

1. Zoning Board Of Adjustment Regular Webex Agenda(PDF)

Documents:

[20200714 ZBA AGENDA - AMENDED.PDF](#)

2. 20200714 ZBA Case Packets

Documents:

[20200714 22 VESPA LN.PDF](#)
[20200714 25 VAN BUREN ST.PDF](#)
[20200714 79 ALLDS ST.PDF](#)
[20200714 41 CENTRAL ST.PDF](#)
[20200714 L APPLIEDORE ST.PDF](#)
[20200714 436 SOUTH MAIN ST.PDF](#)
[20200714 28 CHARRON AVE U10.PDF](#)
[20200714 6 WHITE AVE.PDF](#)
[20200714 7 BERKELEY ST.PDF](#)

3. 20200714 ZBA Decisions

Documents:

[20200714 ZBA DECISIONS.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

ZONING BOARD OF ADJUSTMENT

6:30PM, July 14, 2020

AMENDED AGENDA

The Zoning Board of Adjustment will meet on Tuesday, July 14, 2020 at 6:30 PM via WebEx, with a possible spillover date of Wednesday, July 15 at 6:30 PM if necessary. Real-time public comment can be addressed to the Board utilizing WebEx virtual meeting software for remote access. This will allow users to view the meeting and ask questions to the Board via the chat function. The public is also encouraged to submit their comments via email (planningdepartment@nashuanh.gov) to the Department email or by mail (please make sure to include your name/address and comments) by 5:00 p.m. on July 14, 2020 and read into the record at the appropriate time. Letters should be addressed to City of Nashua, Planning Department, P.O. Box 2019, Nashua, NH 03061. Plans can be viewed online starting July 10, 2020, at www.nashuanh.gov in the Calendar or Agendas and Minutes.

To access WebEx:

July 14th meeting link:

<https://nashuanh.webex.com/nashuanh/j.php?MTID=mbee470507cccd15ec3dfef7c701ffc7>

Meeting number/access code: **129 528 6935**

Password: **etP3RquSH49**

July 15th meeting link:

<https://nashuanh.webex.com/nashuanh/j.php?MTID=m6071441cdf0316edb10742a6e961e043>

Meeting number/access code: **129 472 2055**

Password: **rdMvA6BeF62**

To join by phone: 1 (408) 418-9388

If you are not able to connect to WebEx, please contact the Planning Department at **(603) 589-3056**.

1. Merrissa Galliano (Owner) 22 Vespa Lane (Sheet G Lot 312) requesting variance from Land Use Code Section 190-264 to exceed maximum accessory use area, 40% permitted, 50%

existing - 75% requested - to erect an 18 foot round above ground swimming pool. R18 Zone, Ward 3.

2. Energy North Natural Gas, Inc., c/o Liberty Utilities (Owner) 25 Van Buren Street & 38 Bridge Street (Sheet 41 & 39 Lots 11 & 26) requesting special exception from Land Use Code Section 190-112 to work within the 75-ft prime wetland buffer of the Nashua River to install an impermeable cap as required by the NHDES remedial action plan, including regrading, repaving and expanding the site's existing parking lot, and improve the stormwater management system. GI Zone, Ward 7. **[POSTPONED TO THE AUGUST 11, 2020 MEETING.]**
3. Carol A. Muldoon (Owner) 79 Allds Street (Sheet 20 Lot 73) requesting special exception from Land Use Code Section 190-47 (B) to allow a major home occupation for a hair salon. RB Zone, Ward 7.
4. Pennichuck Water Works & Pennichuck Water Works, Inc. (Owners) GSSG New Hampshire, LLC (Applicant) "L" Ferry Road, "L" Westland Avenue, "L" Stanwood Drive, "L" Appledore Street, "L" Marlboro Street, "L" Independence Avenue, "L" Claredon Street, and 206 Concord Street (Sheet 52 Lots 1, 7, 14, 23, 24, 28, 39, 49, 61, 65, 81, 82, 85, 96, 97, 104 and 118) requesting special exception from Land Use Code Section 190-24 (F)(3) to allow underground electric utility construction, relocate existing fencing, improve surface of existing gravel drive along Old Harris Road, and tree clearing within a portion of the Conservation Zone to allow for a proposed solar array project (allowed use). R18 Zone, Ward 3.
5. Nashua Housing & Redevelopment Authority (Owner) Boston Capital Corporation/Richard Mazzocchi and Nashua Housing & Redevelopment Authority (Applicant) 41 Central Street (Sheet 80 Lot 89) requesting the following variances from Land Use Code Section 190-16, Table 16-3: 1) to encroach 8 feet into the 10 foot required front yard setback (at one location on Pine Street), and to encroach 3 feet into the 10 foot front yard setback (along Central Street) in two locations; 2) to exceed maximum side yard setback, 20 foot maximum allowed, 70 feet proposed along easterly property line; 3) minimum open space, 35% required - 28% proposed, 4) to exceed maximum residential density, 48 dwelling units exist, 52 dwelling units permitted - 216 dwelling units proposed, 5) to exceed maximum floor area ratio, 1.0% allowed - 1.4% proposed, and; 6) from Land Use Code Section 190-16 (F)(4) to allow parking in front yard setback, 10 feet allowed, 0

feet proposed (along Myrtle Street) - all requests to redevelop the property from 48 dwelling units to 216 dwelling units, located in four 4-story buildings. RC Zone, Ward 4.

6. Rivier University (Owner) John Parker (Applicant) 436 South Main Street (Sheet 1 Lot 1) requesting variance from Land Use Code Section 190-102 to exceed maximum wall identification sign area, 12-sqft permitted - 58-sqft proposed for the Science and Innovation Center building. R9 Zone, Ward 7.
7. Freestone Holdings, LLC (Owner) Mallia Hair Studio (Applicant) 28 Charron Avenue (Sheet E Lot 1350) requesting use variance from Land Use Code Section 190-15, Table 15-1, (#35), to allow a hair salon in which less than 75% of the building is used for industrial and manufacturing uses. AI Zone, Ward 1.
8. Douglas J. Dichard (Owner) 6 White Avenue (Sheet 35 Lot 75) requesting variance from Land Use Code Section 190-16, Table 16-3 for minimum land area, 5,834 sq.ft existing - 6,970 sq.ft required - to remove existing garage and construct a two-family residential building. RC Zone, Ward 4.
9. The Trabucchi Family Trust (Owner) Robert Trabucchi (Applicant) 7 Berkeley Street (Sheet 47 Lot 79) requesting the following variances from Land Use Code Section 190-31: 1) to encroach 2 feet into the 6 foot required right side yard setback, and; 2) to encroach 2 feet into the 6 foot required rear yard setback - both requests to construct a 12'x18' shed. RA Zone, Ward 3.

OTHER BUSINESS:

1. Review of Motion for Rehearing:
2. Review of upcoming agenda to determine proposals of regional impact.
3. Approval of Minutes for previous hearings/meetings.

"SUITABLE ACCOMMODATIONS FOR THE SENSORY IMPAIRED
WILL BE PROVIDED UPON ADEQUATE ADVANCE NOTICE."



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

Planning & Zoning 589-3090
 WEB www.nashuanh.gov

VARIANCE APPLICATION (ZBA)

PLEASE NOTE: INCOMPLETE OR ILLEGIBLE APPLICATIONS WILL BE RETURNED TO APPLICANT.

This application must be completed and submitted to the Planning Department no later than the dates listed on the Zoning Board of Adjustment (ZBA) schedule sheet. Please print clearly or type.

I. VARIANCE INFORMATION

1. ADDRESS OF REQUEST 22 Vespa Ln Nashua NH 03064

Zoning District R19 Sheet G Lot 312

B-suburban resident

2. VARIANCE(S) REQUESTED:

Request to put above ground pool on back in backyard. Round-Pool. Our pool is a 18 ft by 54 inches tall semi inground pool can be above ground or partial inground up to 24 inches. Sand bottom. No cement!

II. GENERAL INFORMATION

1. **APPLICANT / OPTIONEE** (List both individual name and corporate name if applicable)

(Print Name): Merrissa B. Galliano-Romanello

Applicant's signature Merrissa Romanello Date 6/11/20

Applicant's address 22 Vespa Ln Nashua NH 03064

Telephone number H: _____ C: 508 965-9331 E-mail: merrissa.romanello@gmail.com

2. **PROPERTY OWNER** (Print Name): Merrissa B Galliano - Romanello

*Owner's signature Merrissa B Galliano Romanello Date 6/11/20

Owner's address 22 Vespa Ln Nashua NH 03064

Telephone number H: _____ C: 508 965 9331 E-mail: merrissaromanello@gmail.com

*Agents and/or option holders must supply written authorization to submit on behalf of owner(s).

OFFICE USE ONLY Date Received 6-15-2020 Date of hearing 7-14-2020 Application checked for completeness: _____

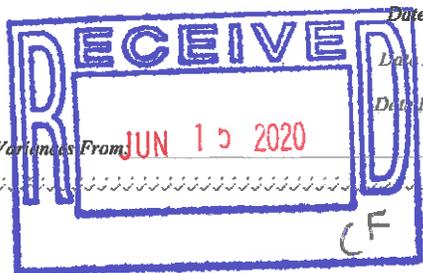
PLR# _____ Board Action _____

\$ _____ application fee Date Paid _____ Receipt # _____

\$ _____ signage fee Date Paid _____ Receipt # _____

\$ _____ certified mailing fee Date Paid _____ Receipt # _____

Land Use Code Section(s) Requesting Variance From: JUN 15 2020



III. PURPOSE OF REQUEST

Answer all questions below. Provide as much information as available to give the ZBA the necessary facts to review your case. Attach additional sheets if necessary. See "Procedures for Filing a Variance" for further information.

1. **Granting of the requested variance will not be contrary to the public interest**, because: (The proposed use must not conflict with the explicit or implicit purpose of the ordinance and that it must not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure "public rights.")

We are asking for permission to put a pool on the land. We purchased 2 years ago, as new first time home owners for family fun also exercise and help with physical therapy for my father who has stage 4 cancer. He has not been able to leave the house for his normal PT since the Covid 19 started as a high risk person. We are looking to have as much family time together as we can. This is a way to stay home stay safe. Having 3 essential workers in the house having a nice get away in our own yard would be great.

2. **The proposed use will observe the spirit of the ordinance**, because: (The Proposed use must not conflict with the explicit or implicit purpose of the ordinance and must not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure "public rights.")

Our house has been fenced in since it was built. We would have the pool in our back yard like all our surrounding neighbors. We purchased this pool due to safety reviews. It was 5 out of 5 stars. Growing up with an above ground pool we learned safety at a very young age. Our back yard is grass and trees and plants. We are only adding an above ground pool with a sand bottom. No gravel / No cement only sand and pool which is self install. We do not need staff.

3. **Substantial justice would be done to the property-owner by granting the variance**, because: (The benefits to the applicant must not be outweighed by harm to the general public or to other individuals.)

If approved we will be able to continue family healthy activities. Continue P/T for medical reasons and be able to be safe as the virus spreads. As a family we would be together safe. Since my back surgery, swimming has been the best therapy, not able to go to the gym has made it hard to be as physical as I usually am. Having a pool in our yard will allow us a better workout space.

4. **The proposed use will not diminish the values of surrounding properties**, because: (The Board will consider expert testimony but also may consider other evidence of the effect on property values, including personal knowledge of the members themselves.)

Adding this pool will not affect any property values, as our pool will not be seen by anyone other than us in our back yard. Our pool is able to be taken down and put away if need vs my neighbors next door and behind us that have in-ground pools / cement yards. Our yard is fenced in safe to keep others out and our home safe. We will also have a safety pool cover for when were not using it. It can also be taken down as it is not cemented in the ground it an above ground / sand bottom.

5. Special conditions exist such that literal enforcement of the ordinance results in unnecessary hardship, because: (The applicant must establish that because, because of the special conditions of the property in question, the restriction applied to the property by the ordinance does not serve the purpose of the restriction in a "fair and reasonable" way. Also, you must establish that the special conditions of the property cause the proposed use to be reasonable. The use must not alter the essential character of the neighborhood. Alternatively, you can establish that, because of the special conditions of the property, there is no reasonable use that can be made of the property that would be permitted under the ordinance. If there is any reasonable use (including an existing use) that is permitted under the ordinance, this alternative is not available.

