

1. Planning Board Regular Meeting Agenda (PDF)

Documents:

[20160908 NCPB AGENDA.PDF](#)

2. Planning Board Staff Reports And Plans

Documents:

[20160908 6-8 GIROUARD AVE SUBDIVISION STAFF REPORT .PDF](#)

[20160908 6-8 GIROUARD AVE SUBDIVISION PLAN.PDF](#)

[20160908 24 STADIUM DRIVE YMCA SITE PLAN STAFF REPORT.PDF](#)

[20160908 24 STADIUM DRIVE SITE PLAN.PDF](#)

[20160908 9 STADIUM SITE PLAN SKATEBOARD PARK STAFF REPORT.PDF](#)

[20160908 9 STADIUM DRIVE SITE PLAN.PDF](#)

[20160908 L GILSON ROAD SOCCER FIELDS SITE PLAN STAFF REPORT.PDF](#)

[20160908 L GILSON RD SITE PLAN.PDF](#)

[20160908 523 AND 525 BROAD ST HINDU TEMPLE SITE PLAN STAFF REPORT.PDF](#)

[20160908 523 AND 525 BROAD 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

August 26, 2016

To: NCPB Members

From: Planning Staff

Re: Meeting, September 8, 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 – August 4, 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. Million Dollar View, LLC (Owner) - Application and acceptance of proposed two lot subdivision. Property is located at 6-8 Girouard Avenue. Sheet 47 - Lot 198. Zoned "RA" Urban Residence. Ward 3.

NEW BUSINESS – SITE PLANS

2. City of Nashua (Owner) YMCA of Greater Nashua (Applicant) - Application and acceptance of proposed site plan amendment to NR 1992 to add a 5,627 square feet, 2nd floor addition. Property is located at 24 Stadium Drive. Sheet E, Lots 2224 & 1359. Zoned PI-Park Industrial and R9-C- Suburban Residence. Ward 5.

NEW BUSINESS – SITE PLANS (continued)

3. City of Nashua (Owner) - Application and acceptance of proposed site plan amendment to NR 1992 to add a skateboard park with associated site improvements. Property is located at 9 Stadium Drive. Sheet E - Lot 1359. Zoned "PI" Park Industrial and R9-Suburban Residence. Ward 5.
4. City of Nashua (Owner) - Application and acceptance of proposed site plan to construct two soccer fields, gravel parking area, and access road. Property is located at "L" Gilson Road. Sheet D - Lot 522. Zoned "R40" Rural Residence and "R30" Suburban Residence. Ward 5.
5. Hindu Temple of New Hampshire, Inc. (Owner) - Application and acceptance of proposed site plan amendment to NR 2056 to construct a 1,066 sf addition. Property is located at 523-525 Broad Street. Sheet F - Lot 21. Zoned "R9" Suburban Residence. Ward 1.

OTHER BUSINESS

1. Review of tentative agenda to determine proposals of regional impact.
2. Amendment to the FY 2017 Capital Improvement Program, adding one new project.

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

October 6, 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: Scott McPhie, Planner 1
FOR: September 08, 2016
RE: **New Business #1 - Subdivision Plan**

I. Project Statistics:

Owner: Million Dollar View, LLC
Proposal: Subdivide one lot into two
Location: 6 & 8 Girouard Ave
Total Site Area: 19,050 sf
Existing Zoning: RA - 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. It was destroyed by fire and was granted a demolition permit on April 14, 2015. The foundation is all that remains on the site. On July 26, 2016, the Zoning Board of Adjustment granted a variance for lot width to subdivide one lot into two. (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. Each lot will be serviced by Pennichuck Water Works and the City sewer. The two new residences will access onto Girouard Avenue and have respective addresses of 6 & 8 Girouard Avenue.

The applicant's engineering has indicated that although they are not aware of the square footage of the proposed footprints of the new buildings or the total impervious coverage of the lot at this time, they do not believe the proposed project will cause an adverse effect to the existing municipal stormwater system. The underlying soils are hydrologic Group "A" soils which have the highest potential for infiltration. All roof runoff will flow overland and will likely produce minimal, if any, runoff into the municipal system or to neighboring properties.

The applicant is not offering to make a contribution in lieu of sidewalk construction because an existing concrete sidewalk is in place across the entire frontage of the proposed two properties. No other waiver requests were made.

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

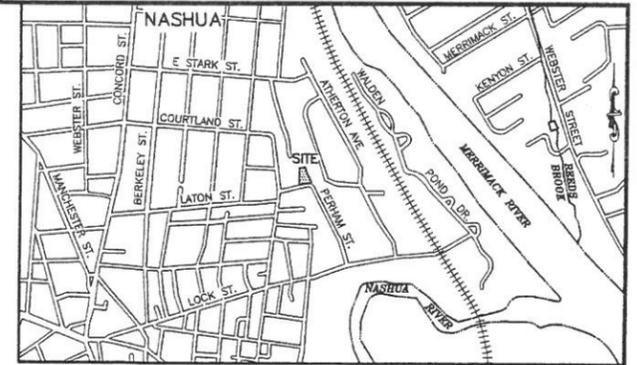
Staff Recommendations and Findings:

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 chooses to approve this plan, staff recommends the following stipulation be made part of that approval:

1. Prior to recording the plan, all comments in a letter from Jeanne Walker, PE dated August 30, 2016 shall be addressed to the satisfaction of the Engineering Department.
2. Prior to the Chair signing the plan, minor drafting corrections will be made.
3. All ZBA conditions of approval from the July 26, 2016 hearing are incorporated herein.
4. Any work within the right-of-way shall require a financial guarantee.
5. Prior to any work being conducted, a pre-construction conference shall be set up with the Planning Department

LEGEND

- GB-F GRANITE BOUND FOUND
- IPIN-F IRON PIN FOUND
- OH-F DRILL HOLE FOUND
- GB-TBS GRANITE BOUND TO BE SET
- IPIN-TBS IRON PIN TO BE SET
- UTILITY POLE
- SIGN
- LIGHT
- GAS VALVE
- WATER VALVE
- HYDRANT
- WATER SHUT OFF
- WELL
- SEWER MANHOLE
- CATCH BASIN
- ABUTTER LINE
- PROPERTY LINE
- CHAIN LINK FENCE
- STOCKADE FENCE
- GUARDRAIL
- OHU OVERHEAD UTILITIES
- GAS LINE
- WATER LINE
- SEWER LINE
- DRAINAGE LINE
- TREELINE
- RETAINING WALL
- EDGE OF PAVEMENT
- VERTICAL GRANITE CURB
- SLOPED GRANITE CURB
- 10' CONTOUR
- 2' CONTOUR
- STONEMASS
- SCS SOIL LINE
- BUILDING SETBACK
- EASEMENT
- ZONE LINE
- PROPOSED PROPERTY LINE
- AREA OF 15% SLOPES OR GREATER

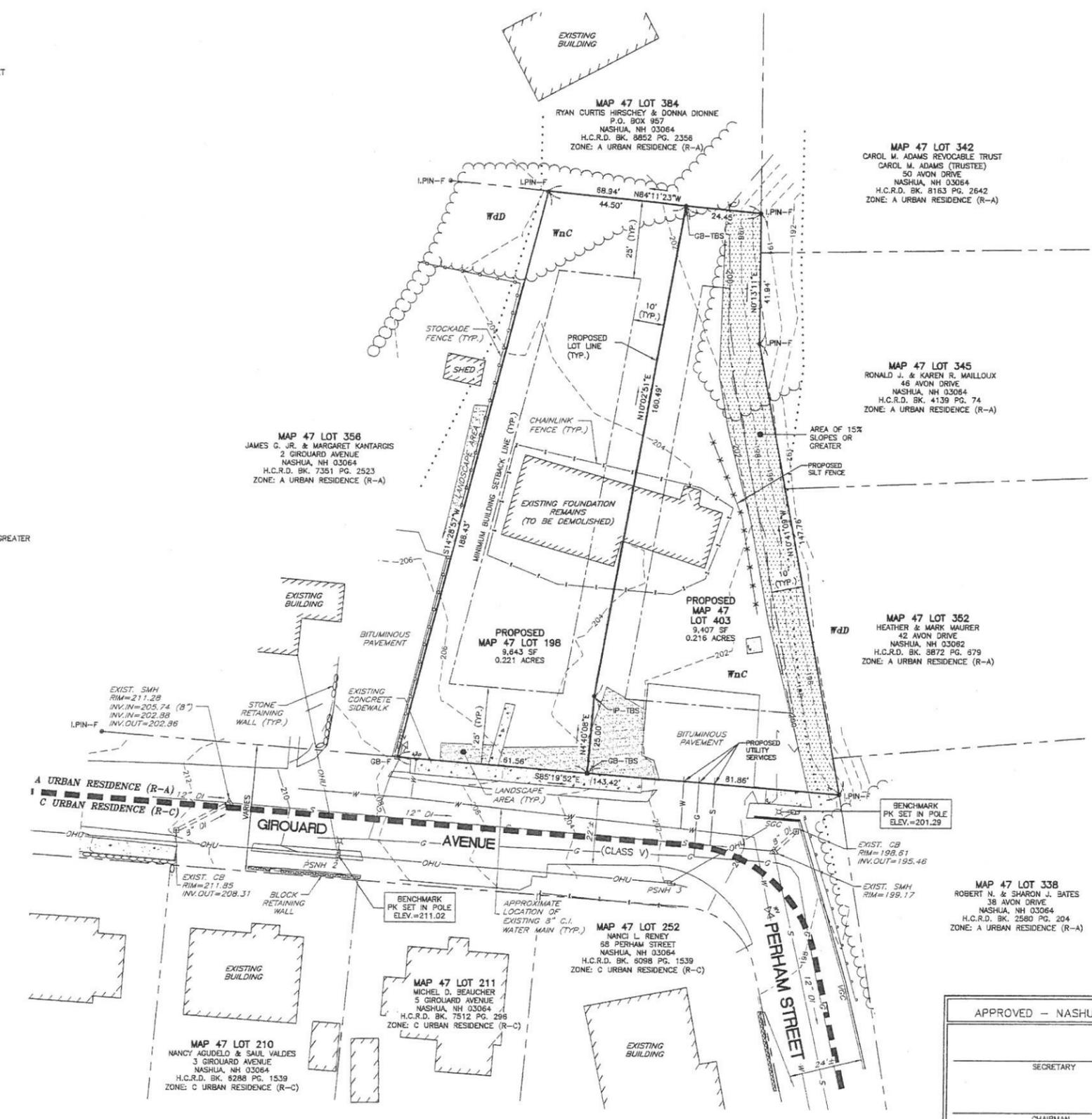
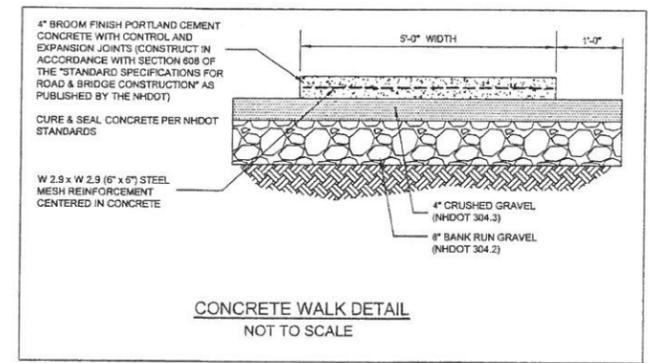


VICINITY PLAN
SCALE: 1" = 1,000'

SEE SHEET 1 FOR NOTES & REFERENCE PLANS



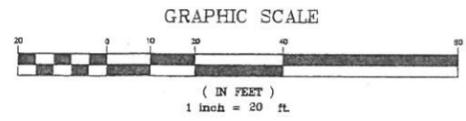
REFERENCE PLAN #1



SCS SOILS LEGEND

WdD WINDSOR LOAMY SAND, 15 TO 10% SLOPES

WnC WINDSOR-URBAN LAND COMPLEX, 3 TO 15% SLOPES



APPROVED - NASHUA CITY PLANNING BOARD

SECRETARY	DATE
CHAIRMAN	DATE

TOPOGRAPHIC SUBDIVISION PLAN
ALLARD SUBDIVISION

MAP 47 LOT 198
6-8 GIROUARD AVENUE
NASHUA, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD/ APPLICANT:
MILLION DOLLAR VIEW, LLC
P.O. BOX 3691
NASHUA, NH 03061
(239) 707-3775
H.C.R.D. BK. 8852 PG. 1576

KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3E, Bedford, NH 03110 Phone (603) 827-2881

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	8/22/2016	REVISED PER CITY COMMENTS	PDC

DATE: JULY 27, 2016 SCALE: 1" = 20'
PROJECT NO: 16-0413-2 SHEET 2 OF 2

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE DURING MAY OF 2016. SAID SURVEY HAS A RELATIVE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) OR BETTER.

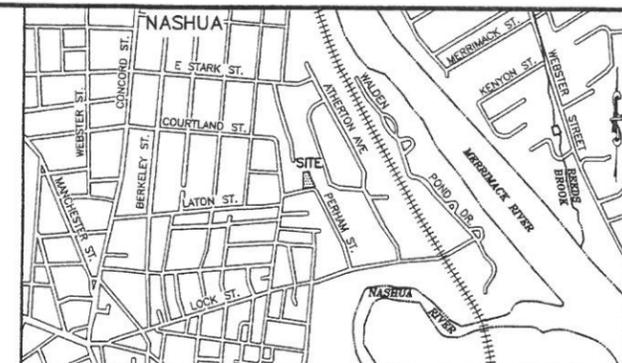
[Signature]
LICENSED LAND SURVEYOR

8-22-16
DATE



LEGEND

- GB-F GRANITE BOUND FOUND
- IPIN-F IRON PIN FOUND
- OH-F DRILL HOLE FOUND
- GB-TBS GRANITE BOUND TO BE SET
- IPIN-TBS IRON PIN TO BE SET
- UTILITY POLE
- SIGN
- LIGHT
- ABUTTER LINE
- PROPERTY LINE
- CHAIN LINK FENCE
- STOCKADE FENCE
- GUARDRAIL
- TREELINE
- RETAINING WALL
- EDGE OF PAVEMENT
- VERTICAL GRANITE CURB
- SLOPED GRANITE CURB
- STONEMASS
- BUILDING SETBACK
- EASEMENT
- ZONE LINE
- PROPOSED PROPERTY LINE



VICINITY PLAN
SCALE: 1" = 1,000'

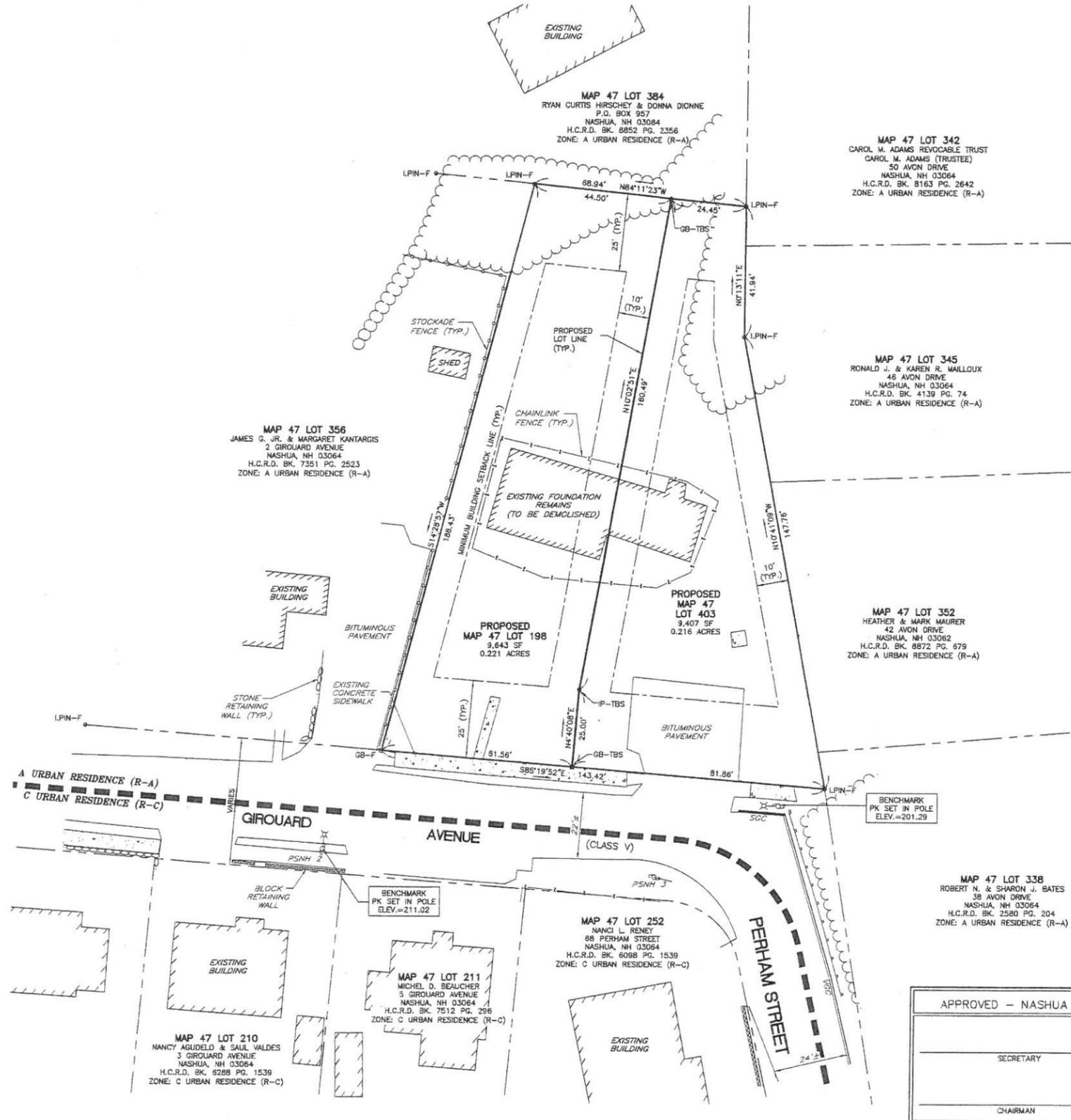
REFERENCE PLANS:

1. "LOT LINE RELOCATION PLAN, LOTS 198 & 356, MAP 47, 2 & 4-B GIROUARD AVE, NASHUA NH," SCALE: 1"=20', DATED: JUNE 2003, PREPARED BY ERNEST JEFFREY, L.L.S. H.C.R.D. PLAN NO. 32709.

