SPECIAL BOARD OF ALDERMEN

JUNE 24, 2020

7:00 PM Meeting is being conducted remotely in accordance with Governor's Emergency Order #12 pursuant to Executive Order 2020-04

To access Webex:
https://nashuanh.webex.com/nashuanh/j.php?MTID=meb45d5452e76337c9b2061a9273e49a8

Meeting number/access code: 717 730 926 - Password: Nj7u9eJcWd3

To join by phone: 1-408-418-9388 - Meeting number/access code: 717 730 926

If for some reason you cannot connect to Webex, please contact us at (603) 821-2049 and they will help you with connectivity. The public may also view the meeting via Channel 16.

PRESIDENT LORI WILSHIRE CALLS ASSEMBLY TO ORDER

PRAYER OFFERED BY CITY CLERK SUSAN K. LOVERING

PLEDGE TO THE FLAG LED BY ALDERMAN JAN SCHMIDT

ROLL CALL

PUBLIC HEARINGS

STREET DISCONTINUANCE – PORTION OF PALM STREET

Testimony in Favor

Testimony in Opposition

Testimony in Favor

Testimony in Opposition

STREET RE-NUMBER PETITION
(26 ALMONT STREET, 28 ALMONT STREET AND TAX MAP 103, LOT 103 ALMONT STREET)

Testimony in Favor

Testimony in Opposition

Testimony in Favor

Testimony in Opposition

RENOVATIONS TO TRANSIT CENTER PLAZA LOCATED AT 30 ELM STREET BEHIND CITY HALL. RENOVATIONS WILL INCLUDE UPDATES TO THE PLAZA, TRANSIT CENTER BUILDING, AND BUS PLATFORM

Testimony in Favor

Testimony in Opposition

Testimony in Favor

Testimony in Opposition

ADJOURNMENT

Maynard & Paquette
Engineering Associates,LLC
Consulting Engineers and Land Surveyors
31 Quincy Street, Nashua, NH 03060
Phone (603)883-8433 Fax (603)883-7227
mpeallc@aol.com

January 9, 2020

Lori Wilshire, President
Nashua Board of Aldermen
City Hall
229 Main Street
Nashua, NH 03060

Palm Street Discontinuance
Nashua, NH (J-11,134)

Dear Aldermen:

Enclosed herewith is a packet of materials with regard to some proposed new parking, a new public access way to Ash Street from Palm Street dead end and two multifamily buildings, which also includes a small discontinuance of the southerly dead end of Palm Street. The small discontinuance would permit several developments that would significantly benefit this immediate neighborhood and the City overall.

The benefits to the discontinuance of the end of Palm Street include:

1 – Elimination of the Palm Street dead end. Currently public works vehicles (plows, trash trucks, fire engines, etc.) and the general public have no place to legally turn around to exit Palm Street back onto Lovewell Street. As indicated on the Plans, a two-way access to/from the end of Palm Street to Ash Street would be possible. This would provide a significant public safety enhancement and a second access for emergency vehicles should a portion of Palm Street be blocked.

2 – With the discontinuance, it would now allow two new multifamily buildings and 18 new residential units to be developed for downtown Nashua.

3 – The lack of parking in the Tree Streets area is a significant concern. In addition to parking for the proposed new units, some parking can be provided for other buildings and units on Palm Street. Currently parking on this section of Palm Street is haphazard and irregular.

4 – This section of Palm Street backs up to a large parking lot associated with numerous businesses occupying the old mill building on Lake Street. The new proposed apartment buildings would tend to enhance property values at this section of Palm Street.

In conclusion, we suggest that this proposed small street discontinuance would be a significant benefit to not only the Proponent/property owner but to all concerned parties such as the City, Palm Street neighborhood, etc.

The Boards favorable consideration of this proposed discontinuance would be greatly appreciated.

Very Truly Yours,

Maynard & Paquette
Engineering Associates, LLC

Richard A. Maynard, PE
On behalf of Corriveau Revocable Trust
and Palms Edge, LLC

Encl.

CC: w/encl
Peter Kolhami – Dep. City Engineer
Sarah Marchant – Community Dev.
Timothy Cummings – Community Dev.

Corriveau Trust/Palms Edge LLC

PETITION
FOR
STREET DISCONTINUANCE

TO THE HONORABLE BOARD OF ALDERMEN OF THE CITY OF NASHUA:

Pursuant to the Nashua Revised Ordinances, Chapter 285, Article III, Sections 23-25, the undersigned requests that the following described portion of:

Palm Street

---

be discontinued from public dedication or use:

Beginning at a point in the west line of Palm Street at the north west corner of the within described parcel, said point also being the northeast corner of Lot 35 Sheet 99, thence;

1. N 88°-18'-38" E a distance of forty and 00/100 feet (40.00) to a point in the east line of Palm Street, thence;
2. S 01°-41'-22" E a distance of fifteen and 38/100 feet (15.38') to a point at the southeast terminus of Palm Street, thence;
3. By a curve to the left having a radius of 1935 feet a distance of seventy and 33/100 feet (70.33') to a point at the southwest corner of Palm Street, thence;
4. N 01°-41'-22" W a distance of seventy three and 22/100 (73.22") to the point of beginning.

Said discontinuance of Palm Street is shown on a plan titled "Street Discontinuance Plan Palm Street adjacent to Sheet 99/Lot 35, 137 Palm Street, Nashua, New Hampshire" Prepared For Theresa Corriveau Revocable Trust, and Palms Edge, LLC, dated November 27. 2019, Prepared by Maynard & Paquette Engineering Associates, LLC.

5.
PETITION/STREET DISCONTINUANCE:

The street discontinuance is being petitioned by: BRIAN CORRIVEAU

603 880-9988
Telephone Number

CORRIVEAU REALTY TRUST
Petitioner

1/10/2020
Date

17 MARSHALL ST, NASHUA 03060
Address

The petitioner has submitted a reproducible plan of the proposed street discontinuance showing the abutting owners, the location of the new proposed property lines, any existing utilities and the new bounds to be set.

