanson.com

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 Written dimensions of these drawings shall take precedence over scaled dimensions. CONTRACTORS SHALL VERIFY, and be responsible for all dimensions of this project and this office must be notified of any variations from the dimensions and conditions shown by these drawings.



**ROBERT J. VORBACH**  
 LICENSED ARCHITECT  
 58 MANCHESTER STREET  
 NASHUA, NH 03064-2114  
 TEL: 603-886-1738  
 MOBILE: 603-459-9687  
 rjvorbach@comcast.net

I HEREBY CERTIFY THAT THIS PLAN AND ANY RELATED CONSTRUCTION DOCUMENTS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF NEW HAMPSHIRE AS IS A CERTIFIED BY MY HAND AND SEAL.



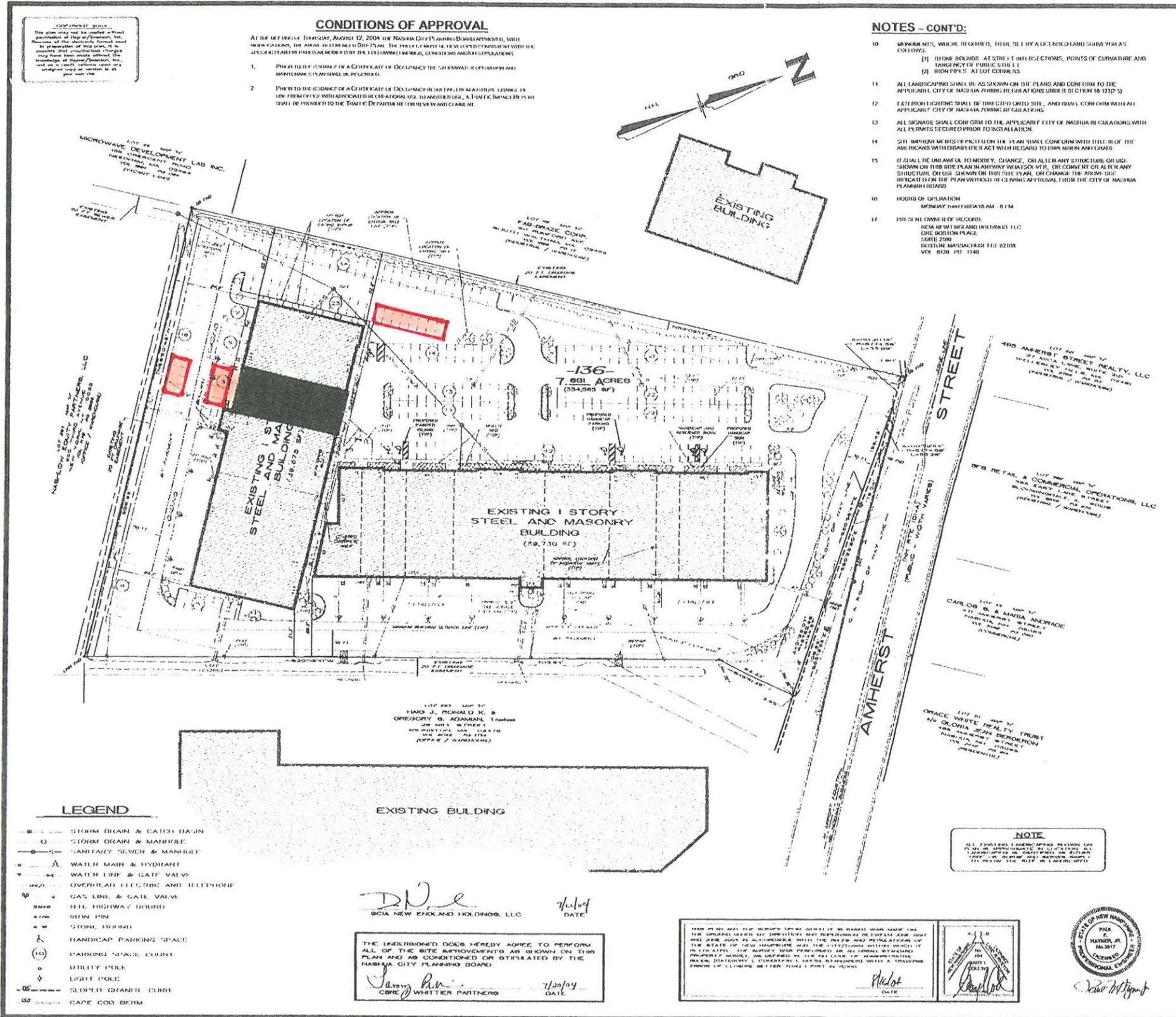
PROJECT: GLOBAL ADULT DAYCARE CENTER  
 472 AMHERST STREET - SUITES 19 & 20  
 NASHUA, NEW HAMPSHIRE  
 EXISTING FLOOR PLAN  
 PROPOSED TENANT PLAN

NO.	REVISIONS

DRAWN : R.J.V.      CHECKED : R.J.V.  
 DATE : 04-10-2014  
 SCALE : AS NOTED  
 JOB NO. : 2014-04  
 CONSTRUCTION DRAWING:  
 EXISTING FLOOR PLAN  
 PROPOSED TENANT PLAN  
 SHEET: 1

**DESIGN DEVELOPMENT  
 NOT FOR CONSTRUCTION**  
 PROJECT NO.: 2016-04      DATE: 06-10-2016  
 FOR PLANNING BOARD REVIEW

# GLOBAL ADULT DAY CARE - 15 PARKING SPACES



### CONDITIONS OF APPROVAL

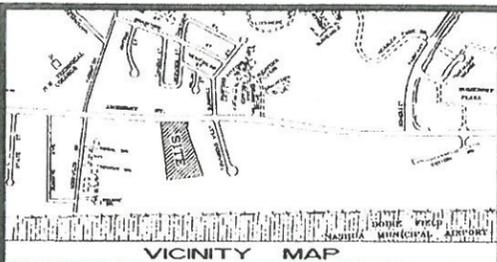
AT THE MEETING HELD ON AUGUST 12, 2004 THE NASHUA CITY PLANNING DEPARTMENT, WITH MEMBERS PRESENT, HAS REVIEWED THE ABOVE SITE PLAN. THE PLANNING BOARD HAS REVIEWED THE SITE PLAN AND HAS APPROVED THE FOLLOWING CONDITIONS OF APPROVAL:

1. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY THE SUBMITTER SHALL OBTAIN AND MAINTAIN ALL NECESSARY PERMITS.
2. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY THE SUBMITTER SHALL OBTAIN A LETTER FROM THE CITY ENGINEER APPROVING THE PROPOSED PAVING, CURBS, AND UTILITIES. THIS LETTER SHALL BE PROVIDED TO THE TRAFFIC DEPARTMENT FOR REVIEW AND COMMENT.

### NOTES - CONT'D:

10. SIGNAGE SHALL BE SUBJECT TO THE CITY OF NASHUA SIGNAGE REGULATIONS.
  - (1) SIGNAGE SHALL BE SUBJECT TO THE CITY OF NASHUA SIGNAGE REGULATIONS.
  - (2) SIGNAGE SHALL BE SUBJECT TO THE CITY OF NASHUA SIGNAGE REGULATIONS.
11. ALL LANDSCAPING SHALL BE AS SHOWN ON THE PLANS AND CONFORM TO THE APPLICABLE CITY OF NASHUA SIGNAGE REGULATIONS (SECTION 10-1230-3).
12. EXTERIOR LIGHTING SHALL BE DIRECTED ONTO THE SIDE AND REAR COURTYARD WITH ALL LIGHTS BEING SHIELDED TO PREVENT LIGHT POLLUTION.
13. ALL SIGNAGE SHALL CONFORM TO THE APPLICABLE CITY OF NASHUA REGULATIONS WITH ALL PERMITS SECURED PRIOR TO INSTALLATION.
14. THE SUBMITTER SHALL OBTAIN A LETTER FROM THE CITY ENGINEER APPROVING THE PROPOSED PAVING, CURBS, AND UTILITIES. THIS LETTER SHALL BE PROVIDED TO THE TRAFFIC DEPARTMENT FOR REVIEW AND COMMENT.
15. IT SHALL BE UNLAWFUL TO MODIFY, CHANGE, OR ALTER ANY STRUCTURE OR USE SHOWN ON THIS SITE PLAN IN ANY MANNER WITHOUT THE APPROVAL OF THE CITY OF NASHUA PLANNING BOARD.
16. HOURS OF OPERATION: MONDAY THROUGH SATURDAY 9:00 AM - 5:00 PM
17. PRESENT OWNER OF RECORD: NASHUA CITY PLANNING DEPARTMENT, ONE BOSTON PLACE, SUITE 2100, BOSTON, MASSACHUSETTS 02108, TEL: 617-624-1140

**DISCLAIMER:**  
This plan was prepared by HSI Haynes/Swanson, Inc. as a professional engineering service. It is intended for the use of the client and is not to be construed as a warranty or representation of any kind. The client is responsible for the accuracy of the information provided and for the results of any action taken based on this plan.



### PLAN REFERENCES:

1. ALFACOM LAND TITLE SURVEY, 472 AMHERST STREET (PLOT 101A), NASHUA, NEW HAMPSHIRE, THE PART OF LOT 101A INTERESTS, RECORD OWNER: BACH OF PORT, INC. SCALE: 1" = 50', DATED 27 JUNE 1997 WITH THE VESING TRUO 040200, AND PREPARED BY THIS OFFICE.

