

1. Planning Board Regular Meeting Agenda Amended (PDF)

Documents:

[20190606 NCPB AGENDA AMENDED.PDF](#)

2. Planning Board Staff Reports And Plans

Documents:

[20190606 141-143 BURKE ST SUBDIVISION PLAN STAFF REPORT.PDF](#)

[20190606 141-143 BURKE ST SUBDIVISION PLAN.PDF](#)

[20190606 27 WEBSTER ST AND 78 CONCORD ST SUBDIVISION PLAN STAFF REPORT.PDF](#)

[20190606 27 WEBSTER ST AND 78 CONCORD ST SUBDIVISION 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

May 29, 2019

AMENDED AGENDA

To: NCPB Members

From: Planning Staff

Re: Regular Meeting and Public Hearing, June 6, 2019

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 PM 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 – May 9, 2019 & May 16, 2019
- D. Communications
- E. Report of Chairman, Committee, & Liaison
- F. Executive Session

OLD BUSINESS – CONDITIONAL / SPECIAL USE PERMITS

None

OLD BUSINESS - SUBDIVISION PLANS

None

OLD BUSINESS – SITE PLANS

None

NEW BUSINESS – CONDITIONAL / SPECIAL USE PERMITS

None

NEW BUSINESS – SUBDIVISION PLANS

1. City of Nashua (Owner) - Application and acceptance of proposed two lot subdivision. Property is located at 141-143 Burke Street. Sheet 11 - Lot 158. Zoned "GI" General Industrial and "RC" Urban Residence. Ward 7.
2. Brian H. & Anneliesa B. Law (Owners) - Application and acceptance of proposed lot line relocation plan. Property is located at 27 Webster Street and 78 Concord Street. Sheet 65 - Lots 98 & 125. Zoned "RA" Urban Residence. Ward 3.

NEW BUSINESS – SITE PLANS

3. John J. Flatley Company (Owner) - Application and acceptance of proposed site plan to construct a 255,272 square foot Research & Development facility. Property is located at 100-300 Innovative Way. Sheet A - Lot 798. Zoned "PI" Park Industrial and "RC" Urban Residence. Ward 8. **(Postponed to the September 12, 2019 meeting)**

OTHER BUSINESS

1. Review of tentative agenda to determine proposals of regional impact.
2. Referral from the Board of Aldermen on proposed O-19-0146, authorizing the granting of easements to Pennichuck Water Works, Inc. for the construction, utilization and maintenance of water lines.
3. Referral from the Board of Aldermen on proposed O-19-046, amending the Zoning Map by rezoning 610 Amherst Street from Park Industrial (PI) to General Business (GB).

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

June 20, 2019

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 I
FOR: June 6, 2019
RE: **New Business # 1 – Subdivision**

I. Project Statistics:

Owner: City of Nashua
Proposal: Two lot subdivision
Location: 131 Burke Street
Total Site Area: 29.617 acres
Existing Zoning: GI- General Industrial & RC-Urban Residence
Surrounding Uses: Residential / Industrial

II. Background Information:

The parcel under review tonight and other surrounding parcels have a long history of industrial use. The Underhill Edge Tool/Amoskeag Axe company along with lumber yards and box manufacturing establishments chose this prime location for water power and later railroad access. Improved Paper Machinery Corporation (IMPCO) purchased many of these properties in the early part of the last century greatly expanding the building infrastructure and adding the building on this site under review tonight. The City of Nashua purchased the property in 2015 in anticipation of utilizing it for various purposes.

III. Project Description:

The proposal is to subdivide the existing 29.617 acre lot into two lots. New Map 11 Parcel 161 will consist of 2.516 acres and the remainder lot will be reduced to 27.101 acres. The smaller lot will be available for future expansion of the Waste Water Treatment facility. The Nashua Fire Department has requested if an access easement does not exist from the sawmill road gate opening across the existing property one must be granted upon sale of either lot to a new owner (see enclosed). The New lot number will read Map 11 lot 161.

The subdivision does not include any land disturbances, topography changes, and wetland impacts. It does not include a traffic impact study, stormwater management report, stormwater easement or include municipal or private utility connections. No parking changes are proposed. Those reports and design documents will be provided in the future as the commercial properties are developed. One waiver is being requested to show physical features on site and within 1,000 feet of the subdivision.

A Conservation Easement is shown on the plan located on Map 11 Parcel 158 to provide linkage to abutting City owned property. The City's Legal Department will draft the language for the Conservation/ Pedestrian easement. Zoning Staff has no comments at this time (see enclosed).

City Staff reviewed the plans with the remaining stipulations listed below.

