

COMMITTEE ON INFRASTRUCTURE

JUNE 24, 2020

Immediately after the Special Board of Aldermen meeting

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.

ROLL CALL

PUBLIC COMMENT

COMMUNICATIONS

From: Linda McGhee, Deputy Planning Manager

Re: Referral from the Board of Aldermen on proposed Petition for Street Discontinuance – Portion of Palm Street

From: Linda McGhee, Deputy Planning Manager

Re: Referral from the Board of Aldermen on proposed Petition for Street Re-Numbering – Allmont Street

PETITIONS

A Petition for Street Discontinuance: A Portion of Palm Street

A Petition for Street Number Assignment – Sheet 103/Lot 103 Allmont Street

PRESENTATION

Grant Funded Transit Center Rehabilitation Project

UNFINISHED BUSINESS

NEW BUSINESS - RESOLUTIONS

NEW BUSINESS – ORDINANCES

O-20-021

Endorsers: Alderman Richard A. Dowd
Alderman-at-Large Michael B. O'Brien, Sr.
Alderman Thoma Lopez

AUTHORIZING A STOP SIGN ON LEE STREET AT ITS INTERSECTION WITH FOREST STREET

TABLED IN COMMITTEE

O-20-004

Endorsers: Alderman Thomas Lopez
Alderman Patricia Klee
Alderwoman-at-Large Shoshanna Kelly
Alderman Linda Harriott-Gathright

ALLOWING PERMITTED OVERNIGHT ON-STREET PARKING ON EIGHTH STREET

- Tabled at 2/26/20 meeting

O-20-006

Endorsers: Alderman Thomas Lopez
Alderman Patricia Klee
Alderwoman-at-Large Shoshanna Kelly
Alderwoman Linda Harriott-Gathright

ALLOWING PERMITTED OVERNIGHT ON-STREET PARKING ON A PORTION OF PRESCOTT STREET

- Tabled at 2/26/20 meeting

GENERAL DISCUSSION

PUBLIC COMMENT

REMARKS BY THE ALDERMEN

POSSIBLE NON-PUBLIC SESSION

ADJOURNMENT



City of Nashua
Planning Department
229 Main Street
Nashua, New Hampshire 03061-2019

Planning & Zoning 603 589-3090
Fax 603 589-3119
WEB www.nashuanh.gov

MEMORANDUM

Date: April 24, 2020

To: Ald. Lori Wilshire, President, and Board of Aldermen
Ald. Michael O'Brien, Chair and Infrastructure Committee

From: Linda McGhee, Deputy Planning Manager 

Re: Referral from the Board of Aldermen on proposed Petition for Street Discontinuance -
Portion of Palm Street.

At the Nashua City Planning Board's regularly scheduled meeting of Thursday, April 23, 2020, the Planning Board voted unanimously for a favorable recommendation, with Dan Hudson, City Engineer's comments in an e-mail dated April 22, 2020.

If you have any question concerning this notification, please contact me at 589-3110.

cc: Mayor Jim Donchess
Donna Graham, Legislative Assistant
Susan Lovering, City Clerk
Scott LeClair, Chair, NPCB
Sarah Marchant, Community Development Director
Daniel Hudson, City Engineer

McGhee, Linda

From: Hudson, Daniel
Sent: Wednesday, April 22, 2020 2:18 PM
To: corvs@comcast.net
Cc: Kevin Corriveau; mpeallc@aol.com; McGhee, Linda; Wilshire, Lori; Fauteux, Lisa
Subject: RE: Palm Street Discontinuance
Attachments: 20200302 - Discontinuance Letter to the Planning Board.pdf; 20200302 - Discontinuance Letter to L. Wilshire.pdf; Palm St discount plans - markups 04-22-2020.pdf

Brian,

My March 2nd letters to the Planning Board and Board of Alderman (attached) weren't intended to discourage the planned development, rather only to note plan deficiencies and concerns to be addressed. I agree that the development could be an overall improvement over the existing condition if fully implemented as intended.

I could support the proposed discontinuance with a few simple plan modifications (see attached markups) and granting of the "24' Public and Emergency Access Easement (Palm Street to Ash Street)" easement to the City prior to, concurrent with, or as a condition of, the discontinuance. I recognize that formal site plans are yet to be developed, but establishing an easement through to Ash St would alleviate issues you noted with the current "dead end" street configuration, which would only be made worse if a portion of Palm St is discontinued and then the proposed development doesn't move forward for some reason.

Thanks,

Dan

Daniel Hudson, P.E.
City Engineer
City of Nashua
(603) 589-3120

From: corvs@comcast.net <corvs@comcast.net>
Sent: Tuesday, April 21, 2020 2:19 PM
To: Hudson, Daniel <HUDSOND@NASHUANH.GOV>
Cc: Kevin Corriveau <CORVSAK@COMCAST.NET>; mpeallc@aol.com; McGhee, Linda <McGheeL@NASHUANH.GOV>; Wilshire, Lori <WILSHIREL@NASHUANH.GOV>; Fauteux, Lisa <FauteuxL@NASHUANH.GOV>
Subject: Palm Street Discontinuance

CAUTION: This email came from outside of the organization. Do not click links/open attachments if source is unknown.