After saving for many months we were able to finally find an affordable pod for our family. We have a 30 day return policy that would expire on July 3rd then I will not be able to return this product. After renting for 10 years in Nashua we decided to buy our home here. We finally found our dream home, which allowed us to take my father in after my mother died. Having a nice home and yard is very important to us. We are proud of our home. We would like to put in a pool for hrs of exercise and safety from the covid-19. When I asked about this process I was told fill the application out send a form and it was all set. That was

IV. USE VARIANCE ADDITIONAL INFORMATION what we expected.

Please answer all questions below that are applicable. Your answers to these questions will allow staff to better understand your request. Self install pool - no staff. It will be delivered on a pallet

- a. Total number of employees N/A Number of employees per shift N/A
- b. Hours and days of operation N/A
- c. Number of daily and weekly visits to the premises by customers, clients, vendors and solicitors N/A
- d. Number of daily and weekly commercial deliveries to the premises 1 delivery to the house with pool its self install
- e. Number of parking spaces available 2 garage + 4 driveway = 6
- f. Describe your general business operations:

Not a business / a request to add a family pool. We will put it up ourselves. We will hire an electrical to set up our pool electricity for our family private home.

g. Describe any proposed site renovations, including, but not limited to - landscaping, lighting, pavement, structural changes, signage, access and circulation:

Digging a round circle to level the pool in our backyard. Hiring a electrician to set up proper electrical pool pump.

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all the city ordinances and state laws regulating construction. I understand that only those point specifically mentioned are affected by action taken on this appeal.

Merrissa B Romanello
Signature of Applicant

6/11/20
Date

Merrissa B Romanello
Print Name

6/11/20
Date

The staff report for a Use Variance request will be available no later than Friday of the week before the ZBA meeting. If you would like a copy, please indicate below:

I will pick it up at City Hall

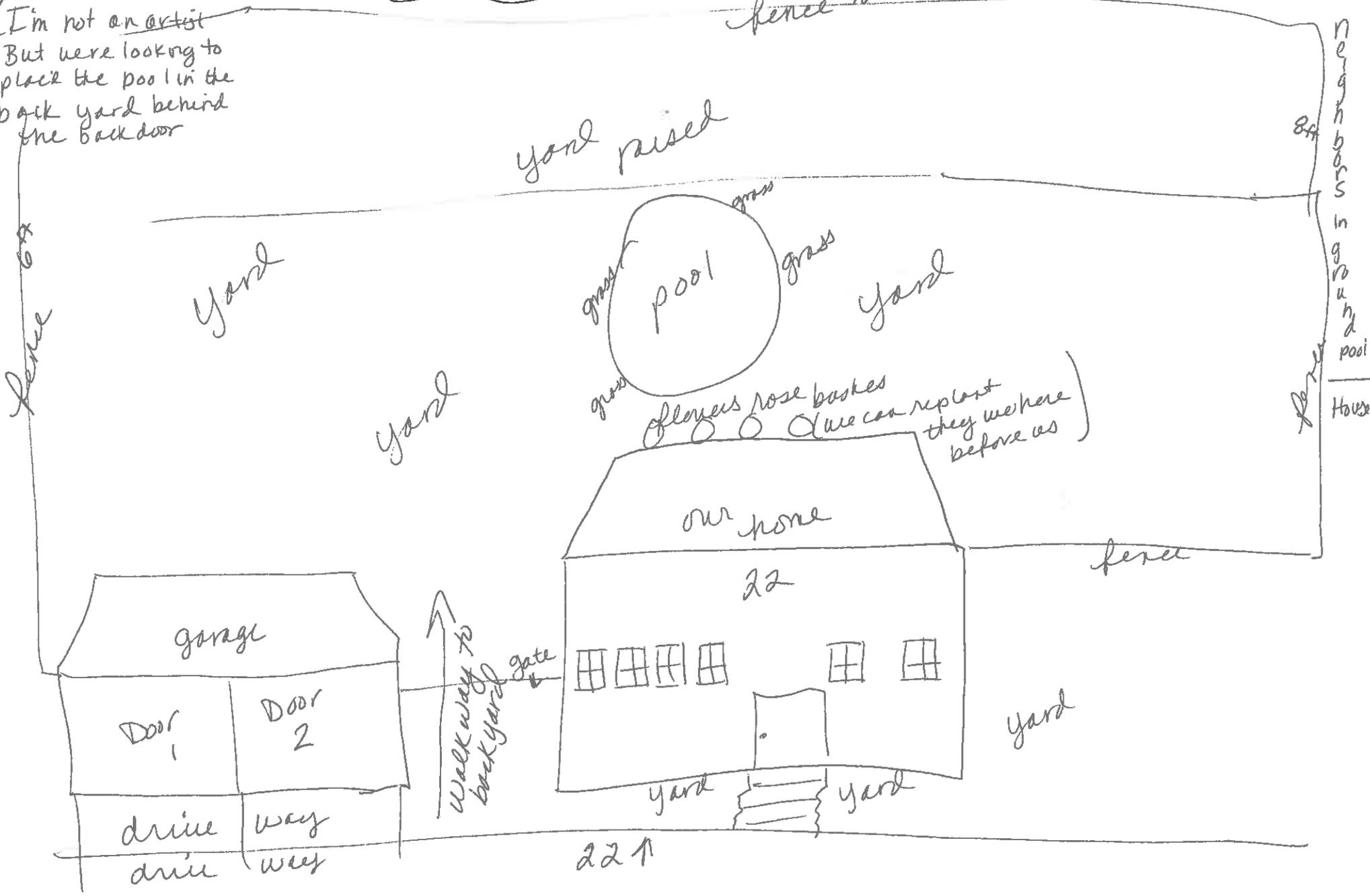
Please email it to me at merrissaromanello@gmail.com

Please mail it to me at 22 Vespa Ln Nashua NH 03064

Request for Pool : At Our house 22 Vespa Ln Nashua NH 03064

Neighbors have in ground pool

(I'm not an artist
But were looking to
place the pool in the
back yard behind
the back door



Vespa Ln.

PLOT PLAN

Burglar Court

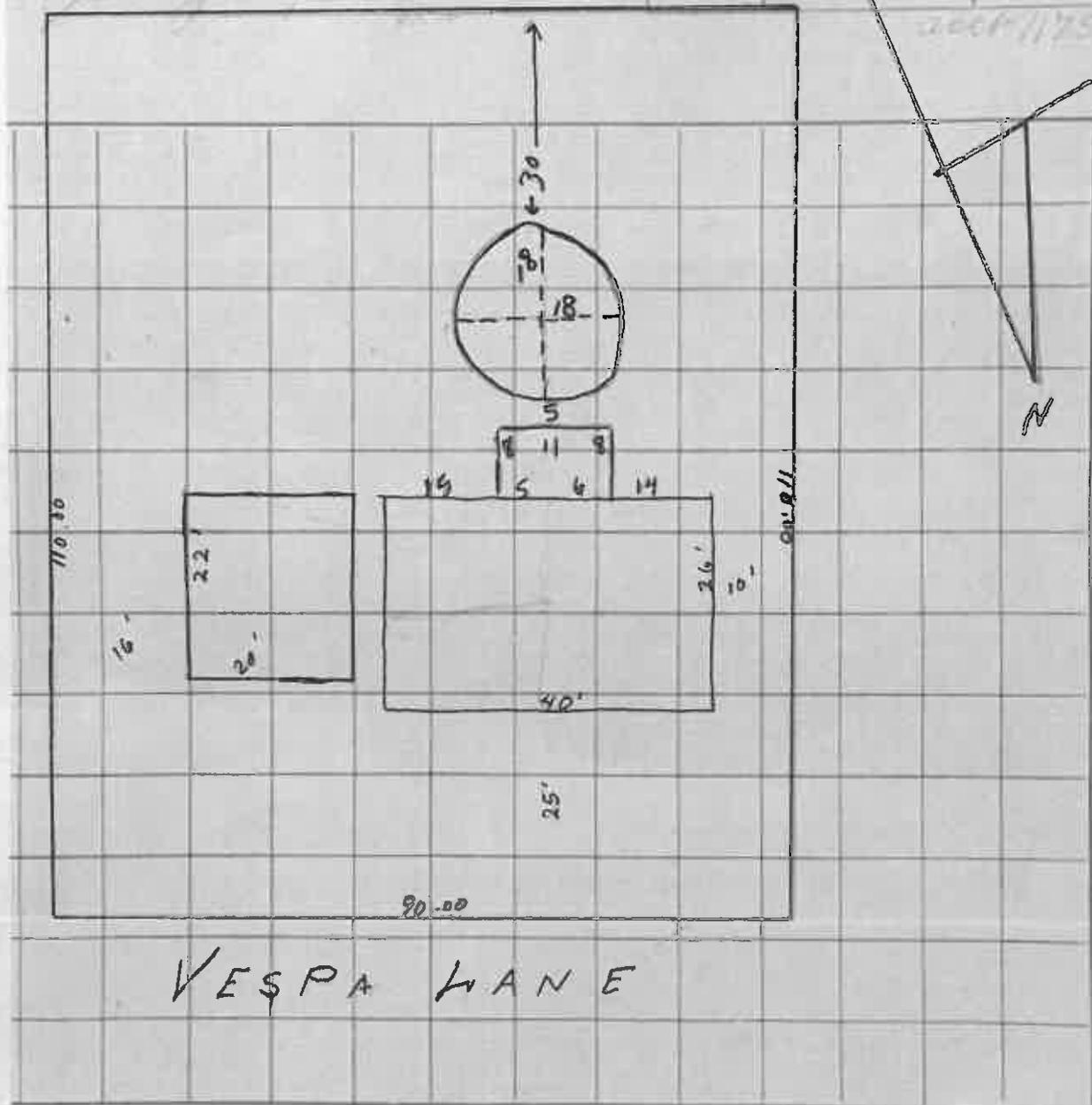
LP 22 Vespa Lane

Suburban District

length residence 40 x 26
 per garage 20 x 22

Occ. No.	Date	Permit No.
	3/10/66	19860
	7/2/62	24447

2004/11753



VESPA LANE

certify this plot. Date

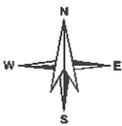
DETACHED GARAGE 20 x 22 = 440
 HOUSE 40 x 26 = 1,040
 ATTACHED DECK 11 x 8 = 88
 POOL 254.47

LAND 90 x 110 = 9,900

POOL 254.47
 + GARAGE 440
 694.47 / 9,900 = 007014848



22 Vespa Ln





Known for excellence
Built on trust

GEOTECHNICAL

ENVIRONMENTAL

EDUCATIONAL

WATER

CONSTRUCTION
MANAGEMENT

5 Commerce Park North

Suite 201

Bedford, NH 03110

T: 603 623 3600

F: 603 624 9463

www.gza.com



June 15, 2020
File No. 15.0166597.03

City of Nashua
Zoning Board of Adjustment
Attn: Jean-Paul G. Boucher, Chairman
229 Main Street
PO Box 2019
Nashua, New Hampshire 03060

Re: Special Exception Application
Liberty Utilities
Site Grading, Paving, and Impermeable Cap Project
25 Van Buren Street & 38 Bridge Street, Nashua, New Hampshire

Dear Chair Boucher:

This letter transmits a Special Exception Application and associated fees totaling \$345.00 for a proposed Site Grading, Paving, and Impermeable Cap Project located at 25 Van Buren Street and 38 Bridge Street in Nashua, New Hampshire; Tax Map 41, Lot 11, and Tax Map 39, Lot 26, respectively (i.e., the Site; see attached **Figure 1 – Site Locus**). On behalf of the Site Owner, Liberty Utilities (Liberty), GZA GeoEnvironmental, Inc. (GZA) is requesting consideration of a Special Exception for work within the 75-ft prime wetland buffer of the Nashua River for:

- installation of a proposed impermeable cap in an area of the Site, as required by the New Hampshire Department of Environmental Services; and
- improvements to the Site's stormwater management system.

The project also entails regrading, repaving, and expansion of the Site's existing parking lot, but this work is proposed outside the 75-ft prime wetland buffer of the Nashua River.

The Site was formerly used as a manufactured gas plant (MGP) between the 1850s and 1950s and is currently used by Liberty for storage and distribution of natural gas and propane. The Site is zoned as "General Industrial" and includes an office building and warehouse, each with associated parking, as well as numerous storage tanks, storage bays, pipes, and associated infrastructure. The Site is bounded to the north by the Nashua River, to the east by Boston & Maine Corporation railroad, to the south by residential properties and Bridge Street, and to the west by a Public Service Company of NH electrical substation. The developed portion of the Site totals approximately 207,000 square feet (sq ft), and is separated from the Nashua River by a vegetated buffer strip totaling approximately 29,540 sq ft.