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE SUBDIVISION OF TAX MAP 47 LOT 198 INTO TWO (2) SINGLE FAMILY LOTS AS SHOWN HEREON AND NO OTHER PURPOSE.
2. MAP 47 LOT 198 INDICATES CITY OF NASHUA, NEW HAMPSHIRE TAX ASSESSOR'S MAP AND LOT NUMBER.
3. AREA OF EXISTING PARCEL:
TAX MAP 47 LOT 198 = 19,050 SF, OR 0.437 ACRES
4. PROPOSED PARCEL AREAS FOLLOWING SUBDIVISION:
TAX MAP 47 LOT 198 = 9,643 SF, OR 0.221 ACRES
TAX MAP 47 LOT 403 = 9,407 SF, OR 0.216 ACRES
5. PRESENT OWNER OF RECORD:
MILLION DOLLAR VIEW, LLC
P.O. BOX 3691
NASHUA, NH 03061
BK. 8852 PG. 1576
6. THE SUBJECT PARCEL IS LOCATED WITHIN THE A URBAN RESIDENCE DISTRICT (R-A) ZONING DISTRICT AND SUBJECT TO THE FOLLOWING DIMENSIONAL REGULATIONS:

REGULATED	LOT 198	LOT 403
- MINIMUM LOT AREA:	7,500 SF	9,407 SF
- MINIMUM LOT WIDTH:	75 FT	57.2 FT
- MINIMUM LOT FRONTAGE:	60 FT	81.56 FT
- MINIMUM LOT DEPTH:	90 FT	186.43 FT
MINIMUM BUILDING SETBACKS:		
- FRONT:	25 FT	25 FT
- SIDE:	10 FT	10 FT
- REAR:	25 FT	25 FT
- OPEN SPACE:	50%	99.3%
- MAXIMUM BUILDING HEIGHT:	35 FT	N/A
- MAXIMUM STORES:	2.5	N/A
- MAXIMUM FLOOR AREA RATIO:	0.5	N/A
7. THE FOLLOWING VARIANCE IS WAS GRANTED BY THE ZONING BOARD OF ADJUSTMENT ON JULY 26, 2016:
- SECTION 190-16 DIMENSIONAL REGULATIONS TO ALLOW A LOT WIDTH OF 57.2 FT WHERE 75 FT IS REQUIRED.
8. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS THE RESULT OF A FIELD SURVEY PERFORMED BY THIS OFFICE IN MAY 2016.
9. VERTICAL & HORIZONTAL DATUM IS ASSUMED, NORTH ORIENTATION IS MAGNETIC AND BASED ON REFERENCE PLAN #1.
10. THERE ARE NO WETLANDS ON THE SUBJECT PARCEL.
11. EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 33011C0514E, PANEL 514 OF 701, REVISED DATE APRIL 18, 2011 INDICATES THAT THE SUBJECT PARCEL IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
12. 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.
13. THIS PROPERTY IS SERVICED BY MUNICIPAL SEWER AND PENNICHUCK WATER WORKS.
14. EXISTING AND PROPOSED USE OF THE LAND IS SINGLE FAMILY RESIDENTIAL.
15. THE CONTRACTOR SHALL TAKE CARE AS TO COMPLY WITH ALL STREET AND UTILITY STANDARDS LISTED IN THE NASHUA LAND USE CODE.
16. FUTURE BUILDING CONSTRUCTION SHALL INCORPORATE A FOUNDATION DRAINAGE SYSTEM.
17. STREET RESTORATION SHALL BE DONE IN ACCORDANCE WITH N.R.O. SECTION 285-15.
18. ALL NEW SEWER, WATER, AND GAS UTILITY SERVICES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH PUBLIC WORKS SPECIFICATIONS.
19. DRIVEWAY PLANS FOR EACH LOT SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT. THE DRIVEWAY WIDTHS SHALL BE BETWEEN 12' AND 15' WIDE PER NASHUA LUC 190-209.
20. THE CONTRACTOR SHALL TIE IN THE NEW DRIVEWAYS TO THE EXISTING SIDEWALKS. ANY SIDEWALK CONSTRUCTION SHALL CONFORM TO THE DETAIL SHOWN ON SHEET TWO.



REFERENCE PLAN #1 - MAGNETIC

OWNER OF MAP 47 LOT 198
SIGNATURE: *[Signature]*
DATE: 7-28-16

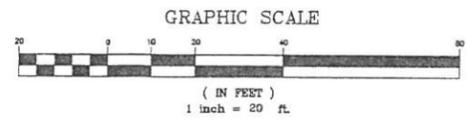
RESIDENTIAL SUBDIVISION PLAN
ALLARD SUBDIVISION
MAP 47 LOT 198
6-8 GIROUARD AVENUE
NASHUA, NEW HAMPSHIRE
HILLSBOROUGH COUNTY
OWNER OF RECORD/ APPLICANT:
MILLION DOLLAR VIEW, LLC
P.O. BOX 3691
NASHUA, NH 03061
(239) 707-3775
H.C.R.D. BK. 8852 PG. 1576

APPROVED - NASHUA CITY PLANNING BOARD

SECRETARY	DATE
CHAIRMAN	DATE

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE DURING MAY OF 2016. SAID SURVEY HAS A RELATIVE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) OR BETTER.

[Signature]
MICHAEL R. DAHLBERG
LICENSED LAND SURVEYOR
DATE: 8-22-16



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

OWNER/APPLICANT: *[Signature]* DATE: 7-28-16



NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Linda Panny, Deputy Planning Manager/Development
FOR: September 8, 2016
RE: **New Business #2 - Site Plan**

I. Project Statistics:

Owner: City of Nashua
Applicant: YMCA of Greater Nashua
Proposal: Amendment to Site Plan #NR1992 for a building addition
Location: 24 Stadium Drive
Total Site Area: 36.6 acres
Existing Zoning: PI-Park Industrial and R9-Suburban Residence
Surrounding Uses: Residential, commercial, and recreational

II. Background Information:

The City property on Stadium Drive 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. In 2009 the Planning Board approved a subdivision in order to create a tract for a site plan for the YMCA facility.

III. Project Description:

The proposal is to amend Site Plan #NR1992 to permit the construction of a second floor addition which contains 5,627 sf of additional exercise floor space, a cardio studio and multi-purpose space. The addition was shown on the original 2009 site plan is needed to meet the demands of the facility. The addition is not expected to add additional members or employees. No other changes are proposed at this time.

The Land Use Code requires an additional nine parking spaces be constructed to support the addition; the applicant is requesting a waiver from the requirement to add the additional spaces (see attached). Currently there are a total of 680 parking spaces available for use on the site.

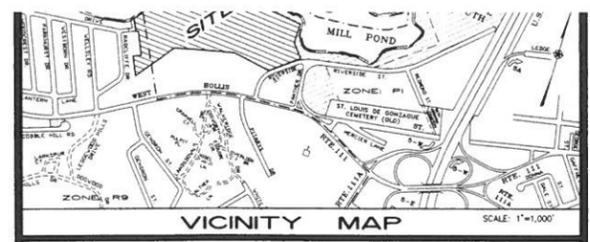
City Staff has reviewed the plans; comments are pending.

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 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, 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:

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.

FOR THE CITY OF NASHUA DATE
 FOR YMCA OF GREATER NASHUA DATE



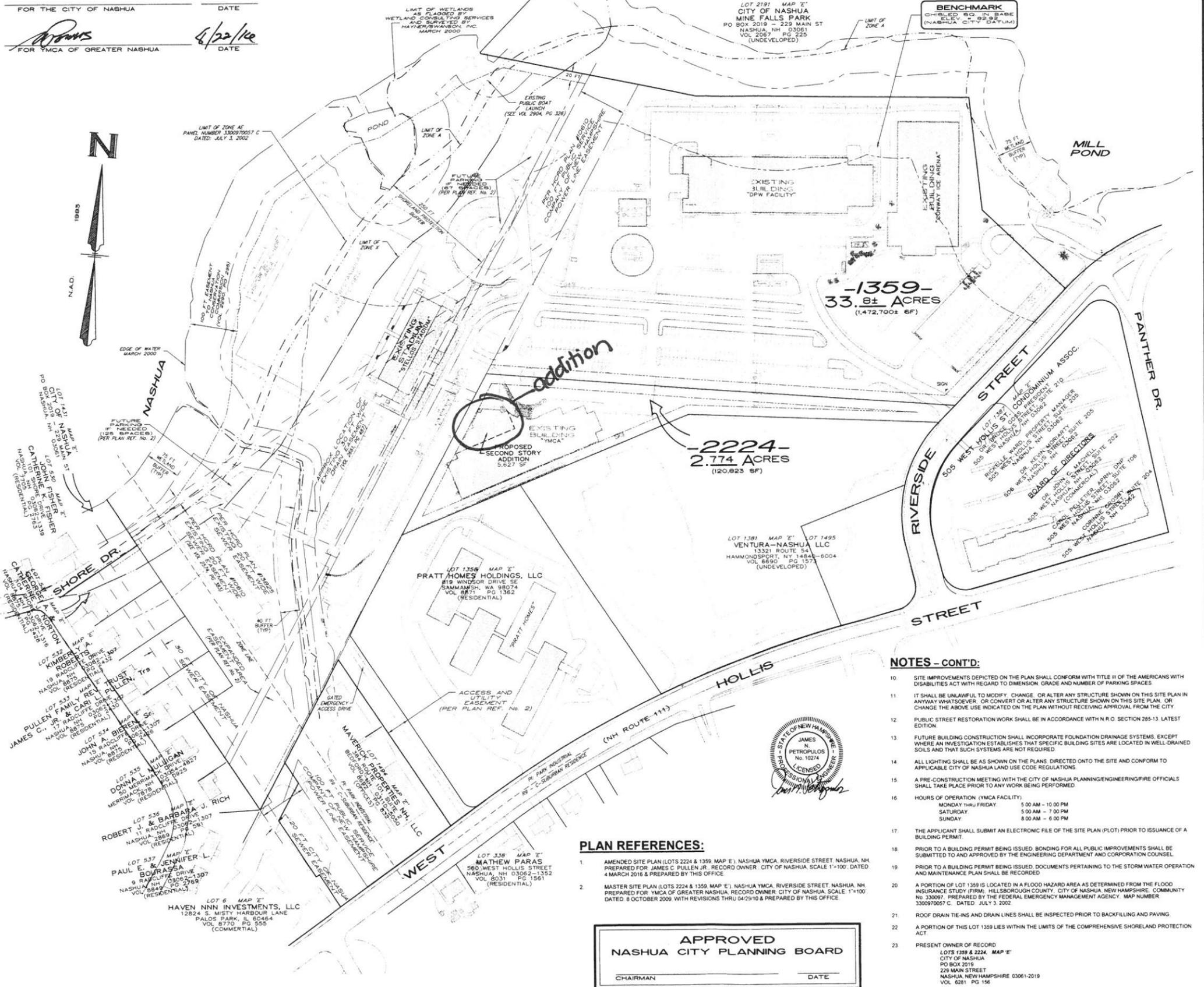
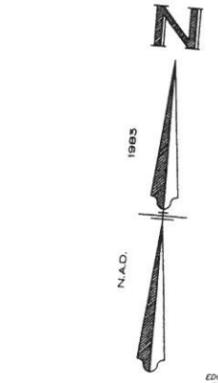
NOTES:

- SITE AREA
 LOT 1359 33.8± ACRES
 LOT 2224 2.774 ACRES
 TOTAL SITE 36.6± ACRES
- PRESENT ZONING
 PI PARK INDUSTRIAL
 RR C-SUBURBAN RESIDENCE
- MINIMUM LOT REQUIREMENTS
 LOT AREA 30,000 SF 9,000 SF
 LOT FRONTAGE 50 FT 75 FT
 LOT WIDTH 120 FT 90 FT
 LOT DEPTH 150 FT 90 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 10 FT 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-1962 TO SHOW THE PROPOSED 2ND FLOOR ADDITION TO THE EXISTING YMCA BUILDING UPON LOT 2224
- PARKING (LOTS 2224 & 1359)

REQUIRED	USE	MINIMUM REQUIRED	MAXIMUM REQUIRED
3,130 SEAT STADIUM	1 SP/45 SEATS = 783 SPACES	1 SP/2 SEATS = 1,565 SPACES	
1,045 SEAT ICE ARENA	1 SPA SEAT = 262 SPACES	1 SP/2 SEATS = 525 SPACES	
DRW FACILITY (110 EMPLOY)	1 SP + 110 EMPLOY = 110 SPACES	1 SP + 110 EMPLOY = 110 SPACES	
46,484 SF YMCA	1 SP/550 SF = 72 SPACES	6 SP/550 SF = 423 SPACES	
PROF. YMCA ADDITION (5,827 SF)	1 SP/550 SF = 9 SPACES	6 SP/550 SF = 52 SPACES	
SUB-TOTAL REQUIRED	= 1,233 SPACES	= 2,676 SPACES	
LESS: 110 SPACES (SEE NOTE 2 (B) ABOVE)	= -110 SPACES	= -110 SPACES	
TOTAL REQUIRED	= 1,123 SPACES	= 2,566 SPACES	
PROVIDED	680 SPACES		
FUTURE (IF NEEDED)	132 SPACES		
TOTAL PROVIDED	812 SPACES		

NOTE: AT NO TIME SHALL PEAK EVENTS OCCUR SIMULTANEOUSLY AT BOTH THE STADIUM AND ICE CENTER
- OPEN SPACE

REQUIRED	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



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.H.R.C. 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 (PLOT) PRIOR TO ISSUANCE OF A BUILDING PERMIT
- PRIOR TO A BUILDING PERMIT BEING ISSUED, BONDING FOR ALL PUBLIC IMPROVEMENTS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEERING DEPARTMENT AND CORPORATION COUNSEL
- PRIOR TO A BUILDING PERMIT BEING ISSUED, DOCUMENTS PERTAINING TO THE STORM WATER OPERATION AND MAINTENANCE PLAN SHALL BE RECORDED
- 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. 330097, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER 3300970057.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. 156

- PLAN REFERENCES:**
- AMENDED SITE PLAN (LOTS 2224 & 1359, MAP "E"), NASHUA YMCA, RIVERSIDE STREET, NASHUA, NH, PREPARED FOR JAMES C. PULLEN JR., RECORD OWNER, CITY OF NASHUA, SCALE 1"=100', DATED 4 MARCH 2016 & PREPARED BY THIS OFFICE
 - 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 04/29/10 & PREPARED BY THIS OFFICE

APPROVED
 NASHUA CITY PLANNING BOARD

CHAIRMAN _____ DATE _____

AMENDED SITE PLAN
 (LOTS 2224 & 1359, MAP "E")
NASHUA YMCA
 24 STADIUM DRIVE
 NASHUA, NEW HAMPSHIRE
 PREPARED FOR:
YMCA OF GREATER NASHUA
 6 HENRY CLAY DRIVE, MERRIMACK, NEW HAMPSHIRE 03054 (603) 589-1533
 RECORD OWNER:
CITY OF NASHUA
 PO BOX 2019 - 229 MAIN STREET, NASHUA, NEW HAMPSHIRE 03061 (603) 589-3260
 SCALE: 1"=100 Feet
 1"=30.480 Meters
23 AUGUST 2016
HSI Hayner/Swanson, Inc.
 Civil Engineers/Lead Surveyors
 Three Congress Street, Nashua, New Hampshire 03062-3301
 Tel (603) 883-2057 Fax (603) 883-5057
 www.haynerswanson.com

FIELD BOOK: 1205, 1091, 1163 DRAWING NAME: YMCA-F061-AMND-2ND-PL 4485-YMCA 1 OF 1
 DRAWING LOCATION: D:\4485\DWG\4485-YMCA



DENNIS MIRES, P.A.
THE ARCHITECTS



NE NorthEast Elevation
SCALE: 1/8" = 1'-0"

YMCA OF GREATER NASHUA
2nd FLOOR EXPANSION
50 STADIUM DRIVE
NASHUA NEW HAMPSHIRE



DENNIS MIRES, P.A.
THE ARCHITECTS
697 Union Street, Manchester, NH
603-425-6568 FAX: 603-425-1107

This matter contained in these drawings and the information contained hereon are the property of Dennis Mires, P.A., The Architects and are not to be used, copied, or reproduced in any form without the written consent of the architect. The architect's liability is limited to the professional services rendered by the architect and is not to be construed as a warranty of any kind. The architect is not responsible for the accuracy of any information, including but not limited to, the information contained herein, without the written permission of Dennis Mires, P.A., The Architects.