April 21, 2020

Palms Edge LLC

17 Marshall Street
Nashua, NH 03060
603-231-2655
corys@comcast.net

City of Nashua
Engineering Department
C/O Dan Hudson, City Engineer
9 Riverside St
Nashua, NH 03062

Hi Dan,

My name is Brian Corriveau and I represent the owner/petitioner for the Palm St discontinuance that will be before the Planning Board this Thursday. I have read your letter and I was hopeful I could have a few minutes of your time. It seems like you may not have had all the information with regard to this property. Our family has owned the property (Lot 99-35 and 99-36) since the house was built in 1912. Our family then purchased the former rail road property (Lot 99-69) in 2002. Prior to 2002 when the rail road property was in use, the rail road had placed wood bollards along their property line so that no cars, trucks, or snow could access their property. Up until 2002 all city trash trucks, school buses, recycling trucks, etc. used our paved parking area on Lot 99-35 to turn around. Furthermore, all snow was pushed to the end of the street and each storm it would encroach more and more into the access to that parking lot until the city sent a truck and loader to remove the snow. This was a regular occurrence up until 2002. When the Corriveau family purchased the rail road property in 2002 they removed the bollards at the end of the street and allowed the city to push the snow onto their lot (Lot 99-69). The family has allowed this for almost 20 years and has never once asked for relief or compensation. In fact, an argument could have been made many times that the large vehicles that have used the paved area on Lot 99-35 were the root cause of the accelerated wear and tear on the parking lot. This lot has had to be re-paved and sealed at an accelerated rate. However, this was never an issue with the family and they always viewed their relationship with the City of Nashua as a working relationship.

With that being said there is no area currently for city vehicles and school busses to turn around without using our private property. There is also no area for snow to be placed that will not encroach on the driveway on Lot 99-35. Therefore, we thought that with the development of this property the installation of a turnaround or pass through would be welcome, applauded, and appreciated. I hope you can understand our disappointment with your letter and its tone.

In an effort to gain understanding for the situation we outlined our property with cones two weeks ago. Both the trash and recycling trucks were forced to back down the street as there was no place for them to turn around. When they reached the intersection of Lovewell Street they could not see if any cars were coming and had to back up blindly into the street. The driver stated the this was hazardous and also was very concerned about kids that often play in the street. We do not want this dangerous situation to continue however, we had up until this point viewed our relationship with the city as a working relationship. When the City needed our land for almost 100 years to turn around safely, we unconditionally obliged. We now need City property to create appropriate setbacks so as to provide a safe drive through and or turn around at the end of the street.

We have spoken with Adam Poullet from the fire Marshall's office and he agreed that a turnaround or drive through was more favorable than the current situation. We are not at a point where we have developed a final site plan. We would look to work with all departments at the planning stage to develop a site plan that addresses everyone's needs. I think everyone will agree that the final plan will be a substantial improvement given the current condition.

We would hope that with the additional information you would reconsider your stance so we can continue our working relationship with the city.

Sincerely,

Brian Corriveau

Palms Edge LLC

CC: Kevin Corriveau, Richard Maynard, Linda McGhee, Lori Wilshire, Lisa Fauteux



THE CITY OF NASHUA

Division of Public Works

Engineering Department

"The Gate City"

Memorandum

Date: March 2, 2020
To: Planning Board
From: Daniel Hudson, P.E., City Engineer *DH*
CC: Lisa Fauteux, Director of Public Works
Mark Jennings, City Surveyor
Subject: Petition for Street Discontinuance - Portion of Palm Street

The Engineering Department has reviewed the "Proposed Palm Street Discontinuance" package sent to the Board of Alderman from Maynard & Paquette under letter dated January 9, 2020.

The Engineering Department along with the Street Department finds that the proposed discontinuance of the section of Palm Street leaves no area for the City of Nashua to dispose of snow removed from Palm Street. Currently, snow is pushed to the end of the street. The concept plan also shows no snow storage areas on the lots that are to be created on the site.

We also find that the "Street Discontinuance Plan" dated November 27, 2019 is deficient in that it lacks abutter information (Book/Page), existing utilities and proposed bounds.



THE CITY OF NASHUA

Division of Public Works

Engineering Department

"The Gate City"

Memorandum

Date: March 2, 2020
To: Lori Wilshire, President Board of Alderman
From: Daniel Hudson, P.E., City Engineer 
CC: Board of Alderman
Lisa Fauteux, Director of Public Works
Mark Jennings, City Surveyor
Subject: Petition for Street Discontinuance - Portion of Palm Street

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PINK STREET

PALM STREET

PINE STREET

- STONE BRIDGE (EXISTING)
- STREET OPENED BY PL. 171
- ROAD OPENED BY PL. 171
- ROAD OPENED BY PL. 171
- PRIVATE RECORDS
- OTHER SHOWN

LEGEND

NOTES:

1. PROPOSED STREETS - 30 FT
2. PROPOSED SIDE - 10 FT
3. THE PURPOSE OF THIS PLAN IS TO DISCONTINUE A PORTION OF PALM STREET
4. DISCONTINUED PORTION OF PALM STREET AT THE INTERSECTION WITH ASH STREET
5. EXISTING RECORDS REFERENCED

PLAN REFERENCES:

1. PLAN OF LOTS IN BOUNDARY ON PINE AND PALM STREETS, NASHUA, NH, CHASE AND WOOD, MAP NO. 141
2. RECORD OF LINE ADJUSTMENT AND CORRECTION MAPS FOR THE BOUNDARY BETWEEN THE BOUNDARY AND ADJACENT OWNERS, RECORDS 1272 FOR RECORD NO. 1272
3. DEVELOPMENT OF CONTIGUOUS BOUNDARY AND CORRECTION PLAN FOR STREET CORRECTIONS, NASHUA, NH, BY RECORDS 17, RECORD NO. 17-245, RECORD NO. 17-245, RECORD NO. 17-245
4. SURVEY AND CORRECTION PLAN FOR THE BOUNDARY AND CORRECTION TO PINE A, AND CORRECTION TO PALM, RECORD NO. 17-245, RECORD NO. 17-245, RECORD NO. 17-245