### NOTES:

1. TOTAL SITE AREA: 7.991 ACRES
2. PRESENT ZONING: A1, AMBURY INDUSTRIAL
  - MINIMUM LOT REQUIREMENTS: 40,000 SF
  - LOT AREA: 100 FT
  - LOT WIDTH: 50 FT
  - MINIMUM SETBACK REQUIREMENTS: 50 FT
  - FRONT YARD: 30 FT
  - REAR YARD: 50 FT
3. ON MARCH 18, 2004 THE CITY OF NASHUA ZONING BOARD OF ADJUSTMENT GRANTED A VARIANCE TO ALLOW AN INDOOR RECREATION USE IN CONJUNCTION WITH THE EXISTING USE.
4. ON APRIL 13, 2004 THE CITY OF NASHUA ZONING BOARD OF ADJUSTMENT GRANTED A VARIANCE TO ALLOW FOR A PRIVATE SCHOOL FOR RECREATION.
5. LOT NUMBERS REFER TO THE CITY OF NASHUA ZONING MAP '01'
6. SITE IS CURRENTLY SERVED BY MUNICIPAL WATER MAIN WITH 12" DIAMETER WATER MAINS.
7. PURPOSE OF PLAN:
  - (A) TO AMEND THE VARIANCE APPROVED PLAN NO. 0084, TO CHANGE 15,061 SF FROM OFFICE & WAREHOUSE TO RECREATIONAL USE IN CONJUNCTION WITH EXISTING USE.
  - (B) TO CHANGE 6,073 SF FROM OFFICE TO EDUCATIONAL USE (FOR PRIVATE SCHOOL FOR RECREATION).
8. PARKING:
 

OFFICE:	1 10,700 SF x 25,000 SF	= 85 SPACES
WAREHOUSE:	1 10,700 SF x 25,000 SF	= 23 SPACES
MANUFACTURING:	1 10,700 SF x 25,000 SF	= 67 SPACES
RECREATION:	1 10,700 SF x 25,000 SF	= 25 SPACES
EDUCATIONAL:	1 10,700 SF x 25,000 SF	= 20 SPACES
TOTAL IN CHARGE:		= 220 SPACES
EXISTING:	(INCL. 7 HANDBALL SPACES)	= 244 SPACES
9. BUILDING AREA:
 

MAXIMUM:	= 40%
EXISTING:	= 30%
10. OPEN SPACE:
 

REQUIREMENT:	= 20%
PROVIDED:	= 25%

### LEGEND

- S— S— STORM DRAIN & CATCH BASIN
- S— S— STORM DRAIN & MANHOLE
- S— S— SANITARY SEWER & MANHOLE
- W— W— WATER MAIN & HYDRANT
- W— W— WATER LINE & GATE VALVE
- E— E— OVERHEAD ELECTRIC AND TELEPHONE
- G— G— GAS LINE & GATE VALVE
- H— H— HIGHWAY BOUND
- I— I— IRON PIN
- S— S— SIGN (LEGIBLE)
- P— P— HANDICAP PARKING SPACE
- ( )— ( )— PARKING SPACE CURB
- U— U— UTILITY POLE
- L— L— LIGHT POLE
- C— C— SLOPED GRANITE CURB
- B— B— BARE COB BERM

*DP*  
BCIA NEW ENGLAND HOLDINGS, LLC  
7/1/04 DATE

THE UNDERSIGNED DOES HEREBY AGREE TO PERFORM ALL OF THE SITE IMPROVEMENTS AS SHOWN ON THIS PLAN AND AS CONDITIONED OR OBTAINED BY THE NASHUA CITY PLANNING BOARD.  
*J. Whittier*  
CBRE / WHITTIER PARTNERS  
7/30/04 DATE

THIS PLAN AND THE SURVEY UPON WHICH IT IS BASED WAS MADE AND THE SURVEYOR'S RESPONSIBILITY IS LIMITED TO THE WORK AND DATA AS SHOWN ON THIS PLAN AND AS CONDITIONED OR OBTAINED BY THE NASHUA CITY PLANNING BOARD. THE SURVEYOR HAS NO LIABILITY FOR ANY OTHER WORK OR DATA NOT SHOWN ON THIS PLAN AND AS CONDITIONED OR OBTAINED BY THE NASHUA CITY PLANNING BOARD.  
*P. Pilot*  
DATE

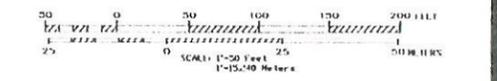


### AMENDED SITE PLAN (LOT 136, MAP '1')

**472 AMHERST STREET** (NH RTE 101-A)  
NASHUA, NEW HAMPSHIRE

PREPARED FOR:  
**CBRE / WHITTIER PARTNERS**  
15 TRAFALGAR SQUARE, NASHUA, NEW HAMPSHIRE 03063 (603) 899-8764

RECORD OWNER:  
**BCIA NEW ENGLAND HOLDINGS, LLC**  
ONE BOSTON PLACE, SUITE 2100, BOSTON, MASSACHUSETTS 02108 (617) 624-1140



1 JULY 2004

**HSI** Haynes/Swanson, Inc.  
Civil Engineers/Land Surveyors  
Three Congress Street, Nashua, New Hampshire 03063-1101  
Tel: (603) 883-3057 Fax: (603) 883-9057  
www.hsi-engineers.com

NASHUA CITY PLANNING BOARD  
STAFF REPORT

TO: Nashua City Planning Board  
FROM: Linda Panny, Deputy Planning Manager/Development  
FOR: July 14, 2016  
RE: **New Business #3 - Subdivision Plan**

**I. Project Statistics:**

Owner : Jacqueline Whelan  
Proposal: Two lot subdivision  
Location: 38 Balcom Street  
Total Site Area: 11,826 sf  
Existing Zoning: RB Urban Residence  
Surrounding Uses: Residential

**II. Background Information:**

Currently on the lot exists a single family home that was built in the 1950's. The parcel was two separate lots of recorded, but in 2005 the former owner had merged the two lots into one lot. The present owner purchased the lot in 2014 and is requesting the board to allow the property to revert back to the original plan. On April 26, 2016 the Zoning Board of Adjustment granted variances for lot area to allow this proposal to move forward (see attached).

**III. Project Description:**

The purpose of this plan is to subdivide one lot into two lots. The existing home will remain and both lots will access Sacred Heart Drive. The new lot will be serviced by Pennichuck Water Works and City Sewer.

The applicant's engineer has indicated that the construction of the new house and driveway and with the new driveway grading plus the addition of one leaching basin on the new lot will cause no increase of the stormwater runoff. The applicant has requested a waiver from the requirement to provide underground utilities; the existing utilities are overhead in the street.

Past precedent has been for the applicant to either construct a sidewalk or make a voluntary contribution of \$50 per linear foot along the frontage of both lots (which is 150 feet along Sacred Heart Drive). Currently there is a sidewalk on the opposite side of Balcom Street.

City Staff reviewed the plans; comments are pending.

**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 § 190-221(C), 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. Prior to recording the plan, all comments in a letter from Jeanne Walker, PE dated \_\_\_\_\_ shall be addressed to the satisfaction of the Engineering Department.
3. Stormwater documents will be submitted to Planning staff for review and recorded with the plan at the applicant's expense.
4. Prior to recording of the plan, minor drafting correction shall be made.
5. Any work within the right-of-way shall require a financial guarantee.
6. Prior to any work being conducted, a pre-construction conference shall be set up with the Planning Department.

**ABUTTERS:**

LOT 19/SHEET 95  
JACQUELINE T. WHELAN  
38 BALCOM STREET  
NASHUA, NH 03060  
ACCT. NO. 27902  
BK. 8644/PG. 2947

LOT 20/SHEET 95  
JAMES E. GOUGH III  
36 BALCOM STREET  
NASHUA, NH 03060-3964  
ACCT. NO. 13906  
BK. 7141/PG. 1059

LOT 61/SHEET 95  
RICHARD A. & RITA E. LAVOIE  
21 NATIONAL STREET  
NASHUA, NH 03060-3771  
ACCT. NO. 4618  
BK. 2618/PG. 52

LOT 23/SHEET 95  
JAMES P. GOODWIN  
42 BALCOM STREET  
NASHUA, NH 03060-3722  
ACCT. NO. 6070  
BK. 7921/PG. 428

LOT 62/SHEET 95  
HERBERT E. MCCARTHY  
45 SACRED HEART DRIVE  
NASHUA, NH 03060  
ACCT. NO. 23204  
BK. 7315/PG. 761

LOT 63/SHEET 95  
W & EM CARMINATI REVOCABLE TRUST  
WALDIR CARMINATI TRUSTEE  
14 ROBERT DRIVE  
NASHUA, NH 03063-2218  
ACCT. NO. 5988  
BK. 8788/PG. 696

LOT 9/SHEET 93  
JAMIE MCKENNA  
ANDREA CHARLAND  
37 BALCOM DRIVE  
NASHUA, NH 03060-3762  
ACCT. NO. 27110  
BK. 7957/PG. 501

LOT 7/SHEET 93  
HERBERT L. BILL  
41 BALCOM STREET  
NASHUA, NH 03060-3762  
ACCT. NO. 3640  
BK. 8722/PG. 2800

LOT 6/SHEET 93  
RAYMOND L. WATTS  
JANICE M. PARENT  
43 BALCOM DRIVE  
NASHUA, NH 03060-3762  
ACCT. NO. 2384  
BK. 6525/PG. 2731