Exterior Elevations

revisions:

date:
proj. no.: 2014057

A202

NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Linda Panny, Deputy Planning Manager/Development
FOR: September 8, 2016
RE: **New Business # - Site Plan**

I. Project Statistics:

Owner/Applicant: City of Nashua (Owner). YMCA of Greater Nashua (Applicant)
Proposal: Amendment to Site Plan #NR1992 for construction of 46,464 sf building
Location: Riverside Street
Total Site Area: 2.77 acres (120,823 square feet)
Existing Zoning: PI – Park Industrial
Surrounding Uses: Residential, commercial, and recreational

II. Background Information:

The City property on Riverside Street (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. The newly created Lot 2274 is proposed to be leased to the YMCA of Greater Nashua. On November 10, 2009, the Zoning Board of Adjustment granted three variances, as shown on the plan, to allow the proposal to move forward.

III. Project Description:

The proposal is to amend Site Plan #NR1992 to permit the construction of a partial two-story 46,464 square foot building with associated site improvements, including sidewalks and an outdoor playground. YMCA facilities within the building will include fitness areas, a swimming pool, a day care center, a gymnasium, and several classrooms. Future phases are noted on the plan and will be subject to City approval. Off-site improvements to Riverside Street are planned with the addition of a northbound left turn lane.

A section of this property was formerly used as a City landfill. The plan calls for the removal of waste and “deleterious fill” over part of the property, based upon test pit data obtained by the applicant. Options for stormwater management and landscaping in the existing parking lot are limited due to subsurface conditions. The building design will incorporate features to prevent vapor intrusion.

Vehicular access to the site will be via the existing Stellos Stadium driveway; there is an existing sidewalk adjacent to the driveway for pedestrian access. The proposal calls for the continued sharing of parking for the multiple uses on the site. The minimum required number of parking spaces for all uses is 1,116; 645 spaces are provided with an area for an additional 226 spaces if needed in the future. The applicant has requested a waiver from the parking requirements and

has described the arrangements for shared parking to address peak demand (See attached waiver request letter from Jim Petropulos and the “Traffic and Parking Impact Assessment” memo from Kevin Dandrade). The applicant has noted that the peak parking demands occur at different times for the uses on site and that additional parking is available for major events, which would bring the total number of available spaces to 1,484.

The memorandum from the applicant’s traffic engineer also provides an analysis of the impact of this proposal on the intersections of West Hollis Street and Riverside Street and the Stellos Stadium driveway and Riverside Street. It is noted that YMCA trips will increase delays slightly at both intersections and that the projected level of service at the Riverside/West Hollis intersection will be poor in 2019 even if nothing is built. The proposed left turn lane will help improve safety at the Riverside Street/Stellos Stadium intersection. The City Traffic Department is satisfied with the proposal (see memo from J. Kennamer dated 10/9/09 and email dated 11/10/09).

Runoff from the site, which is predominately rooftop runoff, is proposed to be directed to two existing detention basins that were originally part of the site design for Stellos Stadium. The applicant has shown in the drainage report that peak flows after the YMCA is built will essentially be the same as the peak flows prior to the Stellos Stadium development. A waiver from the stormwater management requirements has been requested to direct stormwater onto an adjacent lot. The City Engineering Department has reviewed the plans and has no concerns or objections (see memo from J. Lebrun dated 11/12/09).

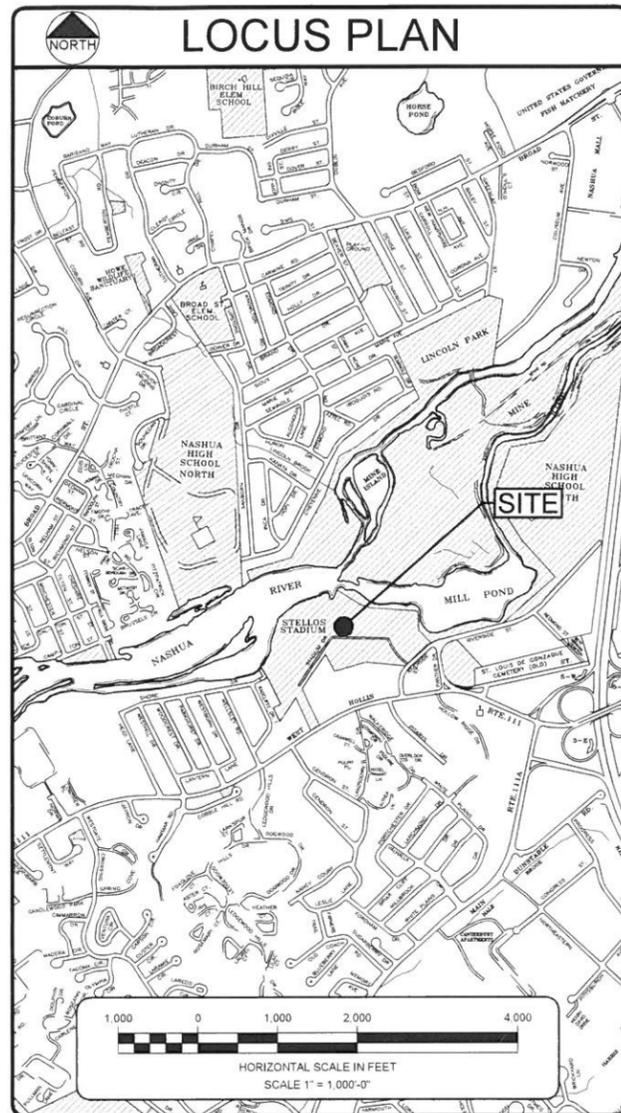
A landscape plan and building elevations have been attached to this report. The area around the building is well-landscaped. Landscaping can not be added to the existing parking lot, however, due to its function as an impervious landfill cap; a waiver for this has been requested. Building materials include brick and metal panels, which is a permitted feature in the Park Industrial Zone District; the proposed building design meets the standards in the Nashua Revised Ordinances (NRO). Site lighting includes pole-mounted ornamental lighting and wall packs on the rear and side of the building. There is slight light spillover on the southern property boundary; a waiver for this has been requested.

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 § 190-146(D). 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:

1. The request for a waiver of NRO § 190-198, which specifies a minimum number of parking spaces required for the site, **is/is not** granted.
2. The request for a waiver of NRO § 190-215, which requires on-site stormwater management **is/is not** granted.

3. The request for a waiver of NRO § 190-184(D), which sets standards for interior parking lot landscaping, **is/is not** granted.
4. The request for a waiver of NRO § 190-89(A), which limits the light levels at property boundaries, **is/is not** granted.
5. All Zoning Board of Adjustment conditions of approval are incorporated herein and made part of this approval.
6. Prior to the issuance of a building permit, minor drafting changes shall be made to the plan.
7. Prior to the issuance of a building permit, an address shall be assigned to the property.
8. Prior to the issuance of a certificate of occupancy, all site improvements shall be completed.
9. Prior to the issuance of a certificate of occupancy, all off-site improvements on Riverside Street shall be completed to the satisfaction of the Division of Public Works.
10. The applicant shall work with the New Hampshire Department of Environmental Services during all phases of site and building development to ensure appropriate mitigation concerning the former City landfill.



MAYOR
HONORABLE JIM DONCHESS

BOARD OF PUBLIC WORKS
JIM DONCHESS - CHAIR
PAUL G. BERGERON - VICE CHAIR
TRACY PAPPAS
KEVIN S. MORIARTY
JOEL ACKERMAN

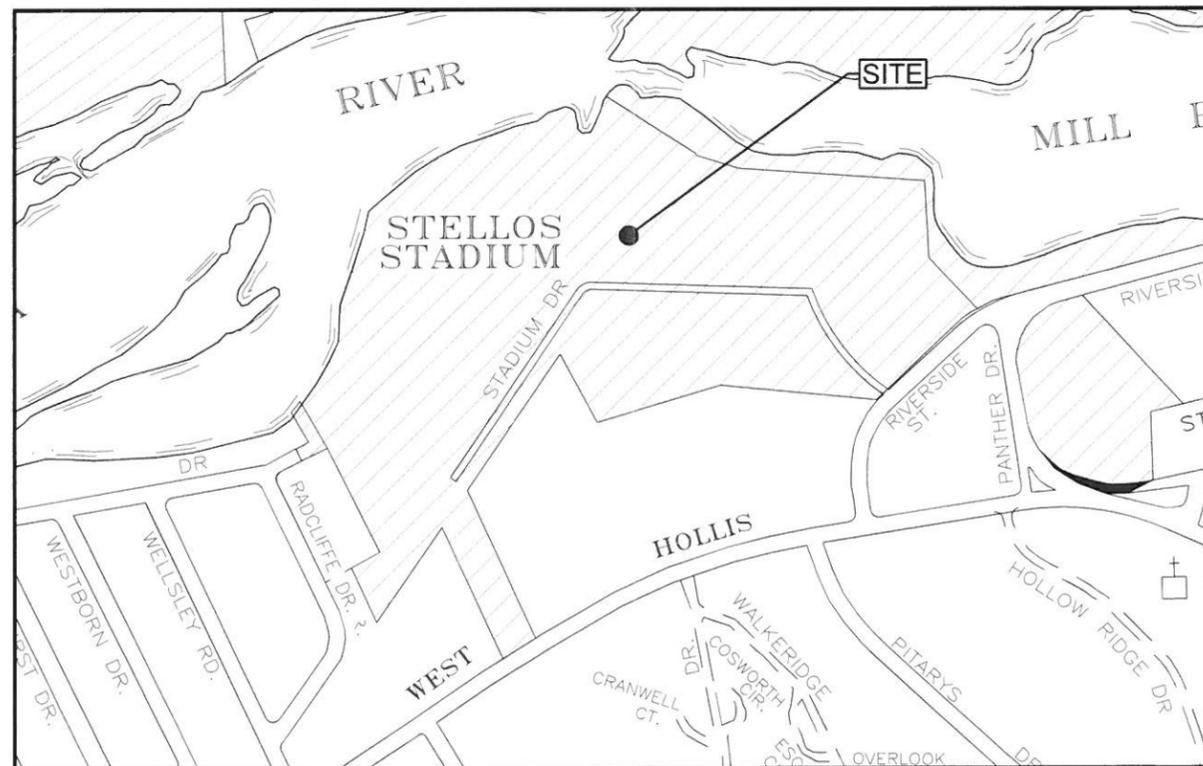
DIRECTOR OF PUBLIC WORKS
LISA FAUTEUX

CITY ENGINEER
STEPHEN DOOKRAN, P.E.



CITY OF NASHUA, NEW HAMPSHIRE

**DAVID W. DEANE
SKATEBOARD PARK
AT STADIUM DRIVE
AUGUST 2016**



OVERVIEW PLAN
HORIZONTAL SCALE IN FEET
SCALE 1" = 250'-0"

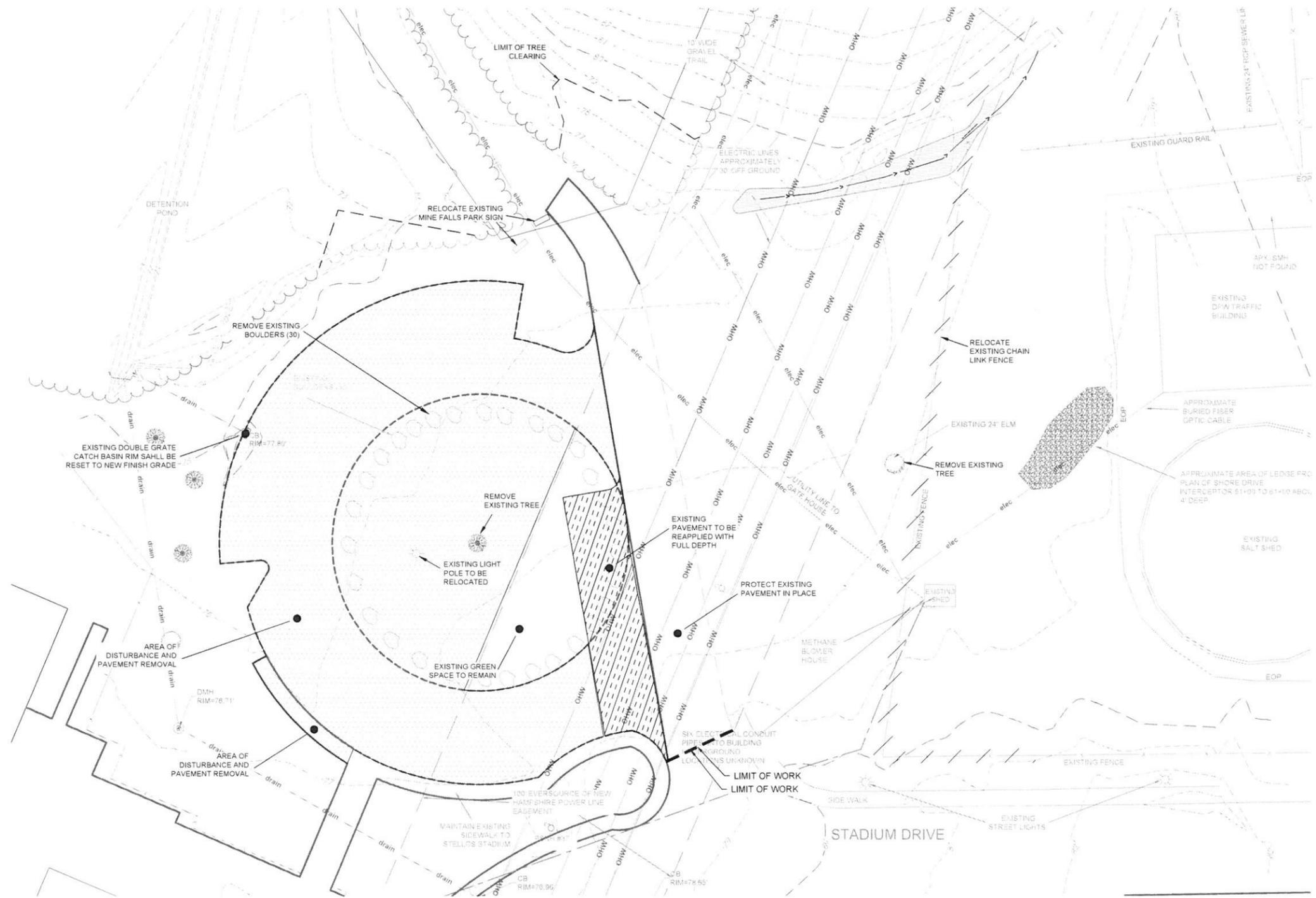
DRAWING INDEX

- 1 COVER SHEET
- 2 GENERAL NOTES
- 3 SITE PREPARATION
- 4 SITE PLAN
- 5 EROSION CONTROL
- 6 LIGHTING
- 7 LANDSCAPE
- 8-9 DETAILS

NO.	REVISION DESCRIPTION	DATE
PROJECT DESCRIPTION:		
PREPARED BY: CITY OF NASHUA NEW HAMPSHIRE CITY ENGINEER'S OFFICE 9 RIVERSIDE STREET NASHUA, NEW HAMPSHIRE 03062		



DRAFT



CITY OF NASHUA NEW HAMPSHIRE
CITY ENGINEER'S OFFICE
 9 RIVERSIDE STREET
 NASHUA, NEW HAMPSHIRE 03062

NO.	REVISION DESCRIPTION	DATE



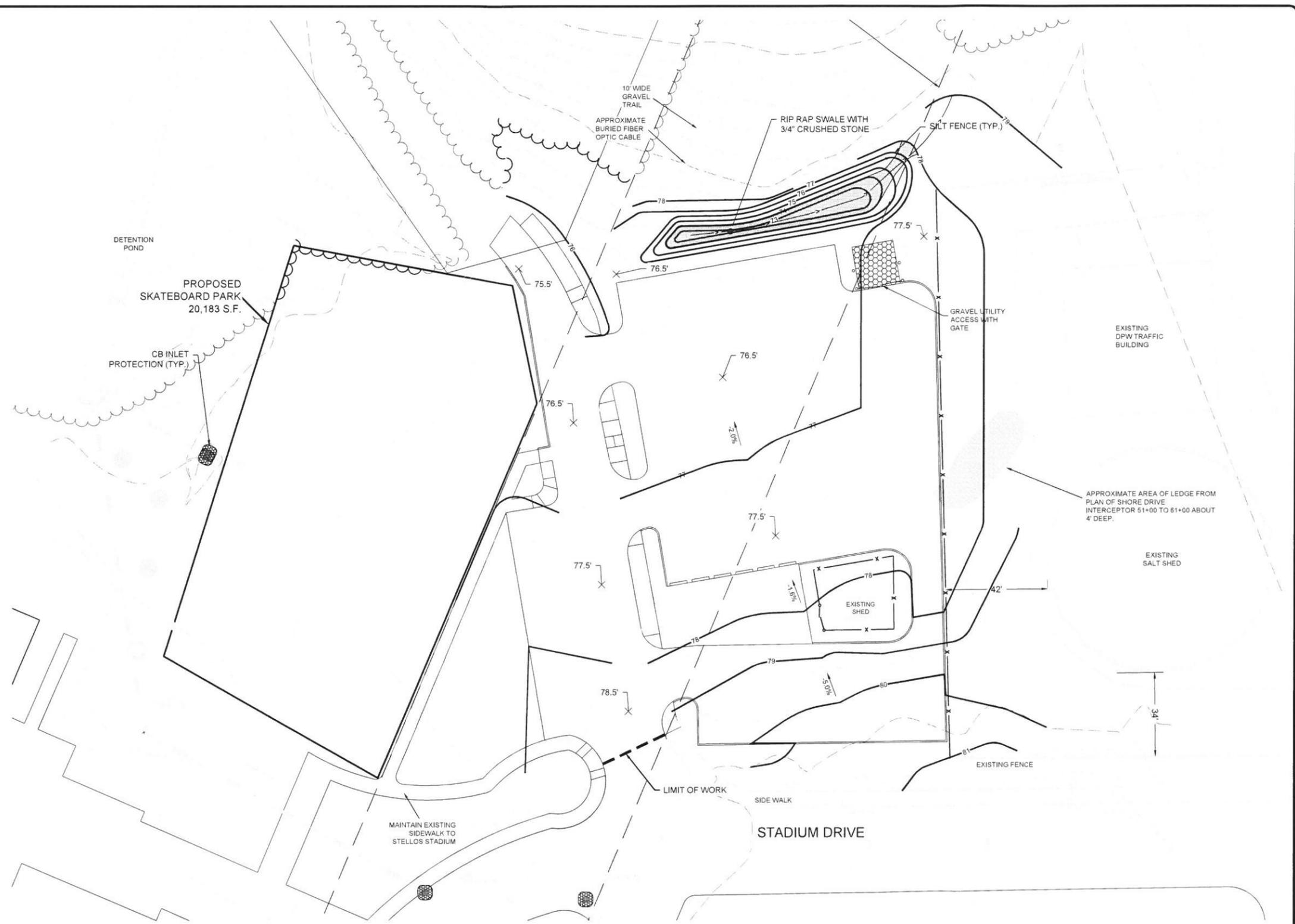
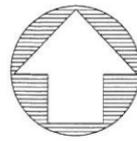
 HORIZONTAL SCALE IN FEET SCALE 1" = 20'-0"		
DRAWN BY: T. LACROIX	DESIGNED BY: T. LACROIX	REVIEWED BY: S. DOOKRAN