Plan and Petition received _____ CITY CLERK 1/30/2020 DATE

The foregoing petition ( ) is ( ) is not Recommended for approval:

CITY ENGINEER DATE

The foregoing petition ( ) is ( ) is not recommended for approval:

CHAIRMAN, NASHUA PLANNING BOARD DATE

Petition introduced at Board of Aldermen Meeting _____
DATE

Public Hearing conducted by the Committee on Infrastructure:

DATE TIME PLACE

In accordance with Chapter 285, Article III, Sections 23-25, the foregoing petition was granted, conditional on the petitioner's recording the plan in the Hillsborough County Registry of Deeds, by the Board of Aldermen and Mayor on _____.
DATE

Attest: _____ DATE _____ CITY CLERK

Abutters List
Palm Street & Ash Street
Lots 31, 35 & 69/Sheet 99
(J-11134)

Lot 69/Sheet 99
Palms Edge LLC
P.O. Box 94
Hollis, NH 03049

Lots 29, 31, 35 & 36/Sheet 99
Theresa Corriveau Revocable Trust
3 Dawn Street
Nashua, NH 03064-1924

Lot 30/Sheet 99
Lake Street Business Condo's
c/o Joe Valente
163 Main Street – Suite 201
Salem, NH 03079

Lot 62/Sheet 99
Matthew F. Gerlach
19 Old Runnells Bridge Road
Hollis, NH 03049

Lot 3/Sheet 99
117 Vine Street, LLC
117 Vine Street
Nashua, NH 03060

Lot 58/Sheet 99
Manuel & Helena A. Corga
15 Nevada Street
Nashua, NH 03060-4530

Lot 7/Sheet 99
Jennifer Snow
114 ½ Ash Street
Nashua, NH 03060

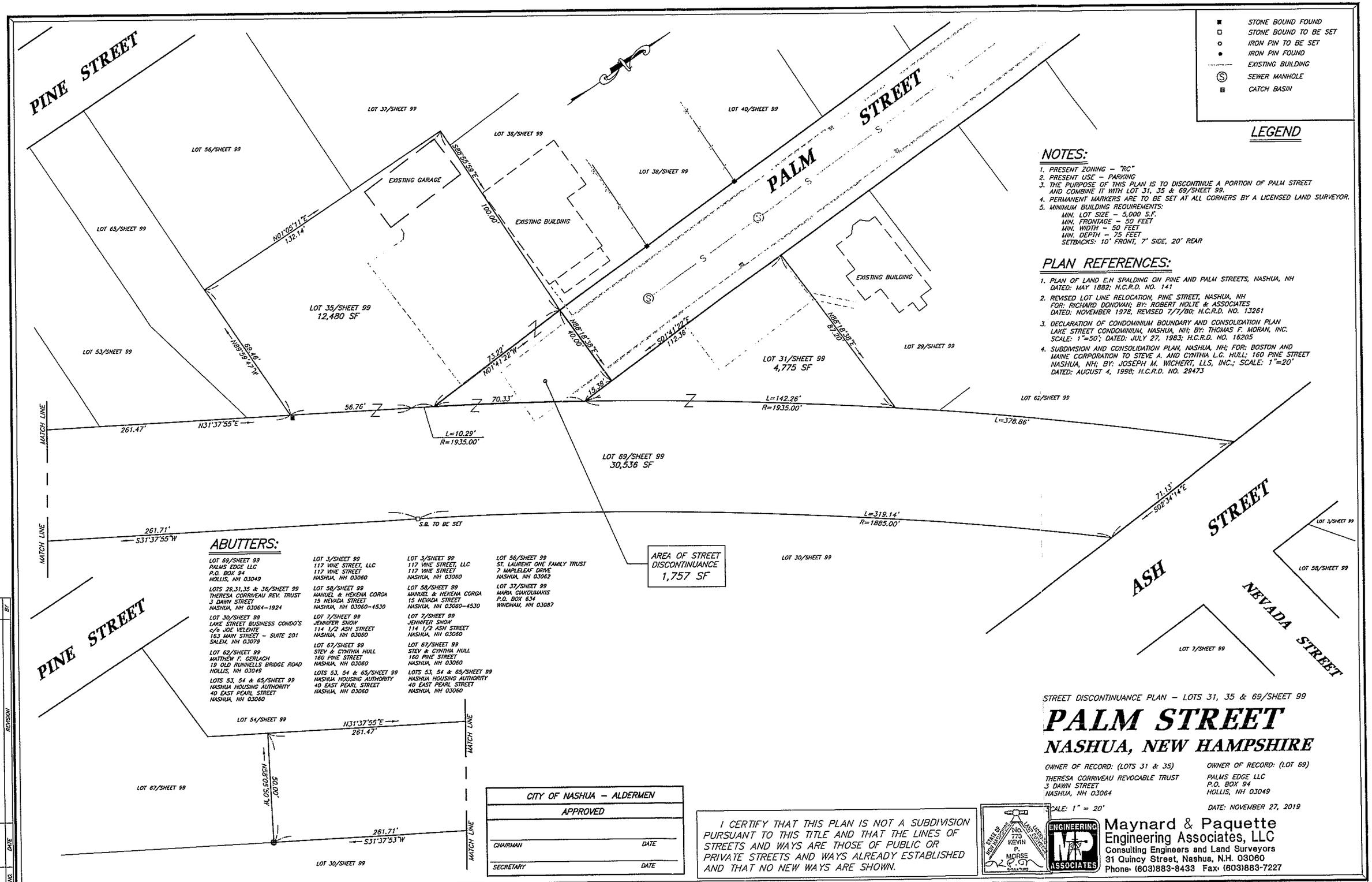
Lot 67/Sheet 99
Steve & Cynthia Hull
160 Pine Street
Nashua, NH 03060

Lots 53, 54 & 65/Sheet 99
Nashua Housing Authority
40 East Pearl Street – 1st Floor
Nashua, NH 03060

Lot 56/Sheet 99
St. Laurent One Family Trust
7 Mapleleaf Drive
Nashua, NH 03062

Lot 37/Sheet 99
Maria Giakoumakis
P.O. Box 634
Windham, NH 03087

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



LEGEND

- STONE BOUND FOUND
- STONE BOUND TO BE SET
- IRON PIN TO BE SET
- IRON PIN FOUND
- EXISTING BUILDING
- SEWER MANHOLE
- CATCH BASIN

NOTES:

1. PRESENT ZONING – "RC"
2. PRESENT USE – PARKING
3. THE PURPOSE OF THIS PLAN IS TO DISCONTINUE A PORTION OF PALM STREET AND COMBINE IT WITH LOT 31, 35 & 69/SHEET 99.
4. PERMANENT MARKERS ARE TO BE SET AT ALL CORNERS BY A LICENSED LAND SURVEYOR.
5. MINIMUM BUILDING REQUIREMENTS:
   - MIN. LOT SIZE – 5,000 S.F.
   - MIN. FRONTAGE – 50 FEET
   - MIN. WIDTH – 50 FEET
   - MIN. DEPTH – 75 FEET
   - SETBACKS: 10' FRONT, 7' SIDE, 20' REAR

PLAN REFERENCES:

1. PLAN OF LAND E.H SPALDING ON PINE AND PALM STREETS, NASHUA, NH DATED: MAY 1882; H.C.R.D. NO. 141
2. REVISED LOT LINE RELOCATION, PINE STREET, NASHUA, NH FOR: RICHARD DONOVAN; BY: ROBERT NOLTE & ASSOCIATES DATED: NOVEMBER 1978, REVISED 7/7/80; H.C.R.D. NO. 13261
3. DECLARATION OF CONDOMINIUM BOUNDARY AND CONSOLIDATION PLAN LAKE STREET CONDOMINIUM, NASHUA, NH; BY: THOMAS F. MORAN, INC. SCALE: 1"=50'; DATED: JULY 27, 1983; H.C.R.D. NO. 16205
4. SUBDIVISION AND CONSOLIDATION PLAN, NASHUA, NH; FOR: BOSTON AND MAINE CORPORATION TO STEVE A. AND CYNTHIA L.G. HULL; 160 PINE STREET NASHUA, NH; BY: JOSEPH M. WICHERT, LLS, INC.; SCALE: 1"=20' DATED: AUGUST 4, 1998; H.C.R.D. NO. 29473

ABUTTERS:

LOT 69/SHEET 99
PALMS EDGE LLC
P.O. BOX 94
HOLLIS, NH 03049

LOTS 29,31,35 & 36/SHEET 99
THERESA CORRIVEAU REV. TRUST
3 DAWN STREET
NASHUA, NH 03064–1924

LOT 30/SHEET 99
LAKE STREET BUSINESS CONDO'S
c/o JOE VELENTE
163 MAIN STREET – SUITE 201
SALEM, NH 03079

LOT 62/SHEET 99
MATTHEW F. GERLACH
19 OLD RUNNELLS BRIDGE ROAD
HOLLIS, NH 03049

LOTS 53, 54 & 65/SHEET 99
NASHUA HOUSING AUTHORITY
40 EAST PEARL STREET
NASHUA, NH 03060

LOT 3/SHEET 99
117 VINE STREET, LLC
117 VINE STREET
NASHUA, NH 03060

LOT 58/SHEET 99
MANUEL & HEKENA CORGA
15 NEVADA STREET
NASHUA, NH 03060–4530

LOT 7/SHEET 99
JENNIFER SNOW
114 1/2 ASH STREET
NASHUA, NH 03060

LOT 67/SHEET 99
STEV & CYNTHIA HULL
160 PINE STREET
NASHUA, NH 03060

LOTS 53, 54 & 65/SHEET 99
NASHUA HOUSING AUTHORITY
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LOTS 53, 54 & 65/SHEET 99
NASHUA HOUSING AUTHORITY
40 EAST PEARL STREET
NASHUA, NH 03060

LOT 56/SHEET 99
ST. LAURENT ONE FAMILY TRUST
7 MAPLELEAF DRIVE
NASHUA, NH 03062

LOT 37/SHEET 99
MARIA GIAKOUMAKIS
P.O. BOX 634
WINDHAM, NH 03087

CITY OF NASHUA – ALDERMEN
APPROVED
CHAIRMAN DATE
SECRETARY DATE

I CERTIFY THAT THIS PLAN IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS ARE THOSE OF PUBLIC OR PRIVATE STREETS AND WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR NO. 773 KEVIN P. MORSE SIGNATURE

STREET DISCONTINUANCE PLAN – LOTS 31, 35 & 69/SHEET 99

PALM STREET
NASHUA, NEW HAMPSHIRE

OWNER OF RECORD: (LOTS 31 & 35)
THERESA CORRIVEAU REVOCABLE TRUST
3 DAWN STREET
NASHUA, NH 03064

OWNER OF RECORD: (LOT 69)
PALMS EDGE LLC
P.O. BOX 94
HOLLIS, NH 03049

SCALE: 1" = 20'