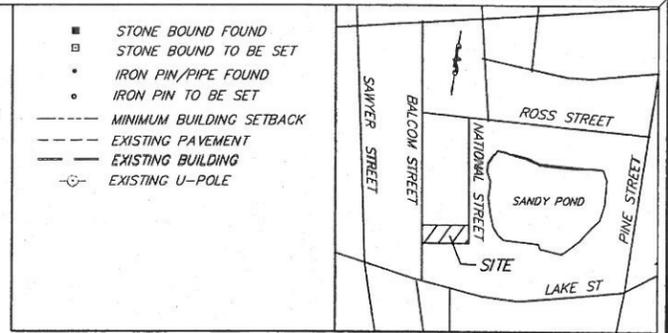
LOT 13/SHEET 95  
NASHUA HOUSING AUTHORITY  
40 EAST PEARL STREET, 1ST FLOOR  
NASHUA, NH 03060  
ACCT. NO. 39117  
BK. 2832/PG. 591

LOT 68/SHEET 95  
CITY OF NASHUA  
P.O. BOX 2019  
NASHUA, NH 03061  
ACCT. NO. 39657

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

**PLAN REFERENCES:**

- BUILDING LOTS - SANDY POND SECTION, NASHUA, NH  
SCALE: 1"=50 FEET; DATED: JULY 23, 1948; BY: EARLE WILLIAMS  
H.C.R.D. NO. 1139
- VOLUNTARY MERGER OF PARCELS - FOR: EDWARD T. & MILDRED C. OUGLEY  
38 BALCOM STREET, NASHUA, NH; DATED: OCTOBER 17, 2005;  
H.C.R.D. BOOK 7572, PG. 1103



**LEGEND**

**VICINITY**

**NOTES:**

- PRESENT ZONING - "RB"
- EXISTING & PROPOSED USE - RESIDENTIAL
- THE PURPOSE OF THIS PLAN IS TO RE-SUBDIVIDE LOT 19/SHEET 95 INTO 2 LOTS.
- TOTAL AREA OF PARCELS - 11,828 SF
- LOTS ARE SERVED BY PENNICHUCK WATER AND CITY OF NASHUA SEWER.
- AREA OF EXCHANGE - OLD AREA NEW AREA AREA OF EXCHANGE  

LOT 19 -	11,828 SF	5,914 SF	-5,914 SF
LOT XXX -	0 SF	5,914 SF	+5,914 SF
TOTALS -	11,828 SF	11,828 SF	0 SF
- PERMANENT MARKERS ARE TO BE SET AT ALL LOT CORNERS BY A LICENSED LAND SURVEYOR.
- DIMENSIONAL REQUIREMENTS -  

SINGLE FAMILY	LOT 19	LOT XXX
MINIMUM LOT AREA - 6,000 S.F.	5,914 SF	5,914 SF.
FRONT YARD SETBACK - 10'	20.0'	20 FT. MIN.
SIDE YARD SETBACK - 7'	11.7'	7 FT. MIN.
REAR YARD SETBACK - 20'	19.1'	20 FT. MIN.
MIN. OPEN SPACE - 35% MIN.	35% MIN.	35% MIN.
MIN. LOT WIDTH - 60 FEET	72.98 FT.	73.00 FT.
MIN. LOT FRONTAGE - 50 FEET	72.98 FT.	73.00 FT.
MIN. LOT DEPTH - 80 FEET	95.12 FT.	95.19 FT.
- 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.
- 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.
- THE SITE IS LOCATED WITHIN ZONE X, OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAN, PER F.I.R.M. COMMUNITY MAP NUMBER J3011C0652E, EFFECTIVE DATE: SEPT. 25, 2009.
- FOR EXISTING AND PROPOSED ON-SITE/OFF-SITE FEATURES, SEE EXISTING CONDITIONS PLAN, SHEET 2 AND GRADING PLAN, SHEET 3.
- SHEET 1 TO BE RECORDED AT THE H.C.R.D.
- PARKING REQUIRED: 2 SPACES PER LOT  
PARKING PROPOSED: 2 SPACES
- UTILITIES INCLUDING ALL ELECTRIC, TELEPHONE, CABLE TELEVISION, AND OTHER COMMUNICATION LINES, BOTH MAIN AND SERVICE CONNECTIONS, SERVICING NEW DEVELOPMENTS SHALL BE PROVIDED BY OVERHEAD WIRING, PER WAIVER REQUEST.
- THE PROPOSED DRIVEWAY MEETS SITE DISTANCE REQUIREMENTS PER SECTION 190-208 OF THE CITY OF NASHUA ZONING REGULATIONS. SEE GRADING PLAN, SHEET 3 FOR SIGHT DISTANCE INFORMATION.
- STREET RESTORATION SHALL BE IN ACCORDANCE WITH CHAPTER 285 DIVISION 13 ARTICLE II OF THE CITY OF NASHUA ORDINANCES. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE COMPLETED TO THE SATISFACTION OF THE DIVISION OF PUBLIC WORKS (NO NEW PUBLIC R.O.W.'S PROPOSED).
- EROSION CONTROL MEASURES (SILT FENCE SCREENING) SHALL BE INSTALLED ALONG DOWN GRADIENT SLOPES PRIOR TO INITIATION OF ANY WORK AND SHALL BE MAINTAINED BY THE DEVELOPER UNTIL ADEQUATE VEGETATIVE COVER HAS BEEN ESTABLISHED ON ALL GRADED AREAS.
- THERE ARE NO WETLANDS ON THE SITE.
- VARIANCE GRANTED ON APRIL 26, 2016 FOR 1) MINIMUM LOT AREA 6,000 SF REQUIRED, 5,914 SF PROPOSED FOR ONE LOT, AND 2) MINIMUM LOT AREA 6,000 SF REQUIRED, 5,914 SF PROPOSED FOR SECOND LOT.