NASHUA, NEW HAMPSHIRE
 PLAN OF
**SKATE PARK &
 PROPOSED PARKING**
 SITE PREPARATION PLAN

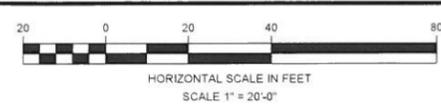
PROJECT NO. E 1359
DATE 9 AUGUST 2016
SHEET 3 OF 9

DRAWN BY: T. LACROIX, DATE: 08/01/2016, SCALE: 1" = 20'-0", SHEET: 3 OF 9, PROJECT: SKATE PARK & PROPOSED PARKING, SITE PREPARATION PLAN

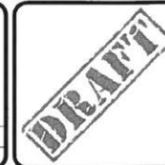


CITY OF NASHUA NEW HAMPSHIRE
CITY ENGINEER'S OFFICE
 9 RIVERSIDE STREET
 NASHUA, NEW HAMPSHIRE 03062

NO.	REVISION DESCRIPTION	DATE



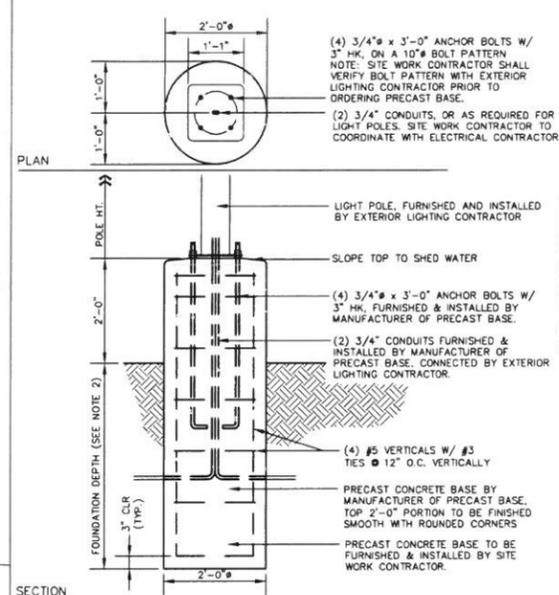
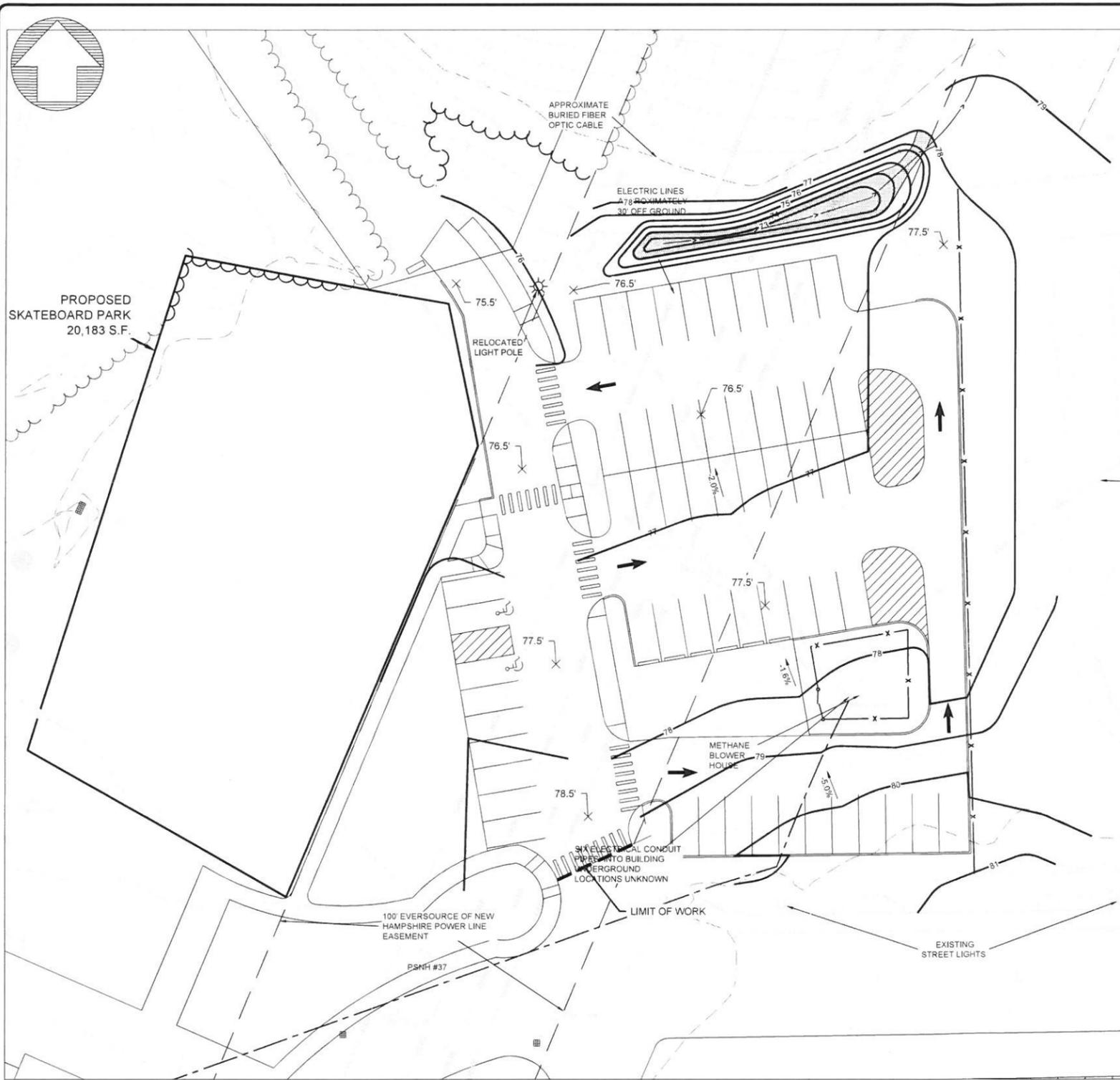
DRAWN BY: T. LACROIX	DESIGNED BY: T. LACROIX	REVIEWED BY: S. DOOKRAN
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DATE
 AUGUST
 2016

NASHUA, NEW HAMPSHIRE
 PLAN OF
**SKATE PARK &
 PROPOSED PARKING**
 EROSION & SEDIMENT CONTROL PLAN

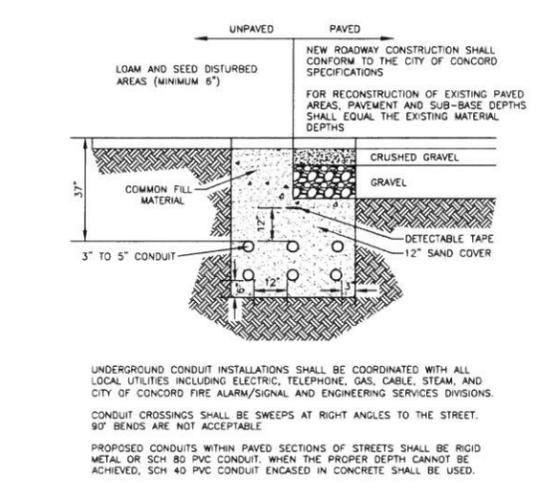
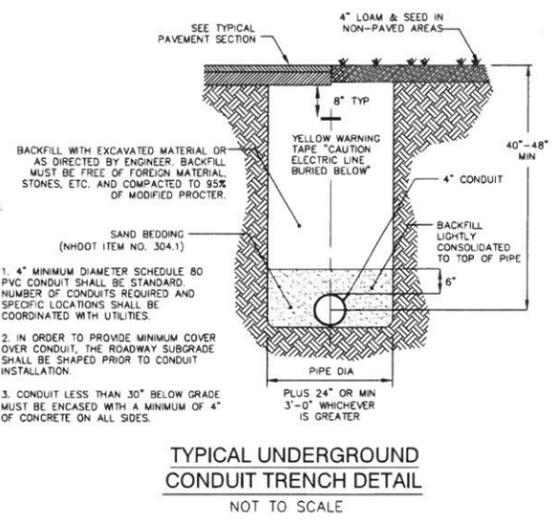
PARCEL
 E 1359
 PROPERTY LOCATION
 9
 STADIUM
 DRIVE
 SHEET
5
 OF 9



PRECAST CONCRETE LIGHT POLE BASE
NOT TO SCALE

NOTES:

- IF THE EXISTING EARTH IS NON-VIRGIN FILL MATERIAL OR OTHERWISE UNSUITABLE TO SUPPORT THE BASE AND LIGHT, CONSULT THE ENGINEER PRIOR TO PLACING CONCRETE.
- FOUNDATION DEPTH AS REQUIRED BY CODE OR TO ACHIEVE ADEQUATE SOIL BEARING CAPACITY, (5' DEPTH MINIMUM).
- IF OPTIONAL TAPERED STEEL BASE IS USED, FILL 2'-0"ø BASE WITH CONCRETE TO FORM TOP 2'-0" PORTION OF LIGHT POLE BASE.
- CONCRETE: 4,000 PSI @ 28 DAYS.
- REINFORCING PER ASTM A-615, GRADE 60 DEFORMED BLACK BARS.
- SITE WORK CONTRACTOR SHALL COORDINATE WITH EXTERIOR LIGHTING CONTRACTOR FOR ORIENTATION OF CONDUIT WITHIN PRECAST BASE.



CITY OF NASHUA NEW HAMPSHIRE
CITY ENGINEER'S OFFICE
9 RIVERSIDE STREET
NASHUA, NEW HAMPSHIRE 03062

NO.	REVISION DESCRIPTION	DATE



20 0 20 40 80

HORIZONTAL SCALE IN FEET
SCALE 1" = 20'-0"

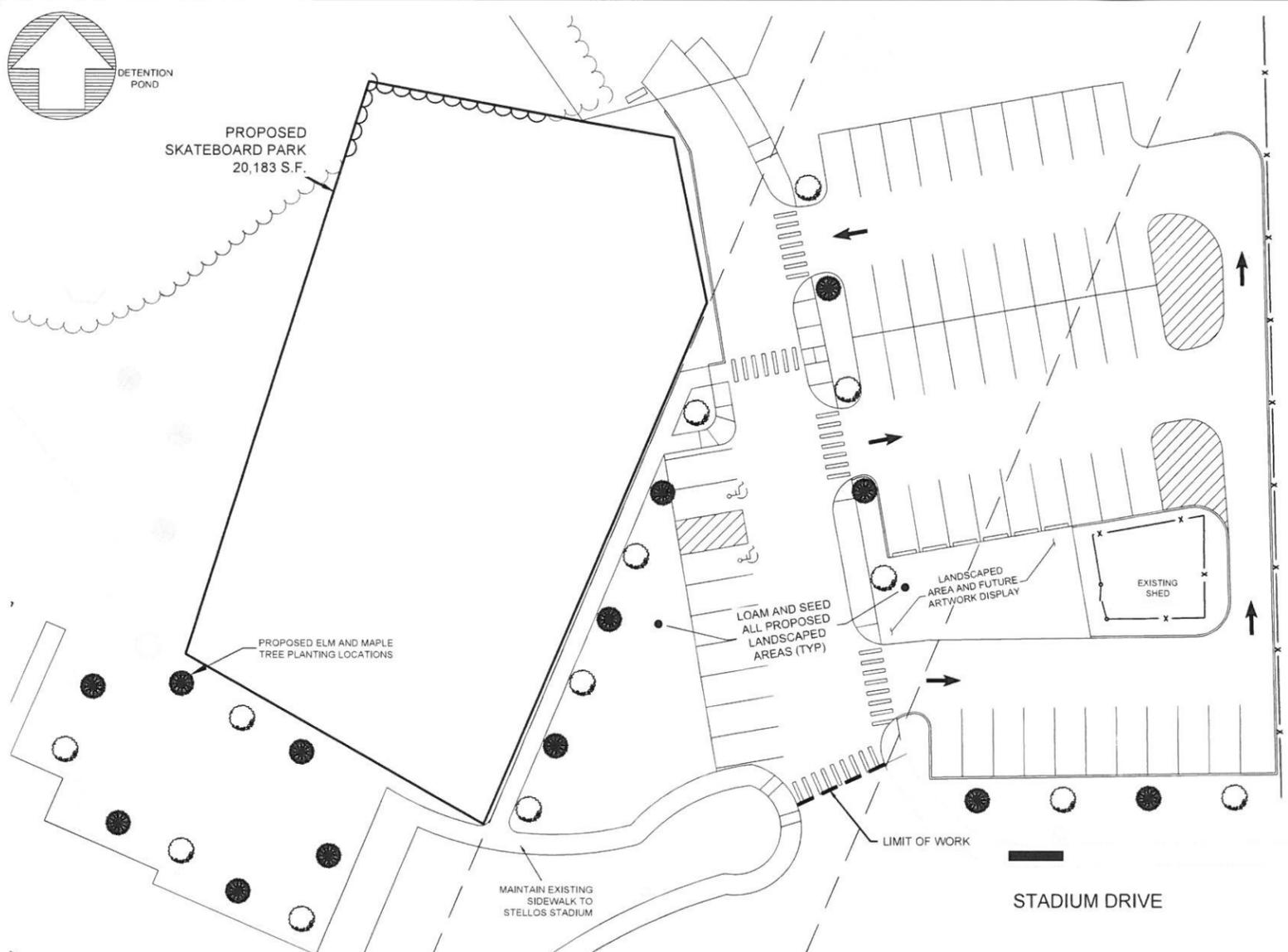
DRAWN BY: T. LACROIX	DESIGNED BY: T. LACROIX	REVIEWED BY: S. DOOKRAN
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DRAFT

DATE
AUGUST
2016

NASHUA, NEW HAMPSHIRE
PLAN OF
SKATE PARK & PROPOSED PARKING
LIGHTING PLAN

PARCEL E 1359
PROPERTY LOCATION
9 STADIUM DRIVE
SHEET
6
OF 9

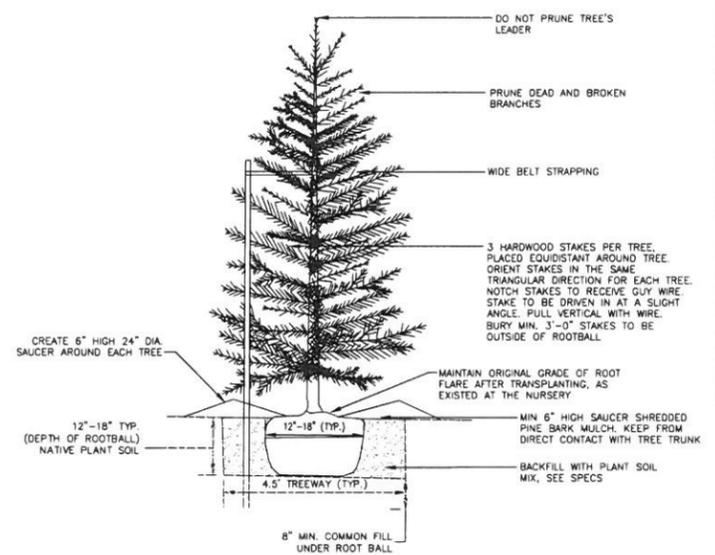


SPECIFICATIONS FOR TEMPORARY AND PERMANENT SEEDING

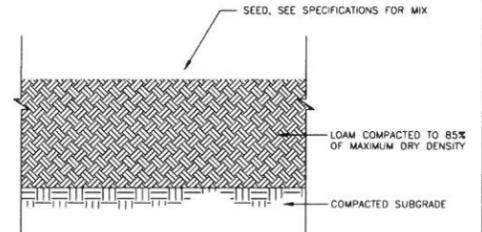
GRASS SEED MIXES SHALL CONSIST OF THE MIXTURES AS DETAILED IN THE FOLLOWING TABLES, WITH 98% PURITY.