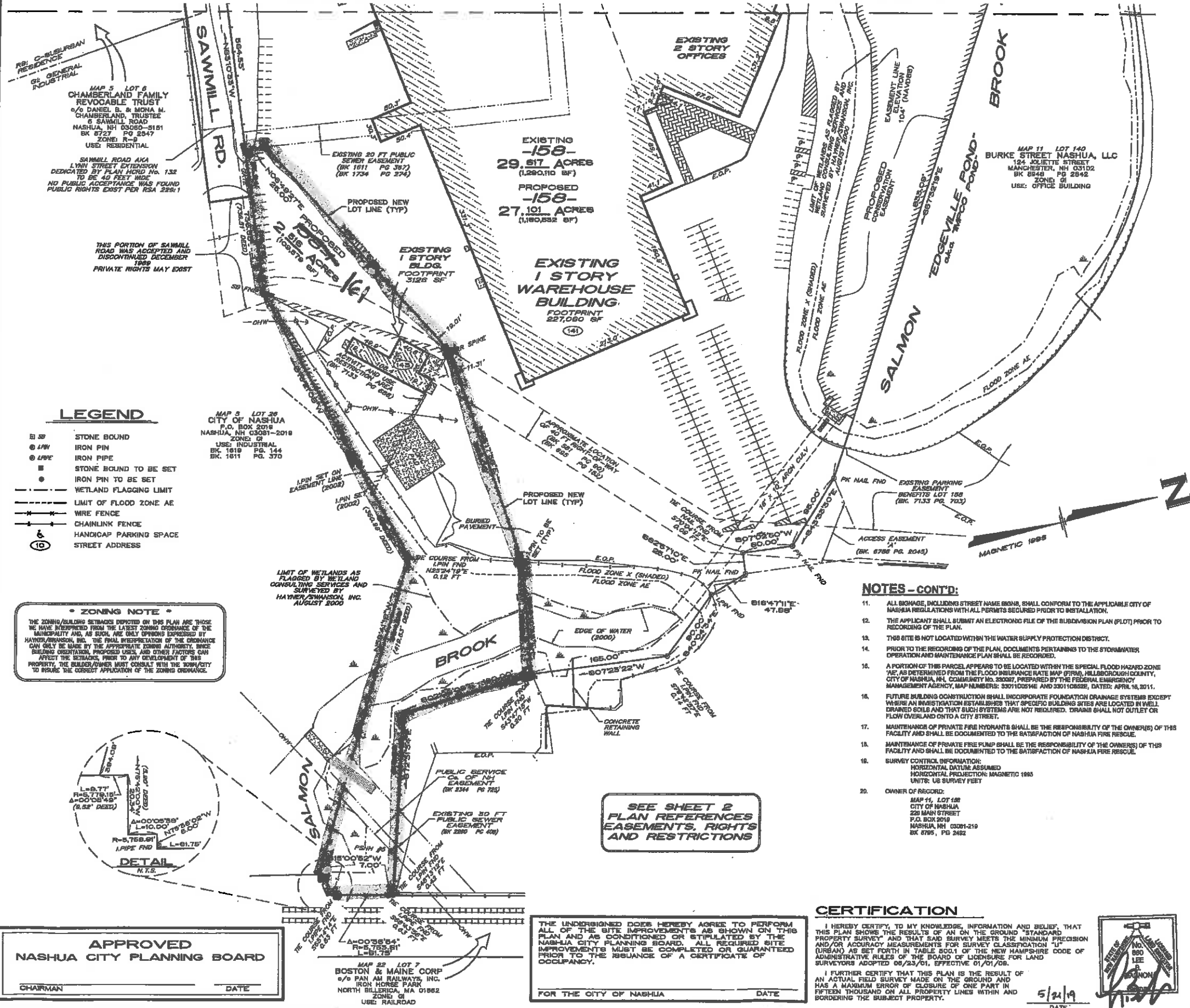
Staff Recommendations and Findings:

The Planning Board should make a determination that the plan meets, or does not meet, the requirements outlined in the Site Plan NRO § 190-146(D). The Board should review these prior to making a motion. If the Planning Board chooses to disapprove the plan, specific reasons should be given. If the Planning Board chooses to approve this plan, staff recommends the following stipulations be made part of that approval:

1. The request for a waiver of § 190-282(B) 9, which requires physical features on site and within 1,000 feet, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.
2. Prior to the Chair signing the plan, all minor drafting corrections will be made.
3. Prior to recording the plan all comments in an e-mail from Mark Rapaglia, dated April 30, 2019 will be addressed to the satisfaction of the Fire Department.
4. Prior to the issuance of a building permit, an electronic copy of the plan shall be submitted to the City of Nashua.

MATCH LINE

SEE SHEET 2 OF 2



MAP 5 LOT 6
CHAMBERLAND FAMILY
REVOCABLE TRUST
c/o DANIEL B. & MONA M.
CHAMBERLAND, TRUSTEE
6 SAWMILL ROAD
NASHUA, NH 03060-5181
BK 2727 PG 2847
ZONE: R-2
USE: RESIDENTIAL

SAWMILL ROAD AKA
LYNN STREET EXTENSION
DEDICATED BY PLAN HORD No. 132
TO BE 40 FEET WIDE
NO PUBLIC ACCEPTANCE WAS FOUND
PUBLIC RIGHTS EXIST PER RSA 228:1

THIS PORTION OF SAWMILL
ROAD WAS ACCEPTED AND
DISCONTINUED DECEMBER
1999
PRIVATE RIGHTS MAY EXIST

EXISTING
-158-
29.817 ACRES
(1,280,110 SF)

PROPOSED
-158-
27.101 ACRES
(1,180,832 SF)

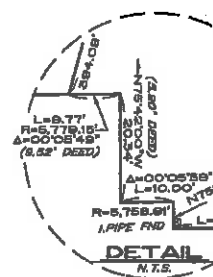
MAP 11 LOT 140
BURKE STREET NASHUA, LLC
134 JOLIETTE STREET
MANCHESTER, NH 03102
BK 8848 PG 2842
ZONE: O
USE: OFFICE BUILDING

- LEGEND**
- ⊠ SP STONE BOUND
 - ⊙ I/PV IRON PIN
 - ⊙ I/PV IRON PIPE
 - STONE BOUND TO BE SET
 - IRON PIN TO BE SET
 - - - WETLAND FLAGGING LIMIT
 - - - LIMIT OF FLOOD ZONE AE
 - - - WIRE FENCE
 - - - CHAINLINK FENCE
 - - - HANDICAP PARKING SPACE
 - ⑩ STREET ADDRESS

MAP 9 LOT 28
CITY OF NASHUA
P.O. BOX 2019
NASHUA, NH 03081-2019
ZONE: I
USE: INDUSTRIAL
BK. 1819 PG. 144
BK. 1811 PG. 370

ZONING NOTE

THE ZONING/BUILDING SETBACKS SHOWN ON THIS PLAN ARE THOSE WE HAVE INTERPRETED FROM THE LATEST ZONING ORDINANCE OF THE MUNICIPALITY AND, AS SUCH, ARE ONLY OPINIONS EXPRESSED BY HAYNER/SWANSON, INC. THE FINAL INTERPRETATION OF THE ORDINANCE CAN ONLY BE MADE BY THE APPROPRIATE ZONING AUTHORITY. SINCE BUILDING ORIENTATION, PROPOSED USES, AND OTHER FACTORS CAN AFFECT THE SETBACKS, PRIOR TO ANY DEVELOPMENT OF THIS PROPERTY, THE BUILDING/OWNER MUST CONSULT WITH THE CITY/CITY ENGINEER TO ENSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.