Show existing utility poles

Add Proposed Bounds

AREA OF STREET DISCONTINUANCE 1,757 SF

Add Book/Page information for abutters

ABUTTERS:

- | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|---|
| LOT 10/1000 BY
ALAN B. MC
115 W. ST. ST.
RECORD, 10/1000 | LOT 2/1000 BY
115 W. ST. ST.
112 W. ST. ST.
RECORD, 10/1000 | LOT 3/1000 BY
115 W. ST. ST.
112 W. ST. ST.
RECORD, 10/1000 | LOT 4/1000 BY
115 W. ST. ST.
112 W. ST. ST.
RECORD, 10/1000 | LOT 5/1000 BY
115 W. ST. ST.
112 W. ST. ST.
RECORD, 10/1000 | LOT 6/1000 BY
115 W. ST. ST.
112 W. ST. ST.
RECORD, 10/1000 | LOT 7/1000 BY
115 W. ST. ST.
112 W. ST. ST.
RECORD, 10/1000 | LOT 8/1000 BY
115 W. ST. ST.
112 W. ST. ST.
RECORD, 10/1000 | LOT 9/1000 BY
115 W. ST. ST.
112 W. ST. ST.
RECORD, 10/1000 | LOT 10/1000 BY
115 W. ST. ST.
112 W. ST. ST.
RECORD, 10/1000 |
|---|--|--|--|--|--|--|--|--|---|

CITY OF NASHUA - ALDERMEN

APPROVED

DATE: _____

BY: _____

BY: _____

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.

Plan Made
02-22-2020

STREET DISCONTINUANCE PLAN (LOT 31, 31 & 42/1000) OF
PALM STREET
NASHUA, NEW HAMPSHIRE

MADE BY RECORD NO. 31 & 42
RECORD NO. 31 & 42
RECORD NO. 31 & 42

RECORD NO. 31 & 42
RECORD NO. 31 & 42
RECORD NO. 31 & 42

Maynard & Paquette
Engineering Associates, LLC
Consulting Engineers and Land Surveyors
81 Gentry Street, Nashua, NH 03063
Phone: 603-883-8100 Fax: 603-883-7222

DATE	TIME	BY	NO.

McGhee, Linda

From: corvs@comcast.net
Sent: Tuesday, April 21, 2020 2:19 PM
To: Hudson, Daniel
Cc: Kevin Corriveau; mpeallc@aol.com; McGhee, Linda; Wilshire, Lori; Fauteux, Lisa
Subject: Palm Street Discontinuance
Attachments: IMG_2242.JPG; IMG_2244.JPG; IMG_2246.JPG; IMG_7220.jpeg

CAUTION: This email came from outside of the organization. Do not click links/open attachments if source is unknown.

April 21, 2020

Palms Edge LLC
17 Marshall Street
Nashua, NH 03060
603-231-2655
corvs@comcast.net

City of Nashua
Engineering Department
C/O Dan Hudson, City Engineer
9 Riverside St
Nashua, NH 03062

Hi Dan,

My name is Brian Corriveau and I represent the owner/petitioner for the Palm St discontinuance that will be before the Planning Board this Thursday. I have read your letter and I was hopeful I could have a few minutes of your time. It seems like you may not have had all the information with regard to this property. Our family has owned the property (Lot 99-35 and 99-36) since the house was built in 1912. Our family then purchased the former rail road property (Lot 99-69) in 2002. Prior to 2002 when the rail road property was in use, the rail road had placed wood bollards along their property line so that no cars, trucks, or snow could access their property. Up until 2002 all city trash trucks, school buses, recycling trucks, etc. used our paved parking area on Lot 99-35 to turn around. Furthermore, all snow was pushed to the end of the street and each storm it would encroach more and more into the access to that parking lot until the city sent a truck and loader to remove the snow. This was a regular occurrence up until 2002. When the Corriveau family purchased the rail road property in 2002 they removed the bollards at the end of the street and allowed the city to push the snow onto their lot (Lot 99-69). The family has allowed this for almost 20 years and has never once asked for relief or compensation. In fact, an argument could have been made many times that the large vehicles that have used the paved area on Lot 99-35 were the root cause of the accelerated wear and tear on the parking lot. This lot has

had to be re-paved and sealed at an accelerated rate. However, this was never an issue with the family, and they always viewed their relationship with the City of Nashua as a working relationship.

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In an effort to gain understanding for the situation we outlined our property with cones two weeks ago. Both the trash and recycling trucks were forced to back down the street as there was no place for them to turn around. When they reached the intersection of Lovewell Street they could not see if any cars were coming and had to back up blindly into the street. The driver stated this was hazardous and also was very concerned about kids that often play in the street. We do not want this dangerous situation to continue however, we had up until this point viewed our relationship with the city as a working relationship. When the City needed our land for almost 100 years to turn around safely, we unconditionally obliged. We now need City property to create appropriate setbacks so as to provide a safe drive through and or turn around at the end of the street.

We have spoken with Adam Pouliot from the fire Marshall's office and he agreed that a turnaround or drive through was more favorable than the current situation. We are not at a point where we have developed a final site plan. We would look to work with all departments at the planning stage to develop a site plan that addresses everyone's needs. I think everyone will agree that the final plan will be a substantial improvement given the current condition.