**SUBDIVISION PLAN**

**LOT 19/SHEET 95**

**38 BALCOM STREET,  
SACRED HEART DRIVE &  
NATIONAL STREET**

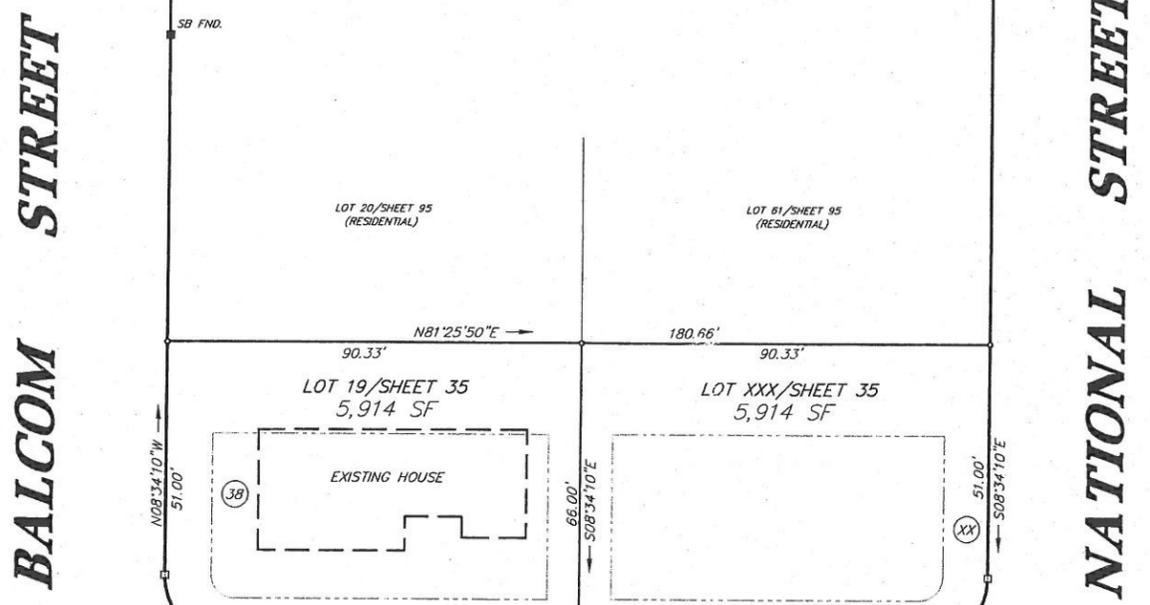
**NASHUA, NEW HAMPSHIRE**

OWNER:  
JACQUELINE T. WHELAN  
38 BALCOM STREET  
NASHUA, NH 03060  
781-367-6595

SCALE: 1" = 20' DATE: MAY 10, 2016

**ENGINEERING**  
**MP**  
**ASSOCIATES**

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



**SACRED HEART DRIVE**

APPROVED BY THE CITY OF NASHUA PLANNING BOARD

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

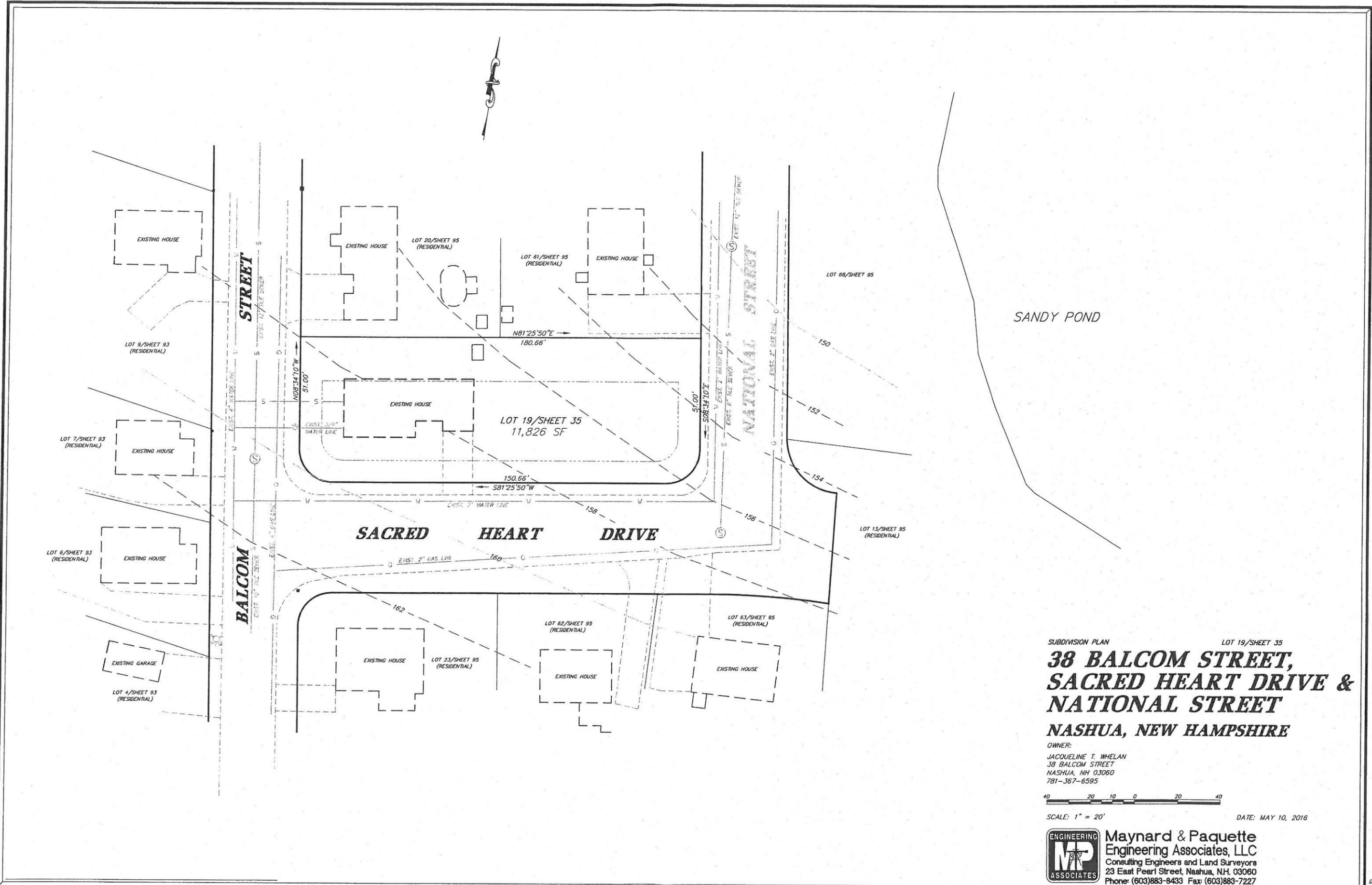
JACQUELINE T. WHELAN \_\_\_\_\_ DATE \_\_\_\_\_

I CERTIFY THAT THIS PLAN WAS PREPARED FROM BOUNDARY INFORMATION SHOWN ON PLAN REFERENCES 1 - 2 AND A FIELD SURVEY MADE ON THE GROUND IN JULY 2015 HAVING A MAXIMUM ERROR OF CLOSURE OF 1:10,000.

KPM	APB	734-34	D	12461
DESIGNED	DRAFTED	CHECKED	APPROVED	BOOK & PAGE
REVISION	SIZE	JOB NUMBER		

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 DWG. NO. 1 OF 4

NO.	DATE	REVISION	BY



SUBDIVISION PLAN  
**38 BALCOM STREET,  
 SACRED HEART DRIVE &  
 NATIONAL STREET**  
 NASHUA, NEW HAMPSHIRE

OWNER:  
 JACQUELINE T. WHELAN  
 38 BALCOM STREET  
 NASHUA, NH 03060  
 781-367-6595



SCALE: 1" = 20' DATE: MAY 10, 2016

**ENGINEERING**  
**MP**  
**ASSOCIATES**

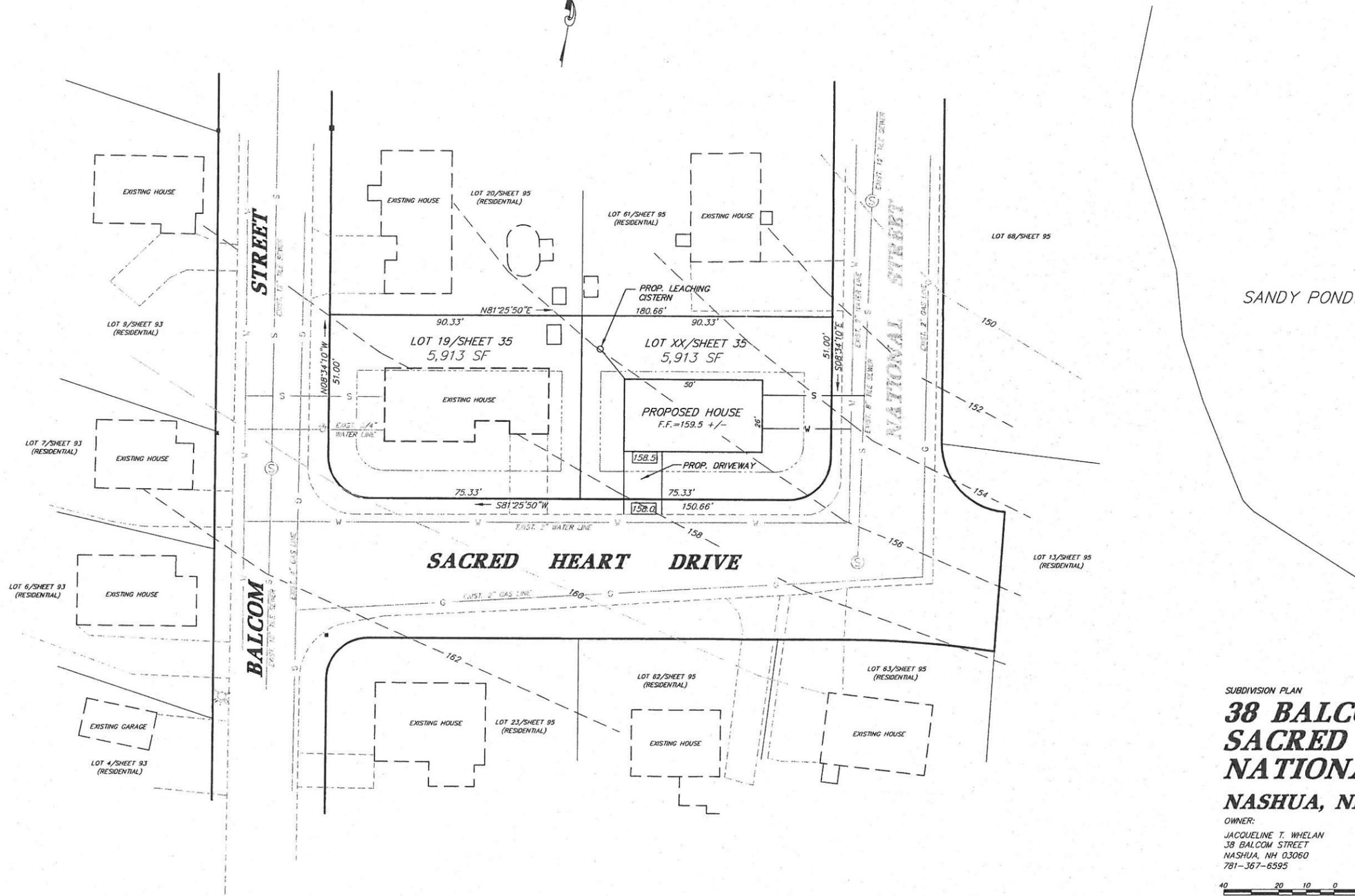
**Maynard & Paquette**  
 Engineering Associates, LLC  
 Consulting Engineers and Land Surveyors  
 23 East Pearl Street, Nashua, NH. 03060  
 Phone: (603)883-8433 Fax: (603)883-7227

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**NOTES:**

1. LIMITS OF STREET RESTORATION TO BE IN ACCORDANCE WITH N.R.O. SECTION 285-1.3.
2. THE PROPOSED DRIVEWAYS WILL BE NEATLY BUTTED TO THE EXISTING SACRED HEART DRIVE EXISTING PAVEMENT. IF NECESSARY, A ROADWAY PATCH SHALL BE USED TO BLEND INTO THE EXISTING PAVEMENT.



SANDY POND

SUBDIVISION PLAN  
**38 BALCOM STREET,  
 SACRED HEART DRIVE &  
 NATIONAL STREET**  
 NASHUA, NEW HAMPSHIRE

OWNER:  
 JACQUELINE T. WHELAN  
 38 BALCOM STREET  
 NASHUA, NH 03060  
 781-367-6595



SCALE: 1" = 20' DATE: MAY 10, 2016

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

NO.	DATE	REVISION	BY

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 DWG. NO. **3**  
 OF 4

NASHUA CITY PLANNING BOARD  
STAFF REPORT

TO: Nashua City Planning Board  
FROM: Linda Panny, Deputy Planning Manager/Development  
FOR: July 14, 2016  
RE: **New Business #4- Site Plan**

**I. Project Statistics:**

Owner: Bible Baptist Church  
Proposal: Site plan amendment to NR1842 to add a 5,800 sf addition  
Location: 117 Fairview Ave  
Total Site Area: 1.28 acres (55,938 sf)  
Existing Zoning: R9-Suburban Residence  
Surrounding Uses: Residential

**II. Background Information:**

The Planning Board approved a site plan for the Bible Baptist Church on June 4, 1987 to build a parsonage and church. On February 23, 2016 the Zoning Board of Adjustment granted a variance for open space to allow this project to move forward.