GZA delineated Site wetlands in April 2018 in accordance with 1987 *Corps of Engineers Wetlands Delineation Manual*¹ and using the *Routine Determination Method* in conjunction with the *Regional Supplement*² to the Corps of Engineers Wetland Delineation Manual, the National Plant List: 2016 wetlands rakings³, *Field Indicators of Hydric Soils in the United States Version 8*,⁴ and *Field Indicators for Identifying Hydric Soils in New England*.⁵ Observed wetlands were classified in accordance with the *Classification of Wetlands and Deepwater Habitats of the United States*.⁶ One wetland system, the Nashua River, was identified primarily adjacent to the Site. GZA completed a wetland function-value assessment of the Nashua River using the Highway Methodology Workbook Supplement⁷. GZA assessed 13 functions and values including groundwater recharge/discharge, floodflow alteration, fish and shellfish habitat, sediment/toxicant retention, nutrient removal, production export, sediment/shoreline stabilization, wildlife habitat, recreation, educational/scientific value, uniqueness/heritage, visual quality/aesthetics and endangered species habitat.

The northeasterly portion of the developed Site is located within the 75-ft prime wetland buffer of the Nashua River and is composed of compacted sand and gravel (See attached **Figure 2 – Wetlands Overlay**). The project proposes the installation of an impermeable cap consisting of heavy duty asphalt pavement over the compacted sand and gravel portion of the Site within the wetland buffer referenced above. The impermeable cap is required by the New Hampshire Department of Environmental Services (NHDES) as part of an approved Remedial Action Plan to cover former Gas Holder #1 and Gas Holder #2 and thus eliminate potential human exposure (inhalation, ingestion, direct contact) to surface soils that may contain asbestos-containing materials and manufacturing gas plant residuals as a result of the former gas holder structures (see attached **Drawing Set entitled "Site Grading, Paving, and Impervious Cap – Liberty Utilities, 38 Bridge Street, Nashua, NH"**).

Proposed work within the 75-ft wetland buffer totals approximately 9,825 sq. ft., of which approximately 4,085 sq. ft. represents site alteration for the proposed impermeable cap. The remaining 5,740 sq. ft. of proposed work in the buffer zone is for the installation of storm drains, manholes, and catch basins related to improvements to the Site's stormwater management system (see attached **Figure 2**). The entire area of proposed work within the buffer is previously developed. There are no proposed impacts to the vegetated buffer strip, and the project does not propose clearing of vegetation.

In accordance with Article 11, Section 190-115 of the Nashua Land Use Code, a Wetlands Application Special Exception may be issued by the Zoning Board of Adjustment for activity proposed within a wetland or wetland buffer provided that all of the following conditions are met:

1. ***That the use or activity proposed and its attendant impacts cannot reasonably be avoided.*** The project proposes to install an asphalt pavement cap over former Gas Holder #1 and #2 in the northeasterly portion

¹ U.S. Army Corps of Engineers, Environmental Laboratory. 1987. *Corps of Engineers Wetlands Delineation Manual*, Technical Report Y-87-1, U.S. Army Engineer Waterways Experiment Station, Vicksburg, Mississippi.

² U.S. Army Corps of Engineers, 2012. *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region* (Version 2.0), ed. J.S. Wakeley, R.W. Lichvar, C.V. Noble and J.F. Berkowitz. ERDC/EL TR-12-1. Vicksburg, Mississippi; U.S. Army Engineer Research and Development Center.

³ Lichvar, R.W., D.L. Banks, W.N. Kirchner, and N.C. Melvin. 2016. *The National Plant List: 2016 wetland rakings*. Phytoneuron 2016-30: 1-17.

⁴ United States Department of Agriculture, Natural Resource Conservation Service, 2016. *Field Indicators of Hydric Soils in the United States*, Version 8. L.M. Vasilas, G.W. Hurt, and J.F. Berkowitz (eds.). USDA, NRCS, in cooperation with the National Technical Committee for Hydric Soils.

⁵ New England Hydric Soils Technical Committee. 2017 Version 4. *Field Indicators for Identifying Hydric Soils in New England*, New England Interstate Water Pollution Control Commission, Lowell, Massachusetts.

⁶ Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe. 1979. *Classification of Wetlands and Deepwater Habitats of the United States*. FWS/OBS-79/31. U.S. Department of the Interior, Fish and Wildlife Service.

⁷ U.S. Army Corps of Engineers. 1999. *Wetlands Functions and Values: A Descriptive Approach*. USACO New England Division, BAEEP-360-1-30a.



of the Site. The proposed work area overlaps a small portion of the Nashua River 75-ft prime wetland buffer. The cap is required by NHDES as part of an approved Remedial Action Plan to address contamination in groundwater and surface water and to eliminate potential human exposure to surface soils that may contain asbestos containing materials and manufacturing gas plant residuals as a result of the former gas holders. The cap is proposed in an existing impervious and developed portion of the Site, and does not propose clearing of vegetation or land conversion. In addition, the proposed cap area has been limited to the area required in the Remedial Action Plan and does not propose any additional work than is necessary within the wetland buffer. Therefore, the proposed activity and impact to the wetland buffer cannot be avoided and is necessary per the approved Remedial Action Plan.

2. ***That the least damaging route and methodology have been selected, and that which is being proposed is the best practicable alternative available.*** As previously mentioned, proposed work within the wetland buffer is limited to what is necessary and required per the Remedial Action Plan approved by NHDES. Therefore, impacts to the wetland buffer have been minimized to the greatest extent practicable. In addition, the project proposes to improve the Site's stormwater management system by accepting and conveying runoff from proposed new bituminous concrete pavement areas to a new catch basin system connected to an oil/grit separator, then to a subsurface infiltration system which will improve the quality of stormwater runoff leaving the site. Where feasible, the subsurface infiltration system will have a high-level overflow connection to existing stormwater management infrastructure. Lastly, the proposed new concrete area within the wetland buffer is proposed to address potential stormwater contamination from former Gas Holder #1 and #2. Therefore, the proposed project is the best practicable alternative available.
3. ***That reasonable and acceptable impact mitigation measures have been incorporated where necessary and appropriate to minimize wetland loss or degradation.*** The proposed project does not result in wetland loss or degradation. The project does not include wetland impacts and includes stormwater improvements which ultimately serve to improve water quality of the Nashua River. The proposed work area is an existing developed portion of the Site, and the project does not propose an increase of impervious surface within the wetland buffer. In addition, the proposed cap is an approved remedial action which will serve to eliminate the potential for human exposure to surface soils that may contain asbestos containing materials and manufacturing gas plant residuals at the Site
4. ***That the overall impact of encroaching into wetland or buffer areas is necessary for the productive use of adjoining buildable land and, as such non-encroachment, is outweighed by the benefits thereby derived.*** The proposed alteration within the wetland buffer is an existing developed portion of the Site, and does not propose additional land conversion or further encroachment into vegetated portions of the wetland buffer. The proposed project is necessary to prevent stormwater contamination by expanding the existing pavement area over the former Gas Holder #1 and #2 to act as an impervious cap. The proposed area to be paved currently consists of impervious compacted sand and gravel. There are no proposed alterations to natural wetland buffer.
5. ***That no significant impact on the habitat of rare or endangered species or exemplary communities, as listed by the State of New Hampshire or federal government, will result.*** As part of the proposed project, a New Hampshire Natural Heritage Bureau (NHNHB) Data Check was submitted for the proposed project area. The NHNHB determined that although there was an NHB record present in the vicinity, it was not expected that it would be impacted by the proposed project. Therefore, the project does not propose impacts to the habitat of rare or endangered species or exemplary communities.



6. ***That the best available adequate erosion and sedimentation control methods are incorporated.*** Erosion and sedimentation controls are proposed as part of the proposed project. Best management practices will be followed in accordance with "NHDOT Guidelines for Temporary Erosion and Sediment Control and Stormwater Management" NHDOT, May 2002, consistent with the New Hampshire Storm Water Manual. Erosion controls including silt fence will be installed prior to the start of work to prevent sedimentation into the Nashua River. Temporarily disturbed areas will be stabilized using seed and straw mulch, and monitored for continued stabilization.
7. ***That the proposed activity or use shall not significantly impair wetland capacity to provide important wildlife and fishery functions, including habitat, food, shelter, breeding, migratory and over-wintering.*** The Site does not contain any wetland systems; however, the Nashua River borders the northern edge of the Site and the 75-foot buffer to the river overlaps the Site boundary. The section of the river is classified as a riverine, lower perennial system with an unconsolidated bottom (R2UB). The tree layer along the river bank includes silver maple (*Acer saccharinum*), black oak (*Quercus velutina*), and American elm (*Ulmus americana*). The shrub/sapling layer includes honeysuckle (*Lonicera* spp.), box elder (*Acer negundo*), black cherry (*Prunus serotina*), and honey locust (*Gleditsia triacanthos*). Plants within the herbaceous layer include oriental bittersweet (*Celastrus orbiculatus*), Japanese knotweed (*Fallopia japonica*), and poison ivy (*Toxicodendron radicans*). The bordering portion of the Nashua River provides floodflow alteration, fish/shellfish habitat, production export, sediment/shoreline stabilization, wildlife habitat, and uniqueness heritage as principal functions. The wetland also provides groundwater discharge, sediment/toxicant retention and nutrient removal as capable functions. The Nashua River is a designated prime wetland. Since the proposed project is located within an existing developed footprint, and does not increase impervious surface or include wetland impacts, the project does not propose to impair/alter the current functions and values of the wetland system. The project includes stormwater improvements, which ultimately serve to detain stormwater and improve water quality, which is beneficial to wildlife, fish habitat, and floodflow alteration wetland functions.
8. ***That the project shall not impair the stability of a water body's bank.*** The proposed project is located within an existing impervious and developed portion of the Site, and does not include bank impacts. The installation of an impervious cap over the proposed project work area will not impair or affect the stability of the Nashua River's bank.

In addition, in accordance with Article 11, Section 190-115, uses adjacent to wetlands or buffer areas must comply with the following performance standards;

1. ***That no significant impact on the habitat of rare or endangered species or exemplary communities, as listed by the State of New Hampshire or the Federal government, will result.*** As part of the proposed project, a New Hampshire Natural Heritage Bureau (NHNHB) Data Check was submitted for the proposed project area. The NHNHB determined that although there was an NHB record present in the vicinity, it was not expected that it would be impacted by the proposed project. Therefore, the project does not include impacts to habitats of rare or endangered species or exemplary communities.
2. ***That the filtration of stormwater runoff is adequately provided for and controlled both during and after construction.*** During construction, all catch basins or other drain inlets which may receive stormwater from disturbed areas shall be provided with suitable inlet protection. In addition, the project proposes to improve Site stormwater management by installing new catch basins which will be piped to an oil/grit separator, and then to a subsurface infiltration system. This will ultimately improve the stormwater quality at the Site.



3. ***That the topography and required regrading of the subject property accounts for and adequately reflects the proximity of a nearby wetland area.*** The project proposes to improve stormwater management by conveying a portion of the Site's stormwater runoff to a subsurface infiltration system, treating it for water quality before infiltrating to groundwater. Therefore, the design of the stormwater management on Site avoids a direct discharge of stormwater to the Nashua River and initially routes stormwater away from the river to an improved stormwater management system.
4. ***All landscaping requirements and maintenance regiments for a project will ensure that fertilizer and chemical runoff shall not enter the wetland.*** The proposed project does not include landscaping maintenance as the proposed project is located entirely within an existing developed area that is predominantly paved and graveled.
5. ***For any wetland area utilized for water runoff, the applicant shall demonstrate that excess flow on wetlands shall not cause excessive ponding and retention, thereby causing environmental damage to existing flora and fauna.*** The project does not propose utilization of a wetland system primarily for stormwater runoff. The proposed stormwater management system includes a subsurface infiltration system with a high-level overflow connection to existing stormwater management infrastructure. The overflow connection would be utilized if a 50-year storm event were to occur. If overflow were to occur during such a storm event, the overflow spillway is located in uplands over approximately 200-feet from the Nashua River wetland system. It is not anticipated that excess flow will cause excessive ponding and retention or damage to existing flora and fauna.
6. ***Where land is proposed to be subdivided, the applicant shall demonstrate that there is adequate non-wetland area to contain all proposed uses, structures, and utilities in accordance with these regulations.*** The project does not propose to subdivide the property.

Please feel free to contact us with any questions.

Very truly yours,

GZA GEOENVIRONMENTAL, INC.

Steven T. D'Ambrosio
Project Manager

Thomas E. Jenkins
Consultant/Reviewer

John C. Murphy, CCM, CHMM
Principal-in-Charge

STD/JCM/TEJ

p:\15\jobs\15.0166597.03 liberty utilities permitting\special exception zba\final 15 0166597 03 liberty utilities special exception 06152020.docx

Attachments: Nashua Special Exception Application Form
Photo Log
List of Abutters



June 15, 2020
15.0166597.03

Liberty Utilities Site Grading, Paving, and Impermeable Cap Project
Page | 6

Natural Heritage Bureau Report #NHB20-0347

Wetland Function and Value Assessment Form

Figure 1 – Site Locus

Figure 2 – Wetlands Overlay

Figure 3 – Wildlife Action Plan Overlay

Figure 4 – National Wetland Inventory Overlay

Figure 5 – Conservation Land Overlay

Drawing Set entitled "Site Grading, Paving, and Impervious Cap, Liberty Utilities, 38 Bridge Street, Nashua, NH," dated February 27, 2020, Revised June 9, 2020

Application Fee



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

Planning & Zoning 589-3090
 WEB www.nashuanh.gov

7

SPECIAL EXCEPTION APPLICATION (ZBA)

PLEASE NOTE: INCOMPLETE OR ILLEGIBLE APPLICATIONS WILL BE RETURNED TO APPLICANT.