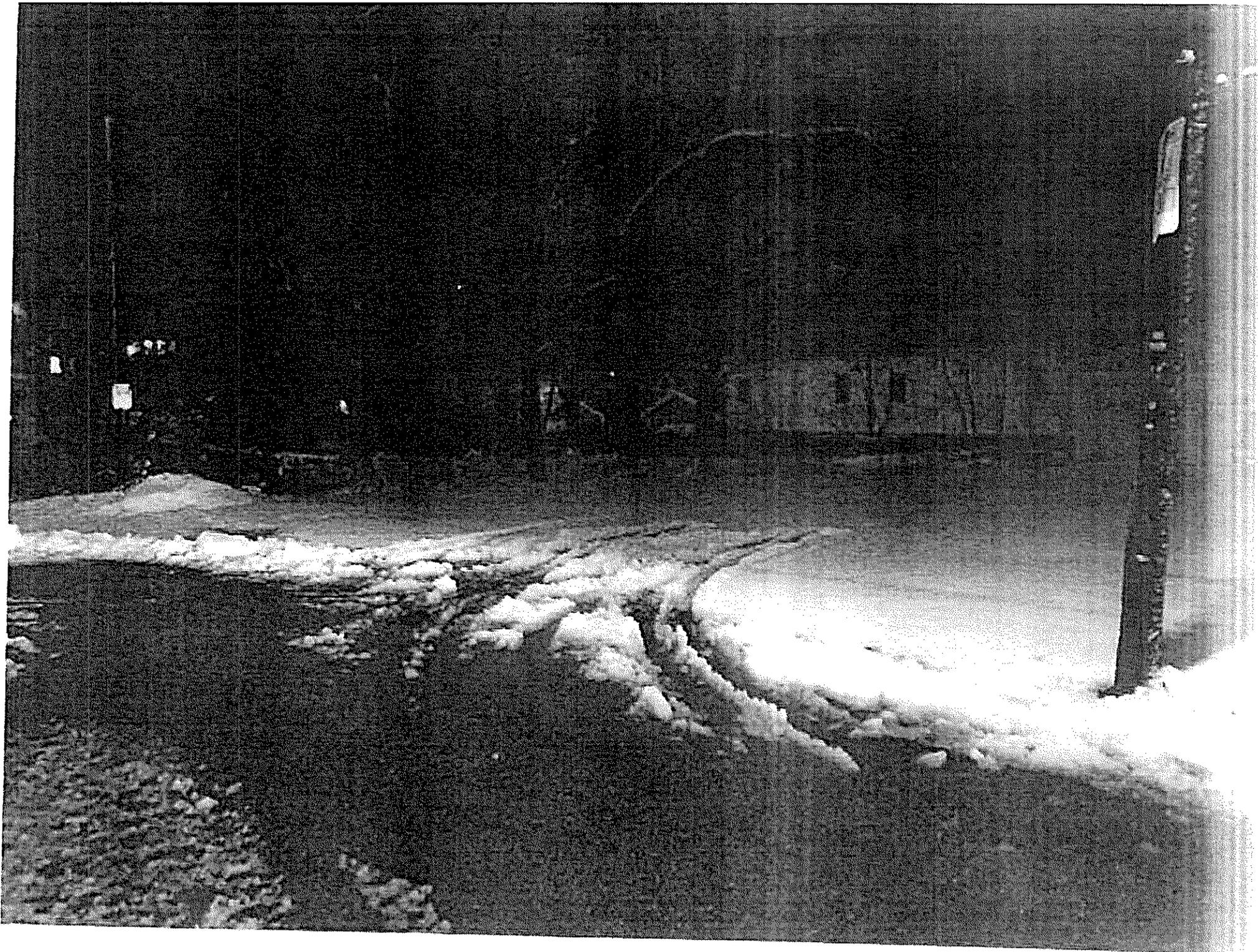
We would hope that with the additional information you would reconsider your stance so we can continue our working relationship with the city.