DATE: NOVEMBER 27, 2019

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

DESIGNED	DRAFTED	CHECKED	APPROVED	BOOK & PAGE	REVISION	SIZE	JOB NUMBER
KPM	APB					D	11134

DWG. No. 1 OF 1

NO.	DATE	REVISION	BY

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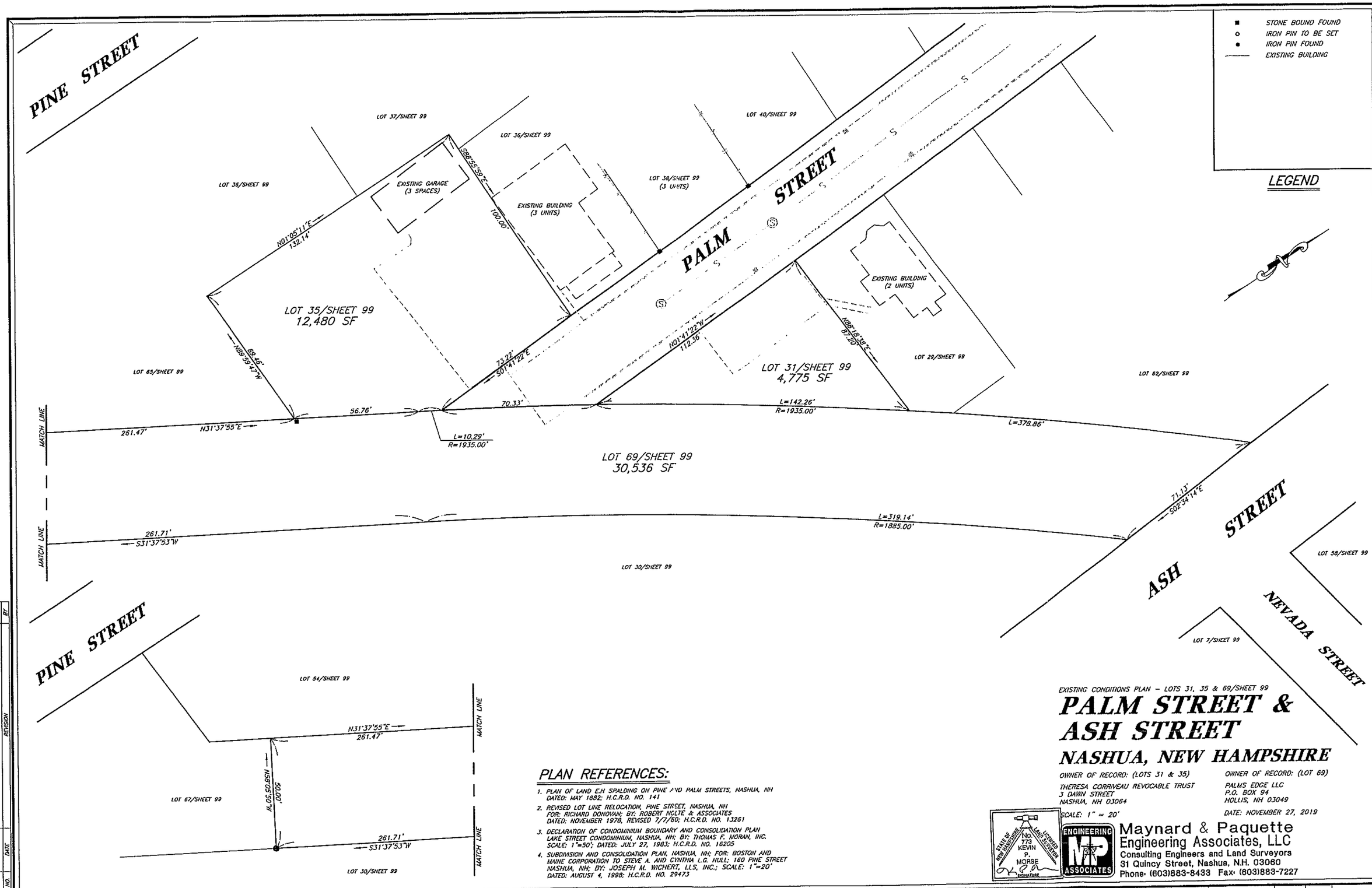
MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, LLC



PLAN REFERENCES:

1. PLAN OF LAND E.H SPALDING ON PINE AND PALM STREETS, NASHUA, NH DATED: MAY 1882; H.C.R.D. NO. 141
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THERESA CORRIVEAU REVOCABLE TRUST
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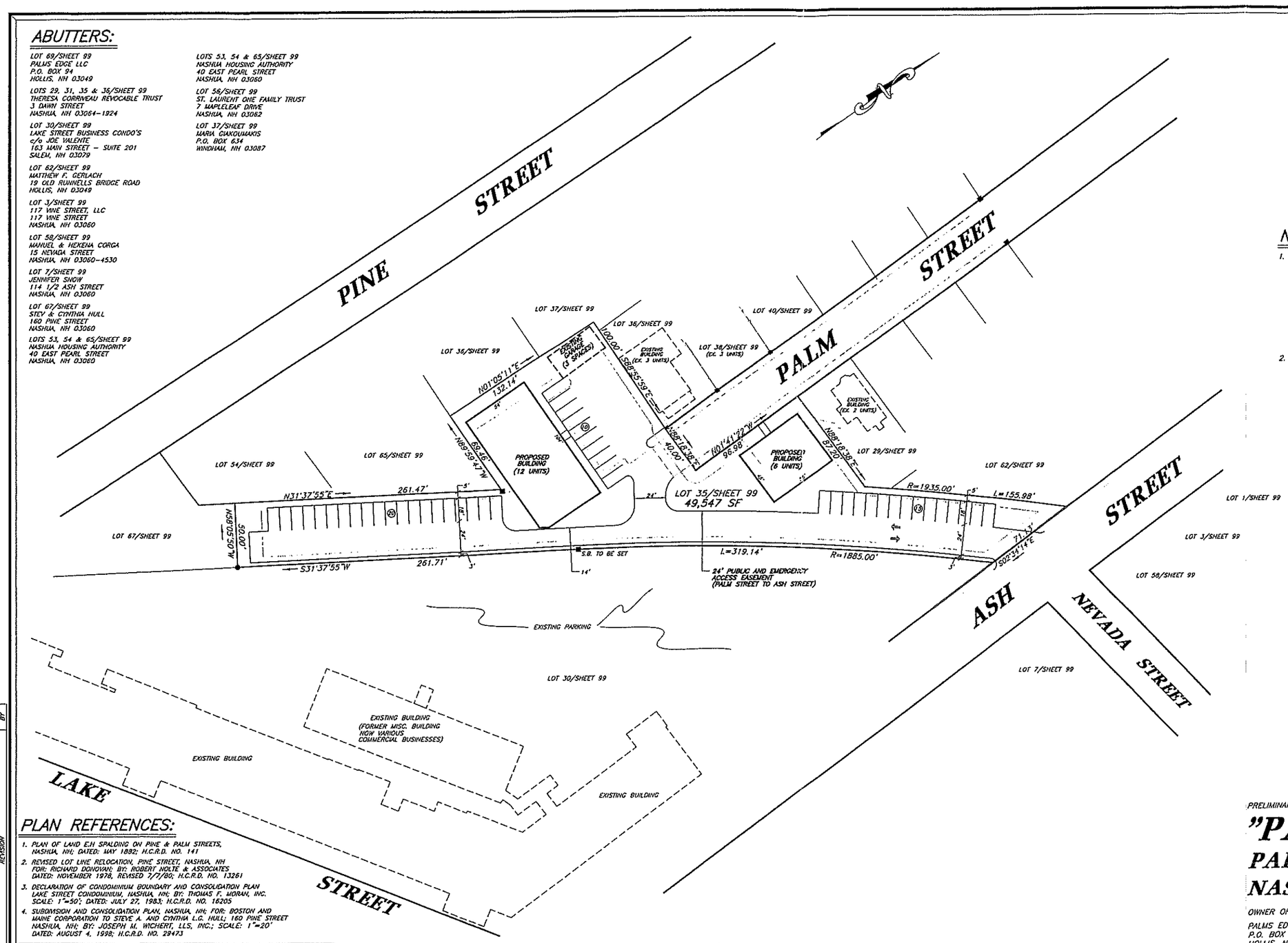