This application must be completed and submitted to the Planning Department no later than the dates listed on the Zoning Board of Adjustment (ZBA) schedule sheet. Please print clearly or type.

1. SPECIAL EXCEPTION INFORMATION

a. ADDRESS OF REQUEST
 Zoning District Sheet Lot

b. SPECIAL EXCEPTION(S) REQUESTED:

The project proposes to install an impermeable cap as required by an approved NH Department of Environmental Services remedial action plan. Additionally, the project proposes to regrade, repave, and expand the Site's existing parking lot, and improve the Site's stormwater management system. The installation of the impermeable cap and associated stormwater management system improvements require impact within the 75-ft buffer of the Nashua River.

2. GENERAL INFORMATION

a. **APPLICANT / OPTIONEE** (List both individual name and corporate name if applicable)

(Print Name):

Applicant's signature Date
Digitally signed by DDorn
 DN: cn=DDorn, o, ou,
 email=douglas.dorn@libertyutilities.com
 Date: 2020.06.15 09:25:03 -0400

Applicant's address

Telephone number H: C: E-mail:

b. **PROPERTY OWNER (Print Name):**

*Owner's signature _____ Date

Owner's address

Telephone number H: C: E-mail:

*Agents and/or option holders must supply written authorization to submit on behalf of owner(s).

OFFICE USE ONLY Date Received _____ Date of hearing 7/14/20 Application checked for completeness: _____

PLR# A20-0056 Board Action _____

\$ _____ application fee Date Paid _____ Receipt # _____

\$ _____ signage fee Date Paid _____ Receipt # _____

\$ _____ certified mailing fee Date Paid _____ Receipt # _____

Land Use Code Section(s) Requesting Variances From: _____

[Redacted Address]

3. PURPOSE OF REQUEST

Answer all questions below. Provide as much information as available to give the ZBA the necessary facts to review your case. Attach additional sheets if necessary. Please see "Procedures for Filing a Special Exception" for further information.

a. Describe the nature of your proposal. Please be specific.

The project proposes to install an impermeable cap as required by an approved NH Department of Environmental Services remedial action plan. Additionally, the project proposes to regrade, repave, and expand the Site's existing parking lot, and improve the Site's stormwater managemnet system. The installation of the impermeable cap and associated stormwater management system improvements require impact within the 75-ft buffer of the Nashua River.

b. Does your proposal involve the physical construction or expansion of a structure? Yes [] No [X]

If yes, describe how the size of the addition (and any existing structure) compares with the physical size of surrounding properties.

N/A

c. Do you anticipate the need for additional on-site parking space as a result of your proposal? Yes [] No [X]

If yes, approximately how many square feet of paved or designated parking space will be provide for both existing and proposed usage?

N/A

d. What effects would the requested use have upon surrounding traffic congestion and pedestrian safety?

The project does not propose an increase in the number of buildings on Site and does not anticipate an increase in the number of employees or vehicles entering or exiting the Site. Therefore, it is not anticipated that there will be effects upon surrounding traffic congestion and pedestrian safety as a result of the proposed project.

e. What measures will be taken (if any) to insure that your proposal will not impair the integrity or be out of character with the zoning district or immediate neighborhood?

The project proposes to expand pavement within an already exsiting and developed portion of the Site that is currently used for site operations. The project is not proposing to clear vegetation between the Site and the Nashua River. The proposed project will ehcnace the integrity of the Site and immediate neighborhood by installing the proposed impermeable cap as required by the NH Department of Environmental Services (see attached narrative for more detail).

4. SPECIAL EXCEPTION – ADDITIONAL QUESTIONS

Please answer all questions below that are applicable. Your answers to these questions will allow staff to better understand your request.

a. Total number of employees [38] Number of employees per shift [1st - 38; 2nd - 38; 3rd - 0 (unless called)]

b. Hours and days of operation [24 hours per day, 7 days per week.]

c. Number of daily and weekly visits to the premises by customers, clients, vendors, and solicitors [25-50 per week]

* vendors and contractors only

[Redacted Address]

d. Number of daily and weekly commercial deliveries to the premises, 5 per day, 25 per week

e. Number of parking spaces available 69 available spaces

f. Describe your general business operations:

The Site is currently used by Liberty Utilities for storage and distribution of natural gas and propane. The Site is zoned as "General Industrial" and includes an office building and warehouse each with associated parking, as well as numerous storage tanks, storage bays, pipes, and associated infrastructure.

Outside the 75-ft Nashua River wetland buffer, the project proposes to expand the existing paved parking lot west of the existing warehouse in the western portion of the Site to accommodate Site operations and employee vehicle movements.

g. Describe any proposed site renovations, including, but not limited to – landscaping, lighting, pavement, structural changes, signage, access, and circulation:

Within the 75-ft Nashua River wetland buffer, the project proposes to install an impermeable cap consisting of heavy duty asphalt pavement over existing compacted gravel and soil areas as required by the NH Department of Environmental Services as part of an approved remedial action plan. Work will also include improvements to the Site's stormwater management system and improvements to paved portions of the property.

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all the city ordinances and state laws regulating construction. I understand that only those point specifically mentioned are affected by action taken on this appeal.

DDorn

Digitally signed by DDorn
DN: cn=DDorn, o, ou,
email=douglas.dorn@libertyutilities.com,
c=US

Signature of Applicant

Date: 2020.06.15 09:25:34 -04'00'

Douglas Dorn

Print Name

Date

6-15-2020

Date

PHOTO LOG
Site Grading and Parking Lot Design Project
25 Van Buren Street and 38 Bridge Street, Nashua, New Hampshire

Photos Taken: February 4, 2020



Photograph No. 3: Looking northerly towards above-ground storage tanks.



Photograph No. 4: Looking westerly behind above-ground storage tanks along the fence line near the Nashua River. The existing vegetated buffer to the river will be maintained as part of the project.

PHOTO LOG
Site Grading and Parking Lot Design Project
25 Van Buren Street and 38 Bridge Street, Nashua, New Hampshire

Photos Taken: February 4, 2020



Photograph No. 1: Looking easterly across a portion of the Site to be re-paved, and the proposed area of remedial cap to the northeast.



Photograph No. 2: Looking northeasterly at the proposed remedial cap.

PHOTO LOG
Site Grading and Parking Lot Design Project
25 Van Buren Street and 38 Bridge Street, Nashua, New Hampshire

Photos Taken: February 4, 2020



Photograph No. 5: Looking northerly at Nashua River. The project is proposed stormwater improvements which will serve to protect the water quality of the river.



NEW HAMPSHIRE NATURAL HERITAGE BUREAU
NHB DATACHECK RESULTS LETTER

To: Lindsey White, GZA GeoEnvironmental
5 Commerce Park North
Suite 201
Bedford, NH 03110

From: NH Natural Heritage Bureau

Date: 2/11/2020 (valid for one year from this date)

Re: Review by NH Natural Heritage Bureau of request submitted 2/3/2020

NHB File ID: NHB20-0347

Applicant: Liberty Utilities

Location: Nashua
Tax Maps: 41-11

Project

Description: Proposed resurfacing of driveway, resurface paved parking areas at the Site, expand pavement west of existing warehouse, improve surface drainage and expand existing storm water management system.

The NH Natural Heritage database has been checked by staff of the NH Natural Heritage Bureau and/or the NH Nongame and Endangered Species Program for records of rare species and exemplary natural communities near the area mapped below. The species considered include those listed as Threatened or Endangered by either the state of New Hampshire or the federal government.

It was determined that, although there was a NHB record (e.g., rare wildlife, plant, and/or natural community) present in the vicinity, we do not expect that it will be impacted by the proposed project. This determination was made based on the project information submitted via the NHB Datacheck Tool on 2/3/2020, and cannot be used for any other project.