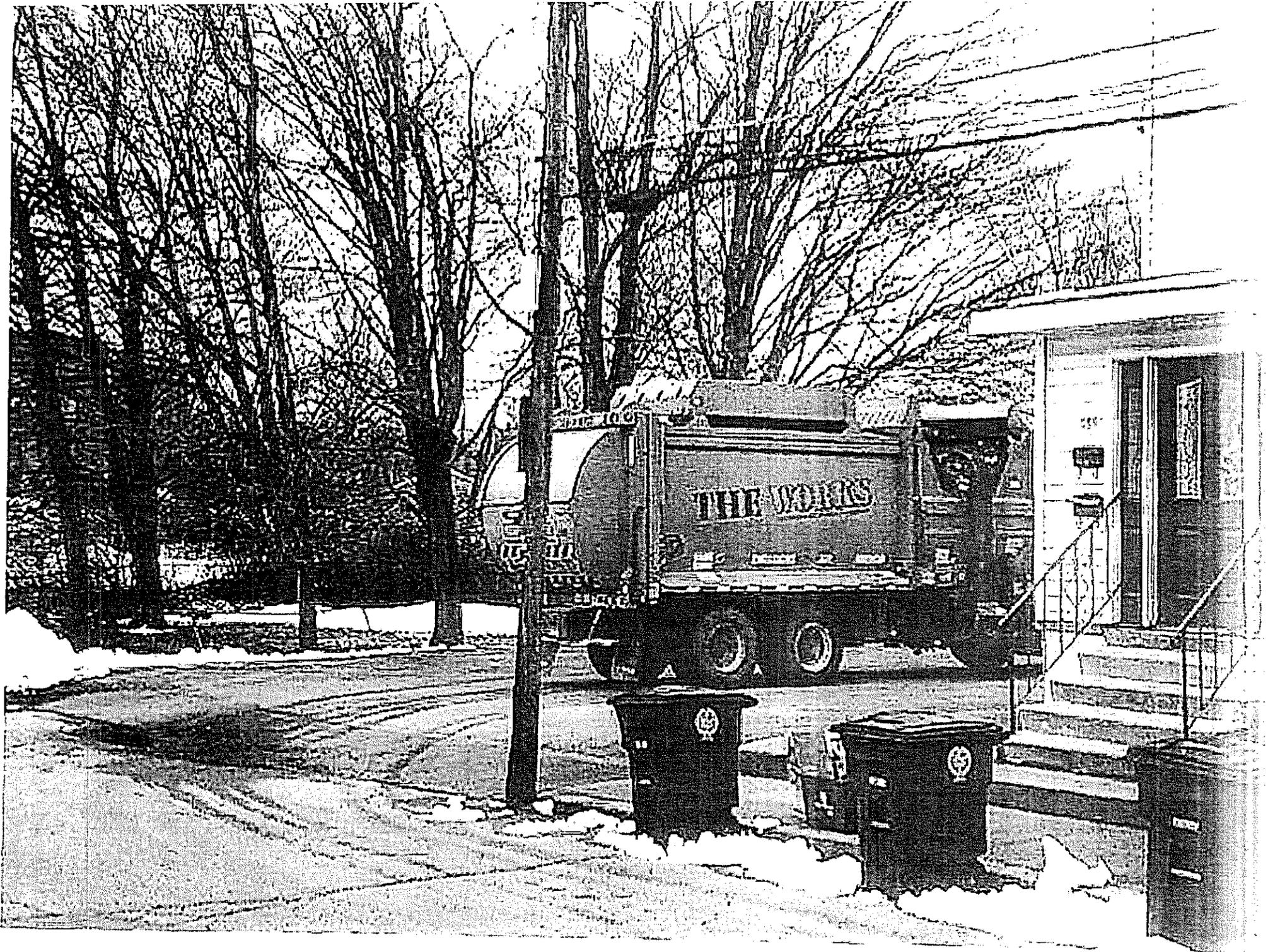
Sincerely,

Brian Corriveau

Palms Edge LLC

CC: Kevin Corriveau, Richard Maynard, Linda McGhee, Lori Wilshire, Lisa Fauteux









McGhee, Linda

From: mpeallc@aol.com
Sent: Friday, April 17, 2020 9:47 AM
To: McGhee, Linda
Subject: Fwd: Palm Street Pictures DISCONTINUANCE
Attachments: IMG_7232.jpg; IMG_7233.jpg; IMG_7234.jpg; IMG_7235.jpg; IMG_7236.jpg

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HI LINDA

The attached pics show a CITY trash truck using private property at the end of Palm St as a turnaround.

The pics also indicate that the trucks are causing some damage and wear and tear on the private property pavement/parking area