EROSION CONTROL SEED MIX		
SEED	BY % MASS	% GERMINATION (MIN.)
WINTER RYE 80 (MIN.)	80 (MIN.)	85
RED FESCUE (CREEPING)	4 (MIN.)	80
PERENNIAL RYE GRASS	3 (MIN.)	90
RED CLOVER	3 (MIN.)	90
OTHER CROP GRASS	0.5 (MAX.)	
NOXIOUS WEED SEED	0.5 (MAX.)	
INERT MATTER	1.0 (MAX.)	

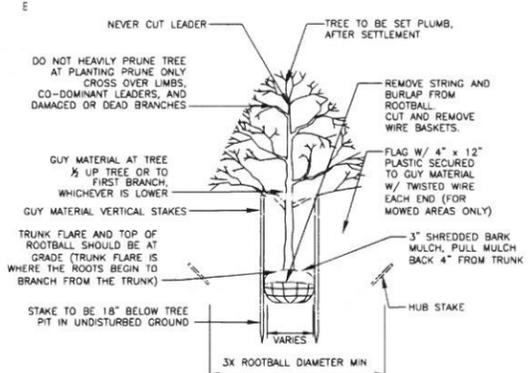
PERMANENT SEED MIX		
SEED	BY % MASS	% GERMINATION (MIN.)
RED FESCUE (CREEPING)	50	85
KENTUCKY BLUE	25	85
PERENNIAL RYE GRASS	10	90
RED TOP	10	85
LANDINO CLOVER	5	85



EVERGREEN TREE PLANTING
NOT TO SCALE

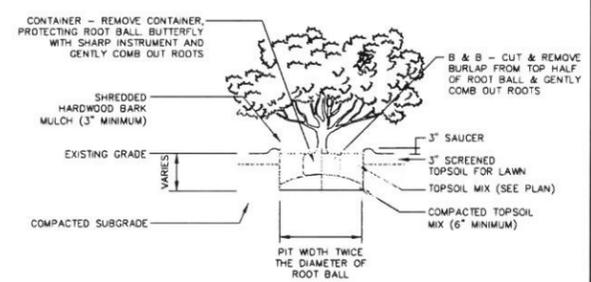


LOAM AND SEED
NOT TO SCALE



- NOTES:**
1. GUYING AND STAKING TO BE DETERMINED IN THE FIELD BY THE LANDSCAPE ARCHITECT. LOCAL FIELD CONDITIONS AS WELL AS PLANT CHARACTERISTICS WILL DETERMINE THE NECESSITY OF GUYING AND STAKING.
 2. TYPICALLY ONLY TREES WITH A 3" OR GREATER CALIPER NEED TO BE STAKED. TREES WITH LESS THAN A 3" CALIPER NEED TO BE STAKED ONLY AS REQUIRED BY LANDSCAPE ARCHITECT.
 3. ONLY WRAP TREE TRUNKS AS REQUIRED BY LANDSCAPE ARCHITECT.
 4. TREE SHALL BE SET PLUMB, AFTER SETTLEMENT.
 5. LOAM FOR BACKFILLING SHALL BE AMENDED AS REQUIRED BY LANDSCAPE ARCHITECT.
 6. CITY TREES PLANTED ON PRIVATE PROPERTY, ADJACENT TO A PUBLIC RIGHT-OF-WAY, NEED TO BE PLANTED A MINIMUM OF 5 FEET FROM THE EDGE OF THE CITY SIDEWALK.

DECIDUOUS TREE PLANTING
NOT TO SCALE



- NOTES:**
1. THIN BRANCHES & FOLIAGE BY 1/3 (NOT ALL END TIPS) RETAINING NATURAL SHAPE. NEVER CUT CENTRAL LEADER.
 2. PLANT IN INDIVIDUAL PITS ONLY. FOR CENTER TO CENTER SPACING SEE SCHEDULE AND PLAN.

SHRUB PLANTING
NOT TO SCALE

CITY OF NASHUA NEW HAMPSHIRE
CITY ENGINEER'S OFFICE
9 RIVERSIDE STREET
NASHUA, NEW HAMPSHIRE 03062

NO.	REVISION DESCRIPTION	DATE



HORIZONTAL SCALE IN FEET
SCALE 1" = 20'-0"

DRAWN BY: T. LACROIX	DESIGNED BY: T. LACROIX	REVIEWED BY: S. DOOKRAN
-------------------------	----------------------------	----------------------------



DATE
AUGUST
2016

NASHUA, NEW HAMPSHIRE
PLAN OF
SKATE PARK & PROPOSED PARKING
LANDSCAPE PLAN

AS SHOWN ON PARCEL
E 1359
PROPERTY LOCATION
9 STADIUM DRIVE
SHEET
7
OF 9

NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Linda Panny, Deputy Planning Manager/Development
FOR: September 8, 2016
RE: **New Business #4 - Site Plan**

I. Project Statistics:

Owner: City of Nashua
Proposal: Site plan to construct two soccer fields and gravel parking area
Location: L Gilson Road
Total Site Area: 120.522 acres
Existing Zoning: R-30 Suburban Residence and R-40 Rural Residence
Surrounding Uses: Residential

II. Background Information:

The City property on Gilson Road is undeveloped, heavily forested and contains many walking and bike trails. A small sand and gravel excavation area is located at the western end of the project. The 2001 Master Plan Southwest Recreation Park shows multiple recreational fields proposed in this area (see attached).

III. Project Description:

The proposal is to construct two full size soccer fields (each 360 ft. x 240 ft.) at Southwest Park with access on Gilson Road. The work includes the removal and disposal of existing trees and underbrush. Portions of existing trails will be removed. Construction improvements include excavation and grading new gravel parking area as well as an access road, approximately 30' wide. No gate at the entrance is being proposed. The entrance will transition from asphalt to gravel. Approximately 113 gravel parking spaces are being provided, including 5 paved handicapped spaces. A 10 ft. wide maintenance access will also be constructed to access the fields along with a 6 ft. walkway from the parking area to the fields for pedestrians.

According to the stormwater report, runoff from the proposed soccer fields will drain into grassed swales which will ultimately discharge into wetlands through forested buffer areas. Runoff from the gravel road and parking lots will drain into swales which are routed through the catch basin before entering the wetland buffer areas. The manholes will be installed with snouts over the outlet pipe of the catch basin and manholes to reduce floatables, oils and sediment. A 40' wetland buffer will be maintained and the project does not involve any wetland impacts.

Water will be brought to the site in order to install an irrigation system and the Fire Marshal's Office has requested that a fire hydrant be added to the entrance when the water is extended to this area.

No lighting or landscaping is being proposed. A 12' x 10' utility shed with overhead electric is being planned for the irrigation system. Two waivers are being requested. The first is from the requirement to provide underground utilities; the existing utilities are overhead in the street. The second waiver is for minimum parking spaces; 113 spaces are being provided and 288 spaces are required.

No sidewalks are being proposed at this time. Gilson Road is approximately 24' wide and is expected to be a pedestrian generator. There are sidewalks and trails along Gilson Road as well as Musket Drive and Whitford Road (see attached). A note will be added to the plan for a sidewalk to be constructed in the future.

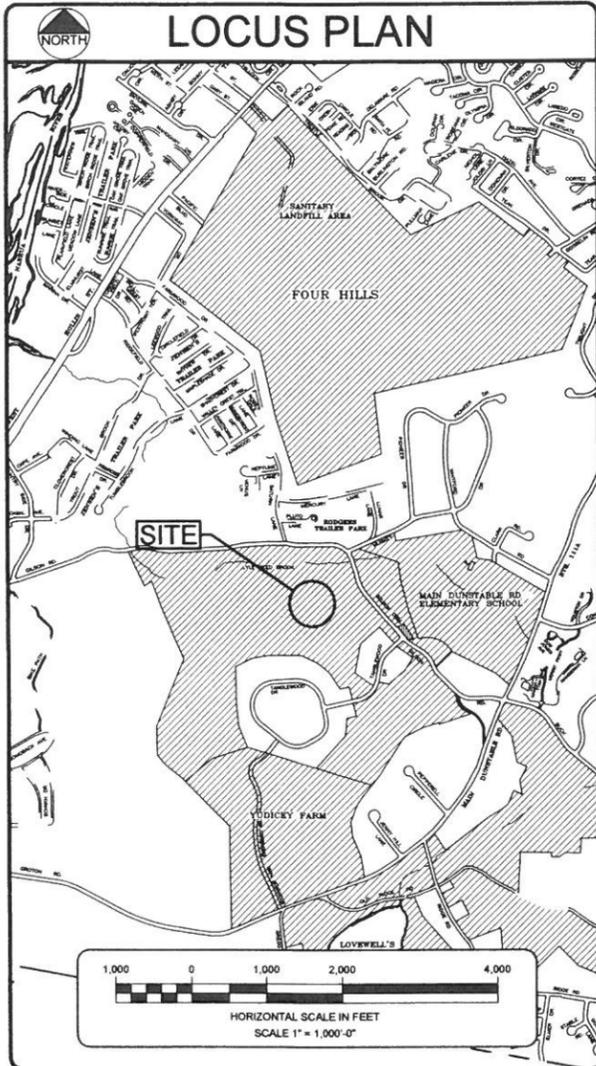
According to the City Traffic Engineer, based on estimates, no further traffic study is required as the projected traffic and its impacts on Gilson Road should be minimal.

City 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 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, 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:

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. 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.
3. A fire hydrant will be added to the entrance when the water is extended to this area.
4. Prior to the Chair signing the plan, a note shall be added regarding a sidewalk along Gilson Road.
5. Prior to the Chair signing the plan, minor drafting corrections will be made.



MAYOR
HONORABLE JIM DONCHESS

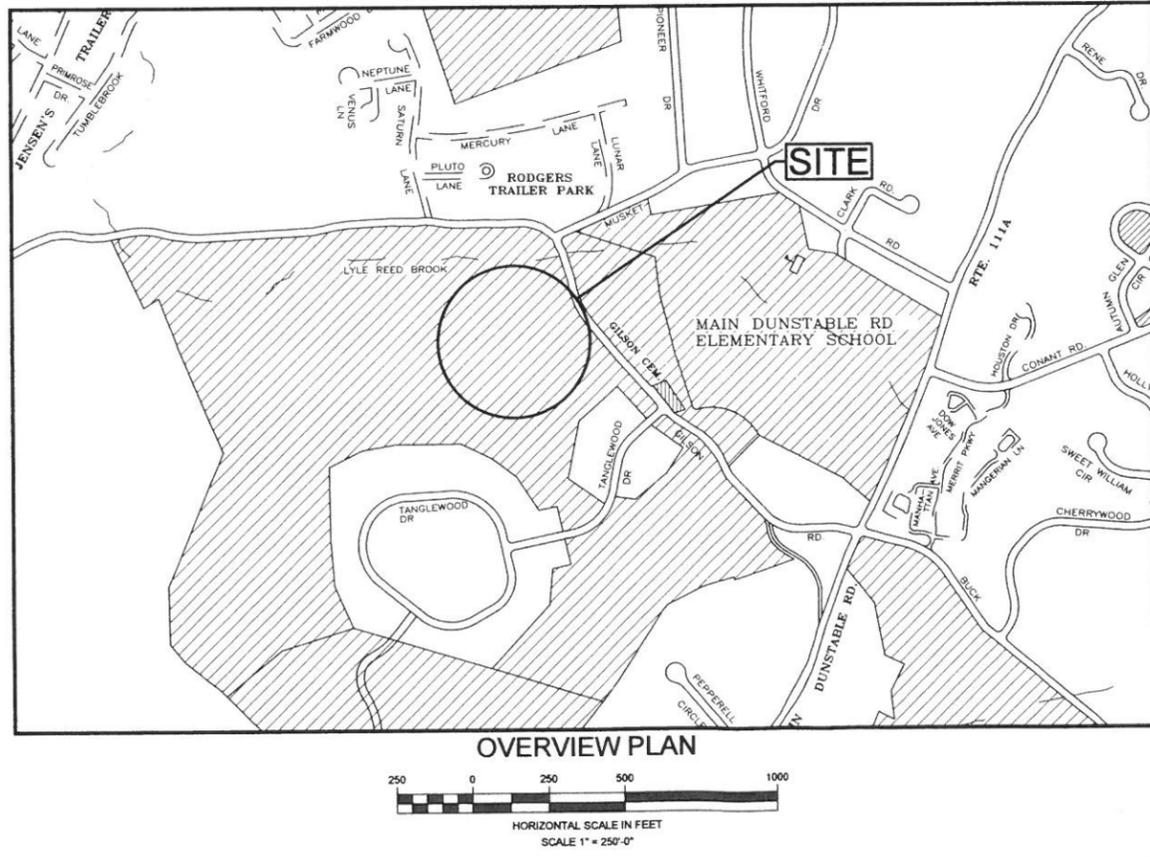
BOARD OF PUBLIC WORKS
JIM DONCHESS - CHAIR
PAUL G. BERGERON - VICE CHAIR
JOEL ACKERMAN
KEVIN S. MORIARTY
TRACY PAPPAS

DIRECTOR OF PUBLIC WORKS
LISA FAUTEUX

CITY ENGINEER
STEPHEN DOOKRAN, P.E.



CITY OF NASHUA, NEW HAMPSHIRE
PROPOSED SOCCER FIELDS
AT SOUTHWEST PARK
L GILSON RD, NASHUA, NH
PARCEL ID D 522



DRAWING INDEX

1. COVER SHEET
2. EXISTING CONDITIONS
3. WETLAND DELINEATION PLAN
4. SITE PLAN
5. EROSION AND SEDIMENT CONTROL PLAN
6. GRADING, DRAINAGE AND DEMOLITION PLAN
7. EROSION AND SEDIMENT CONTROL DETAILS
8. CONSTRUCTION DETAILS

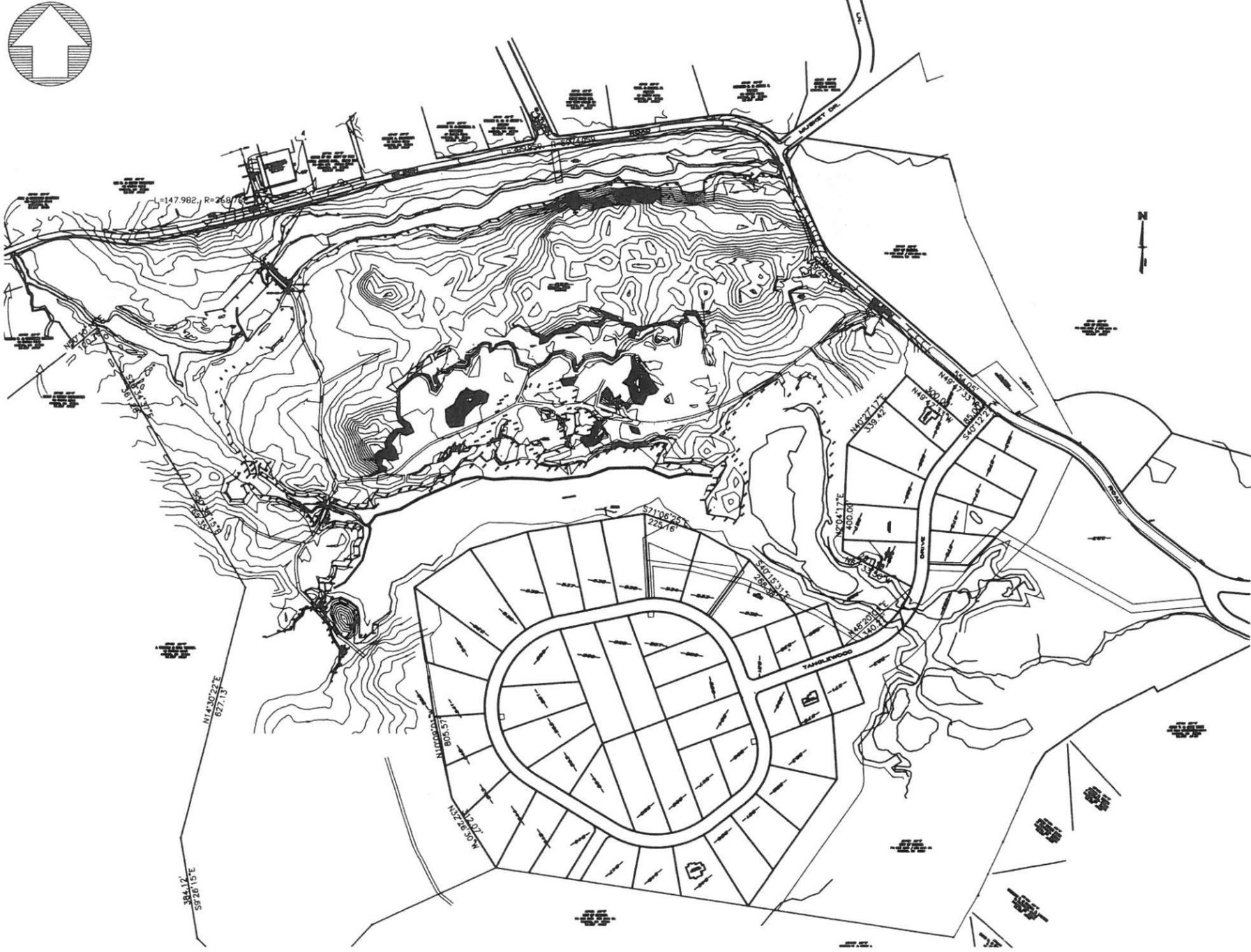
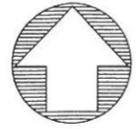
THE UNDER-SIGNED DOES HEREBY AGREE TO PERFORM ALL OF THE IMPROVEMENTS AS SHOWN ON THIS PLAN AND AS CONDITIONED OR STIPULATED BY THE NASHUA CITY PLANNING BOARD. ALL REQUIRED SITE IMPROVEMENTS MUST BE COMPLETED OR GUARANTEED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

OWNER/APPLICANT _____ DATE _____

NO.	REVISION DESCRIPTION	DATE

PREPARED BY:
CITY OF NASHUA NEW HAMPSHIRE
CITY ENGINEER'S OFFICE
9 RIVERSIDE STREET
NASHUA, NEW HAMPSHIRE 03062

Soarfields



- GENERAL NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO DEPICT EXISTING CONDITIONS.
 2. THE PLAN IS BASED ON THE SURVEY DRAWING DATED JUNE 22, 2001, PREPARED BY DUFRESNE-HENRY, INC.
 3. THE TOPOGRAPHY SHOWN ON THIS PLAN IS BASED ON AN ACTUAL EXISTING CONDITIONS TOPOGRAPHICAL FIELD SURVEY PERFORMED BY DUFRESNE-HENRY, INC.
 4. WETLANDS WERE OBSERVED ON THIS PARCEL DURING THE FIELD SURVEY. WETLANDS WERE DELINEATED BY WETLAND CONSULTING SERVICES.