**III. Project Description:**

The proposed project involves the construction of a 400 sf entryway and 5,400 building addition to the existing church. No new lighting or landscaping is proposed.

According to the drainage letter submitted by the applicant, existing drainage is handled by an existing detention basin located in the southeast corner of the property. Several paved or impervious areas are being eliminated. Additional runoff will be mitigated with two new leaching cisterns at the north end of the new addition.

City staff reviewed the plans; comments are pending.

**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 \_\_\_\_\_ shall be addressed to the satisfaction of the Engineering Department.

2. Prior to the issuance of a building permit, stormwater documents will be submitted to City staff for review and approval and recorded at the Registry of Deeds at the applicant's expense.
3. The fire lane shall be maintained and kept clear of snow and debris so it can be used as emergency access.
4. Prior to the Chair signing the plan, minor drafting correction shall be made.
5. Any work within the right-of-way shall require a financial guarantee.

**ABUTTERS:**

- MAP 105 / LOT 5  
BIBLE BAPTIST CHURCH  
62 CALDWELL ROAD  
NASHUA, NH 03060  
BK. 3692/PG. 334  
ACCT. NO. 26124
- MAP 105 / LOT 4  
SIMONE OUBIRON REV. TRUST  
SIMONE OUBIRON TRUSTEE  
115 FAIRVIEW AVENUE  
NASHUA, NH 03060  
BK. 6293/PG. 395  
ACCT. NO. 27954
- MAP 105 / LOT 8  
MARTHA C. MACIAS  
111 FAIRVIEW AVENUE  
NASHUA, NH 03060-4306  
BK. 7105/PG. 1652  
ACCT. NO. 19636
- MAP 105 / LOT 46  
JEROME D. & KAREN L. PREVOST  
59 CALDWELL ROAD  
NASHUA, NH 03063  
BK. 8712/PG. 980  
ACCT. NO. 27806
- MAP 105 / LOT 55  
JANET C. BOISVERT  
68 CALDWELL ROAD  
NASHUA, NH 03060  
BK. 2658/PG. 467  
ACCT. NO. 33724
- MAP 105 / LOT 73  
CHRISTINE SHERIDAN  
61A CALDWELL ROAD  
NASHUA, NH 03060  
BK. 5404/PG. 1236  
ACCT. NO. 37980
- MAP 105 / LOT 73  
CHRISTOPHER C. & DONA B. STALEY  
61B CALDWELL ROAD  
NASHUA, NH 03060  
BK. 2656/PG. 77  
ACCT. NO. 37981
- MAP 105 / LOT 75  
GERALD R. PRUNIER, TRUSTEE  
MIGRELA REALTY TRUST  
20 TRAFALGAR SQUARE  
SUITE 626  
NASHUA, NH 03060  
BK. 5728/PG. 1442  
ACCT. NO. 35418
- MAP 105 / LOT 76  
KATHLEEN MARTEL  
87A CALDWELL ROAD  
NASHUA, NH 03060  
BK. 7584/PG. 2322  
ACCT. NO. 27502
- MAP 106 / LOT 6  
DENNIS D. & BETHANY B. HAERNICK  
120 FAIRVIEW AVENUE  
NASHUA, NH 03060-4305  
BK. 7589/PG. 1187  
ACCT. NO. 26458
- MAP 105 / LOT 74  
DAVID W. WENDT LIVING TRUST  
DAVID WILLIAM WENDT TRUSTEE  
4 MELISSA DRIVE  
NASHUA, NH 03062-3642  
BK. 8301/PG. 274  
ACCT. NO. 21556
- MAP 106 / LOT 3  
CITY OF NASHUA  
PO BOX 2019  
229 MAIN STREET  
NASHUA, NH 03061  
BK. 1272/PG. 41  
ACCT. NO. 39545
- MAP 106 / LOT 41  
RONALD W. MCCLAREN  
PHILIP V. DECAROLIS  
1 JEFFERSON DRIVE  
LONDONDERRY, NH 03053  
BK. 3061/PG. 578  
ACCT. NO. 37134
- MAP 105 / LOT 50  
FERNANDO W. MARIA A. DOMINGUEZ  
59 CALDWELL ROAD  
NASHUA, NH 03060-4207  
BK. 8498/PG. 696  
ACCT. NO. 25344
- MAP 106 / LOT 4  
MAYNARD & PAQUETTE ENG. ASSOC., LLC  
23 EAST PEARL STREET  
NASHUA, NH 03060

**PLAN REFERNECES:**

- SITE PLAN - 117 FAIRVIEW AVENUE, NASHUA, NH FOR: REV. DANIEL QUIGLEY, PASTOR, BIBLE BAPTIST CHURCH NASHUA, NH; DATED DECEMBER 4, 1995, SCALE: 1"=20' BY: MAYNARD & PAQUETTE, INC.; ON FILE AT CITY OF NASHUA PLANNING DEPARTMENT AS NR 1842
- SITE PLAN - 117 FAIRVIEW AVENUE, NASHUA, NH: FOR: REVEREND WJ EWIN BIBLE BAPTIST CHURCH; SCALE: 1"=20'; DATED: MARCH 1987; BY: MAYNARD & PAQUETTE, INC.
- ZONING PLAN - 117 FAIRVIEW AVENUE & 62 CALDWELL ROAD, NASHUA, NH; FOR: BIBLE BAPTIST CHURCH; SCALE: 1"=20'; DATED: JANUARY 25, 2016 BY: MAYNARD & PAQUETTE ENG. ASSOC., LLC

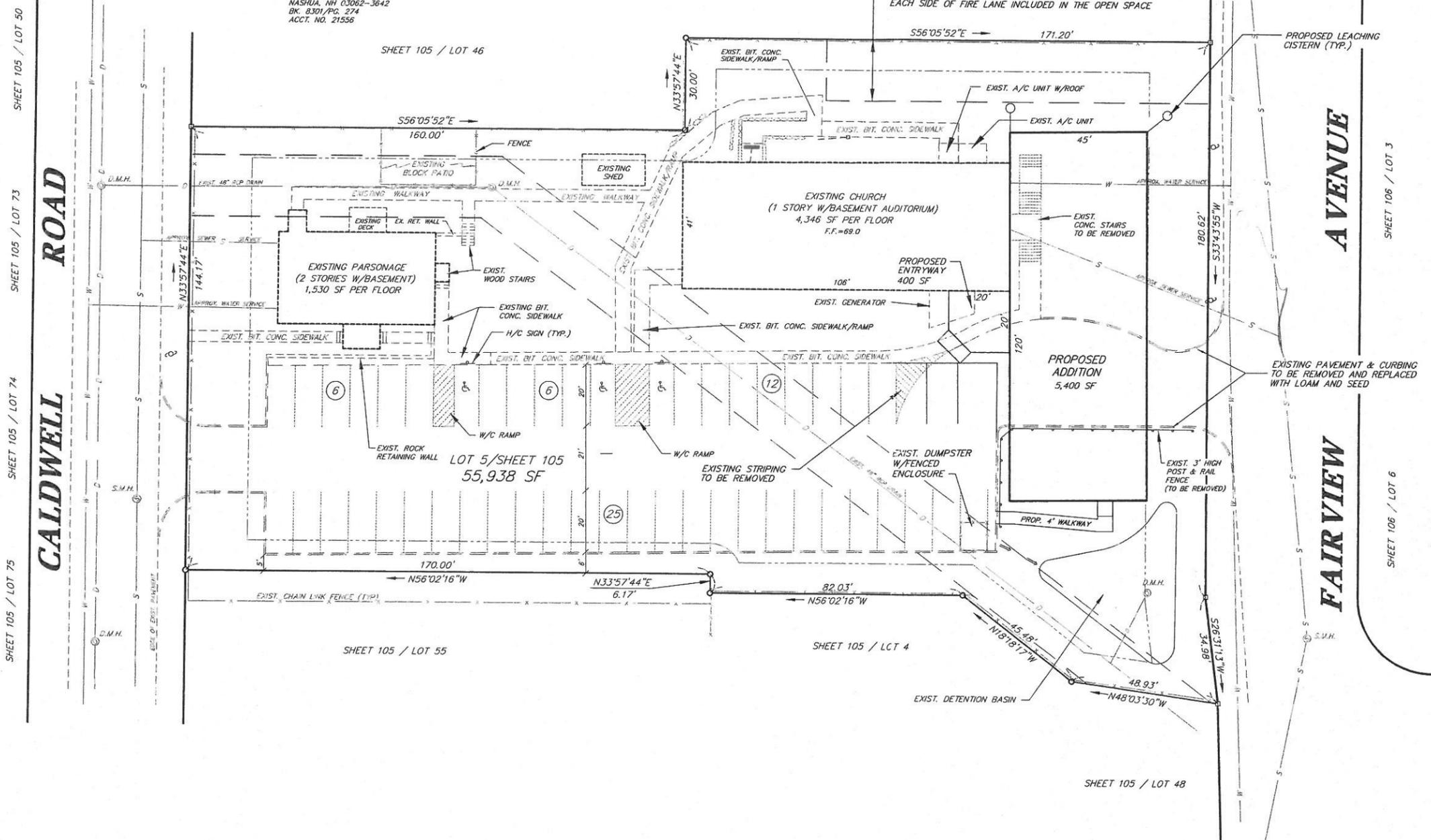
**LEGEND**

- STONE BOUND FOUND
- STONE BOUND TO BE SET
- IRON PIPE FOUND
- IRON PIPE TO BE SET
- MINIMUM BUILDING SETBACK
- EXISTING PAVEMENT
- EXISTING BUILDING