SEE SHEET 2
PLAN REFERENCES
EASEMENTS, RIGHTS
AND RESTRICTIONS

APPROVED
NASHUA CITY PLANNING BOARD

CHAIRMAN _____ DATE _____

MAP 22 LOT 7
BOSTON & MAINE CORP
c/o PAN AM RAILWAYS, INC.
IRON HORSE PARK
NORTH BILLERICA, MA 01862
ZONE: G
USE: RAILROAD

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. ALL REQUIRED SITE IMPROVEMENTS MUST BE COMPLETED OR GUARANTEED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

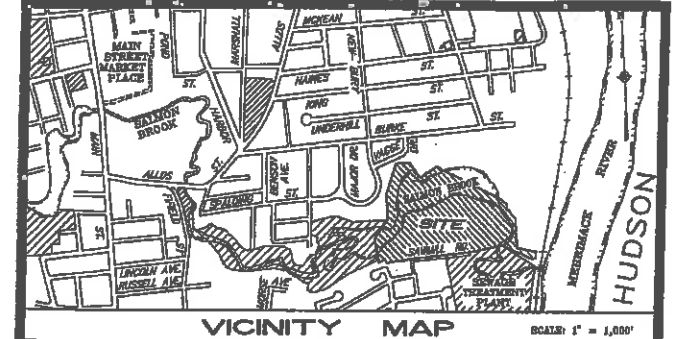
FOR THE CITY OF NASHUA _____ DATE _____

CERTIFICATION

I HEREBY CERTIFY, TO MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN SHOWS THE RESULTS OF AN ON THE GROUND "STANDARD" PROPERTY SURVEY, AND THAT SAID SURVEY MEETS THE MINIMUM PRECISION AND/OR ACCURACY MEASUREMENTS FOR SURVEY CLASSIFICATION "U" (URBAN) AS SET FORTH IN TABLE 800.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSES FOR LAND SURVEYORS ADOPTED 08/23/01, EFFECTIVE 01/01/08.

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

5/21/19
DATE



- NOTES:**
- TOTAL EXISTING AREA LOT(S): 29.817 ACRES (1,280,110 SF)
 - PRESENT ZONING: O; GENERAL INDUSTRIAL; RC; CURBAN RESIDENCE
 - MINIMUM LOT REQUIREMENTS:

	GI	RC
-AREA	8,000 SF	5,000 SF
-FRONTAGE	60 FT	60 FT
-DEPTH	75 FT	75 FT
 - MINIMUM BUILDING SETBACK REQUIREMENTS:

	GI	RC
-FRONT YARD	10 FT	10 FT
-SIDE YARD	10 FT	7 FT
-REAR YARD	15 FT	20 FT
-MAX BUILDING HEIGHT	60 FT	100 FT
-MAX STOREYS	3	10
-OPEN SPACE (%)	10	35
 - LOT NUMBERS REFER TO THE CITY OF NASHUA ASSESSORS MAPS 5.8, 11 AND 22
 - PURPOSE OF PLAN: TO SUBDIVIDE MAP 11, LOT 140 INTO TWO (2) LOTS, BEING: NEW LOT 188, CONTAINING 27.101 ACRES; NEW LOT 188-1, CONTAINING 2.616 ACRES
 - PARKING: LOT 188 REQUIRED: 1 SPACE/600 SF x 248,836 SF (MANUFACTURING) 414 SPACES PROVIDED: 418 SPACES. THIS FIGURE REPRESENTS PARKING SPACES THAT INCLUDE STRIPED SPACES AND EXISTING PAVED AREAS THAT CAN SUPPORT ADDITIONAL PARKING. THOSE ADDITIONAL PARKING SPACES ARE NOTED AS **. THESE PARKING SPACE NUMBERS ARE BASED UPON EXISTING CONDITIONS WITHOUT FURTHER IMPROVEMENTS.
 - OPEN SPACE: LOT 188 REQUIRED: 10% PROVIDED: 61.83% LOT 188-1 REQUIRED: 10% PROVIDED: 68.84%
 - SITE IS SERVICED BY MUNICIPAL SEWER AND WATER BY PENNSHURCH WATER WORKS.
 - MONUMENTS, WHERE REQUIRED, TO BE SET BY A LICENSED LAND SURVEYOR AS FOLLOWS: (A) STONE BOUNDS: AT STREET INTERSECTIONS, POINTS OF CURVATURE AND TANGENCY OF PUBLIC STREET (B) IRON PINS: AT LOT CORNERS
 - IT SHALL BE UNLAWFUL TO MODIFY, CHANGE, OR ALTER ANY STRUCTURE SHOWN ON THIS PLAN IN ANYWAY WHATSOEVER, OR CONVERT OR ALTER ANY STRUCTURE SHOWN ON THIS PLAN, OR CHANGE THE ABOVE USE INDICATED ON THE PLAN WITHOUT RECEIVING APPROVAL FROM THE CITY OF NASHUA PLANNING BOARD.
 - THIS SUBDIVISION PACKAGE CONTAINS 2 SHEETS OF WHICH BOTH SHEETS SHALL BE RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. THE PLAN SET WILL BE ON FILE AT THE CITY OF NASHUA PLANNING DEPARTMENT.

NOTES - CONT'D:

- ALL SIGNAGE, INCLUDING STREET NAME SIGNS, SHALL CONFORM TO THE APPLICABLE CITY OF NASHUA REGULATIONS WITH ALL PERMITS SECURED PRIOR TO INSTALLATION.
- THE APPLICANT SHALL SUBMIT AN ELECTRONIC FILE OF THE SUBDIVISION PLAN (PLOT) PRIOR TO RECORDING OF THE PLAN.
- THIS SITE IS NOT LOCATED WITHIN THE WATER SUPPLY PROTECTION DISTRICT.
- PRIOR TO THE RECORDING OF THE PLAN, DOCUMENTS PERTAINING TO THE STORMWATER OPERATION AND MAINTENANCE PLAN SHALL BE RECORDED.
- A PORTION OF THIS PARCEL APPEARS TO BE LOCATED WITHIN THE SPECIAL FLOOD HAZARD ZONE 'AE', AS DETERMINED FROM THE FLOOD INSURANCE RATE MAP (FIRM), HILLSBOROUGH COUNTY, CITY OF NASHUA, NH, COMMUNITY NO. 230087, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBERS: 330110054E AND 330110682E, DATED: APRIL 16, 2011.
- 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. DRAINAGE SHALL NOT OUTLET OR FLOW OVERLAND ONTO A CITY STREET.
- MAINTENANCE OF PRIVATE FIRE HYDRANTS SHALL BE THE RESPONSIBILITY OF THE OWNER(S) OF THIS FACILITY AND SHALL BE DOCUMENTED TO THE SATISFACTION OF NASHUA FIRE RESCUE.
- MAINTENANCE OF PRIVATE FIRE PUMP SHALL BE THE RESPONSIBILITY OF THE OWNER(S) OF THIS FACILITY AND SHALL BE DOCUMENTED TO THE SATISFACTION OF NASHUA FIRE RESCUE.
- SURVEY CONTROL INFORMATION: HORIZONTAL DATUM: ASSUMED HORIZONTAL PROJECTION: MAGNETIC 1985 UNITS: US SURVEY FEET
- OWNER OF RECORD: MAP 11, LOT 140 CITY OF NASHUA 229 MAIN STREET P.O. BOX 2019 NASHUA, NH 03081-2119 BK 8795, PG 2482

SUBDIVISION PLAN
(MAP 11, LOT 140)

141-143 BURKE STREET
NASHUA, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:
CITY OF NASHUA
P.O. BOX 2019 - 229 MAIN STREET NASHUA, NEW HAMPSHIRE 03081-2019 (603) 586-3078

SCALE: 1"=80 Feet
1"=25.285 Meters

19 APRIL 2019

HSI Hayner/Swanson, Inc.
Civil Engineers/Land Surveyors
3 Congress Street
Nashua, NH 03063
(603) 883-1301
www.haynerswanson.com

131 Middlesex Turnpike
Burlington, MA 01803
(802) 863-1301

FIELD BOOK: 1015/1026 DRAWING NAME: 4527 SUB 2019 F301 4527 1 OF 2
DRAWING LOCATION: C:\V\827\1015\4527 SUB 2019

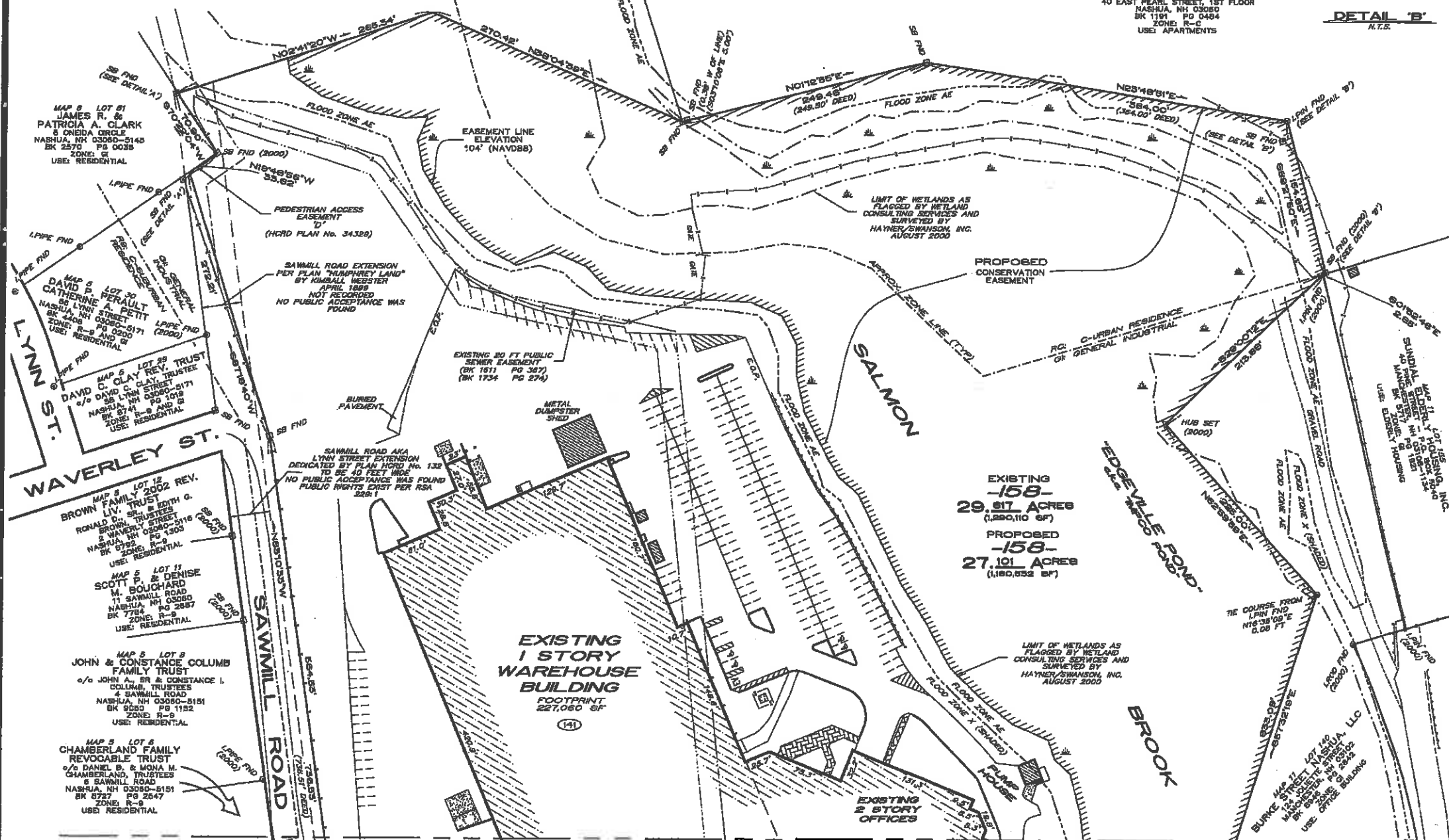
PLAN REFERENCES:

- CORRECTIVE SUBDIVISION/DEDICATION PLAN (LOT 140, MAP 11), 150 BURKE STREET, NASHUA, NEW HAMPSHIRE, PREPARED FOR/RECORD OWNER: GLWAMP/CO-JONES, INC., SCALE: 1"=150', DATED: 5 SEPTEMBER 2000, WITH REVISIONS THRU 01/06/02, AND PREPARED BY THIS OFFICE. RECORDED: HCRD - PLAN No. 32240
- SUBDIVISION/DEDICATION PLAN (LOT 140, MAP 11), 150 BURKE STREET, NASHUA, NEW HAMPSHIRE, PREPARED FOR/RECORD OWNER: GLWAMP/CO-JONES, INC., SCALE: 1"=150', DATED: 5 SEPTEMBER 2000, WITH REVISIONS THRU 11/20/00, AND PREPARED BY THIS OFFICE. RECORDED: HCRD - PLAN No. 30842
- ACTIVITY AND USE RESTRICTION AREA PLAN, (LOTS 140, 149, 157, AND 148, MAP 11), BURKE ST. & SAWMILL RD., NASHUA, NEW HAMPSHIRE, PREPARED FOR: GZA GEOTECHNICAL, INC., RECORD OWNERS: GUARD HOUSE LLC, LEWIS/EDEN CORP., AND GLWAMP/CO-JONES INC., SCALE: 1"=150', DATED: 30 MAY 2002, WITH REVISIONS THRU 11/04/02, AND PREPARED BY THIS OFFICE. RECORDED: HCRD - PLAN No. 32541
- ALTA/ASBM LAND TITLE SURVEY UPDATE TAX MAP 11 LOT 150, 141-148 BURKE STREET NASHUA, NEW HAMPSHIRE, SCALE: 1"=80' DATED: AUG. 2005, BY OLD CONSULTING ENGINEERS, NOT RECORDED.
- PLAN OF LAND AND BUILDINGS LAND TO "IMP/CO" FROM PREVIOUS OWNERS SCALE: 1"=80' DATED FEBRUARY 5, 1984 PLAN NO. A80-0128-K, NOT RECORDED.
- SUBDIVISION PLAN IMPROVED MACHINERY, INC., BURKE STREET NASHUA NH. SCALE: 1"=100' DATED: JUNE 1973, BY A.E. MAYNARD. RECORDED: HCRD - 9727
- PLAN OF NASHUA LAND CO'S LAND, NASHUA NH. SCALE: 1"=100' DATED: MAY 11, 1889. RECORDED: HCRD - 444A
- PLAN OF LAND OF CHARLTON ONEIDA ESTATES. SCALE: 1"=40' DATED: JULY 23, 1889, BY ROLAND GIBBOURD. RECORDED: HCRD - 5028
- BOUNDARY PLAN BURKE, KING & WAVERLY STREETS NASHUA NH. SCALE: 1"=100' DATED: MARCH 6, 1995, BY MAYNARD AND PAGUETTE INC. RECORDED: HCRD - 32754
- SUBDIVISION PLAN 150 BURKE STREET NASHUA NH PREPARED FOR BUNDAL ELDERLY HOUSING, INC. SCALE: 1"=100' DATED: MARCH 18, 1995, BY HAYNER/SWANSON INC. RECORDED: HCRD - 27688



MAP 11 LOT 153
CITY OF NASHUA
P.O. BOX 2019
NASHUA, NH 03061-2019
BK 2336 PG 0049
ZONE: R-C, R-S, AND G
USE: LAND

MAP 11 LOT 150
NASHUA HOUSING AUTHORITY
40 EAST PEARL STREET, 1ST FLOOR
NASHUA, NH 03060
BK 1191 PG 0484
ZONE: R-C
USE: APARTMENTS



EASEMENTS, RIGHTS AND RESTRICTIONS:

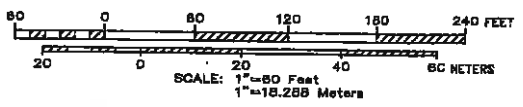
- FLOWAGE RIGHTS, AND OTHER RIGHTS AND EASEMENTS REFERENCED IN DEED OF ROBY AND SWART MANUFACTURING COMPANY TO AMERICAN BOX & LUMBER COMPANY, DATED MARCH 1, 1912, AND RECORDED H.C.R.D. BOOK 65, PAGE 152. THE FLOWAGE RIGHTS ARE IN FAVOR OF THE LOGS AND CANALS COMPANY OF LOWELL, MASSACHUSETTS. H.C.R.D. BOOK 65, PAGE 152.
- ACCESS RIGHTS TO THE PARCEL CONVEYED BY MALDEN LUMBER AND BOX COMPANY TO PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE BY DEED DATED JUNE 21, 1920, H.C.R.D. BOOK 1262, PAGE 477.
- SEWER AND UTILITY RIGHTS RESERVED BY THE CITY OF NASHUA IN ITS DEED TO IMPROVED PAPER MACHINERY CORPORATION, DATED DECEMBER 31, 1951, H.C.R.D. BOOK 1310, PAGE 317.
- POLE AND WIRE EASEMENTS, TRUNK SEWER PIPE LINE, RIGHTS AND RESTRICTIONS SET FORTH IN DEEDS OF BOSTON AND MAINE RAILROAD TO IMPROVED PAPER MACHINERY CORPORATION AND IMPROVED MACHINERY, INC. DATED APRIL 4, 1922, AND DECEMBER 20, 1922, H.C.R.D. BOOK 1317, PAGE 387 (SEE PLAN NO. 479) AND BOOK 1715, PAGE 8 (SEE PLAN NO. 2847) RESPECTIVELY.
- RIGHTS AND EASEMENTS REFERENCED IN DEED OF AMERICAN BOX AND LUMBER COMPANY TO NASHUA MILLING CORPORATION, DATED DECEMBER 24, 1940, H.C.R.D. BOOK 1014, PAGE 378.
- RIGHTS AND EASEMENTS GRANTED BY MALDEN LUMBER & BOX COMPANY TO PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE BY INSTRUMENT DATED JUNE 21, 1920, H.C.R.D. BOOK 1262, PAGE 480 (RUNS TO SUBSTATION 1285-477).
- LAYOUT OF THE SALMON BROOK SEWER INTERCEPTOR BY THE CITY OF NASHUA DATED MAY 24, 1960, RECORDED WITH SAID REGISTRY AT Y BOOK 1811, PAGE 387. REFERENCE IS ALSO MADE TO RESOLUTION RECORDED WITH SAID REGISTRY ON APRIL 18, 1953 AT BOOK 1262, PAGE 38. IT IS SPECIFICALLY NOTED THAT THE SEWER LINE RUNS UNDER THE BUILDING ON LOT 158 AND THAT IMPROVED MACHINERY, INC. EXECUTED A LETTER DATED OCTOBER 3, 1963 RELATIVE TO THEIR ASSUMPTION OF AN OBLIGATION TO REMOVE A PART OF THE FLOOR OF SAID BUILDING AT ITS OWN EXPENSE IN THE EVENT THE CITY OF NASHUA WISHES TO EXERCISE ITS RIGHTS. SAID LETTER IS RECORDED AT BOOK 1794, PAGE 454.
- RIPARIAN RIGHTS OF THE PUBLIC AND OTHERS IN AND TO SALMON BROOK AND RELATED BROOKS AND STREAMS, AND EDGEVILLE (CR. IMP/CO) POND.
- RIGHTS AND EASEMENTS GRANTED BY IMPROVED MACHINERY, INC. TO NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY AND PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE BY INSTRUMENT DATED NOVEMBER 19, 1951, H.C.R.D. BOOK 1716, PAGE 270. THE SKETCH REFERENCED IN THE INSTRUMENT IS NOT OF RECORD AND THE LOCATION OF SAID EASEMENT NOT DETERMINABLE WITHOUT THE SKETCH.
- RESOLUTION FOR THE LAYING OUT OF VARIOUS SEWER EASEMENTS BY THE CITY OF NASHUA DATED OCTOBER 12, 1973, H.C.R.D. BOOK 2286, PAGE 407.
- RIGHTS AND EASEMENTS GRANTED BY IMPROVED MACHINERY INCORPORATED TO PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE BY INSTRUMENT DATED DECEMBER 17, 1973, H.C.R.D. BOOK 2341, PAGE 726.
- RIGHTS AND EASEMENTS OF AND RELATING TO THE INTERCEPTOR SEWER LINE AND RIGHT AND EASEMENT OF PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE AS SET FORTH IN DEED OF THE CITY OF NASHUA TO IMPROVED MACHINERY, INC. DATED JUNE 14, 1953, H.C.R.D. BOOK 1794, PAGE 274.
- SEWER RIGHTS AND EASEMENTS OF THE CITY OF NASHUA AND PUBLIC UTILITY EASEMENTS FOR ANY PUBLIC UTILITY RESULTING FROM GRANTS BY THE BOARD OF ALDERMAN FOR THE CITY OF NASHUA, DATED NOVEMBER 14, 1973, DECEMBER 10, 1983, AND JULY 4, 1994, CONCERNING THE PETITION FOR ACCEPTANCE AND DISCONTINUANCE OF A PORTION OF BURKE STREET, THE PETITION FOR DISCONTINUANCE OF PART OF BURKE STREET AND EDGEVILLE STREET, AND PETITION FOR DISCONTINUANCE OF END OF BURKE STREET, RESPECTIVELY.
- DECLARATION OF COVENANTS AND EASEMENTS FOR BURKE STREET INDUSTRIAL PARK OWNERS ASSOCIATION DATED DECEMBER 21, 2000, RECORDED AT H.C.R.D. BOOK 6720, PAGE 797, AS AFFECTED BY AN AMENDED AND RESTATED DECLARATION OF COVENANTS AND EASEMENTS FOR BURKE STREET INDUSTRIAL PARK OWNERS ASSOCIATION DATED OCTOBER 24, 2002, RECORDED AT BOOK 6725, PAGE 2446 AND FURTHER AMENDED BY BOOK 6725 PAGE 2483.
- NOTIFICATION OF GROUNDWATER MANAGEMENT PERMIT FILED BY INGERBOLL-RAND RELATIVE TO PROPERTY OF GLWAMP/CO-JONES, WHICH NOTICE WAS RECORDED MAY 18, 2002 AT BOOK 6834, PAGE 824.
- ACTIVITY AND USE RESTRICTION AREA "C" AS NOTED ON H.C.R.D. PLAN No. 32541 (BOOK 7133 PAGE 889 & BOOK 7188 PAGE 1007).
- SPRINT COMMUNICATIONS EASEMENT BY COURT ORDER, LOCATED ALONG THE RAILROAD AND ALLOWING FOR ACCESS FOR CONSTRUCTION AND MAINTENANCE OVER THE SUBJECT PROPERTY. H.C.R.D. BOOK 6834 PAGE 2369.



No.	DATE	REVISION	BY

SUBDIVISION PLAN
(MAP 11, LOT 158)
141-143 BURKE STREET
NASHUA, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:
CITY OF NASHUA
P.O. BOX 2019 - 228 MAIN STREET NASHUA, NEW HAMPSHIRE 03061-2019 (603) 589-3075



19 APRIL 2019

HSI Hayner/Swanson, Inc.
Civil Engineers/Land Surveyors
3 Congress Street
Nashua, NH 03063
(603) 883-2057
131 Middleton Turnpike
Suffington, MA 01803
(781) 303-1501
www.hayner-swanson.com

NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Linda McGhee, Deputy Planning Manager/Development
FOR: June 6, 2019
RE: **New Business #2 - Subdivision Plan**

I. Project Statistics:

Owners: Brian H. Law and Anneliesa B. Law
Proposal: Lot line relocation plan
Location: 27 Webster Street & 78 Concord Street
Total Site Area: 64,885 sf
Existing Zoning: RA-Urban Residence
Surrounding Uses: Residential

II. Background Information:

The single family residence located at 27 Webster Street was built in 1993. The single family home located at 78 Concord Street was built about 1894 and is in the Historic District.

III. Project Description:

The purpose of this plan is to transfer 18,150 sf from Lot 125 to Lot 98. The minimum lot area in the RA zone is 7,500 sf and both lots exceed the minimum requirements. There are no changes being proposed with the lot line relocation. One waiver has been requested (see attached letter from Maynard & Paquette dated May 28, 2019). The applicant has requested a waiver from the requirement to provide an existing conditions plan.