ABUTTERS LIST:

OWNER	ADDRESS	PARCEL ID	BOOK/PAGE	ZONE
MENON, SREEKUMAR	3 TANGLEWOOD DR	D-524	8466/0279	R-30
DARGIN, JAMES M & DARGIN, ELIZABETH A	5 TANGLEWOOD DR	D-525	8225/0251	R-30
BHUGALOO, ASRAF LIVING TRUST, BHUGALOO, ASRAF TRUSTEE	7 TANGLEWOOD DR	D-526	8178/1223	R-40
KRISHNANKUTTY, SAJEEV & GOPNATHAN, VIDYA	9 TANGLEWOOD DR	D-527	8804/127	R-40
CATALANO PROPERTY DEV INC	11 TANGLEWOOD DR	D-528	6340/1562	R-40
BEST, JOHN	15 TANGLEWOOD DR	D-529	8211/1554	R-40
LUI, NAPOLEON K C & CATHERINE	17 TANGLEWOOD DR	D-530	6639/2163	R-40
JIANG, JOHN	64 TANGLEWOOD DR	D-532	6687/2321	R-40
JOHNSON, NEAL A	62 TANGLEWOOD DR	D-533	6518/2763	R-40
MAHENDRAKAR, ANAND & CHANDRAKALA SINTHRE	60 TANGLEWOOD DR	D-534	7389/2311	R-40
EATON, CHARLES CHRISTOPHER & EATON, PALLA K	58 TANGLEWOOD DR	D-535	8602/2948	R-40
CARDIN, CHRISTINE R & GALLAGHER, JANIECE L	56 TANGLEWOOD DR	D-536	8211/0860	R-40
MAREEDU, RAM & JYOTHI ADDEPALLI	54 TANGLEWOOD DR	D-537	6776/1739	R-40
WANG, YICHENG & BIAN, XIAOCHEN	52 TANGLEWOOD DR	D-538	8855/794	R-40
KUNDU, JOYDIP & KUNDU, GARGI	50 TANGLEWOOD DR	D-539	8622/2025	R-40
ANGADI, SANTOSH V & HALLUR, SHANTHA M	48 TANGLEWOOD DR	D-540	8379/0846	R-40
ALLSOPP FAMILY TRUST ALLSOPP, DENNIS L TRUSTEE	46 TANGLEWOOD DR	D-541	8807/2193	R-40
NGUYEN, DANIEL M & NGUYEN, ANN T	44 TANGLEWOOD DR	D-542	8574/1032	R-40
COLUMBUS, JOSEPH V & DORI LANG	42 TANGLEWOOD DR	D-543	6867/313	R-40
VLADMROV, SERGEY	40 TANGLEWOOD DR	D-544	8699/1885	R-40
BARBA, ALEXANDRU	38 TANGLEWOOD DR	D-545	7856/1498	R-40
GAGNON, WILLIAM R & CHRISTINE PRUSSEL, MICHAEL A & PRUSSEL, ANN M	78 GILSON RD	D-342	5138/540	R-40
ANN M	88 GILSON RD	D-589	8512/1891	R-40
CITY OF NASHUA	L GROTON RD	D-336	8276/0553	R-40
CITY OF NASHUA	1 GROTON RD	D-25A	1899/249	R-40
CITY OF NASHUA	L GILSON RD	D-521	6198/1035	R-30
CITY OF NASHUA	L GILSON RD	C-1991	00	R-30
EMERSON, JESSICA D & DONALD E	75 GILSON RD	D-100	6701/167	R-30
THOMPSON, LEE B & DORIS	69 GILSON RD	D-32	1548/176	R-30
THOMPSON, BILLIE JO	65 GILSON RD	D-611	8920/2175	R-30
CITY OF NASHUA	L GILSON RD	D-588	8033/1419	R-30
CITY OF NASHUA	57 GILSON RD	D-586	8033/1419	R-30
CITY OF NASHUA	L GILSON RD	D-587	8033/1419	R-30
OSTLUND, DANIEL B & OSTLUND, LISA M	51 GILSON RD	D-133	8255/1623	R-30
SDG 2015 REVOCABLE TRUST	49 GILSON RD	D-515	8469/0116	R-30
GREENE, DANIEL L TRUSTEE	47 GILSON RD	D-31	8087/1578	R-30
MOYER, SALLY ANN	43 GILSON RD	D-30	3081/834	R-30
STUMPF, WILLIAM O JR & JANET L STUMPF	843 WEST HOLLIS ST NASHUA NH 03062			
RODGERS MOBILE HOME PARK	37 GILSON RD	D-28	8680/136	R-30
CPC INVESTMENTS LLC	35 GILSON RD	D-620	8680/136	R-30
CPC INVESTMENTS LLC	33 GILSON RD	D-131	1508/161	R-30
TAYLOR, RICHARD D & JANICE C				

CITY OF NASHUA NEW HAMPSHIRE
CITY ENGINEER'S OFFICE
 9 RIVERSIDE STREET
 NASHUA, NEW HAMPSHIRE 03062

NO.	REVISION DESCRIPTION	DATE



200 0 200 400 800
 SCALE 1"=200'

DRAWN BY: _____ DESIGNED BY: _____ REVIEWED BY: _____

DATE
 AUGUST
 2016

NASHUA, NEW HAMPSHIRE
 PLAN OF
PROPOSED SOCCER FIELDS
AT SOUTHWEST PARK
 EXISTING CONDITIONS

TAX MAP PARCEL PROPERTY LOCATION
 SHEET
2
 OF 8



- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO CONSTRUCT TWO FULL-SIZE SOCCER FIELDS AT SOUTHWEST PARK ON GILSON ROAD. THE WORK INCLUDES REMOVAL AND DISPOSAL OF EXISTING TREES, THEIR STUMPS, UNDERBRUSH, AND REMOVAL OF A PORTION OF AN EXISTING TRAIL. CONSTRUCTION IMPROVEMENTS INCLUDE EXCAVATION AND GRADING, NEW GRAVEL PARKING AREA AS WELL AS A NEW ACCESS ROAD OF WHICH APPROXIMATELY 30' WILL BE PAVED AND THE REMAINING AREA WILL BE GRAVEL. A 10' MAINTENANCE ACCESS WILL ALSO BE CONSTRUCTED TO ACCESS TO THE FIELDS, ALONG WITH 5' WALKWAY FROM THE PARKING AREA TO THE FIELDS. FIELDS WILL NOT BE LIGHTED.
 - ZONING ANALYSIS:

TAX MAP/BLOCK LOT:	D-522
ADDRESS:	L GILSON RD
	NASHUA, NEW HAMPSHIRE
ZONING DISTRICT:	R-40
TOTAL SITE AREA:	120.522 ACRES (5,251,245 SF)
 - THE SUBJECT DEVELOPMENT WILL DISTURB OR ALTER APPROXIMATELY 12.8 ACRES (557,568 SF) TERRAIN. THEREFORE THE PROJECT IS WITHIN THE JURISDICTION OF THE N.H.D.E.S. AND REQUIRE AN ALTERATION OF TERRAIN PERMIT.
 - THE SUBJECT PARCEL IS NOT LOCATED WITHIN ANY FEDERALLY DESIGNATED 100-YEAR FLOOD HAZARD ZONE PER FLOOD INSURANCE RATE MAP NUMBER 33011C0634D, EFFECTIVE DATE APRIL 18, 2011.
 - PARKING CALCULATIONS:

TOTAL PARKING SPACES:	REQUIRED	PROPOSED
	N/A	113
TOTAL ACCESSIBLE SPACES:	5	5
 - SUBJECT SITE IS SERVED BY THE FOLLOWING UTILITIES:

WATER:	PENNICHUCK WATER WORKS
ELECTRICITY:	EVERSOURCE
 - WETLAND BUFFER:

CRITICAL WETLAND:	40'
OTHER WETLANDS:	40'
 - ALL SIGNAGE SHALL CONFORM TO APPLICABLE CITY OF NASHUA ZONING REGULATIONS WITH ALL PERMITS SECURED PRIOR TO INSTALLATION.
 - SITE IMPROVEMENTS DEPICTED ON THE PLAN SHALL CONFORM TO TITLE 111 OF THE AMERICANS WITH DISABILITIES ACT WITH REGARD TO DIMENSIONS AND GRADE AND NUMBER OF SPACES.
 - 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.
 - 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.
 - 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.

PLANNING BOARD APPROVAL

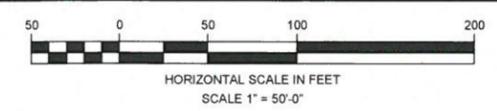
APPROVED BY CITY OF NASHUA, NEW HAMPSHIRE PLANNING BOARD ON _____ DATE _____

NASHUA PLANNING BOARD CHAIRMAN _____ DATE _____

NASHUA PLANNING BOARD SECRETARY _____ DATE _____

CITY OF NASHUA NEW HAMPSHIRE
CITY ENGINEER'S OFFICE
 9 RIVERSIDE STREET
 NASHUA, NEW HAMPSHIRE 03062

NO.	REVISION DESCRIPTION	DATE



DRAWN BY: N. QUINTERO	DESIGNED BY: N. QUINTERO	REVIEWED BY: S. SHAHNAJ
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DATE
JULY
2016

NASHUA, NEW HAMPSHIRE
 PLAN OF
PROPOSED SOCCER FIELDS
SOUTHWEST PARK
 SITE PLAN

TAX MAP PARCEL PROPERTY LOCATION

SHEET
3
OF 6



TREE LINE LIMIT (TYP.)



- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO CONSTRUCT TWO FULL-SIZE SOCCER FIELDS AT SOUTHWEST PARK ON GILSON ROAD. THE WORK INCLUDES REMOVAL AND DISPOSAL OF EXISTING TREES, THEIR STUMPS, UNDERBUSH, AND REMOVAL OF A PORTION OF AN EXISTING TRAIL. CONSTRUCTION IMPROVEMENTS INCLUDE EXCAVATION AND GRADING, NEW GRAVEL PARKING AREA AS WELL AS A NEW DRIVEWAY ACCESS. A 10' GRAVEL ACCESS WILL ALSO BE CONSTRUCTED FIELD MAINTENANCE ALONG WITH 6' WALKWAY FROM THE PARKING AREA TO THE FIELDS. FIELDS WILL NOT BE LIGHTED.
 - SIDEWALK ALONG GILSON ROAD FROM THIS SITE TO MARKET DR TO BE DESIGNED AND CONSTRUCTED AT A TIME IN THE FUTURE AS DETERMINED BY DIRECTOR OF PUBLIC WORKS.
 - ZONING ANALYSIS:
TAX MAP/BLOCK LOT: D-522
ADDRESS: L GILSON RD
NASHUA, NEW HAMPSHIRE
ZONING DISTRICT: R-40
TOTAL SITE AREA: 120.522 ACRES (5,251,245 SF)
 - THE SUBJECT DEVELOPMENT WILL DISTURB OR ALTER APPROXIMATELY 12.7 ACRES (553,212 SF) TERRAIN. THEREFORE THE PROJECT IS WITHIN THE JURISDICTION OF THE N.H.D.E.S. AND REQUIRE AN ALTERATION OF TERRAIN PERMIT.
 - THE SUBJECT PARCEL IS NOT LOCATED WITHIN ANY FEDERALLY DESIGNATED 100-YEAR FLOOD HAZARD ZONE PER FLOOD INSURANCE RATE MAP NUMBER 33011C0634D, EFFECTIVE DATE APRIL 18, 2011.
 - PARKING CALCULATIONS:
TOTAL PARKING SPACES: REQUIRED N/A PROPOSED 113
TOTAL ACCESSIBLE SPACES: 5 5
 - SUBJECT SITE IS SERVED BY THE FOLLOWING UTILITIES
WATER: PENNICHUCK WATER WORKS
WATER IS FOR IRRIGATION SYSTEM ONLY.
ELECTRICITY: EVERSOURCE
FIELDS WILL NOT BE LIGHTED. ELECTRICITY IS ONLY FOR IRRIGATION SYSTEM
 - WETLAND BUFFER:
CRITICAL WETLAND 47
OTHER WETLANDS 47
 - ALL SIGNAGE SHALL CONFORM TO APPLICABLE CITY OF NASHUA ZONING REGULATIONS WITH ALL PERMITS SECURED PRIOR TO INSTALLATION.
 - SITE IMPROVEMENTS DEPICTED ON THE PLAN SHALL CONFORM TO TITLE 111 OF THE AMERICANS WITH DISABILITIES ACT WITH REGARD TO DIMENSIONS AND GRADE AND NUMBER OF SPACES.
 - "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."
 - "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."
 - 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.
 - RECREATIONAL FIELDS ARE PERMITTED USE ON THIS SITE.
 - HOURS OF OPERATION: 6 AM TO DUSK
 - NO STREETS ARE PROPOSED FOR THIS PROJECT
 - NO LANDSCAPING IS PROPOSED FOR THIS PROJECT
 - NO SEWER SERVICE IS PROPOSED FOR THIS PROJECT
 - NO DRAIN LINES CONNECTING TO THE SITE
 - NO GAS LINE IS PROPOSED FOR THIS PROJECT
 - THIS PROJECT DOES NOT INVOLVE ANY BLASTING OF BEDROCK

PLANNING BOARD APPROVAL
 APPROVED BY CITY OF NASHUA, NEW HAMPSHIRE PLANNING BOARD
 ON _____ DATE _____
 NASHUA PLANNING BOARD CHAIRMAN _____ DATE _____
 NASHUA PLANNING BOARD SECRETARY _____ DATE _____

CITY OF NASHUA NEW HAMPSHIRE
CITY ENGINEER'S OFFICE
 9 RIVERSIDE STREET
 NASHUA, NEW HAMPSHIRE 03062

NO.	REVISION DESCRIPTION	DATE



HORIZONTAL SCALE IN FEET
 SCALE 1" = 50'-0"

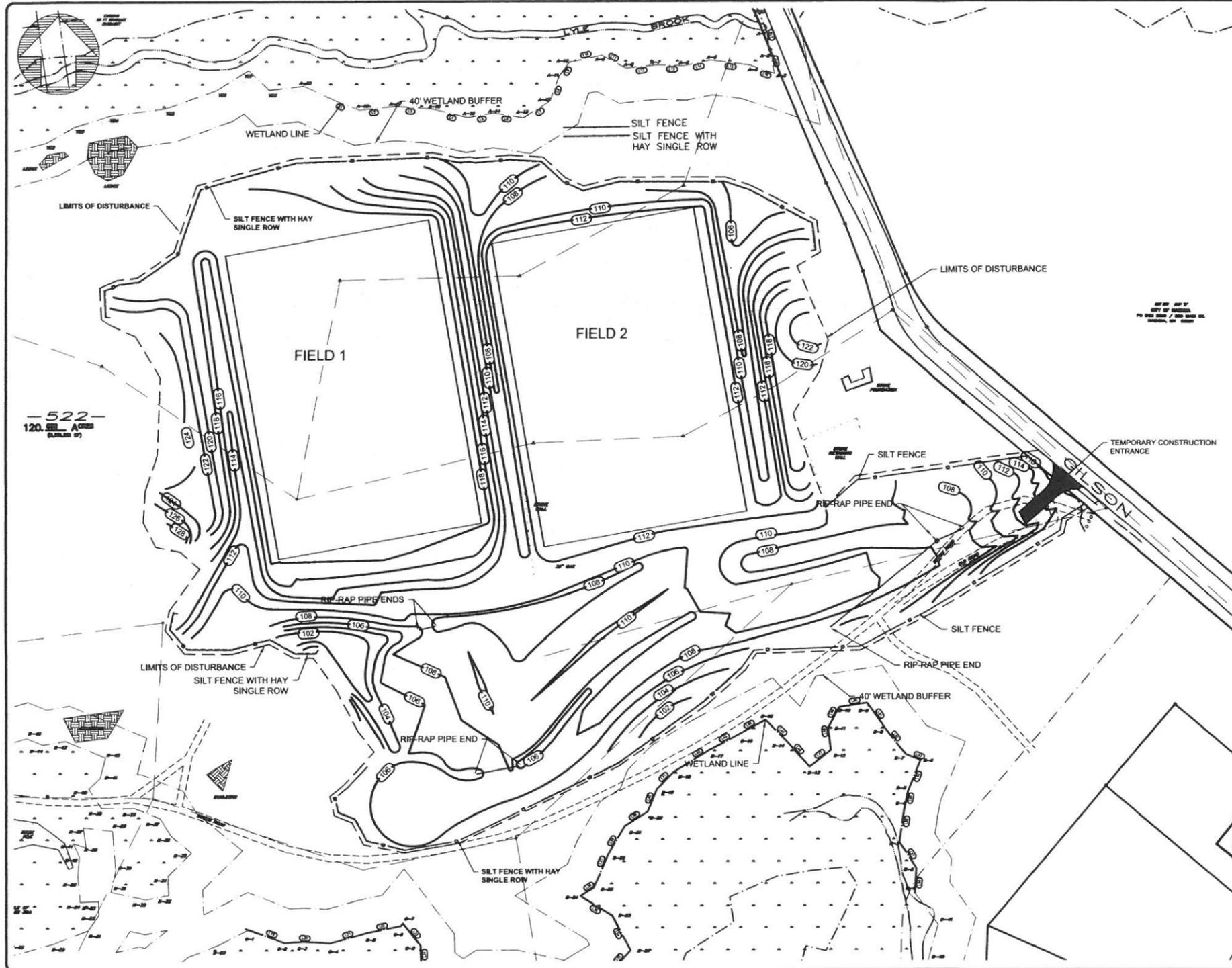
DRAWN BY: N. QUINTER	DESIGNED BY: S. SHAHNAJ	REVIEWED BY:
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DATE
 AUGUST
 2016