LEGEND

- ■ STONE BOUND FOUND
- □ STONE BOUND TO BE SET
- ○ IRON PIN TO BE SET
- ● IRON PIN FOUND
- - - - - EXISTING BUILDING

NOTES:

1. DIMENSIONAL REQUIREMENTS: (ZONE: "RC")
   - LOT DENSITY: 12.5 (3,484 sf)
   - LOT AREA: 5,000 SF
   - MIN. LOT WIDTH: 50 FEET
   - MIN. LOT FRONTAGE: 50 FEET
   - MIN. LOT DEPTH: 75 FEET
   - MIN. YARD SETBACKS:
     - FRONT: 10 FEET
     - SIDE: 7 FEET
     - REAR: 20 FEET
2. PARKING FOR LOTS 35 (2 BUILDINGS) AND ADJACENT LOTS 29, 36 & 38
   - MIN. PARKING REQUIRED - 1.5 SP/UNIT
     - LOT 35 - 18 UNITS @ 1.5 SP/UNIT = 27 SPACES
     - LOT 29 - 2 UNITS @ 1.5 SP/UNIT = 3 SPACES
     - LOT 36 - 3 UNITS @ 1.5 SP/UNIT = 4.5 SPACES
     - LOT 38 - 3 UNITS @ 1.5 SP/UNIT = 4.5 SPACES
   - TOTAL SPACES REQUIRED - 39 SPACES MIN.
   - TOTAL SPACES PROVIDED - 48 SPACES

PLAN REFERENCES:

1. PLAN OF LAND E.H SPALDING ON PINE & PALM STREETS, NASHUA, NH; DATED: MAY 1892; H.C.R.D. NO. 141
2. REVISED LOT LINE RELOCATION, PINE STREET, NASHUA, NH FOR: RICHARD DONOVAN; BY: ROBERT NOLTE & ASSOCIATES DATED: NOVEMBER 1978, REVISED 7/7/80; H.C.R.D. NO. 13261
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4. SUBDIVISION AND CONSOLIDATION PLAN, NASHUA, NH; FOR: BOSTON AND MAINE CORPORATION TO STEVE A. AND CYNTHIA L.G. HULL; 160 PINE STREET NASHUA, NH; BY: JOSEPH M. WICHERT, LLS, INC.; SCALE: 1"=20' DATED: AUGUST 4, 1998; H.C.R.D. NO. 29473

APPROVED BY THE CITY OF NASHUA PLANNING BOARD

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

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.

PALMS EDGE LLC _____ DATE _____

I CERTIFY THAT THIS PLAN WAS PREPARED FROM BOUNDARY INFORMATION SHOWN ON PLAN REFERENCES 1 - 4 AND A FIELD SURVEY LAST MADE ON THE GROUND IN SEPTEMBER, 2019 HAVING A MAXIMUM ERROR OF CLOSURE OF 1:10,000.

STATE OF NEW HAMPSHIRE No. 773 KEVIN P. MORSE LICENSED LAND SURVEYOR

PRELIMINARY SITE PLAN - LOT 35/SHEET 99

"PALMS EDGE"

PALM STREET & ASH STREET
NASHUA, NEW HAMPSHIRE

OWNER OF RECORD:
PALMS EDGE LLC
P.O. BOX 94
HOLLIS, NH 03064

SCALE: 1" = 40'

DATE: NOVEMBER 27, 2019

Maynard & Paquette
Engineering Associates, LLC
Consulting Engineers and Land Surveyors
31 Quincy Street, Nashua, N.H. 03060
Phone: (603)883-8433 Fax: (603)883-7227

NO.	DATE	REVISION	BY

DESIGNED	DRAFTED	CHECKED	APPROVED	BOOK & PAGE	REVISION	SIZE	JOB NUMBER
KPM	APB					D	11134

DWG. NO. 1 OF 1

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MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, LLC

October 11, 2019

City of Nashua – Board of Aldermen
229 Main Street
Nashua, NH 03060

Re: Petition for Street Number Assignment for – Tax Map 103 Lot 103, Almont Street

Dear Board of Aldermen,

My name is Marcelo Borges d/b/a GIMAK Properties, LLC the current owner of Tax Map 103 Lot 103 located on Almont Street. I was directed by Fire Marshall Adam Pouliot to contact the Board of Aldermen to seek resolution in assigning Tax Map 103 Lot 103 an official street address.

Currently, Tax Map 103 Lot 103 is a vacant lot with the exception of a small shed (to be razed) located toward the rear of the property. The property abutting my property to the North, along Almont Street (Tax Map 103 Lot 101), has a street address of #28. The property abutting my property to the South, along Almont Street (Tax Map 103 Lot 105), has a street address of #30. Per the Zoning Department, Tax Map 103 Lot 103 meets all the requirements to build a house on the vacant lot. The NH E911 standards requires sequential whole numbering of lots be assigned to new construction. Tax Map 103 Lot 103 was not given a numbered street address and to comply, I need a street number assigned.

The Fire Marshall recommended I contact the property owners along Almont Street to see if they would be willing to change their street address. The only way to avoid this is petition is if the Owner's at #28 and #26 Almont Street are willing to change their address to #26(28) and #24(26) allowing my lot to be sequential at #28 Almont Street. After a letter and several discussions, the owners are not willing to change their addresses. Therefor, I petition the Board of Aldermen for resolution to this matter.

Property owners involved: 103-101, #28 Almont Street Laura A. & Frank A. Carson (account number 35630) – 103-197, #26 Almont Street Matthew S. Dusenberry & Sarah M. Provencher (account number 10442).