MAP OF PROJECT BOUNDARIES FOR: **NHB20-0347**

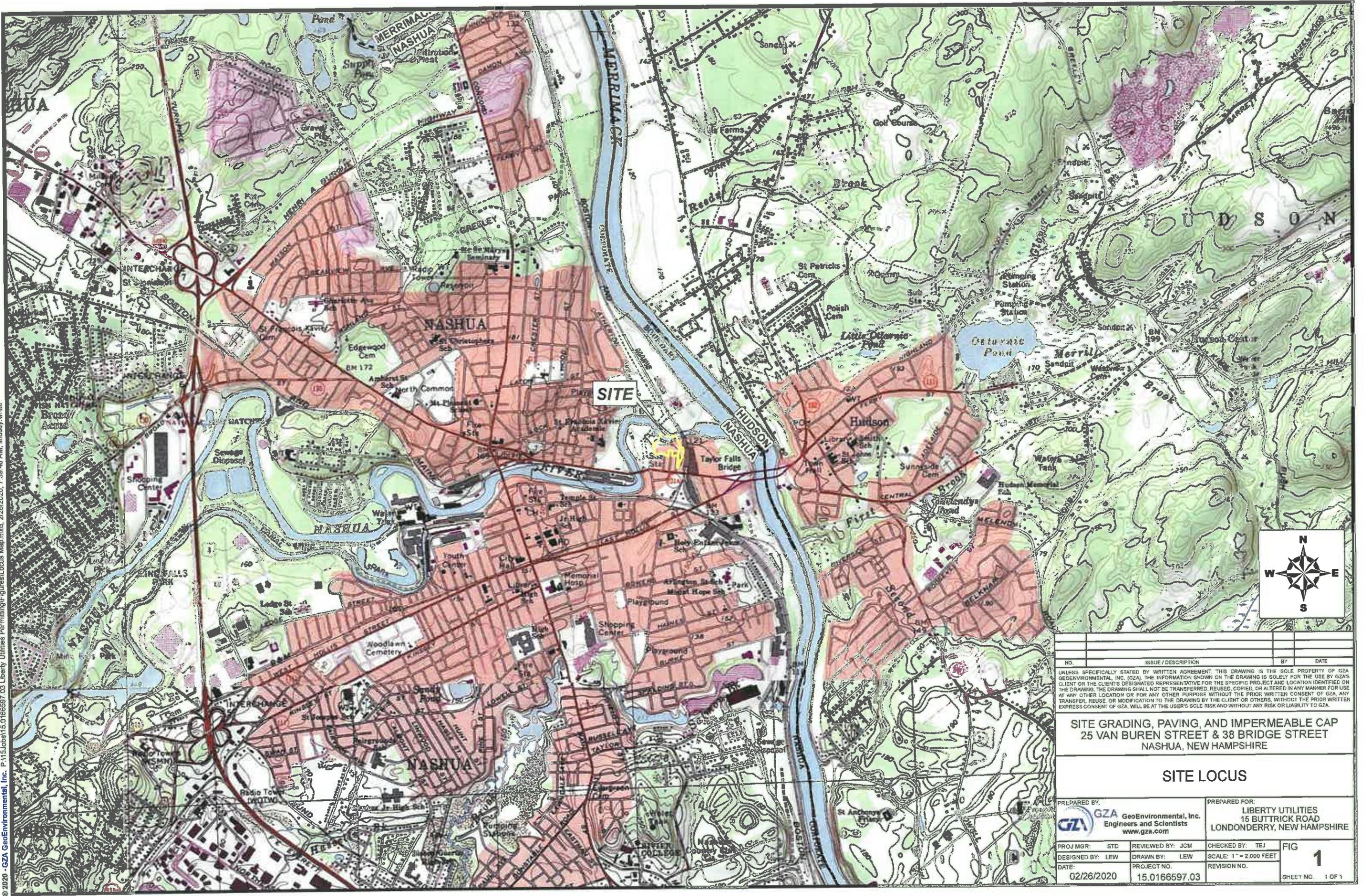
NHB20-0347





**LIBERTY UTILITIES SITE GRADING, PAVING, AND IMPERMEABLE
CAP PROJECT
NASHUA, NEW HAMPSHIRE**

File No: 15.0166597.03		WETLAND FUNCTION – VALUE EVALUATION FORM			Date: 4/30/2018, 2/4/2020, & 3/11/2020
Wetland ID: Nashua River – R2UB					GZA Personnel: Lindsey White and Tracy Tarr, CWS
Function/Value	Capability Y N	Rationale (Reference #)	Summary	Principal Yes/No	
Groundwater Recharge/Discharge	Y	1, 2, 7	Wetland hydrology of the Nashua River is supported by both surface flow and groundwater discharge. Aquifer transmissivity present in this wetland system.	Y	
Floodflow Alteration	Y	3, 4, 13, 14	The river outlets into the Merrimack River and directs and detains flows in a highly developed landscape.	Y	
Fish and Shellfish Habitat	Y	3, 4, 5, 6, 10, 11, 14, 17	Wetland is associated with the Nashua River. River spans over 100-feet. Nashua River outlets to the Merrimack River with no barriers.	Y	
Sediment/Toxicant Retention	Y	1, 2, 3, 5, 6, 8, 10	Wetland is a section of the Nashua River. The river receives sediments and toxicants from adjacent land uses. This section of the Nashua River is a flow through system and wetland retention at the Site is low. However, floodplain wetlands exist upstream that contribute to sediment/toxicant retention.		
Nutrient Removal	Y	1, 2, 3, 4, 5, 10, 12, 14	The Nashua River receives nutrients from surrounding uplands and vegetated areas upstream provide nutrient removal.		
Production Export	Y	1, 3, 6, 10	Export is occurring through stream flow and wildlife use in the wetland.	Y	
Sediment/Shoreline Stabilization	Y	2, 3, 4, 6, 9	Steep slope exists between uplands and Nashua River. Trees and shrubs on the bank provide shoreline stabilization.	Y	
Wildlife Habitat	Y	6, 8, 18	The river provides habitat for a diversity of riverine species and borders highest ranked habitat and supporting landscapes (see Wildlife Action Plan overlay).	Y	
Recreation	Y	2, 5, 9	The Nashua River provides a variety of recreational opportunities including fishing and boating. However, the river is not accessible from the Site.		
Educational/Scientific Value	N	5, 11, 9	Further upstream, the Nashua River borders a public park and a school system. There are no primary access locations from the Site.		
Uniqueness/Heritage	Y	1, 2, 8, 11, 14, 19, 28	The Nashua River is designated as a prime wetland in the City of Nashua and is within a quarter mile of the Merrimack River which is a NH State Designated River.	Y	
Visual Quality/Aesthetics	N	8	The Nashua River is a prime wetland in the City of Nashua. Upstream portions of the River cross through public parks. The Site itself does not have a primary viewing location and is not accessible to the general public.		
Endangered Species Habitat	Y	1 or 2	The NHB indicates that although records of rare species are known near the Site, it is not anticipated that rare species will be affected by the proposed project (see NHB memo dated NHB20-0347).		



NO.	ISSUE / DESCRIPTION	BY	DATE

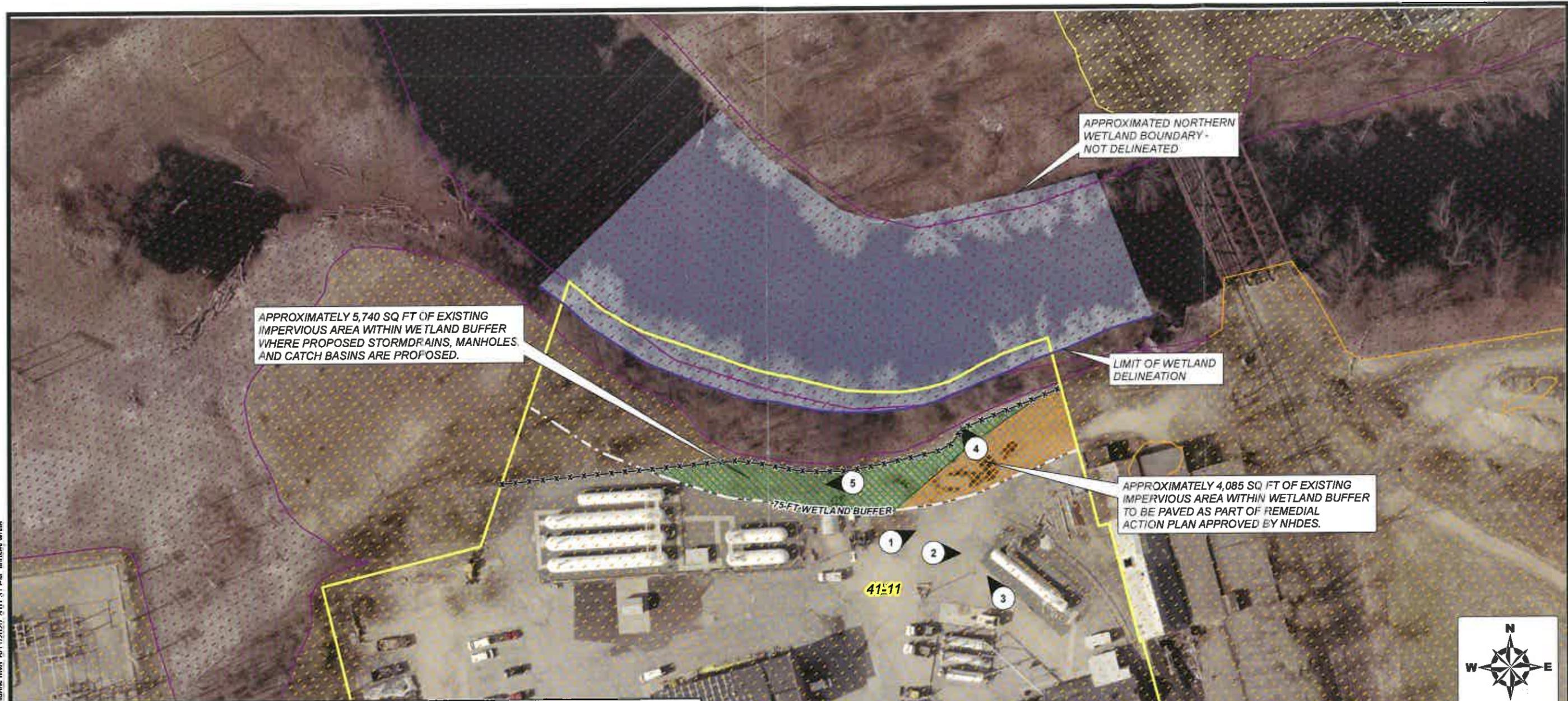
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**SITE GRADING, PAVING, AND IMPERMEABLE CAP
25 VAN BUREN STREET & 38 BRIDGE STREET
NASHUA, NEW HAMPSHIRE**

SITE LOCUS

PREPARED BY: GZA GeoEnvironmental, Inc. Engineers and Scientists www.gza.com		PREPARED FOR: LIBERTY UTILITIES 15 BUTTRICK ROAD LONDONDERRY, NEW HAMPSHIRE	
PROJ MGR: STD	REVIEWED BY: JCM	CHECKED BY: TEJ	FIG 1
DESIGNED BY: LEW	DRAWN BY: LEW	SCALE: 1" = 2,000 FEET	SHEET NO. 1 OF 1
DATE: 02/26/2020	PROJECT NO: 15.0166597.03	REVISION NO.	

© 2020 - GZA GeoEnvironmental, Inc. C:\Users\lindsay.white\Desktop\Liberty\Figures\Wetlands.mxd 6/11/2020 5:01:31 PM Lindsay White



Legend

- Existing Fence
- 75-Ft Prime Wetland Buffer Extent
- Extent of Wetland Delineation
- Wetland
- Site Boundary
- Additional Work Area
- New Asphalt Pavement

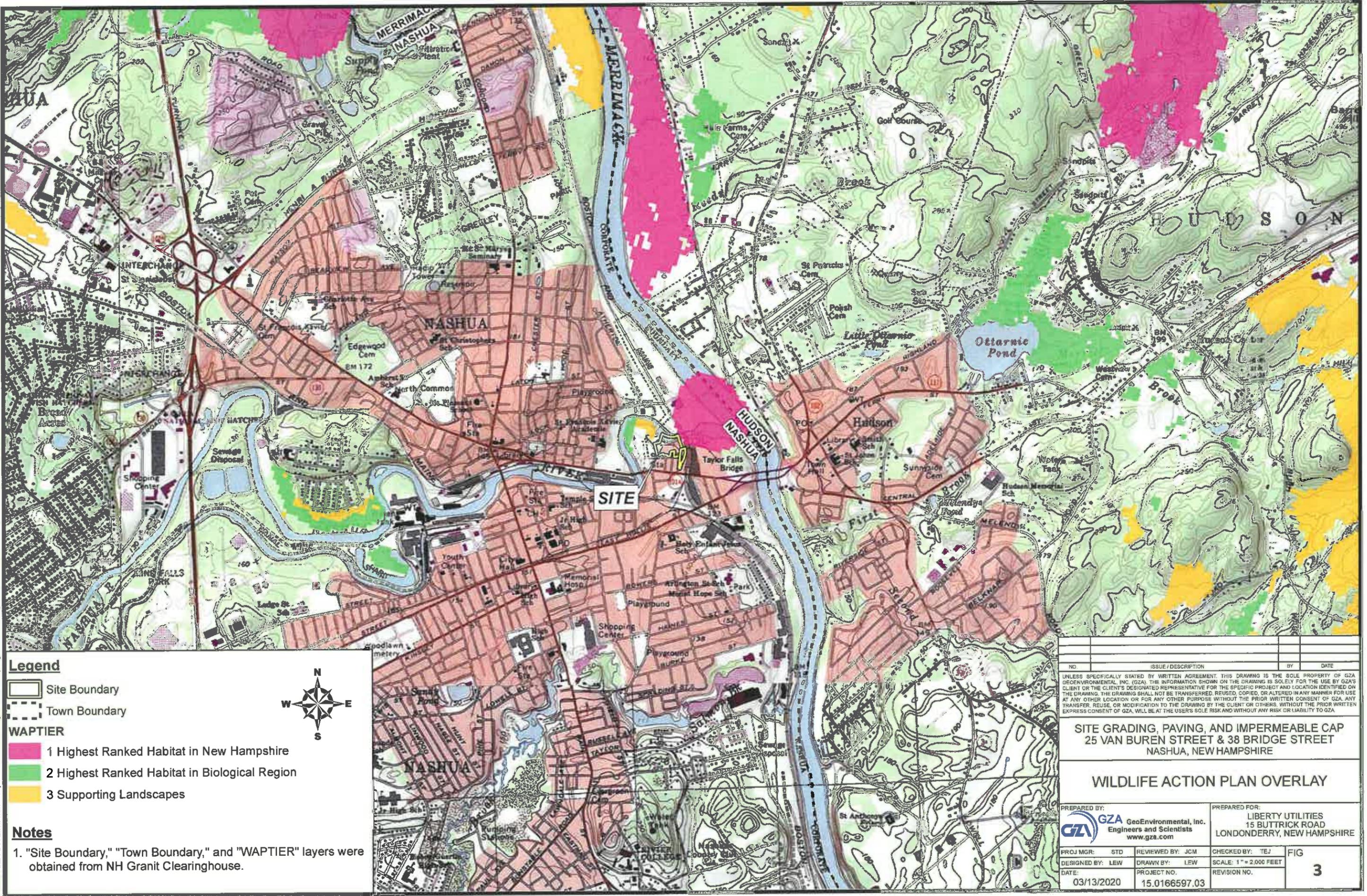
FLOOD ZONE

- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- AE ZONE - 1 PCT ANNUAL CHANCE FLOOD HAZARD
- X ZONE - PROTECTED BY LEVEE - MINIMAL FLOOD HAZARD

- Source**
1. Aerial Imagery was obtained from Esri online basemaps.
 2. Wetlands were delineated by GZA, GeoEnvironmental, Inc. in April 2018 in accordance with the 1987 Army Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-1, and in accordance with the Army Corps of Engineers 2012 Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region (Version 2.0).
 3. "Site Boundary" and "Parcel Boundary" were obtained from NH Granit Clearinghouse.
 4. "Existing Fence" was approximated using aerial imagery.
 5. Flood Zone data was obtained from NH Granit Clearinghouse.



NO.	ISSUE / DESCRIPTION	BY	DATE
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SITE GRADING, PAVING, AND IMPERMEABLE CAP 25 VAN BUREN STREET & 38 BRIDGE STREET NASHUA, NEW HAMPSHIRE			
WETLAND OVERLAY			
PREPARED BY: GZA GeoEnvironmental, Inc. Engineers and Scientists www.gza.com		PREPARED FOR: LIBERTY UTILITIES 15 BUTTRICK ROAD LONDON DERRY, NEW HAMPSHIRE	
PROJ MGR: STD DESIGNED BY: LEW DATE: 06/11/2020	REVIEWED BY: JCM DRAWN BY: LEW PROJECT NO: 15.0166597.03	CHECKED BY: TEJ SCALE: 1" = 75 FEET REVISION NO.	FIG 2



Legend

-  Site Boundary
-  Town Boundary

WAPTIER

-  1 Highest Ranked Habitat in New Hampshire
-  2 Highest Ranked Habitat in Biological Region
-  3 Supporting Landscapes



Notes

1. "Site Boundary," "Town Boundary," and "WAPTIER" layers were obtained from NH Granit Clearinghouse.