City Staff reviewed the plans; there are no outstanding issues that need to be addressed.

Staff Recommendations and Findings:

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

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

ABUTTERS

Lot 98/Sheet 65
Brian H. & Anneliesa Law
78 Concord Street
Nashua, NH 03064-1961
Acct. No. 25774
Bk. 6229/Pg. 583

Lot 236/Sheet 65
Kelley A. Paquin
4 Lynde Street
Nashua, NH 03064
Acct. No. 49448
Bk. 8071/Pg. 59

Lot 125/Sheet 65
Brian H. & Anneliesa Law
78 Concord Street
Nashua, NH 03064-1961
Acct. No. 6268
Bk. 9154/Pg. 1267

Maynard & Paquette Eng. Assoc., LLC
31 Quincy Street
Nashua, NH 03060

Lot 29/Sheet 47
Dmitry Zhivotovskiy & Sharon Lynn Bradley
75 Concord Street
Nashua, NH 03064-1980
Acct. No. 3164
Bk. 8941/Pg. 969

Lot 395/Sheet 47
Nancy L. Garceau Trust
Nancy L. Garceau Trustee
77 Concord Street
Nashua, NH 03064-0000
Acct. No. 49442
Bk. 6873/Pg. 2633

Lot 63/Sheet 65
Barbara R. Bishop Rev. Trust of 2017
Barbara R. Bishop & John E. Bishop Trustees
15 Stark Street
Nashua, NH 03064-6224
Acct. No. 34516
Bk. 9019/Pg. 1839

Lot 97/Sheet 65
74 Concord Street LLC
39 Trigate Road
Hudson, NH 03051
Acct. No. 6980
Bk. 8759/Pg. 2419

Lot 99/Sheet 65
James & Carolyn Martelloro
80 Concord Street
Nashua, NH 03064-1961
Acct. No. 24436
Bk. 6257/Pg. 625

Lot 122/Sheet 65
Gregory P. & Katherine H. Cardin
22 Henry Drive
Hudson, NH 03051
Acct. No. 34428
Bk. 8281/Pg. 1105

Lot 123/Sheet 65
Nathan L. & Meredith Mazerolle
9 Stark Street
Nashua, NH 03064-2148
Acct. No. 10364
Bk. 6722/Pg. 398

Lot 124/Sheet 65
Alexander & Pamela Regnery
11 Stark Street
Nashua, NH 03064
Acct. No. 9608
Bk. 8996/Pg. 2399

Lot 135/Sheet 65
Robert H. & Tara C. Canaway
4 Elliot Street
Nashua, NH 03064-6213
Acct. No. 47984
Bk. 9053/Pg. 786

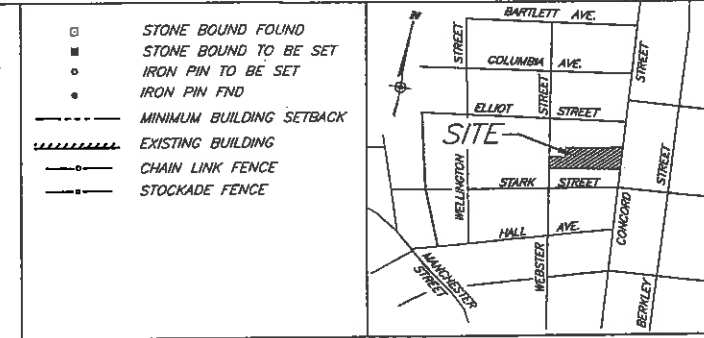
Lot 136/Sheet 65
Paul L. & Alice C. Intracaso
29 Webster Street
Nashua, NH 03064-2156
Acct. No. 47981
Bk. 6671/Pg. 2091

Lot 137/Sheet 65
Sandra L. Tally
31 Webster Street
Nashua, NH 03064-2156
Acct. No. 47982
Bk. 7876/Pg. 2979

Lot 151/Sheet 65
Eric A. & Cindy Turner
3 Stark Street
Nashua, NH 03064-2148
Acct. No. 15410
Bk. 7117/Pg. 817

PLAN REFERENCES:

1) LOT LINE RELOCATION PLAN LOTS 125, 132, 135, 136 & 137 / MAP 65, WEBSTER & ELLIOT STREET NASHUA, NH PREPARED FOR ESTATE OF EDITH CARTER, DATED JAN. 21, 1993 BY MAYNARD & PAQUETTE, INC. FILED HC RD AS PLAN No. 26274.