Very truly yours,
Marcelo Borges

GIMAK Properties, LLC
7 Jenny Hill Road
Nashua, NH 03064

KATHRYN A. POLISENO
NOTARY PUBLIC
State of New Hampshire
My Commission Expires
September 7, 2021

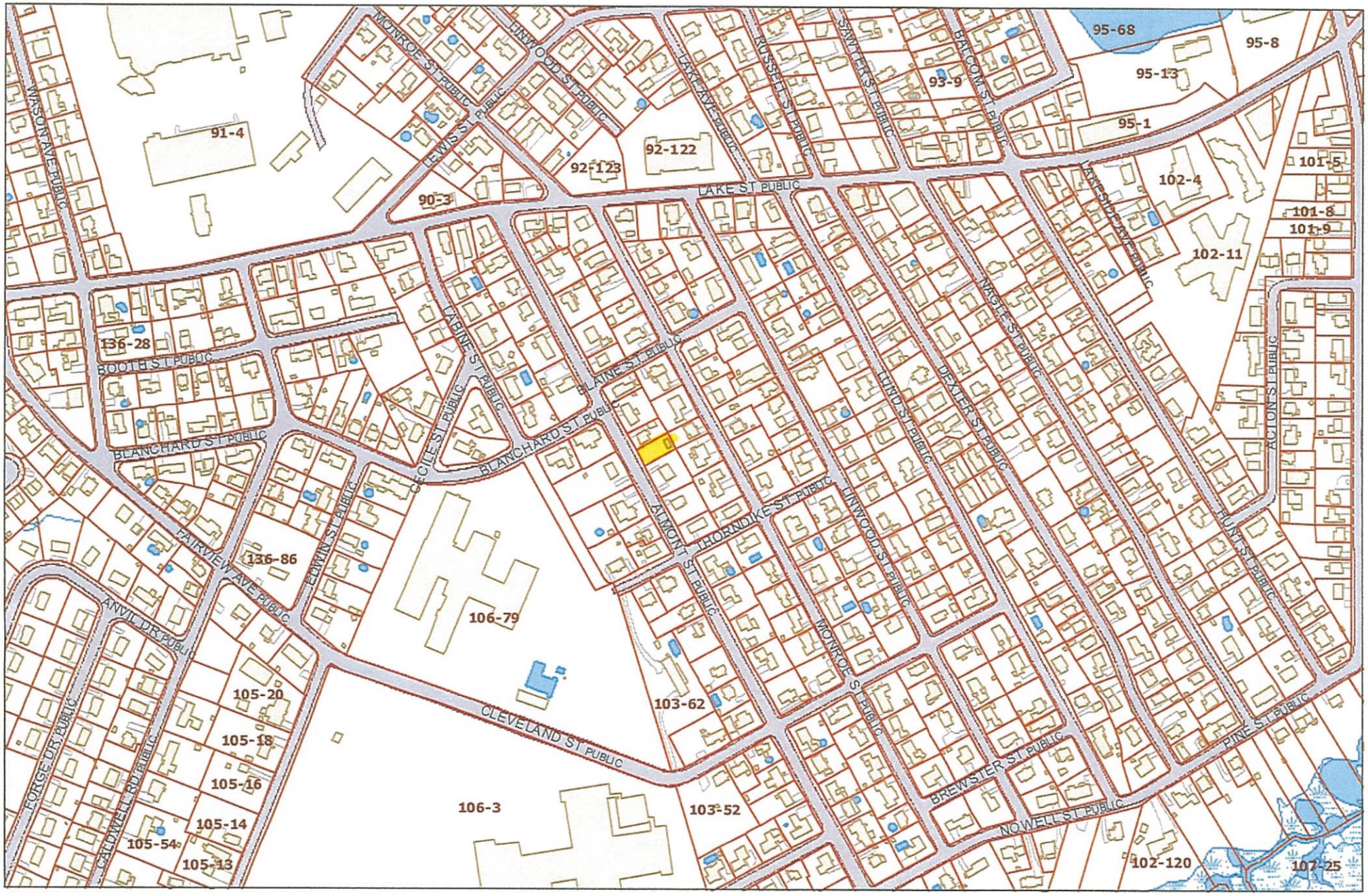
Attachments: Copy of Deed, GIS assessing maps of Tax Map 103 Lot 103, Tax Card (not updated)