**VICINITY**

**NOTES:**

- PRESENT ZONING: "R-9" - SUBURBAN RESIDENCE
- TOTAL LOT AREA: 55,938 S.F. (1.28 ACRES)
- EXISTING USE: CHURCH & PARSONAGE
- PROPOSED USE: CHURCH & PARSONAGE
- THE PURPOSE OF THIS PLAN IS TO AMEND NR1842, BY ADDING A 5,800 SF ADDITION TO THE EXISTING CHURCH.
- ON-SITE PARKING: 3,080 S.F. PARSONAGE @ 2 SPACES/UNIT = 2 SPACES REQUIRED  
10,146 S.F. CHURCH (USE 238) 144 SEATS @ 1 SPACE / 8 SEATS = 18 SPACES REQUIRED  
TOTAL SPACES REQUIRED - 20 SPACES  
TOTAL SPACES PROVIDED - 49 SPACES (INC. 3 H/C)
- DIMENSIONAL REQUIREMENTS:  
SETBACKS - FRONT= 20 FT. LOT AREA (MIN): 9,000 S.F.  
SIDE = 10 FT. LOT WIDTH (MIN): 90 FT.  
REAR = 30 FT. LOT FRONTAGE (MIN): 75 FT.  
MAX. BLDG. HEIGHT: 35 FT. LOT DEPTH (MIN): 90 FT.  
OPEN SPACE (MIN): 50%; (EXIST): 43%; (PROP.): 42%
- IT SHALL BE UNLAWFUL TO MODIFY, CHANGE, OR ALTER ANY STRUCTURE SHOWN ON THIS PLAN IN ANY PLAN WAY WHATSOEVER, OR CONVERT OR ALTER A STRUCTURE SHOWN ON THIS SITE PLAN, OR CHANGE THE ABOVE USE INDICATED ON THE PLAN WITHOUT RECEIVING APPROVAL FROM THE CITY OF NASHUA.
- THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATIONS OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THIS PLAN, PRIOR TO THE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND TO INTERFERE WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL MEASURES SHALL BE TAKEN BEFORE PROCEEDING WITH THE WORK.
- SITE IMPROVEMENTS SHALL CONFORM TO TITLE 111 OF THE AMERICANS WITH DISABILITIES ACT WITH REGARD TO DIMENSIONS, GRADES AND NUMBER OF SPACES.
- PERMANENT MARKERS ARE TO BE SET AT ALL LOT CORNERS AND STONE BOUNDS AT ALL POINTS OF CURVATURE AND TANGENCY ALONG THE RIGHT-OF-WAY BY A LICENSED LAND SURVEYOR.
- ALL SIGNS SHALL CONFORM TO CHAPTER 190, DIVISION 51, ARTICLE X OF THE CITY OF NASHUA REVISED ORDINANCES, AND SIGN PERMITS SHALL BE SECURED PRIOR TO INSTALLATION.
- LIGHTING SHALL BE DIRECTED ON SITE, AWAY FROM TRAFFIC INTERFERENCE, AND SHALL CONFORM TO CHAPTER 190, DIVISION 88, ARTICLE IX OF THE CITY OF NASHUA REVISED ORDINANCES. NO NEW LIGHTING PROPOSED.
- LANDSCAPING SHALL CONFORM TO CHAPTER 190, DIVISION 190, ARTICLE XXVII OF THE CITY OF NASHUA REVISED ORDINANCES. NO NEW LANDSCAPING PROPOSED.
- LOT IS SERVICED BY MUNICIPAL SEWER AND PENNICHUCK WATER WORKS.
- ALL NEW BUILDING CONSTRUCTION SHALL INCORPORATE FOUNDATION DRAINAGE SYSTEMS EXCEPT WHERE AN ON SITE ENGINEER ESTABLISHES THAT SPECIFIC BUILDING SITES ARE LOCATED IN WELL DRAINED SOILS AND THAT SUCH SYSTEMS ARE NOT REQUIRED. NO FOUNDATION DRAINS REQUIRED.
- PRIOR TO ANY WORK BEING CONDUCTED ON SITE A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD WITH THE PLANNING STAFF AND OTHER CITY DEPARTMENTS AS NECESSARY TO REVIEW THE PROPOSED WORK.
- THE SITE IS LOCATED WITHIN ZONE X OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN, PER F.I.R.M. COMMUNITY MAP NUMBER 33011C0654D, EFFECTIVE 8/25/2009.
- THE SITE IS NOT LOCATED WITHIN THE WATERSHED PROTECTION DISTRICT.
- STREET RESTORATION SHALL BE IN ACCORDANCE WITH CHAPTER 285, DIVISION 13, ARTICLE II OF THE CITY OF NASHUA REVISED ORDINANCE.
- ROOF DRAIN AND STORM DRAIN CONNECTIONS INTO THE PUBLIC DRAINAGE SYSTEM TO BE INSPECTED PRIOR TO BACKFILLING AND PAVING.
- ALL CURBING WITHIN THE PUBLIC RIGHT-OF-WAY TO BE VERTICAL GRANITE.
- THERE ARE NO WETLANDS ON SITE.
- INSTALLATION AND DISCONNECTION (IF NECESSARY) OF EXISTING/PROPOSED SEWER CONNECTION MUST FOLLOW CITY STANDARDS.
- THIS PLAN COMPLIES WITH THE MINIMUM REQUIREMENTS.
- ZONING VARIANCE GRANTED ON FEBRUARY 23, 2016 FOR THE FOLLOWING:  
VARIANCE FOR MINIMUM OPEN SPACE, 50% REQUIRED, 51.7% EXISTING - 41% PROPOSED - TO CONSTRUCT A 5,800 SF BUILDING ADDITION.
- THIS PLAN COMPLIES WITH THE MINIMUM STANDARDS REQUIRED.



NO.	DATE	REVISION	BY
1	6/27/2016	REVISIONS PER PLANNING DEPARTMENT COMMENTS	APB

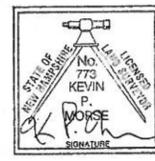
APPROVED BY THE CITY OF NASHUA  
PLANNING BOARD

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

I, THE UNDERSIGNED, DO HEREBY AGREE TO PERFORM ALL THE SITE IMPROVEMENTS SHOWN ON THIS PLAN AND AS CONDITIONED OR STIPULATED BY THE CITY OF NASHUA PLANNING BOARD.

*Kevin P. Morse*  
BIBLE BAPTIST CHURCH  
6-2-16  
DATE

I CERTIFY THAT THIS PLAN WAS PREPARED FROM A FIELD SURVEY MADE ON THE GROUND ON FEB. 2016 AND PLAN REFERENCES 1 - 3 AND IS IN ACCORDANCE WITH THE REGULATIONS OF THE CITY OF NASHUA.