NO	ISSUE / DESCRIPTION	BY	DATE

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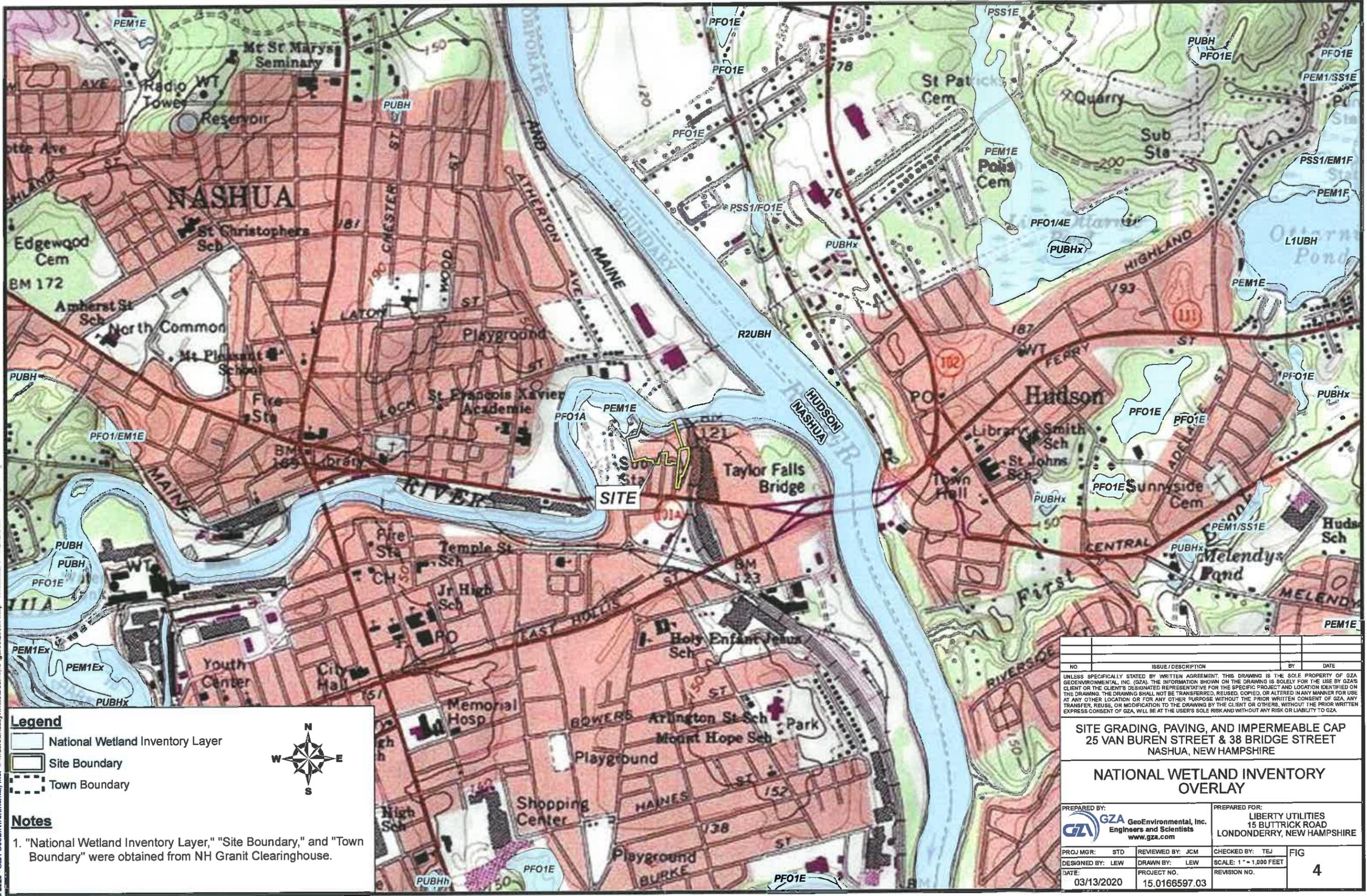
**SITE GRADING, PAVING, AND IMPERMEABLE CAP
25 VAN BUREN STREET & 38 BRIDGE STREET
NASHUA, NEW HAMPSHIRE**

WILDLIFE ACTION PLAN OVERLAY

PREPARED BY:  GZA GeoEnvironmental, Inc. Engineers and Scientists www.gza.com	PREPARED FOR: LIBERTY UTILITIES 15 BUTTRICK ROAD LONDONDERRY, NEW HAMPSHIRE
--	--

PROJ MGR: STD	REVIEWED BY: JCM	CHECKED BY: TEJ	FIG
DESIGNED BY: LEW	DRAWN BY: LEW	SCALE: 1" = 2,000 FEET	3
DATE: 03/13/2020	PROJECT NO: 15.0166597.03	REVISION NO:	

© 2020 - GZA GeoEnvironmental, Inc. C:\Users\lindsay.white\Desktop\Figures\Locust Map - NWI.mxd 3/13/2020 9:37:19 AM lindsay.white



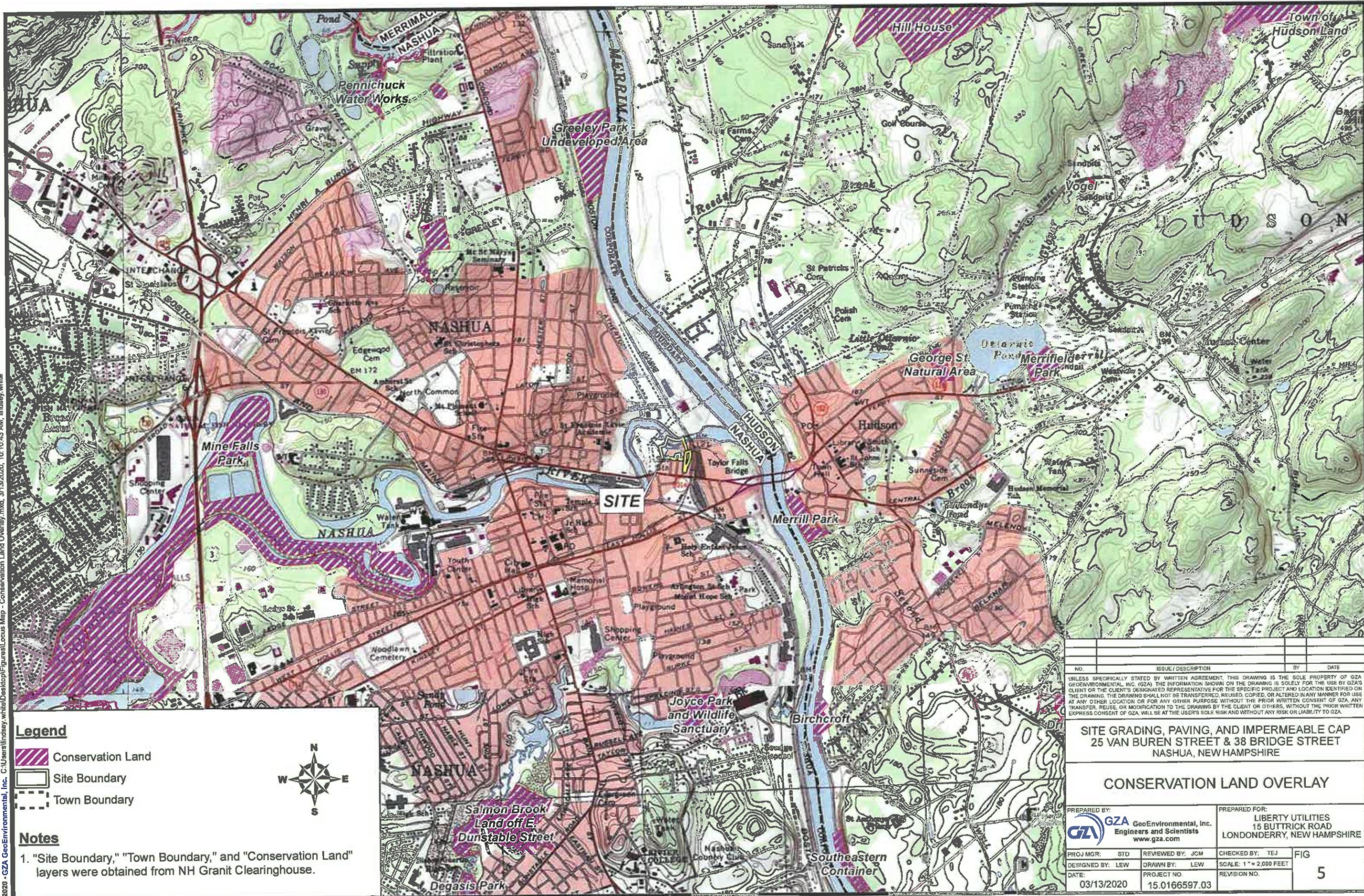
- Legend**
- National Wetland Inventory Layer
 - Site Boundary
 - Town Boundary



Notes

1. "National Wetland Inventory Layer," "Site Boundary," and "Town Boundary" were obtained from NH Granit Clearinghouse.

NO	ISSUE / DESCRIPTION	BY	DATE
<p>UNLESS SPECIFICALLY STATED BY WRITTEN AGREEMENT, THIS DRAWING IS THE SOLE PROPERTY OF GZA GEOENVIRONMENTAL, INC. (GZA). THE INFORMATION SHOWN ON THE DRAWING IS SOLELY FOR THE USE BY GZA'S CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE FOR THE SPECIFIC PROJECT AND LOCATION IDENTIFIED ON THE DRAWING. THE DRAWING SHALL NOT BE TRANSFERRED, REUSED, COPIED, OR ALTERED IN ANY MANNER FOR USE AT ANY OTHER LOCATION OR FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF GZA. ANY TRANSFER, REUSE, OR MODIFICATION TO THE DRAWING BY THE CLIENT OR OTHERS, WITHOUT THE PRIOR WRITTEN EXPRESS CONSENT OF GZA, WILL BE AT THE USER'S SOLE RISK AND WITHOUT ANY RISK OR LIABILITY TO GZA.</p>			
<p>SITE GRADING, PAVING, AND IMPERMEABLE CAP 25 VAN BUREN STREET & 38 BRIDGE STREET NASHUA, NEW HAMPSHIRE</p>			
<p>NATIONAL WETLAND INVENTORY OVERLAY</p>			
<p>PREPARED BY: GZA GeoEnvironmental, Inc. Engineers and Scientists www.gza.com</p>		<p>PREPARED FOR: LIBERTY UTILITIES 15 BUTTRICK ROAD LONDONDERRY, NEW HAMPSHIRE</p>	
<p>PROJ MGR: STD</p>	<p>REVIEWED BY: JCM</p>	<p>CHECKED BY: TEJ</p>	<p>FIG</p>
<p>DESIGNED BY: LEW</p>	<p>DRAWN BY: LEW</p>	<p>SCALE: 1" = 1,000 FEET</p>	<p>4</p>
<p>DATE: 03/13/2020</p>	<p>PROJECT NO. 15.0166597.03</p>	<p>REVISION NO.</p>	



- Legend**
- Conservation Land
 - Site Boundary
 - Town Boundary



Notes

- "Site Boundary," "Town Boundary," and "Conservation Land" layers were obtained from NH Granit Clearinghouse.