Please forward these pics to the Planning Board for thursdays meeting

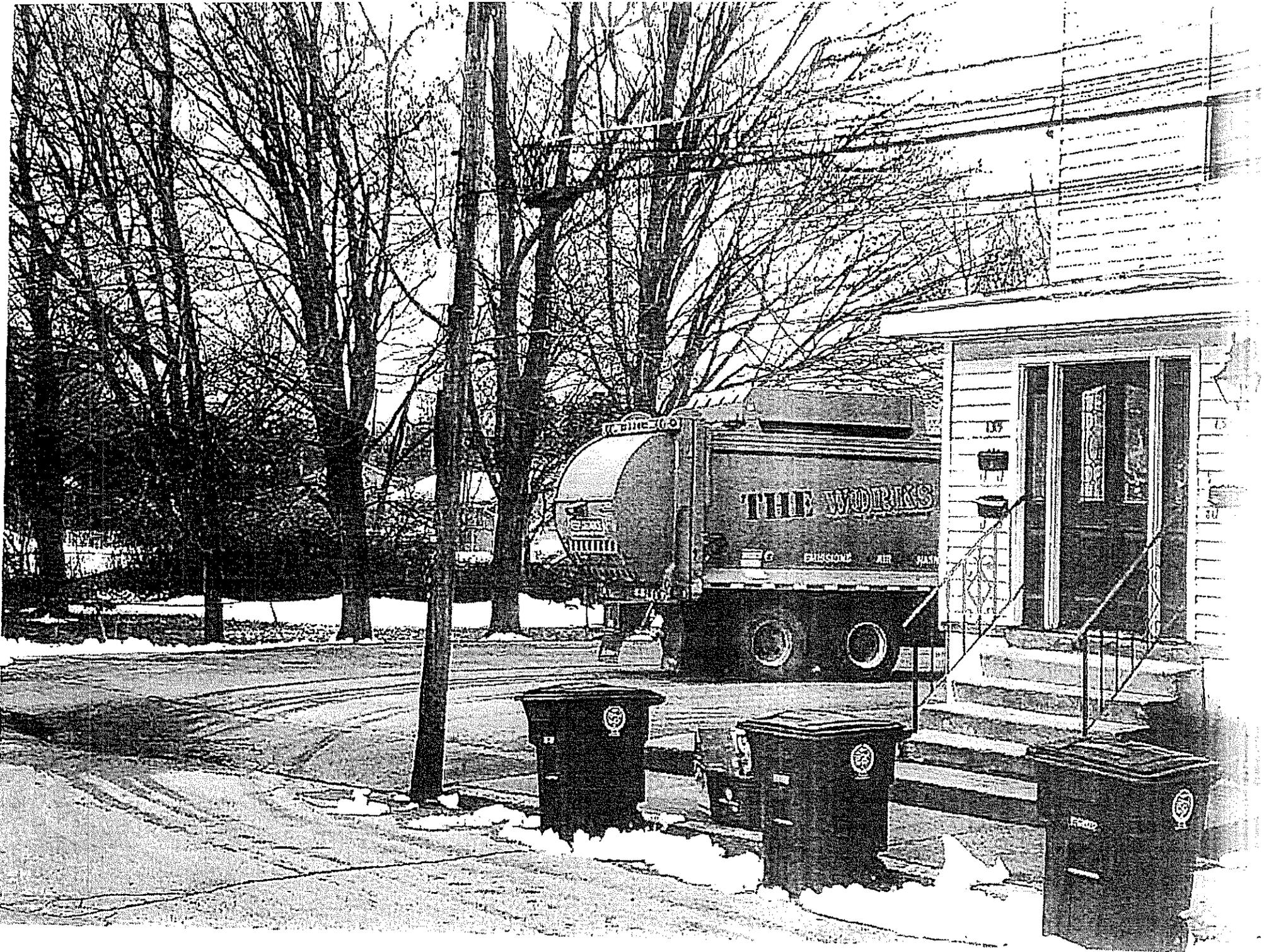
THANKS

RICHARD A MAYNARD

—Original Message—

From: Kevin Corriveau <corysak@comcast.net>
To: Richard Maynard <mpeallc@aol.com>
Sent: Thu, Apr 16, 2020 4:05 pm
Subject: Palm Street Pictures

Sent from my iPhone



ICEBERG CO.

THE WOODRICKS

EMERSON AIR

53

53

53

FRONT

137

13

13

13











City of Nashua
Planning Department
229 Main Street
Nashua, New Hampshire 03061-2019

Planning & Zoning 603 589-3090
Fax 603 589-3119
WEB www.nashuanh.gov

MEMORANDUM

Date: April 24, 2020

To: Ald. Lori Wilshire, President, and Board of Aldermen
Ald. Michael O'Brien, Chair and Infrastructure Committee

From: Linda McGhee, Deputy Planning Manager 

Re: Referral from the Board of Aldermen on proposed Petition for Street Re-Numbering - Almont Street.

At the Nashua City Planning Board's regularly scheduled meeting of Thursday, April 23, 2020, the Planning Board voted unanimously to make a favorable recommendation to approve the address of 28 ½ Almont Street.

If you have any question concerning this notification, please contact me at 589-3110.

cc: Mayor Jim Donchess
Donna Graham, Legislative Assistant
Susan Lovering, City Clerk
Scott LeClair, Chair, NPCB
Sarah Marchant, Community Development Director



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.

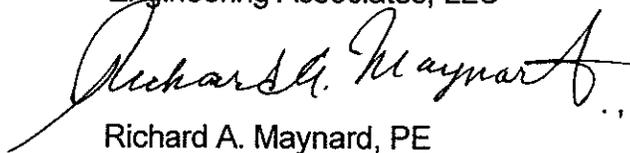
Page 2.

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



Maynard & Paquette
Engineering Associates, LLC
Consulting Engineers and Land Surveyors

**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: ARIAN CORRIVEAU

603 880-9988

Telephone Number

1/10/2020
Date

CORRIVEAU REALETY TRUST

Petitioner

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

[Signature]
CITY CLERK

1/30/2020
DATE

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

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

CITY ENGINEER

DATE

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

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,

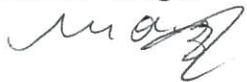
My name is Marcelo Borges d/b/a GIMAK Properties, LLC the current owner of Tax Map 103 Lot 103 located on Almont Street. I was directed by Fire Marshall Adam Pouliot to contact the Board of Aldermen to seek resolution in assigning Tax Map 103 Lot 103 an official street address.

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

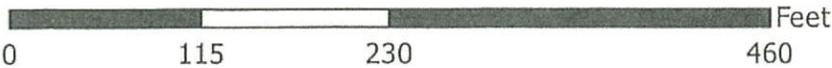
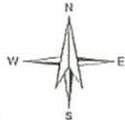


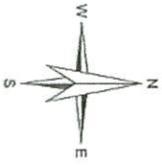
KATHRYN A. POLISENO
NOTARY PUBLIC
State of New Hampshire
My Commission Expires
September 7, 2021