SITE PLAN  
**117 FAIRVIEW AVENUE & 62 CALDWELL ROAD**  
NASHUA, NEW HAMPSHIRE

PREPARED FOR:  
BIBLE BAPTIST CHURCH  
62 CALDWELL ROAD  
NASHUA, NEW HAMPSHIRE 03060

SCALE: 1" = 20'  
DATE: MAY 16, 2016

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

KPM	APB	RAM	574/35	D	12489
DESIGNED	DRAWN	CHECKED	APPROVED	DATE	NO. OF SHEETS

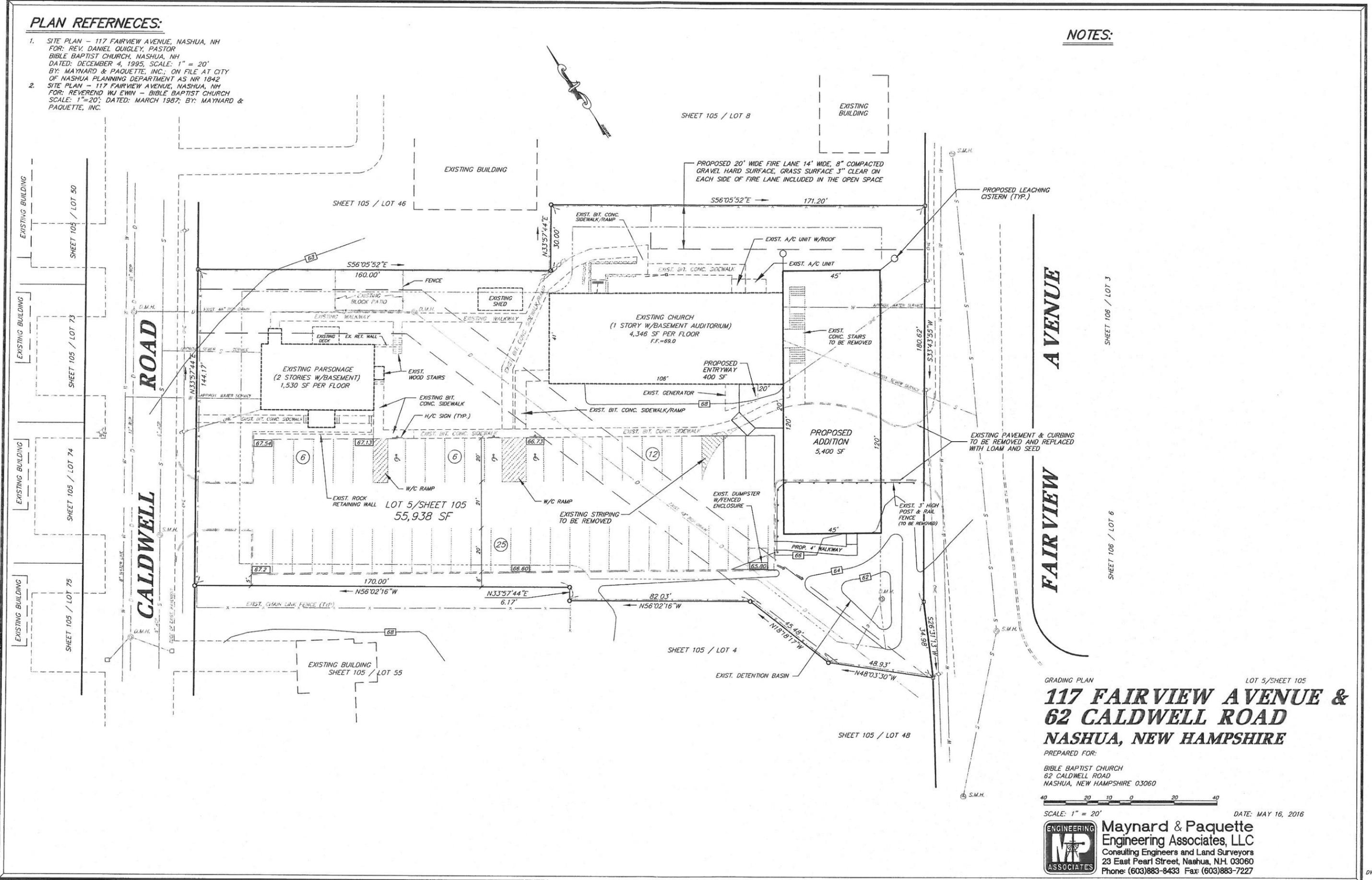


**PLAN REFERNECES:**

1. SITE PLAN - 117 FAIRVIEW AVENUE, NASHUA, NH  
FOR: REV. DANIEL OUGLEY, PASTOR  
BIBLE BAPTIST CHURCH, NASHUA, NH  
DATED: DECEMBER 4, 1995, SCALE: 1" = 20'  
BY: MAYNARD & PAQUETTE, INC.; ON FILE AT CITY  
OF NASHUA PLANNING DEPARTMENT AS NR 1842
2. SITE PLAN - 117 FAIRVIEW AVENUE, NASHUA, NH  
FOR: REVEREND WJ FINN - BIBLE BAPTIST CHURCH  
SCALE: 1"=20'; DATED: MARCH 1987; BY: MAYNARD &  
PAQUETTE, INC.