NO.	ISSUE / DESCRIPTION	BY	DATE

**SITE GRADING, PAVING, AND IMPERMEABLE CAP
25 VAN BUREN STREET & 38 BRIDGE STREET
NASHUA, NEW HAMPSHIRE**

CONSERVATION LAND OVERLAY

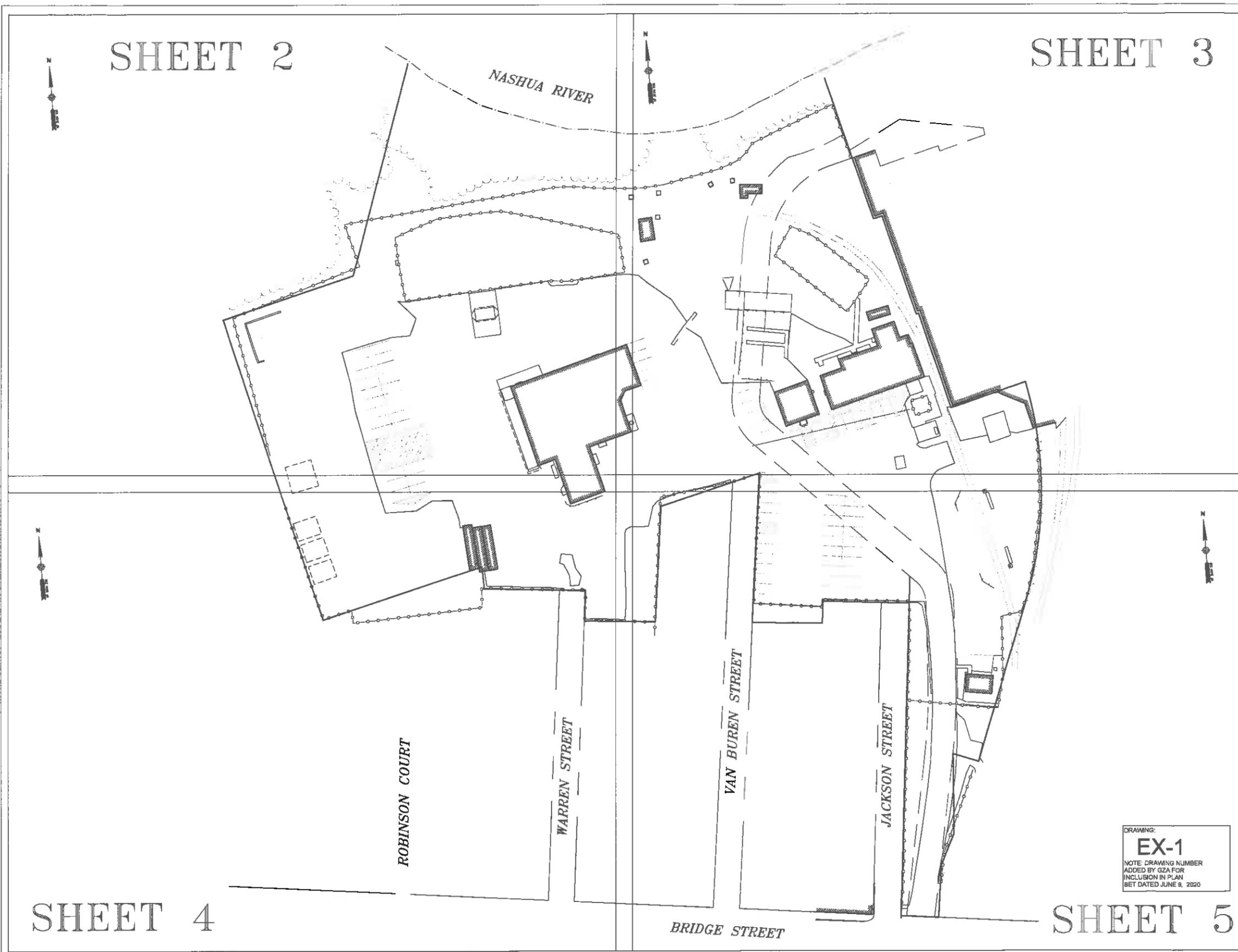
PREPARED BY:
GZA GeoEnvironmental, Inc.
 Engineers and Scientists
 www.gza.com

PREPARED FOR:
LIBERTY UTILITIES
 15 BUTTRICK ROAD
 LONDONDERRY, NEW HAMPSHIRE

PROJ MGR: STD	REVIEWED BY: JCM	CHECKED BY: TEJ	FIG
DESIGNED BY: LEW	DRAWN BY: LEW	SCALE: 1" = 2,000 FEET	5
DATE: 03/13/2020	PROJECT NO: 15.0166597.03	REVISION NO.	

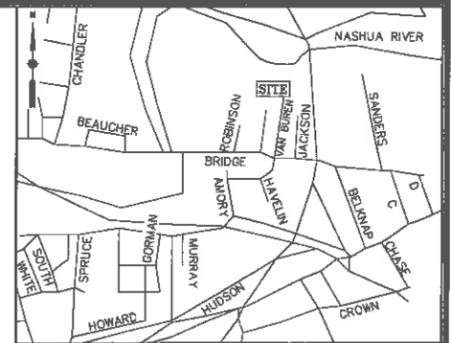
SHEET 2

SHEET 3



SHEET 4

SHEET 5



LOCUS MAP (N.T.S.)

UTILITY STATEMENTS

THE LOCATION OF THE UTILITIES AS SHOWN HEREON HAVE BEEN COMPILED FROM VISIBLE STRUCTURES AND INFORMATION OBTAINED FROM VARIOUS SOURCES. THE ACTUAL LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES SHALL BE CONSIDERED APPROXIMATE AND SHALL BE VERIFIED BY THE OWNER PRIOR TO ANY CONSTRUCTION. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.

NOTES

1. THIS PLAN WAS PREPARED FROM AN ACTUAL ON THE GROUND FIELD SURVEY CONDUCTED BY WSP IN MAY 2018.
2. THE HORIZONTAL DATUM SHOWN HEREON REFERENCES THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM NAD83.
3. THE VERTICAL DATUM SHOWN HEREON REFERENCES NAVD83.
4. THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE INFORMATION SHOWN HEREON. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF THE TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY AN ACCURATE AND CURRENT TITLE REPORT. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
5. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON LABELED WITH AN (R) ARE FROM RECORD DOCUMENTS. ADDITIONAL FIELD INVESTIGATION WILL BE REQUIRED BY OTHERS TO DETERMINE THE ACTUAL PIPE SIZE(S) AND TYPE(S).
6. THE METFLAGS SHOWN HEREON WERE SET BY OTHERS AND FIELD LOCATED BY WSP DURING MAY OF 2018.

PLAN REFERENCES

1. PLAN ENTITLED "GAS SERVICE, INC., PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE", DATED JANUARY 1973, RECORDED AT HILLSBOROUGH COUNTY REGISTRY OF DEEDS AS PLAN NUMBER 708B IN DRAWER 6.
2. PLAN ENTITLED "BRIDGE STREET SUBDIVISION AND CONSOLIDATION (LAND SWAP) OF LAND OF GAS SERVICE, INC.", DATED JULY 1987, RECORDED AT HILLSBOROUGH COUNTY REGISTRY OF DEEDS AS PLAN NUMBER 21859 IN DRAWER 90.
3. SEWER EASEMENT PLANS FILED AT CITY OF NASHUA DEPARTMENT OF PUBLIC WORKS - SHEETS 2/38 & 3/38.
4. BOSTON AND MAINE RAILROAD VAL. MAP NUMBER V.21-1, FILED AT CITY OF NASHUA DEPARTMENT OF PUBLIC WORKS.
5. PLAN ENTITLED "GAS SERVICE COMPANY, INC., PLOT PLAN, NASHUA RIVER INTERCEPTOR - I, CITY OF NASHUA", DATED AUGUST 17, 1972, RECORDED AT HILLSBOROUGH COUNTY REGISTRY OF DEEDS AS PLAN NUMBER 6179 IN DRAWER 26A, SHEET 39 OF 93.



DAVID PRINCE, L.L.S.
REG. NO. 977
WSP USA, Inc.
155 MAIN DUNSTABLE ROAD
NASHUA, NEW HAMPSHIRE

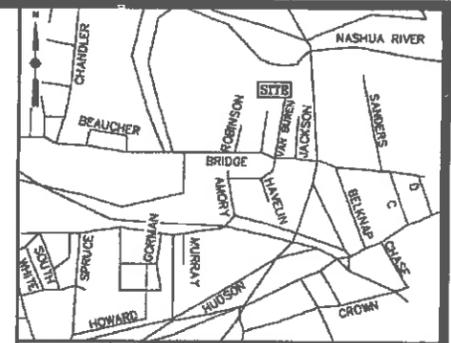
REVISION	DATE	DESCRIPTION

EXISTING CONDITIONS SURVEY
25 VAN BUREN STREET AND
38 BRIDGE STREET
NASHUA, NEW HAMPSHIRE
PREPARED FOR
GZA GEOENVIRONMENTAL, INC.

DRAWING:
EX-1
NOTE: DRAWING NUMBER
ADDED BY GZA FOR
INCLUSION IN PLAN
SET DATED JUNE 8, 2020



Drawn By	CG	Date	MAY 19, 2018	Job No.	190072B
Surveyed By	TO - JT	Scale	1" = 40'	Sheet No.	1 OF 5
Checked By	DPP	Book No.	N-255A		



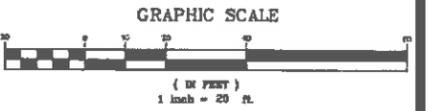
LOCUS MAP (N.T.S.)

UTILITY STATEMENTS
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- NOTES**
1. THIS PLAN WAS PREPARED FROM AN ACTUAL ON THE GROUND FIELD SURVEY CONDUCTED BY WSP IN MAY 2018.
 2. THE HORIZONTAL DATUM SHOWN HEREON REFERENCES THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM NAD83.
 3. THE VERTICAL DATUM SHOWN HEREON REFERENCES NAVD83.
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 6. THE NETLAGS SHOWN HEREON WERE SET BY OTHERS AND FIELD LOCATED BY WSP DURING MAY OF 2018.

- PLAN REFERENCES**
1. PLAN ENTITLED "GAS SERVICE, INC., PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE", DATED JANUARY 1972, RECORDED AT HILLSBOROUGH COUNTY REGISTRY OF DEEDS AS PLAN NUMBER 7088 IN DRAWER 6.
 2. PLAN ENTITLED "BRIDGE STREET SUBDIVISION AND CONSOLIDATION (LAND SWAP) OF LAND OF GAS SERVICE INC." DATED JULY 1917, RECORDED AT HILLSBOROUGH COUNTY REGISTRY OF DEEDS AS PLAN NUMBER 21889 IN DRAWER 90.
 3. SEWER EASEMENT PLANS FILED AT CITY OF NASHUA DEPARTMENT OF PUBLIC WORKS - SHEETS 2/38 & 3/38.
 4. BOSTON AND MAINE RAILROAD VAL MAP NUMBER V-21-1, FILED AT CITY OF NASHUA DEPARTMENT OF PUBLIC WORKS.
 5. PLAN ENTITLED "GAS SERVICE COMPANY, INC., PLOT PLAN, NASHUA RIVER INTERCEPTOR - 8, CITY OF NASHUA", DATED AUGUST 17, 1972, RECORDED AT HILLSBOROUGH COUNTY REGISTRY OF DEEDS AS PLAN NUMBER 6178 IN DRAWER 25A, SHEET 30 OF 53.

DRAWING
EX-2
 NOTE: DRAWING NUMBER
 ADDED BY GZA FOR
 INCLUSION IN PLAN
 SET DATED JUNE 9, 2020



REVISION	DATE	DESCRIPTION

EXISTING CONDITIONS SURVEY
 25 VAN BUREN STREET AND
 38 BRIDGE STREET
 NASHUA, NEW HAMPSHIRE
 PREPARED FOR
GZA GEONVIRONMENTAL, INC.