TAX MAP 103 LOT 103

N
W E
S

Feet
0 115 230 460

NASHUA GIS



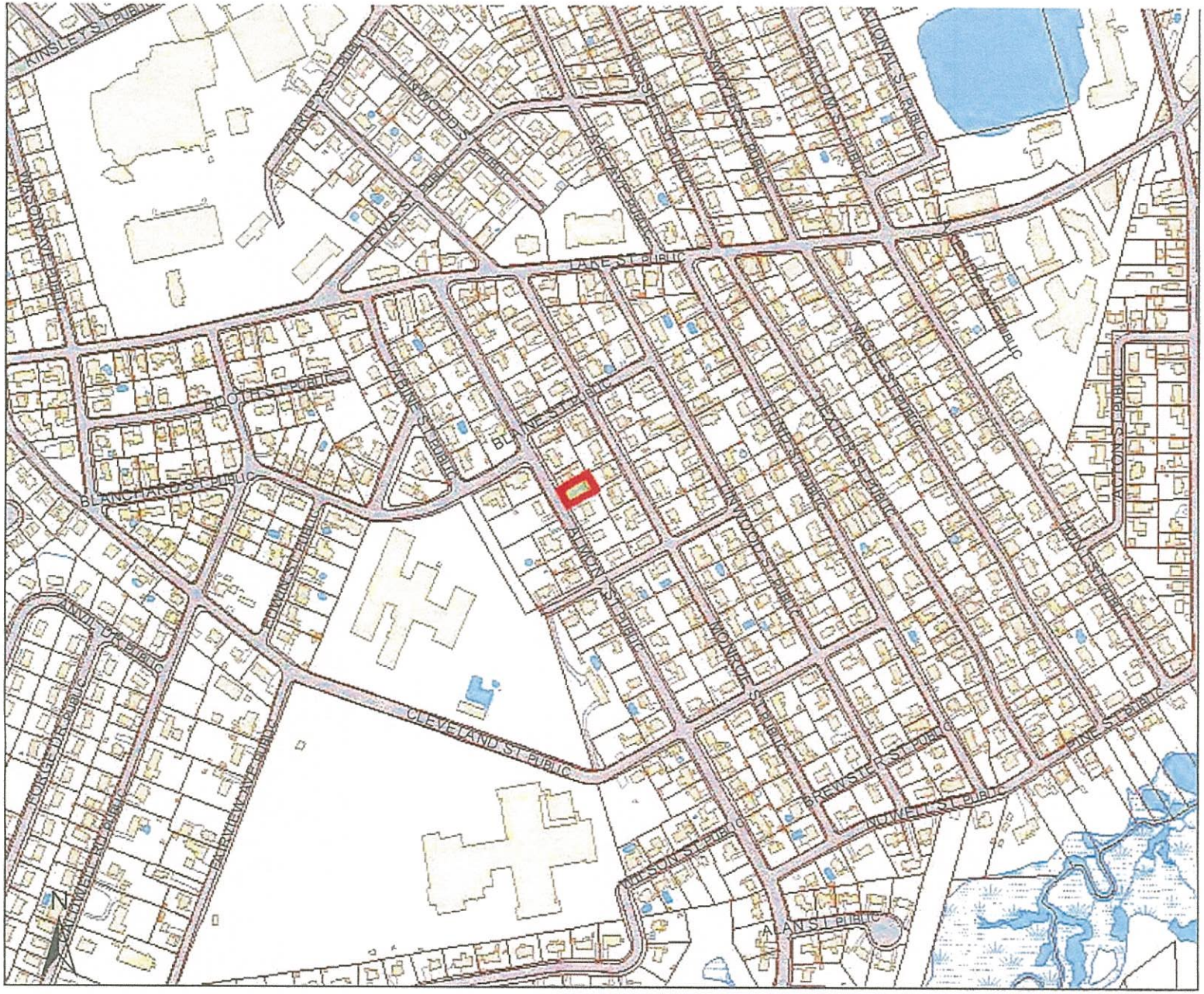
TAX MAP 103 LOT 103

N
W E
S

0 250 500 1,000 Feet

NASHUA
NEW HAMPSHIRE
GIS

City of Nashua, NH



Date: 10/10/2019

1 inch:472 feet

SUBJECT PARCEL:
L ALMONT ST

Ownership Information:

GIMAK PROPERTIES, LLC

7 JENNY HILL LN
NASHUA NH 03062

Parcel Information:

PARCEL ID:	103-103
ACCT NUM:	25260
LAND AREA:	0.11
LAND USE:	N/A
BUIDING STYLE:	N/A
LAND VALUE:	47,400
BLDG VALUE:	5,000
TOTAL VALUE:	52,400

Sales Information:

SALE DATE:	Oct 4 2019
PRICE:	72,533
BOOK PG:	9217/555
QUALIFIED:	NEEDS REVI

DISCLAIMER: The data contained on this web site is provided for public convenience. The City of Nashua makes no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. The City of Nashua expressly disclaims any representations and warrantees, including, without limitation, the implied warrantees of merchantability and fitness for a particular purpose.
The City of Nashua, NH assumes no liability for its use, availability, or compatibility with user's software or computers.

0103	00103				
Sheet	Lot	Unit#	Bldg#	other	CARD

TOTAL ASSESSED: 52,400
!25260!

Nashua

Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
L		ALMONT ST, Nashua

OWNERSHIP

Unit #:

Owner	NUTE, STEPHEN M &
Owner	NUTE, LISA A
Owner	
Street	18 HUMMINGBIRD LN
Street	
Twn/Cit	HUDSON
St/Prov	NH Cntr Own Oc
Postal:	03051 Type

} NOT UPDATED AS OF 10/10/19

PREVIOUS OWNER

Owner	
Owner	
Street	
Twn/Cit	
St/Prov	Cntr
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 5,000 Sq Feet of land mainly classified as AC LND IMP

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

IN PROCESS APPRAISAL SUMMAR

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
1060		5,000	5000.000	47,400	52,400
Total Card		5,000	0.115	47,400	52,400
Total Parcel		5,000	0.115	47,400	52,400

Source: Market Adj Co | Total Value per SQ unit /Card N/A | /Parc N/A

Legal Description
Desc:

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	
GIS Ref	1035602.2102
GIS Ref	89696.8
Insp Date	04/08/91

PREVIOUS ASSESSMENT

Parcel ID 0103-00103

Tax Yr	Use	Cat	Bldg Value	Yrd Item	Land Size	Land Value	Total Value	Asses'd Valu	Notes	Date
2017	1060	FV		1400	5,000.	42,400	43,800	43,800	Year End Roll	11/6/2017
2016	1060	FV		1400	5,000.	42,400	43,800	43,800	Year End Roll	11/16/2016
2015	1060	FV		1400	5,000.	42,400	43,800	43,800		11/6/2015
2014	1060	FV		1400	5,000.	42,400	43,800	43,800	Roll	10/6/2015
2013	1060	FV		1400	5,000.	42,400	43,800	43,800	Year End	10/28/2013
2012	1060	FV		1400	5,000.	42,400	43,800	43,800	Year End Roll	11/9/2012
2011	1060	FV		1400	5,000.	42,400	43,800	43,800	Year End Roll	11/9/2011
2010	1060	FV		1400	5,000.	42,400	43,800	43,800	Year End Roll	11/15/2010

PRINT

Date	Time
07/20/1	07:05:2

LAST R

Date	Time
06/07/1	11:08:4

mazerole

SALES INFORMATION

TAX DISTRIC

PAT ACCT. 25260

Grantor	Legal Ref	Typ	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	3306-817		5/9/1985		2,000	No	No			RELATION

USER DEFINED

Prior Id#	
PID:	103-103
Plan #:	
Prior Id #	
Prior Id #	
Prior Id #	L
Code Dat	
Code Sta	
Prior Id #	
ASR Map	
Fact Dist:	
Reval Dis	
Year:	
LandReas	
BldReason	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Cod	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/8/1991	Meas+List	CD	

PROPERTY FACTORS

Ite	Code	Descip	%	Item	Cod	Descrip
Z	RB	RB		U	C	ALL
o				t		
n				l		
Census:						
Flood Haz:				xmpt		
D				Topo	V15	LEVEL R
s				Stree	1	PAVED
t				Traffi		

Sign VERIFICATION OF VISIT NOT DA ___/___/

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Facto	Base Value	Unit Price	Adj	Neigh	Neigh Influ	eigh	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
1060	AC LND IMI		5000		Sq Feet	SITE	1.0	0	10.96	0.864	NF	0.95	5		-30					47,375				9	1.	47,400	

Total AC/H	0.11478	Total SF/S	5000.00	Parcel LU	106	AC LND IMP	Prime NB D	NEW FAIR	Total:	47,375	Spl Cre		Total:	47,400

EXTERIOR INFORMATION

Type:			
Sty Ht:			
(Liv) Units		Total:	
Foundatio			
Frame:			
Prime Wa			
Sec Wall:			%
Roof Stru			
Roof Cov			
Color:			
View / De			