**NOTES:**

NO.	DATE	REVISIONS PER PLANNING DEPARTMENT COMMENTS	APP.	BY
1	5/27/2016			



GRADING PLAN  
**117 FAIRVIEW AVENUE &  
 62 CALDWELL ROAD**  
 NASHUA, NEW HAMPSHIRE

PREPARED FOR:  
 BIBLE BAPTIST CHURCH  
 62 CALDWELL ROAD  
 NASHUA, NEW HAMPSHIRE 03060

SCALE: 1" = 20' DATE: MAY 16, 2016

**ENGINEERING**  
**MP**  
**ASSOCIATES**

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

KPM	APB	RAM	574/35	D	12489
DESIGNED	DRAFTED	CHECKED	APPROVED	REVISION	SIZE



RENDERING FROM SOUTH WEST

BIBLE BAPTIST CHURCH  
62 CALDWELL ROAD  
NASHUA, NEW HAMPSHIRE

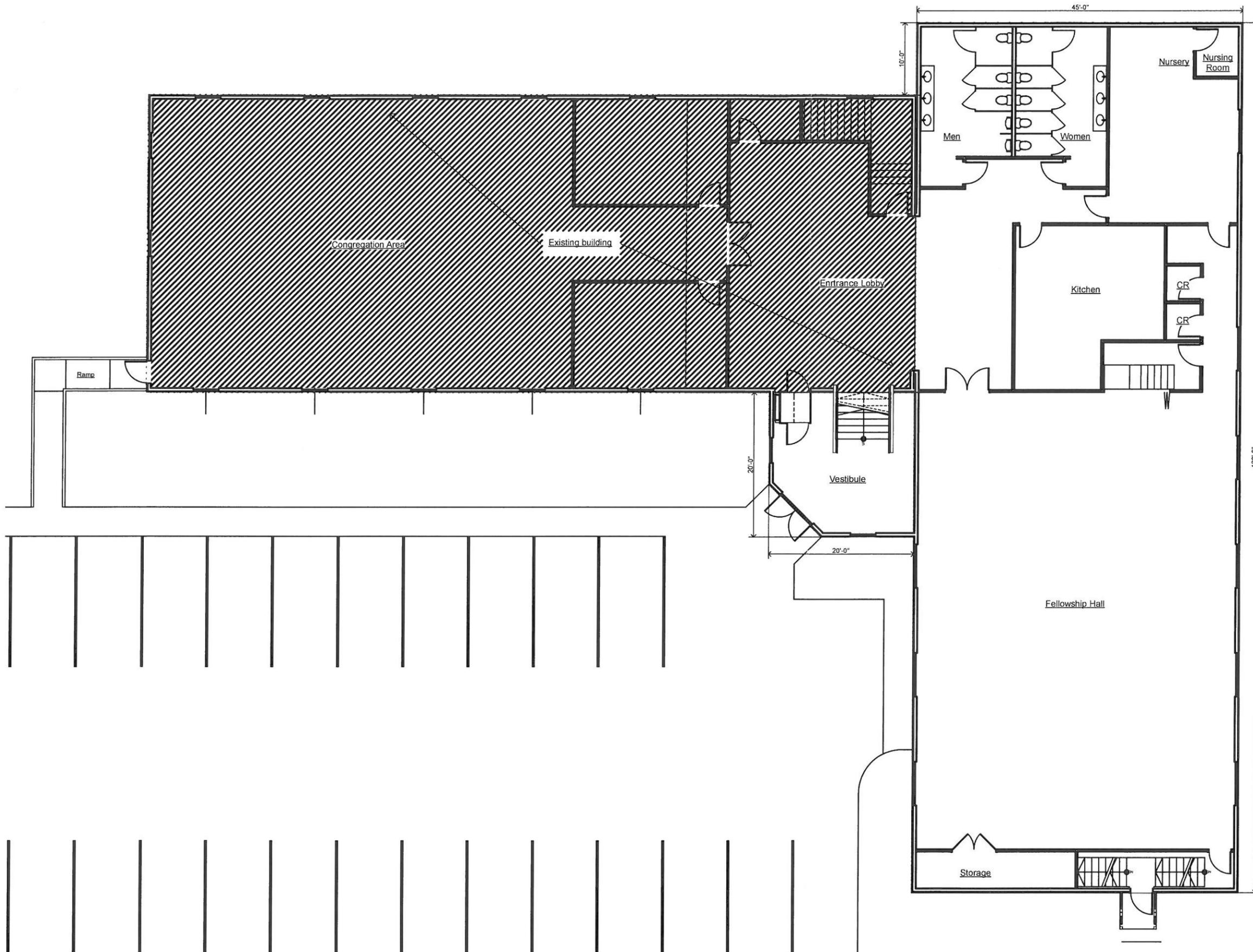
BURNELL ▲ JOHNSON

A R C H I T E C T S

80 STARK STREET  
(603) 625-5098  
(603) 625-5167 FAX

MANCHESTER, N.H.  
03101

APRIL 19, 2015



**FIRST FLOOR PLAN**

SCALE NTS

**BIBLE BAPTIST CHURCH**  
 62 CALDWELL ROAD  
 NASHUA, NEW HAMPSHIRE

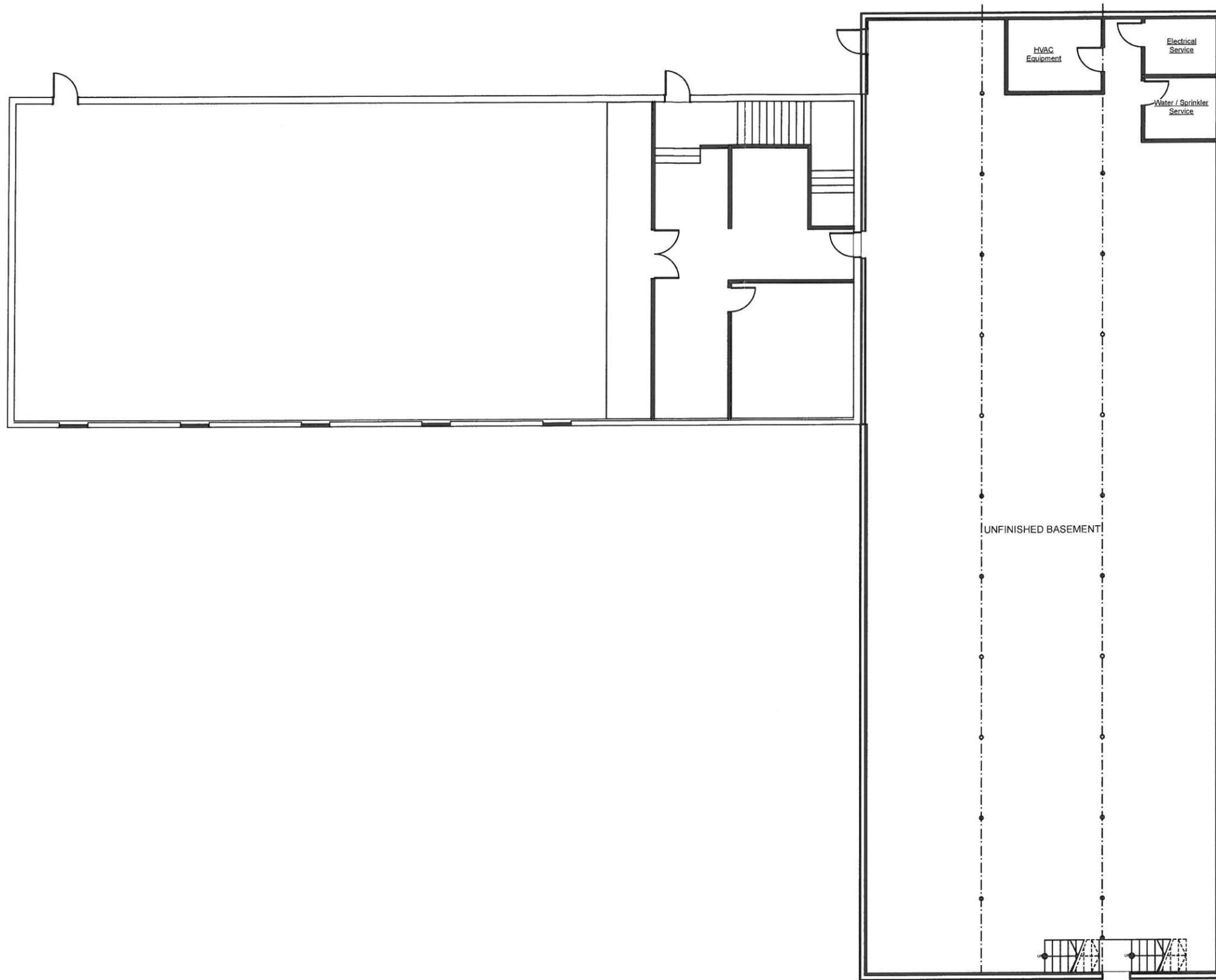
**BURNELL ▲ JOHNSON**

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80 STARK STREET  
 (603) 625-5098  
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MANCHESTER, N.H.  
 03101

APRIL 19, 2015



**BASEMENT PLAN**

SCALE NTS

**BIBLE BAPTIST CHURCH**  
**62 CALDWELL ROAD**  
**NASHUA, NEW HAMPSHIRE**

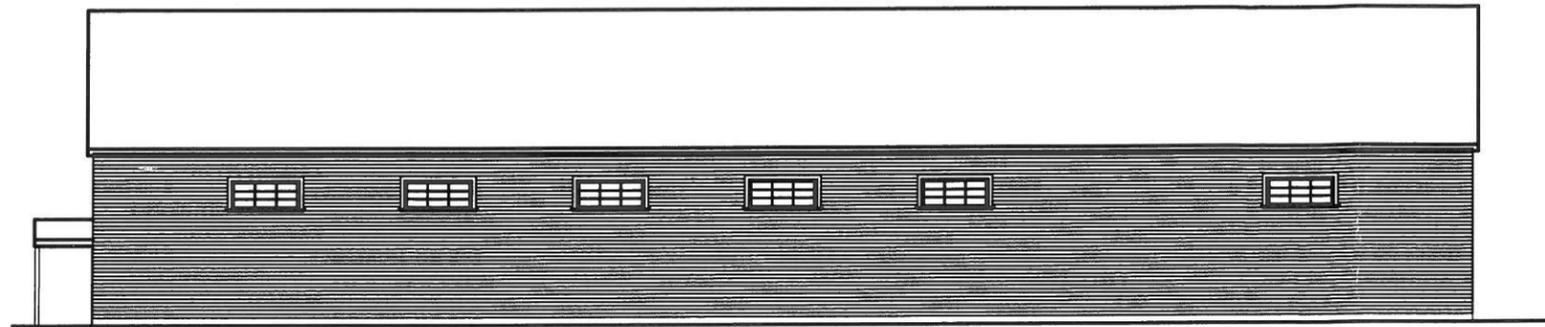
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**A R C H I T E C T S**

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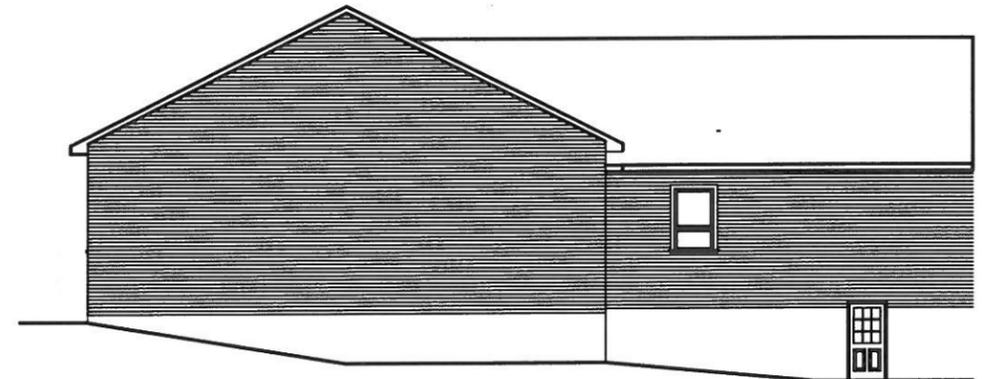
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APRIL 19, 2015



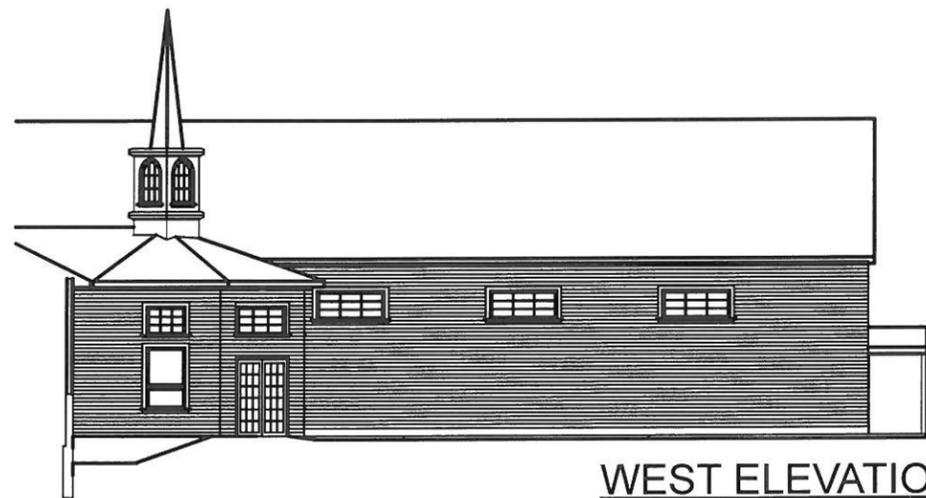
**EAST ELEVATION**

SCALE 1/16" = 1'-0"



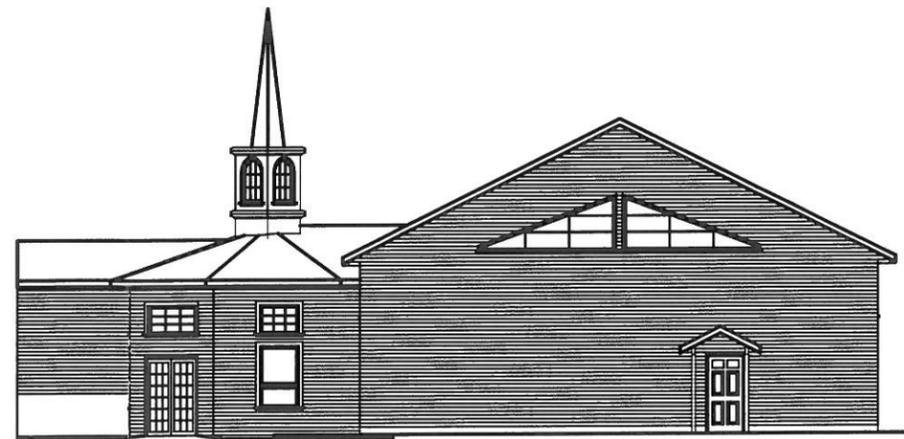
**NORTH ELEVATION**

SCALE 1/16" = 1'-0"



**WEST ELEVATION**

SCALE 1/16" = 1'-0"



**SOUTH ELEVATION**

SCALE 1/16" = 1'-0"

**BIBLE BAPTIST CHURCH**

62 CALDWELL ROAD

NASHUA, NEW HAMPSHIRE

**BURNELL ▲ JOHNSON**

ARCHITECTS

80 STARK STREET  
 (603) 625-5098  
 (603) 625-5167 FAX

MANCHESTER, N.H.  
 03101

APRIL 19, 2015