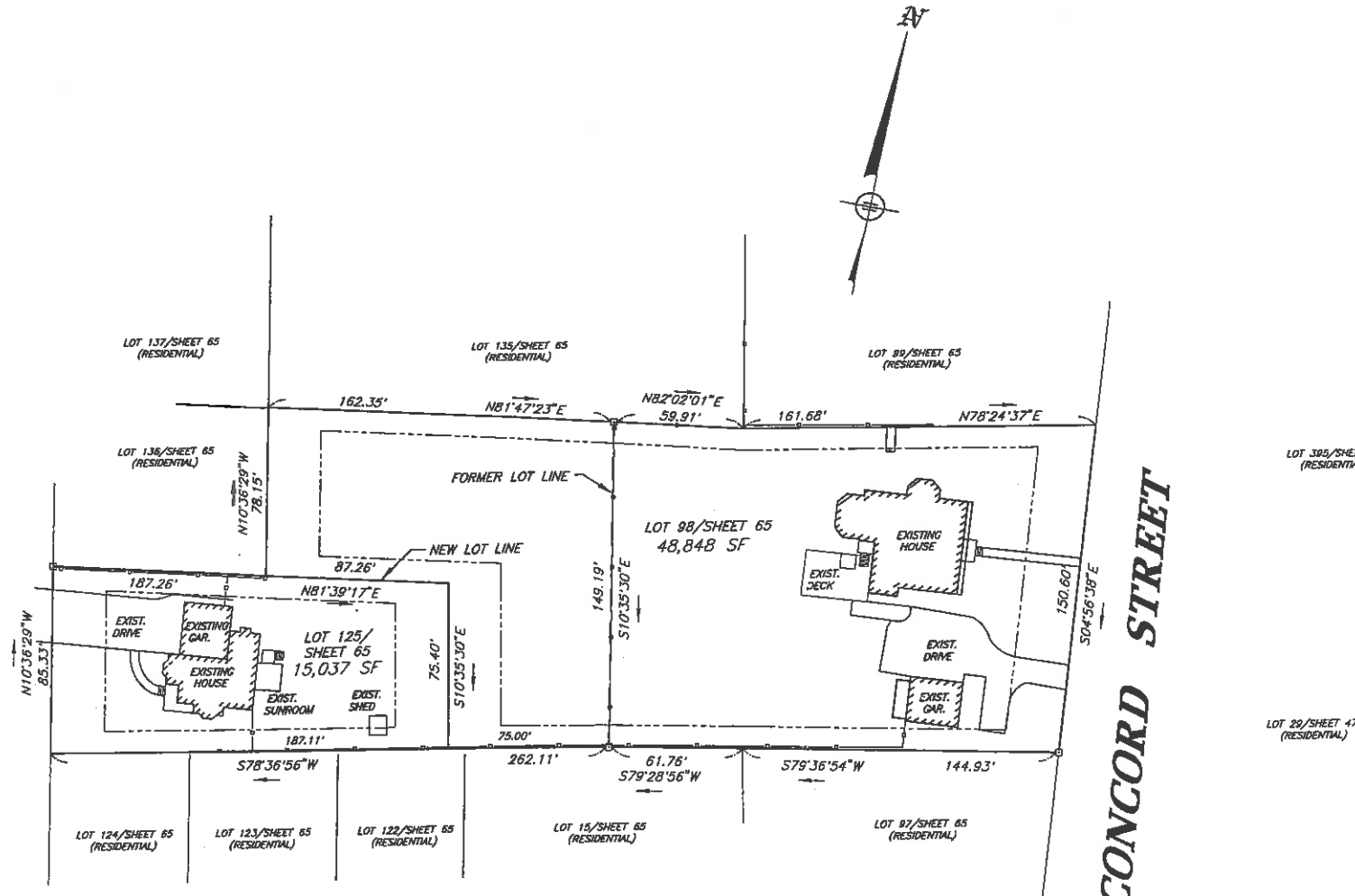
LEGEND

NOTES:

- PRESENT ZONING: "RA" RESIDENTIAL
- TOTAL LOT AREA: 64,885 SF OR 1.490 AC.
- EXISTING USE: RESIDENTIAL
- PROPOSED USE: RESIDENTIAL
- THE PURPOSE OF THIS PLAN IS TO RELOCATE THE LOT LINE FOR LOT 98 AND 125. NO NEW BUILDING LOT WILL BE CREATED.
- AREAS OF EXCHANGE:

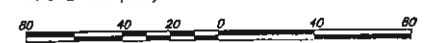
LOT	OLD AREA	NEW AREA	AREA OF EXCHANGE
98	31,698 SF	48,848 SF	+18,150 SF
125	33,187 SF	15,037 SF	-18,150 SF
	64,885 SF	64,885 SF	0 SF
- DIMENSIONAL REQUIREMENTS:

SINGLE FAMILY - "RA"	LOT 98	LOT 125
MINIMUM LOT AREA - 7,500 SF	15,037 SF	48,848 SF
FRONT YARD SETBACK - 25 FEET	46.8 FT.	51.6' FT.
SIDE YARD SETBACK - 10 FEET	10.9 FT.	13.5 FT.
REAR YARD SETBACK - 25 FEET	205.7 FT.	78.3 FT.
MIN. OPEN SPACE - 50% MIN.	88%	75% MIN.
MIN. LOT WIDTH - 75 FEET	150.06 FT.	84.00 FT.
MIN. LOT DEPTH - 90 FEET	330 FT.	187 FT.
MIN. LOT FRONTAGE - 60 FEET	150.60 FT.	85.33 FT.
- LOT IS SERVED BY MUNICIPAL SEWER AND PENNICHUCK WATER WORKS.
- PLAN COMPLIES WITH MINIMUM REQUIREMENTS.
- THE SITE IS LOCATED WITHIN ZONE X, OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN, PER F.I.R.M. COMMUNITY MAP NUMBER 3301100514E, EFFECTIVE DATE: APRIL 24, 2011
- SHEET 1 TO BE RECORDED AT THE H.C.R.D.
- PARKING REQUIRED: 2 SPACES PER LOT
PARKING PROVIDED: 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.
- THERE ARE NO WETLANDS ON THE SITE.
- EXISTING LOTS OF RECORD AND NO NEW LOTS BEING CREATED THUS NO SIDEWALK REQUIRED.



LOT LINE RELOCATION PLAN SHEET 65 / LOTS 98 & 125
27 WEBSTER STREET & 78 CONCORD STREET
NASHUA, NEW HAMPSHIRE

PREPARED FOR:
OWNERS:
SHEET 65 / LOT 98 & 125
BRIAN H. LAW AND ANNELIESA B. LAW
78 CONCORD STREET
NASHUA, NH 03064
PHONE NO. (603) 759-7724



SCALE: 1"=40' DATE: MARCH 15, 2019

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

APPROVED BY THE CITY OF NASHUA PLANNING BOARD	
SECRETARY	DATE
CHAIRMAN	DATE

[Signature]
BRIAN H. LAW
DATE: 4/10/19

[Signature]
ANNELIESA B. LAW
DATE: 4/10/19

I CERTIFY THAT THIS PLAN WAS PREPARED FROM BOUNDARY INFORMATION SHOWN ON PLAN REFERENCE 1 AND A FIELD SURVEY MADE ON THE GROUND IN FEBRUARY 2019 HAVING A MAXIMUM ERROR OF CLOSURE OF 1:10,000.

JWY	JWY		739 / 34		D	12624
DESIGNED	DRAFTED	CHECKED	APPROVED	BOOK & PAGE	REVISION	SIZE

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 ELECTRONIC COPY OF THIS PLAN/PRINT WITHOUT WRITTEN PERMISSION.
 DWG. NO. 1
 OF 1
 CAD:12624\12624.LLR Mod: Apr 10 06: 48: 53 2019 .JY