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

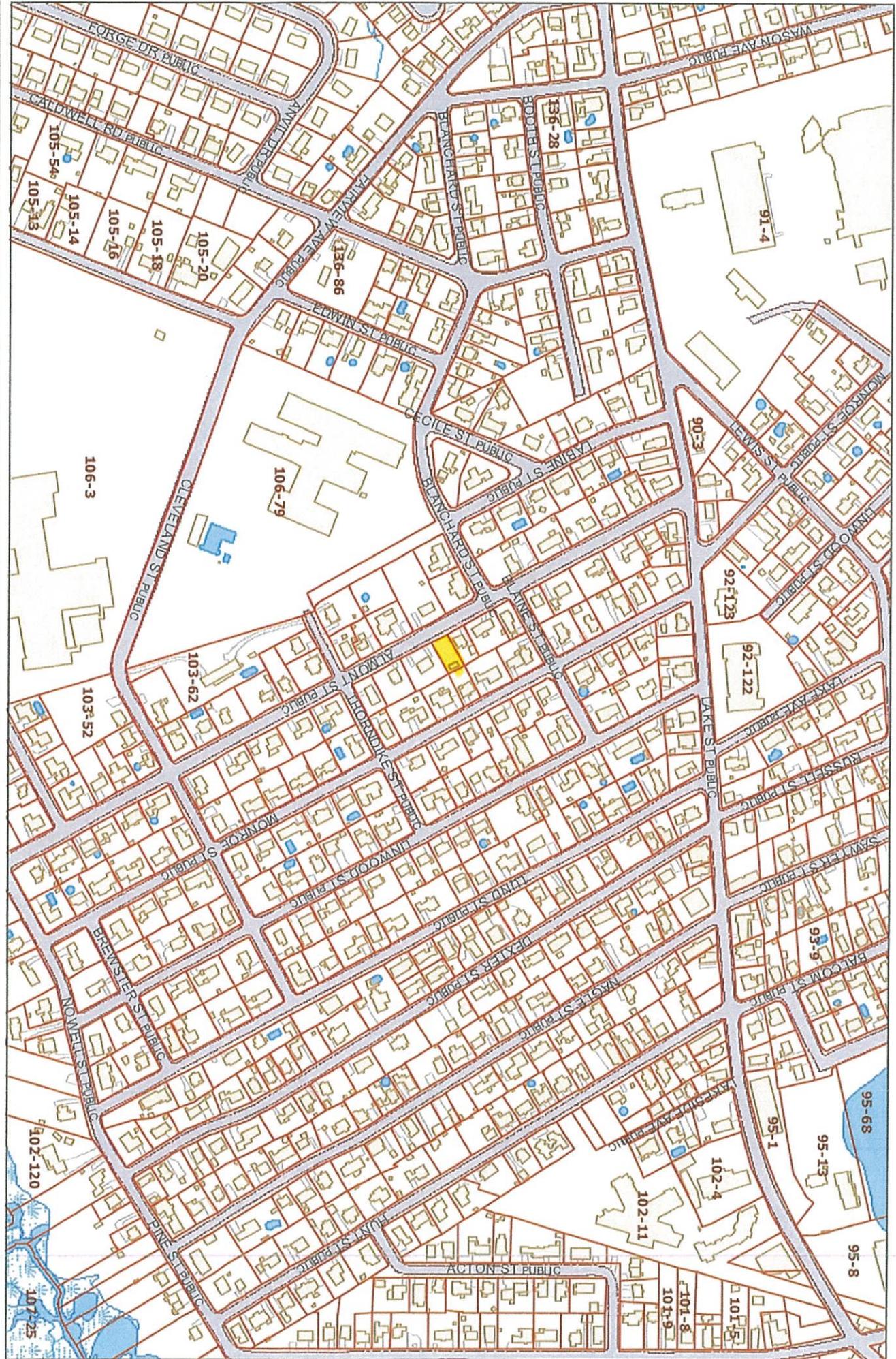
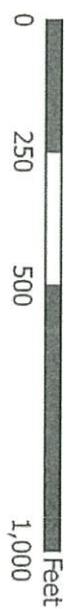


TAX MAP 103 LOT 103





TAX MAP 103 LOT 103





SUBJECT PARCEL:
LALMONT ST

Ownership Information:

GIMAK PROPERTIES, LLC

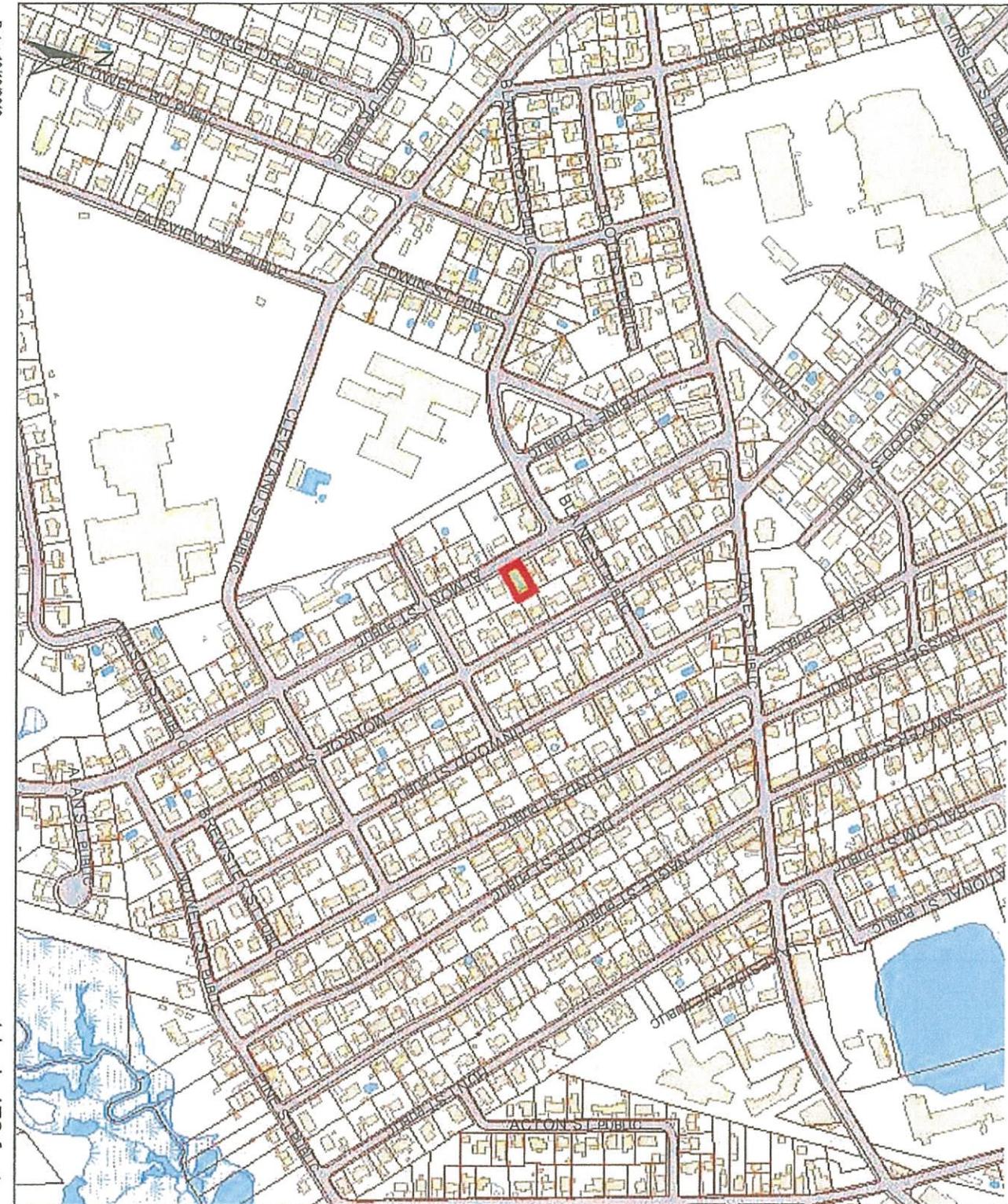
**7 JENNY HILL LN
NASHUA NH 03062**

Parcel Information:

PARCEL ID: 103-103
ACCT NUM: 25260
LAND AREA: 0.11
LAND USE: N/A
BUILDING 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 REV1



1 inch:472 feet

Date: 10/10/2019

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PROPERTY LOCATION

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

OWNERSHIP

Owner NUTE, STEPHEN M & *3 NOT UP*
Owner NUTE, LISA A
Street 18 HUMMINGBIRD LN
Street
Town/Cit HUDSON
S/Prov NH Cntr Own Oc
Postal: 03051 Type

PREVIOUS OWNER

Owner
Street
Town/Cit
S/Prov
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

PROPERTY FACTORS

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

LAND SECTION (First 7 lines only)

Code	Description	LUC	No of Units	Depth / Price/Units	Unit Type	Land Type
1060	AC LND IMI	LUC	5000		Sq Feet	SITE

IN PROCESS APPRAISAL SUMMARY

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

DATE D AS OF 10/10/19

Total Card	Total Parcel	Source: Market Adj Co	Total Value per SQ unit (Card /Parcel)
5,000	5,000	0.115	47,400

PREVIOUS ASSESSMENT

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

SALES INFORMATION

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

TAX DISTRICT

Parcel ID 0103-00103

PAT ACCT.

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

BUILDING PERMITS

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

ACTIVITY INFORMATION

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

Sign

LT	Base Value	Unit Price	Adj Value	Neigh Infl	Neigh Infl	Infl 1 %	Infl 2 %	Infl 3 %	Appraised Value	Alt Class	Spec Land Code	Fact Use Value	Notes
1.0	0	10.96	0.864	NF	0.95	5	-30		47,375		9	1.	47,400

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

Doc # 9044971
Book 9217 Page 555

10/04/2019 09:39:21 AM
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 A. 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





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 E911 defines 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



ORDINANCE

AUTHORIZING A STOP SIGN ON LEE STREET AT ITS INTERSECTION WITH FOREST STREET

CITY OF NASHUA

In the Year Two Thousand and Twenty

The City of Nashua ordains that Part II “General Legislation”, Chapter 320 “Vehicles and Traffic”, Article III “Stop and Yield Intersections”, Section 320-4 “Stop intersections”, subsection D of the Nashua Revised Ordinances, as amended, be hereby further amended by adding the following new underlined language in the appropriate alphabetical order:

“§ 320-4. Stop intersections.

...

- D. The following intersections are hereby designated as stop or through streets, and authority is hereby granted for the erection of a stop sign at the corner so designated in accordance with the tenor of this chapter:

Stop Sign on	Sign Location	At Intersection of
...		
<u>Lee Street</u>	<u>Northeast corner</u>	<u>Forest Street”</u>

All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

This ordinance shall become effective at the time of removal and/or installation of the necessary sign(s) and/or device(s).

LEGISLATIVE YEAR 2020

ORDINANCE:

O-20-021

PURPOSE:

Authorizing a stop sign on Lee Street at its intersection with Forest Street

ENDORSER(S):

Alderman Richard A. Dowd

**COMMITTEE
ASSIGNMENT:**

FISCAL NOTE:

Materials, Labor and Vehicle Overhead: \$141.00

ANALYSIS

This legislation authorizes a stop sign on Lee Street at its intersection with Forest Street. The traffic engineer has stated that this would meet the Manual on Uniform Traffic Control Devices warrants as it is the minor approach to a major street.

The erection, removal and maintenance of all traffic control devices must conform to applicable state statutes and the latest edition of the Manual on Uniform Traffic Control Devices. RSA 47:17 VIII (a). The Board should consult with the city's Traffic Engineer to determine if this ordinance is in compliance.

Approved as to form:

Office of Corporation Counsel

By: 

Date: June 1, 2020