NASHUA, NEW HAMPSHIRE
 PLAN OF
PROPOSED SOCCER FIELDS
SOUTHWEST PARK
 SITE PLAN

TAX MAP PARCEL
 PROPERTY LOCATION
 SHEET
4
 OF 8



CONSTRUCTION SEQUENCE:

1. INSTALLATION OF CONSTRUCTION ENTRANCE
2. CLEARING & GRUBBING ONLY AS NECESSARY FOR INSTALLATION OF PERIMETER CONTROLS (E.G. SILT FENCE)
3. INSTALLATION OF PERIMETER CONTROLS
4. CLEARING & GRUBBING OF SITE AND DEMOLITION (SEDIMENT & EROSION CONTROL MEASURES FOR THESE AREAS MUST ALREADY BE INSTALLED)
5. ROUGH GRADING
6. INSTALLATION OF STORM DRAIN SYSTEM AND PLACEMENT OF INLET PROTECTION
7. FINAL GRADING, FINISH, ETC.
8. PERMANENT STABILIZATION
9. REMOVAL OF TEMPORARY SEDIMENT & EROSION CONTROL MEASURES AFTER ENTIRE AREA FINALLY STABILIZED

EROSION CONTROL NOTES:

- THE DRAWINGS DEPICT THE REQUIRED SOIL EROSION CONTROL MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE CONSTRUCTION SITE IN SUCH A MANNER THAT:
- A. SOIL EROSION IS KEPT TO A MINIMUM
 - B. NO SEDIMENT LEAVES THE CONSTRUCTION SITE PROPER
 - C. ALL POSSIBLE MEASURES ARE EMPLOYED TO PREVENT SEDIMENT FROM ENTERING DRAINAGE COURSES AND WETLANDS EVEN BEYOND THE DETAILS SHOWN ON THIS PLAN IF NECESSARY.
1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 360D RELATIVE TO INVASIVE SPECIES.
 2. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
 3. ALL DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
 4. ANY DISTURBED SOIL BROUGHT TO FINAL GRADE WILL BE LOADED AND SEEDED WITHIN SEVEN (7) DAYS. USE WINTER SEED RATES AND SPECIFICATIONS IF APPROPRIATE.
 5. INSPECT SOIL EROSION MEASURES WEEKLY AND AFTER SIGNIFICANT STORM EVENTS. MAKE ALL NECESSARY REPAIRS TO FACILITIES AS SOON AS POSSIBLE, BUT NO LONGER THAN 2 DAYS. CLEAN AND RESET SILT FENCES AND STONE CHECK DAMS WHICH ACCUMULATE SEDIMENT AND DEBRIS.
 6. PROTECT AND STABILIZE ALL AREAS NOT SCHEDULED FOR EROSION PREVENTION OR STABILIZATION BUT THAT SHOW SIGNS OF EROSION. NOTIFY OWNER OF ANY SIGNIFICANT EROSION PROBLEM.
 7. APPLY MULCH TO BARE SOILS WITHIN 7 DAYS OF INITIAL DISTURBANCE OF SOILS. PRIOR TO ANY RAIN EVENT AND PRIOR TO ANY WORK. SLOTTED MULCH LASTING MORE THAN ONE DAY.
 8. ALL CUT AND FILL SLOPES SHALL BE SEEDED/LOADED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.
 9. TEMPORARILY SEED WITHIN 7 DAYS ANY AREA WHICH WILL BE LEFT DISTURBED AND UNWORKED FOR MORE THAN 14 DAYS WITH THE TEMPORARY SEED MIX LISTED BELOW. PERMANENTLY SEED ANY AREA WHICH CAN BE LOADED AS SOON AS POSSIBLE WITH THE PERMANENT SEED MIX LISTED BELOW. DO NOT USE PERMANENT SEED MIX AFTER SEPTEMBER 15.
 10. FOLLOW SILT FENCE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS FOR INSTALLATION OF SILT FENCE. SECURE ENTIRE BOTTOM OF FENCE EITHER BY BURRING BOTTOM OF FENCE IN A TRENCH OR BERMING WITH SOIL OR CHIPPED GRUBBINGS. REFER TO SILT FENCE DETAIL. SILT FENCE SHALL BE INSTALLED PRIOR TO EARTH MOVING OPERATIONS.
 11. ALL CULVERT OR PIPE OUTFALL PROTECTION MUST BE INSTALLED WITHIN 48 HOURS OF INSTALLING NEW PIPE OR CULVERT.
 12. PROVIDE AND MAINTAIN DUST CONTROL MEASURES AS NECESSARY TO PREVENT DUST FROM BLOWING ONTO NEIGHBORING PROPERTY OR BEING TRACKED ONTO ADJACENT STREETS BY PERIODIC APPLICATIONS OF WATER USING A WATER TRUCK EQUIPPED WITH A SPREADER BAR.
 13. ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE. SECURED WITH ANCHORED NETTING. ELSEWHERE, THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
 14. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
 15. TEMPORARY STABILIZATION: EROSION CONTROL MEASURES SHALL BE IMPLEMENTED, AS WRITTEN HEREIN AND AS DEPICTED ON THE ACCOMPANYING PLAN, FROM THE COMMENCEMENT OF CONSTRUCTION ACTIVITY UNTIL FINAL STABILIZATION IS COMPLETE.
 16. TEMPORARY GRADING: TEMPORARY GRADING DURING CONSTRUCTION SHOULD BE PERFORMED IN SUCH A MANNER TO FACILITATE MAXIMUM INFILTRATION OF STORMWATER AND MINIMIZE OR ELIMINATE STORMWATER RUNOFF FROM THE SITE.
 17. MULCH: MULCHING WITH LOOSE HAY OR STRAW, AT A RATE OF 2 TONS PER ACRE, SHALL BE DONE IMMEDIATELY AFTER EACH AREA HAS BEEN FINAL GRADED. WHEN SEED FOR EROSION CONTROL IS SOWN PRIOR TO PLACING THE MULCH, THE MULCH SHOULD BE PLACED ON THE SEEDED AREAS WITHIN 48 HOURS AFTER SEEDING.
 18. TACKIFIER: PLACEMENT OF SOIL TACKIFIER HAS PROVEN TO BE AN EFFECTIVE METHOD OF PREVENTING SOIL AND ADHERING MULCH IN PLACE. THE PLACEMENT OF A SOIL TACKIFIER SHOULD BE PERFORMED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND SHOULD BE REAPPLIED AS NECESSARY TO CONTROL AIR BORN DUST AND SOIL, AND MULCH LOSS UNTIL PERMANENT VEGETATION IS ESTABLISHED.
 19. ROAD CLEANING: THE CONTRACTOR SHALL SWEEP ROADS DAILY, OR AS NEEDED TO MAINTAIN CLEAN PAVED SURFACES AT ALL CONSTRUCTION ACCESS/EGRESS POINTS.
 20. DUST CONTROL: THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES AS NEEDED TO PREVENT AIRBORNE DUST PARTICLES FROM LEAVING THE SITE. DUST CONTROL MEASURES SHALL CONSIST OF USE OF A WATER TRUCK EQUIPPED WITH A SPRAY-BAR THAT DISTRIBUTES THE WATER EVENLY OVER THE SURFACE.
 21. PERMANENT STABILIZATION: GRASS, TREES, SHRUBS AND MULCHED PLANTING BEDS WILL BE CONSTRUCTED AND MAINTAINED IN LOCATIONS AS SHOWN ON THE DRAWINGS TO STABILIZE AREAS NOT WITHIN THE PARKING LOT/BUILDING FOOTPRINT. THE CONTRACTOR WILL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL FOR ONE YEAR AFTER COMPLETION.
- AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
1. BASE COARSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED.
 2. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED.
 3. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP RAP HAS BEEN INSTALLED.
 4. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- ALL ROADWAYS/PARKING AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
22. STORMWATER POLLUTION PREVENTION PLAN: THE PROJECT IS SUBJECT TO THE REQUIREMENTS OF THE USEPA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION PERMIT, WHICH INCLUDES A WRITTEN STORMWATER POLLUTION PREVENTION (SWPPP) PLAN FOR CONSTRUCTION. THE SWPPP PLAN SHALL OUTLINE DETAILED SPECIFICATIONS FOR IMPLEMENTATION, INSPECTION, AND MAINTENANCE OF ALL EROSION CONTROL MEASURES. THE CONTRACTOR HAS SOLE RESPONSIBILITY FOR COMPLIANCE WITH THE EROSION AND SEDIMENT CONTROL PLAN. SHALL BE RESPONSIBLE FOR AMENDING THE SWPPP ACCORDINGLY, AND SHALL BE RESPONSIBLE FOR ANY PENALTIES RESULTING FROM LACK OF COMPLIANCE.

SPECIFICATIONS FOR TEMPORARY AND PERMANENT SEEDING:

GRASS SEED MIXES SHALL CONSIST OF THE MIXTURES AS DETAILED IN THE FOLLOWING TABLES, WITH 98% PURITY.

EROSION CONTROL SEED MIX		
SEED	BY % MASS	% GERMINATION (MIN)
WINTER RYE (80 (MIN))	80 (MIN)	85
RED FESCUE (CREEPING) (4 (MIN))	4 (MIN)	80
PERENNIAL RYE GRASS (3 (MIN))	3 (MIN)	90
RED CLOVER (3 (MIN))	3 (MIN)	90
OTHER CROPP GRASS	0.5 (MAX.)	
NOXIOUS WEED SEED	0.5 (MAX.)	
INERT MATTER	1.0 (MAX.)	

PERMANENT SEED MIX		
SEED	BY % MASS	% GERMINATION (MIN)
RED FESCUE (CREEPING)	50	85
KENTUCKY BLUE	25	85
PERENNIAL RYE GRASS	10	90
RED TOP	10	85
LANDING CLOVER	5	85

CITY OF NASHUA NEW HAMPSHIRE
CITY ENGINEER'S OFFICE
 9 RIVERSIDE STREET
 NASHUA, NEW HAMPSHIRE 03062

NO.	REVISION DESCRIPTION	DATE



HORIZONTAL SCALE IN FEET
 SCALE 1" = 60'-0"

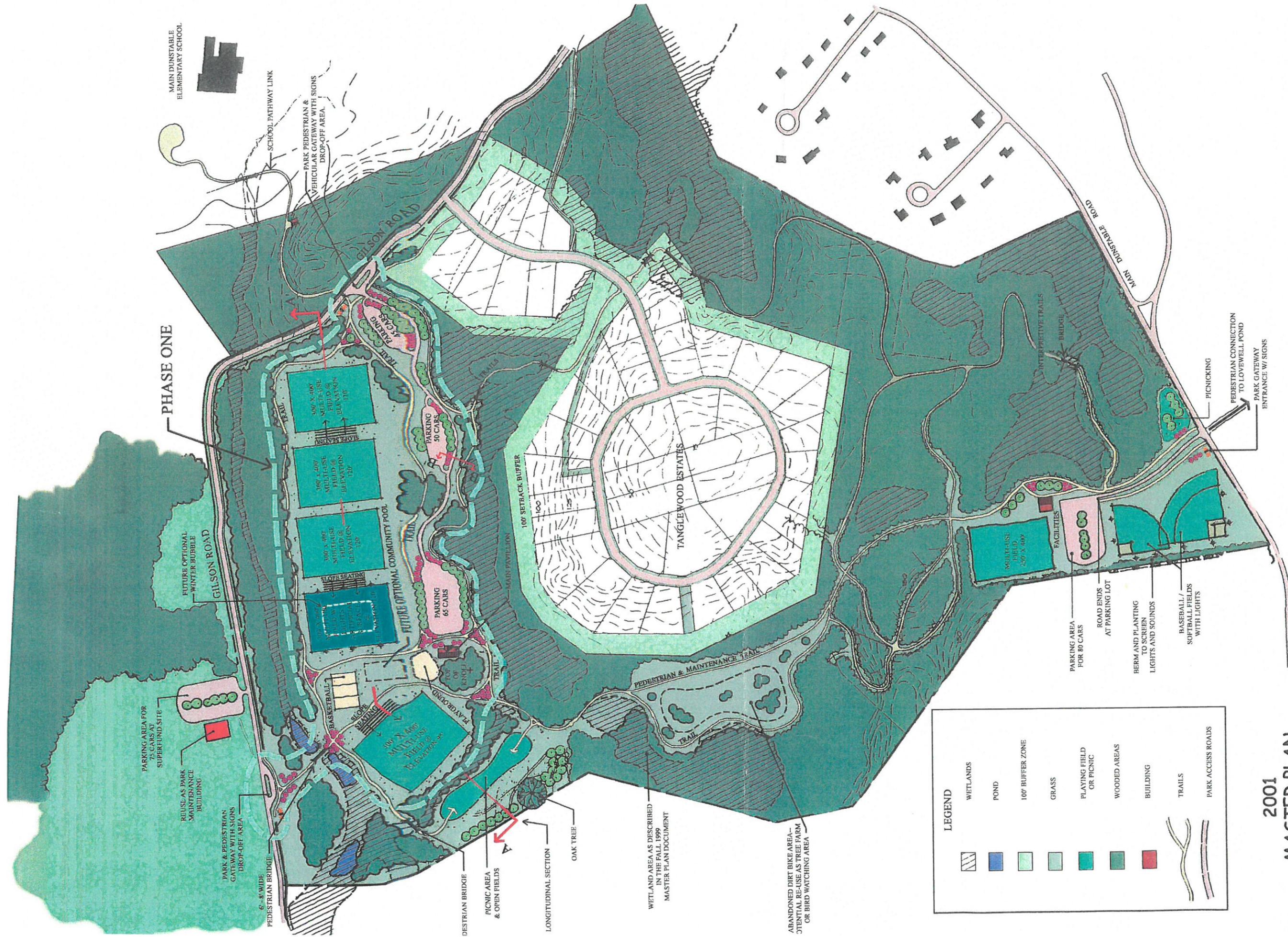
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DRAWN BY: S. SHAHNAJ
 DESIGNED BY: S. SHAHNAJ
 REVIEWED BY:

DATE
 AUGUST
 2016

NASHUA, NEW HAMPSHIRE
 PLAN OF
PROPOSED SOCCER FIELDS
AT SOUTHWEST PARK
EROSION AND SEDIMENT CONTROL PLAN

SHEET
5
 OF 8



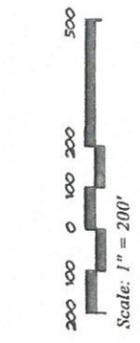
PHASE ONE

LEGEND	
	WETLANDS
	POND
	100' BUFFER ZONE
	GRASS
	PLAYING FIELD OR PICNIC
	WOODED AREAS
	BUILDING
	TRAILS
	PARK ACCESS ROADS

2001 MASTER PLAN
SOUTHWEST RECREATION PARK
Nashua, New Hampshire
 February 5, 2001
 D/H# 3000028

Parking Summary
 75 spaces at the Superfund Site
 160 spaces at Park- North (three lots of 45, 50, and 65)
 80 spaces at Park-South
 315 Total parking spaces

Plus four short-term drop-off spaces at each of the two Gilson Road entrances



SUBMITTED BY: DUFRESNE-HENRY, INC. MANCHESTER, NH
 BY DESIGN ONLY WITH: HAYNER / SWANSON, INC. NASHUA, NH
 PINE SWALLOW ASSOCIATES GROTON, MA
 WETLAND CONSULTING SERVICES MERRIMAC, MA

NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Scott McPhie, Planner 1
FOR: September 8, 2016
RE: **New Business #5-Site Plan**

I. Project Statistics:

Owner: Hindu Temple of New Hampshire, Inc.
Proposal: Site plan amendment to add a building addition
Location: 523-525 Broad Street
Total Site Area: 1.45 acres (63,081 square feet)
Existing Zoning: R9-Suburban Residence
Surrounding Uses: Residential, church

II. Background Information:

There are two buildings on the site—a red barn currently used for a temple, and a white office building. The office building was constructed in the early 1800s and previously served as a farmhouse; the barn is relatively new construction and was granted a change of use in 2013 from a convenience store to a Hindu Temple.