BATH FEATURES

Full Ba		Ratin	
A Bath:		Ratin	
3/4 Bat		Ratin	
A 3QBt		Ratin	
1/2 Bat		Ratin	
A HBth		Ratin	
OthrFix		Ratin	

OTHER FEATURES

Kits:		Ratin	
A Kits:		Ratin	
Frpl:		Ratin	
WSFlu		Ratin	

COMMENTS

FNC FSP HAS ELEC 040891 2:17 MH

SKETCH

RESIDENTIAL GRID

1st Res G	Des	Line 1	# Unit	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Othe												
Upp												
Lvl 2												
Lvl 1												
Low												

Total	RMs:		BR		Bath		H

GENERAL INFORMATION

Grade:			
Year Blt		Eff Yr Blt:	
Alt LUC		Alt %:	
Jurisdict		Fact:	.
Const Mod:			
Lump Sum Adj			

CONDO INFORMATION

Location:	
Total Unit	
Floor:	
% Own:	
Name:	

REMODELING

Exterior	
Interior:	
Addition	
Kitchen:	
Baths:	
Plumbin	
Electric:	
Heating	
General	

RES BREAKDOWN

No Uni	RMS	BRS	FL
1	0	0	
Totals			
1	0	0	

INTERIOR INFORMATION

Avg Ht/FL			
Prim Int			
Sec Int W			%
Partition:			
Prim Floo			
Sec Floor			%
Bsmnt Flr			
Bsmnt Ga			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel			
Heat Typ			
# Heat Sy			
% Heated		% AC:	
Solar HW		Central V	
% Com		% Sprinkl	

DEPRECIATION

Phys Con	AV	- Average	0.0 %
Functiona			%
Economic			%
Special:			%
Override:			%
		Total:	0 %

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.0000000
Const Adj.:	8.0000000
Adj $ / SQ:	
Other Features	0
Grade Factor:	
Neighborhood I	1.0000000
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Tot	0

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/S		AvRat		Ind.V	

Juris. Factor:		Before De	0.00
Special Featur	0	Val/Su Ne	
Final Total:	0	Val/Su Sz	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

Net Sketched Area:			Total:		
Size A		Gross Ar		FinAr	

IMAGE

AssessPro Patriot Properties, Inc

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/	Dep	LUC	Fact	NB	F	Appr Value	JCo	JFac	Juris. Value
FOP	SCREEN HOL	D	Y	1	240	A	AV	1992	28.42	T	26	1060	1.			5,000			5,000

PARCEL ID

0103-00103

More	N	Total Yard Item	5,000	Total Special Featue	

Total: 5,000

Return to:
GIMAK Properties, LLC
7 Jenny Hill Lane
Nashua, NH 03062

Doc # 9044971 10/04/2019 09:39:21 AM
Book 9217 Page 555 Page 1 of 2
Edward Sapienza
Register of Deeds, Hillsborough County
LCHIP HIA506994 25.00
TRANS TAX HI119835 1,088.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that we, **Stephen M. Nute and Lisa A. Nute**, a married couple of 18 Hummingbird Lane, Hudson, Hillsborough County, New Hampshire 03051

for consideration paid

grant to

GIMAK Properties, LLC, a New Hampshire Limited Liability Company, having a mailing address of 7 Jenny Hill Lane, Nashua, Hillsborough County, New Hampshire 03062

with WARRANTY COVENANTS

A certain tract or parcel of land, with any improvements thereon, known as Lot 103, on Sheet 103, on Almont Street in Nashua, Hillsborough County, New Hampshire. Said lot and Sheet numbers being on the Assessor's Map of the City of Nashua.

Meaning and intending to describe and convey the same premises as conveyed to Stephen M. Nute and Lisa A. Nute by deed of Frances J. Nute dated May 9, 1985 and recorded in the Hillsborough County Registry of Deeds at Book 3306, Page 0817.

THIS IS NOT HOMESTEAD PROPERTY OF THE WITHIN GRANTORS.

In witness whereof, we have hereunto set our hands this 4th day of October, 2019.

Robert M Parodi
Witness to both

Stephen M. Nute
Stephen M. Nute

Witness

Lisa Nute
Lisa A. Nute

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

On this the 4th day of October, 2019, before me, the undersigned officer, personally appeared Stephen M. Nute and Lisa A. Nute, known to me (or satisfactorily proven) to be the persons whose name are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes contained herein.

Robert M Parodi
Notary Public / ~~Justice of the Peace~~

ROBERT M. PARODI
MY COMMISSION EXPIRES DEC. 19, 2023
NOTARY PUBLIC
NEW HAMPSHIRE

City of Nashua

Addressing Committee

229 Main Street
Nashua, New Hampshire 03061-2019

Planning 603-589-3090
Fire Marshal Office 603-589-3460
GIS Department
Nashua Police Department
Legal Department

Street Re-Numbering Petition

To: Aldermen, Alderwomen and Mayor

From: Adam Pouliot, Fire Marshal; Captain Thomas Bolton Jr.; Pam Andruskevich, GIS Tech.; Sarah Marchant, CDD Director; Marcia Wilkins, Planner I; Celia Leonard, Esquire.

RE: Sheet 103/Lot 103 Almont St

In Accordance with RSA 231:133-a and NRO 190-213, the Board of Alderman have the sole authority to assign or alter address numbers of buildings and other property along any public or private way in the municipality. The New Hampshire Addressing Standards Guide developed by NH E911defines the universal safety standards for addressing in NH. The City of Nashua has been notified by the Division of Emergency Services and Communications that collection of data has begun in the City in March of 2019.

The request before you is to assign a numerical address where no compliant address is available with the current NH E911 Standards. This lot of record has been granted variances from the City of Nashua Zoning Board of Adjustment to construct a single family residence.

It is this Committee's strong recommendation to continue to move forward in a way that will not create a noncompliant situation for future residents. We recommend 26 Almont St (sheet 103-lot 97) be renumbered to 24 Almont; 28 Almont St (sheet 103-lot 101) be renumbered to 26 Almont; and sheet 103 lot 103 be numbered 28 Almont St.

We would further recommend a less compliant but acceptable numbering of sheet 103 lot 103 to 28 ½ Almont St. We do not recommend using the letter A as an assigned address as this is reserved for Accessory Dwelling Units.

Respectfully submitted,
Addressing Committee