Originally the property was a much larger parcel that was used as a dairy farm. In 1966, a variance was granted to permit the original barn on the property to be used for antique sales. About ten years ago the parcel was subdivided and a residential development known as Majestic Heights was constructed behind the farmhouse and the barn. In 2003, a variance and site plan were approved to allow the barn to be used as a convenience store and the farmhouse to be used as an office. Renovations to the barn proved to be too costly, however, and a revision to the plan was approved which allowed a new timber frame structure to be built in its place. Renovations and reconstruction were completed in 2006. The applicant is seeking a waiver to show existing conditions on the plan.

III. Project Description:

The purpose of this plan is to amend plan NR2056, by adding a one-story 1,066 SF addition to the front of the farmhouse to be used for a gathering area, bathrooms and office. No new landscaping or lighting is proposed.

Services are not structured and worshippers come and go as they please during normal hours of operation, which are weekdays from 6 to 9 PM and Saturdays from 10 AM to noon and 6 to 9 PM. On January 13, 2013 the Planning Board approved the stipulation that normal hours of operation shall be daily from 10:00 AM to 9:00 PM with the exception of seven major holiday's (see site plan). The extension to the white office building will be used for a gathering area, bathrooms and office space.

According to the applicant's engineer the increased runoff from the addition will be mitigated with two new leaching cisterns connected to the roof drains at the northeast and southeast corners of the new addition.

The plan was reviewed by City Staff and there are some minor Engineering comments that need to be addressed (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 Site Plan NRO § 190-146(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 stipulations be made part of that approval:

1. The request for a waiver of § 190-279(EE), 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 issuance of a building permit, all comments in a letter from Jeanne Walker, PE dated August 22, 2016 will be addressed to the satisfaction of the Engineering Department.
3. Any work within the right-of-way shall require a financial guarantee.
4. Prior to the Chair signing the plan, minor drafting corrections will be made.

ABUTTERS:

LOT 21/SHEET F
HINDU TEMPLE OF NEW HAMPSHIRE INC.
1 PROGRESS AVENUE
NASHUA, NH 03062
ACCT. NO. 33000

LOT 1435/SHEET F
MAJESTIC HEIGHTS DEV. LLC
66 GLENEAST ROAD
LONDONDERRY, NH 03063
ACCT. NO. 50327

LOT 1436/SHEET F
SHOJZHU OU & JA DAN
3 MAJESTIC AVENUE
NASHUA, NH 03063
ACCT. NO. 50328

LOT 1508/SHEET F
RAJESHWARI SANTHANARAGHAVAN
2 NORMANDY WAY
NASHUA, NH 03063
ACCT. NO. 50400

LOT 1476/SHEET F
NARENDRA & JYOTI SHARMA
4 NORMANDY WAY
NASHUA, NH 03063
ACCT. NO. 50368

LOT 1475/SHEET F
REGINALD S. & TIA N. PERRY
6 NORMANDY WAY
NASHUA, NH 03063
ACCT. NO. 50367

LOT 1474/SHEET F
VIJAY ANAND R. MULAMALLA
SREESHA VARANASI
8 NORMANDY WAY
NASHUA, NH 03063
ACCT. NO. 50366

LOT 1473/SHEET F
JOSHUA C. & RITA F. NAUGHTON
10 NORMANDY WAY
NASHUA, NH 03063
ACCT. NO. 50365

LOT 246/SHEET F
SOZANNA SCHMID REV. TRUST
KENNETH SCHMID TRUSTEE
29 NEWTON DRIVE
NASHUA, NH 03063
ACCT. NO. 30166

ABUTTERS: (con't)

LOT 859/SHEET F
NASHUA BAPTIST CHURCH
555 BROAD STREET
NASHUA, NH 03063
ACCT. NO. 39436

LOT 311/SHEET F
ROBERT & DARLENE C. MONTGOMERY
528 BROAD STREET
NASHUA, NH 03063-3308
ACCT. NO. 20450

LOT 315/SHEET F
MALURA E. FINNERAL
524 BROAD STREET
NASHUA, NH 03063-3308
ACCT. NO. 30168

LOT 310/SHEET F
ANTHONY P. & JOAN M. MATARAZZO
530 BROAD STREET
NASHUA, NH 03063-3308
ACCT. NO. 22400

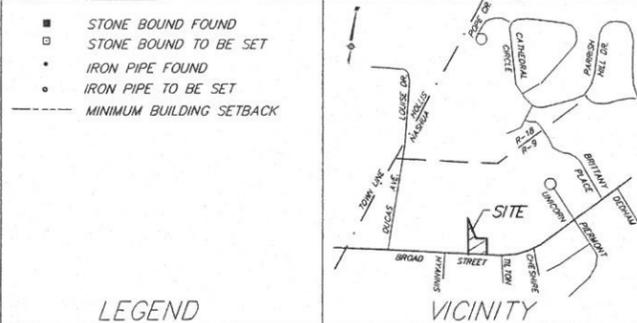
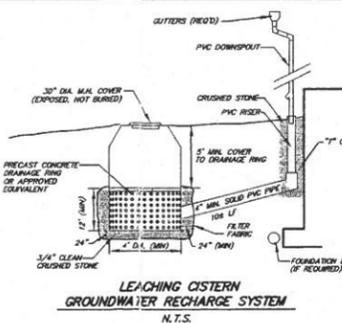
LOT 314/SHEET F
TROY C. PATTERSON
526 BROAD STREET
NASHUA, NH 03063-3308
ACCT. NO. 21770

LOT 333/SHEET F
JOSHUA R. LAIBAM & AMY M. ROCHE
2 NATICK STREET
NASHUA, NH 03063-3625
ACCT. NO. 8004

MAYNARD & PAQUETTE ENG. ASSOC., LLC
2 NATICK STREET
NASHUA, NH 03060

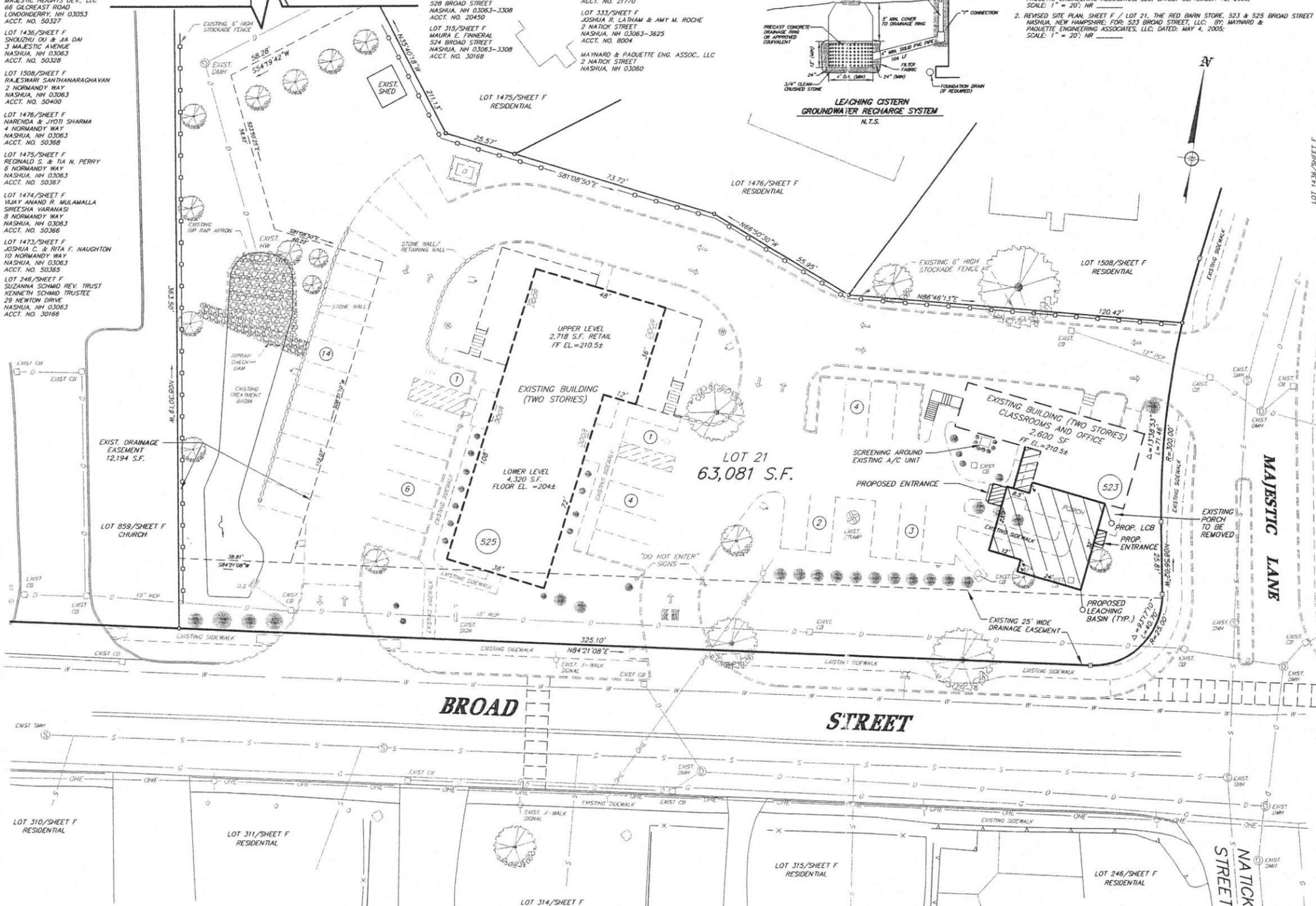
PLAN REFERENCE:

- SUBDIVISION, LOT LINE RELOCATION & CONSOLIDATION PLAN, SHEET F / LOTS 21, 43 & 42. MAJESTIC HEIGHTS, 523 BROAD STREET, NASHUA, NEW HAMPSHIRE, FOR: MILE HIGH REAL ESTATE, BY: MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, LLC, DATED: JUNE 3, 2002; SCALE: 1" = 20'; H.C.R.D. NO. 32143 (5 SHEETS)
- SITE PLAN, SHEET F / LOT 21, THE RED BARN STORE, 523 & 525 BROAD STREET NASHUA, NEW HAMPSHIRE, FOR: 523 BROAD STREET, LLC, BY: MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, LLC, DATED: SEPTEMBER 12, 2003; SCALE: 1" = 20'; NR
- REVISED SITE PLAN, SHEET F / LOT 21, THE RED BARN STORE, 523 & 525 BROAD STREET NASHUA, NEW HAMPSHIRE, FOR: 523 BROAD STREET, LLC, BY: MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, LLC, DATED: MAY 4, 2005; SCALE: 1" = 20'; NR



NOTES:

- PRESENT ZONING - R-9 RESIDENTIAL
- EXISTING USE - RETAIL / OFFICE
- PROPOSED USE - TEMPLE / CLASSROOMS / OFFICE
- THE PURPOSE OF THIS PLAN IS TO AMEND PLAN NR2056, BY ADDING A 1,066 SF ADDITION FOR A GATHERING AREA, BATHROOMS AND OFFICE.
- TOTAL AREA OF PARCEL - 63,081 SF (1,448 AC)
- LOT IS SERVED BY PENNSACQUIC WATER AND CITY OF NASHUA SEWER.
- DIMENSIONAL REQUIREMENTS (AS REQUIRED AND PROPOSED):
MINIMUM LOT AREA: 9,000 S.F.
FRONT YARD SETBACK: 20 FT.
SIDE YARD SETBACK: 10 FT.
REAR YARD SETBACK: 30 FT.
MIN. LOT WIDTH: 90 FT.
MIN. LOT FRONTAGE: 75 FT.
MIN. LOT DEPTH: 90 FT.
MAX. HEIGHT: 35 FT.
MAX. STORIES: 2-1/2
OPEN SPACE REQUIRED: 50%
OPEN SPACE PROVIDED: 50.5%
- PARKING REQUIREMENTS:
50 - 100 MEMBERS @ 15P/8 MEMBERS = 13 SPACES REQUIRED
35 SPACES PROVIDED
- THERE ARE NO WETLANDS ON-SITE.
- N.H.P.L. F.I.R.M. COMMUNITY PANEL NUMBER J301106330 INDICATES THAT THE SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN. (EFFECTIVE DATE: SEPTEMBER 25, 2009)
- THE SITE IS NOT LOCATED WITHIN THE WATERSHED PROTECTION DISTRICT.
- 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 REGULATIONS. (NO NEW LIGHTING PROPOSED)
- ALL SIGNS SHALL CONFORM TO CHAPTER 190, DIVISION 91, ARTICLE X OF THE CITY OF NASHUA REVISED ORDINANCES, AND SIGN PERMITS SHALL BE SECURED PRIOR TO INSTALLATION.
- IT SHALL BE UNLAWFUL TO MODIFY, CHANGE OR ALTER ANY STRUCTURE SHOWN ON THIS SITE PLAN IN ANY WAY WHATSOEVER, OR CONVERT OR ALTER A STRUCTURE SHOWN ON THIS SITE PLAN, OR CHANGE THE USE INDICATED ON THE PLAN WITHOUT RECEIVING APPROVAL FROM THE CITY OF NASHUA.
- SITE IMPROVEMENTS SHALL CONFORM TO TITLE 111 OF THE AMERICANS WITH DISABILITIES ACT WITH REGARD TO DIMENSIONS, GRADES AND NUMBER OF SPACES.
- LANDSCAPING SHALL CONFORM TO CHAPTER 190, DIVISION 180, ARTICLE XXVII OF THE CITY OF NASHUA ORDINANCES. (NO NEW LANDSCAPING PROPOSED)
- ON APRIL 26, 1988 THE NASHUA ZONING BOARD GRANTED A USE VARIANCE FOR LOT 21 FOR THE PURPOSE OF OPERATING A COUNTRY STORE, ANTIQUE FURNITURE AND ANTIQUE TYPE FURNITURE AND ACCESSORIES BUSINESS.
- ON SEPTEMBER 24, 2002 THE NASHUA ZONING BOARD GRANTED A VARIANCE TO ALLOW THE EXISTING FARMHOUSE TO REMAIN WITH A SIDE SETBACK OF 7 FEET TO
- ON SEPTEMBER 9, 2003 THE NASHUA ZONING BOARD GRANTED A VARIANCE TO ALLOW:
1- A CHANGE IN USE FROM AN ANTIQUE SHOP TO A COMMERCE STORE IN THE EXISTING BARN AND TO ALLOW OFFICE AND STORAGE USE IN THE EXISTING FARMHOUSE.
2- TWO PRINCIPAL STRUCTURES ON ONE LOT, WITH THE FOLLOWING STIPULATIONS:
A-NO ON STREET PARKING
B-NO DRIVE THRU WINDOW
C-THE HISTORIC CHARM OF THE BUILDINGS WILL BE RETAINED
D-THE USE INVOLVED REQUIRES PLANNING BOARD APPROVAL
- HOURS OF OPERATION - WEEKDAYS: 6PM TO 8PM
SATURDAYS: 10AM TO NOON, 6PM TO 8PM
AT ALL OTHER TIMES BUILDING IS LOCKED, NO DELIVERIES ANTICIPATED.
- FUTURE BUILDING CONSTRUCTION SHALL INCORPORATE FOUNDATION DRAINAGE SYSTEMS EXCEPT WHERE AN INVESTIGATION ESTABLISHES THAT SPECIFIC BUILDING SITES LOCATED IN WELL DRAINED SOILS AND THAT SUCH ARE NOT REQUIRED.
- 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.
- ON THURSDAY, JANUARY 10, 2013 THE NASHUA PLANNING BOARD APPROVED THIS SITE PLAN WITH THE FOLLOWING STIPULATIONS: THE HOURS OF OPERATION SHALL BE DAILY FROM 10:00 AM TO 9:00 PM, WITH THE EXCEPTION OF SEVEN MAJOR HOLIDAYS: 1) NEW YEAR'S DAY - JANUARY 1ST
2) AYAPPA POOLAM/BAKARA SAMKRANTHI - IN JANUARY
3) SHAKRABHARI - FEBRUARY/MARCH (THROUGHOUT THE NIGHT)
4) SON RAMA NAVAMI - MARCH/APRIL
5) TEMPLE ANNIVERSARY CELEBRATIONS - JULY
6) UPANAYAMA - JULY/AUGUST (IN THE MORNING TO NOON)
7) DEEPAVALI - OCTOBER/NOVEMBER
- THIS PLAN COMPLES TO THE MINIMUM STANDARDS REQUIRED.



AMENDED SITE PLAN LOT 21/SHEET F
HINDU TEMPLE OF NEW HAMPSHIRE
523 & 525 BROAD STREET
NASHUA, NEW HAMPSHIRE

PREPARED FOR:
HINDU TEMPLE OF NEW HAMPSHIRE, INC.
525 BROAD STREET
NASHUA, NEW HAMPSHIRE 03063

SCALE: 1" = 20' DATE: JUNE 28, 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

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.

I CERTIFY THAT THIS PLAN WAS PREPARED FROM BOUNDARY INFORMATION SHOWN ON PLAN REFERENCE 1 & 2 AND A TOPOGRAPHIC SURVEY CONDUCTED IN NOVEMBER 2012, AND CONFORMS TO CURRENT CITY OF NASHUA ZONING AND SITE PLAN REGULATIONS.

HINDU TEMPLE OF NEW HAMPSHIRE, INC. DATE _____

NO.	DATE	REVISIONS PER PLANNING DEPT. REVIEW COMMENTS
1	8/22/2016	BY APB

DESIGNED	DRAWN	CHECKED	APPROVED	BOOK & PAGE	REVISION	SIZE	JOB NUMBER
KPM	APB	RAM	RAM	-	D	12516	1

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