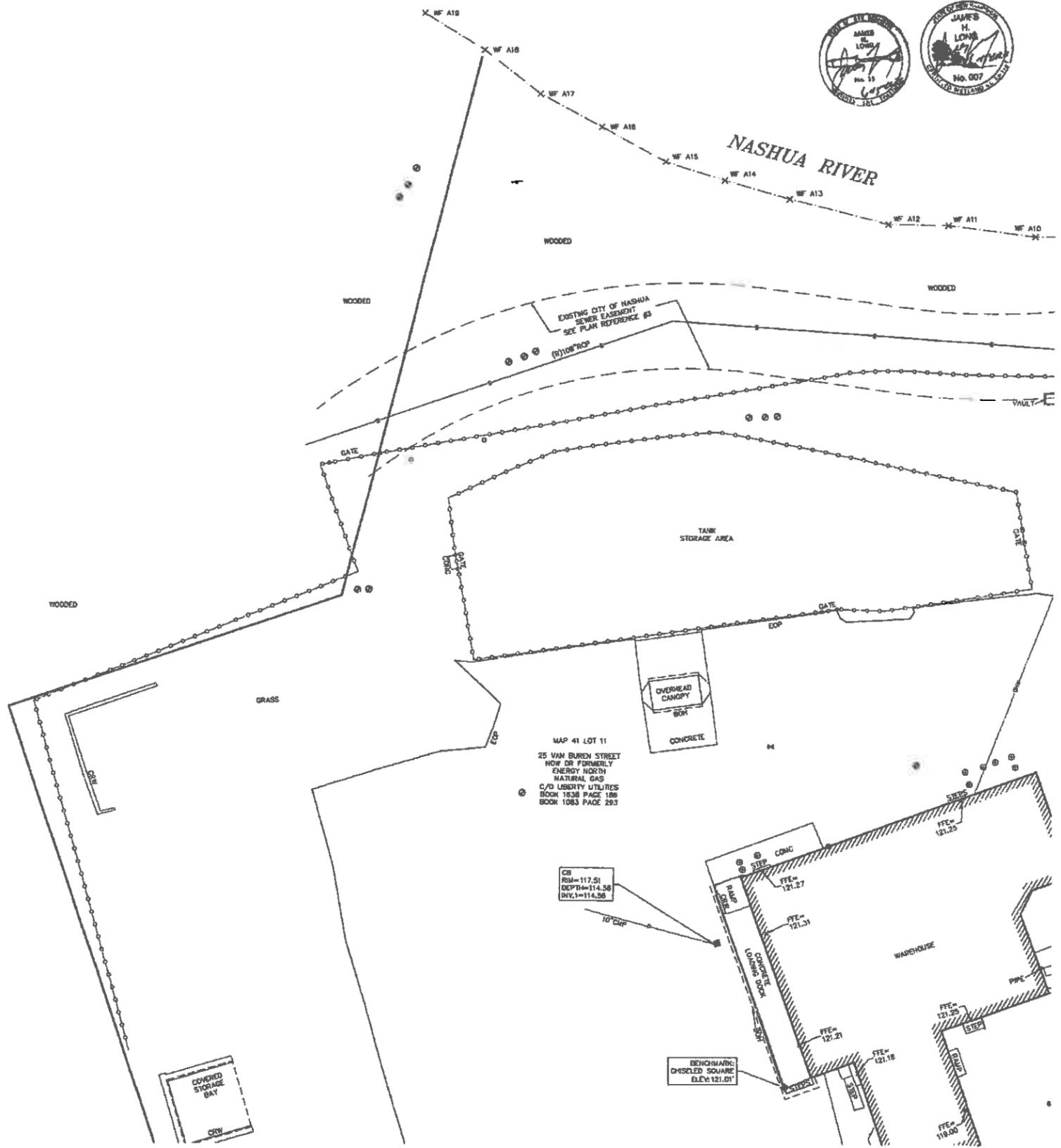


Drawn By: CG	Date: MAY 18, 2018	Job No.: 1900728
Surveyed By: TO - JT	Scale: 1" = 20'	Sheet No.: 2 OF 5
Checked By: DPP	Book No.: N-255A	

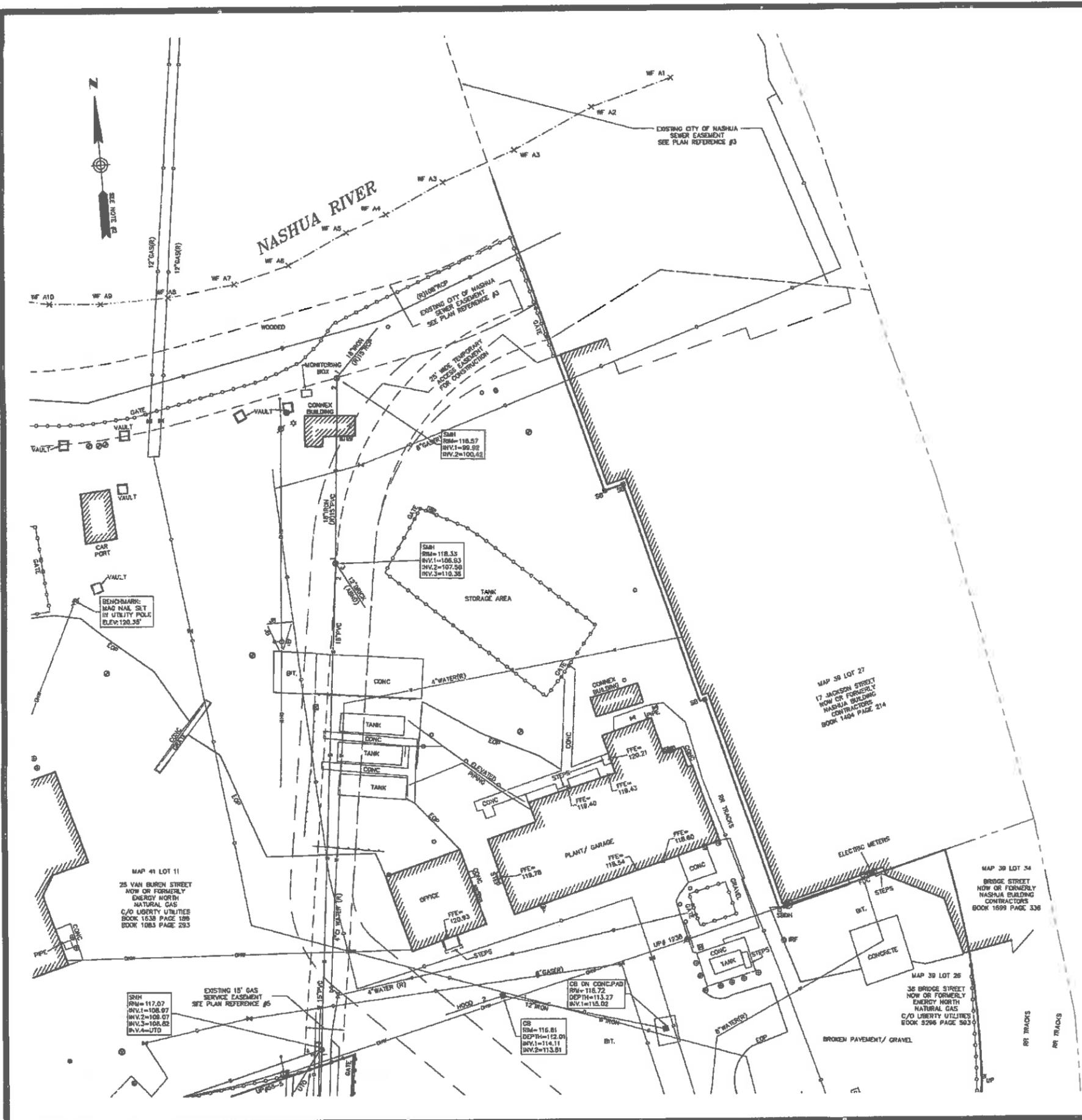
- LEGEND**
- | | |
|--|--|
| <ul style="list-style-type: none"> FCO FIRE DEPARTMENT CONNECTION UTILITY POLE WITH RISER UTILITY POLE UTILITY POLE WITH LIGHT UTILITY POLE WITH TRANSFORMER UTILITY WITH RISER AND TRANSFORMER SHRUB SIGN (SINGLE POSTED) BOMO BOLT OVER MAIN OUTLET EDP EDGE OF PAVEMENT VGC VERTICAL GRANITE CURB CC CONCRETE CURB LSA LANDSCAPED AREA FFF FINISHED FLOOR ELEVATION CRW CONCRETE RETAINING WALL BOH BUILDING OVERHANG JB JERSEY BARRIER CMP CORRUGATED METAL PIPE PVC POLYVINYL CHLORIDE CI CAST IRON INV. INVERT (R) RECORD INFORMATION UTO UNABLE TO OBSERVE CND COULD NOT OPEN | <ul style="list-style-type: none"> IRON ROD FOUND STONE BOUND WITH DRILL HOLE STONE BOUND FIRE ALARM GAS MANHOLE ROUND CATCH BASIN CATCH BASIN DRAIN MANHOLE NO LABEL MANHOLE SEWER MANHOLE ELECTRIC BOX ELECTRIC HANDHOLE ELECTRIC METER ELECTRIC MANHOLE GAS METER GAS VALVE WATER GATE FIRE HYDRANT SIGN (DOUBLE POSTED) POST MONITORING WELL LIGHT POLE BOLLARD HANDICAP PARKING VALVE BENCHMARK ADJUTERS LOT LINE RIGHT OF WAY PROPERTY LINE EASEMENT CHAIN LINK FENCE METAL GUARDRAIL BUILDING OVERHANG SEWER LINE DRAIN LINE WATER LINE GAS LINE OVERHEAD WIRES TREE LINE INTERMEDIATE CONTOURS INDEX CONTOURS WETLAND LINE |
|--|--|

MAP 41 LOT 1
 1 JACKSON SQUARE
 NOW OR FORMERLY
 PUBLIC SERVICE COMPANY OF
 NEW HAMPSHIRE
 BOOK 1024 PAGE 339

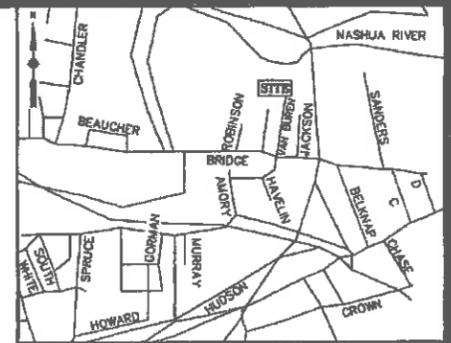
MAP 41 LOT 11
 25 VAN BUREN STREET
 NOW OR FORMERLY
 ENERGY NORTH
 NATURAL GAS
 C/O LIBERTY UTILITIES
 BOOK 1838 PAGE 186
 BOOK 1083 PAGE 283



1900728-1.dwg



- LEGEND**
- FC FIRE DEPARTMENT CONNECTION
 - UP UTILITY POLE WITH RISER
 - U UTILITY POLE
 - UL UTILITY POLE WITH LIGHT
 - UT UTILITY POLE WITH TRANSFORMER
 - UR UTILITY WITH RISER AND TRANSFORMER
 - S SHRUB
 - SP SIGN (SINGLE POSTED)
 - SB BOLT OVER MAIN OUTLET
 - EP EDGE OF PAVEMENT
 - VC VERTICAL GRANITE CURB
 - CC CONCRETE CURB
 - LSA LANDSCAPED AREA
 - FFE FINISHED FLOOR ELEVATION
 - CRW CONCRETE RETAINING WALL
 - BOB BUILDING OVERHANG
 - JB JERSEY BARRIER
 - OMP CORRUGATED METAL PIPE
 - PVC POLYVINYL CHLORIDE
 - CI CAST IRON
 - INV INVERT
 - (R) RECORD INFORMATION
 - UTD UNABLE TO OBSERVE
 - CND COULD NOT OPEN
 - IR IRON ROD FOUND
 - SBDS STONE BOUND WITH DRILL HOLE
 - SBSS STONE BOUND
 - FA FIRE ALARM
 - GM GAS MANHOLE
 - RCB ROUND CATCH BASIN
 - CB CATCH BASIN
 - DM DRAIN MANHOLE
 - SM SEWER MANHOLE
 - NLM NO LABEL MANHOLE
 - EB ELECTRIC BOX
 - EH ELECTRIC HANDHOLE
 - EM ELECTRIC METER
 - EMH ELECTRIC MANHOLE
 - GM GAS METER
 - GV GAS VALVE
 - WD WATER GATE
 - FH FIRE HYDRANT
 - SPD SIGN (DOUBLE POSTED)
 - P POST
 - MW MONITORING WELL
 - LP LIGHT POLE
 - B BOLLARD
 - HP HANDICAP PARKING
 - V VALVE
 - B BENCHMARK
 - AL ABUTTERS LOT LINE
 - RW RIGHT OF WAY
 - PL PROPERTY LINE
 - E EASEMENT
 - CL CHAIN LINK FENCE
 - MG METAL GUARDRAIL
 - BO BUILDING OVERHANG
 - SL SEWER LINE
 - DL DRAIN LINE
 - WL WATER LINE
 - GL GAS LINE
 - OW OVERHEAD WIRES
 - TL TREE LINE
 - IL INTERMEDIATE CONTOURS
 - WC WOOD CONTOURS
 - ML METAL LINE



LOCUS MAP (N.T.S.)

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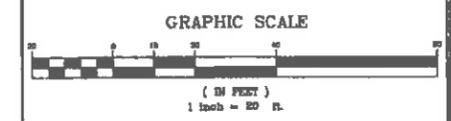
NOTES

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PLAN REFERENCES

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- PLAN ENTITLED "GAS SERVICE COMPANY, INC. PLOT PLAN, NASHUA RIVER INTERCEPTOR - II, CITY OF NASHUA", DATED AUGUST 17, 1972, RECORDED AT HILLSBOROUGH COUNTY REGISTRY OF DEEDS AS PLAN NUMBER 6179 IN DRAWER 29A, SHEET 30 OF 33.

DRAWING
EX-3
 NOTE: DRAWING NUMBER ADDED BY GZA FOR INCLUSION IN PLAN SET DATED JUNE 9, 2020



REVISION	DATE	DESCRIPTION
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EXISTING CONDITIONS SURVEY
 25 VAN BUREN STREET AND
 38 BRIDGE STREET
 NASHUA, NEW HAMPSHIRE
 PREPARED FOR
 GZA GEOTECHNICAL, INC.



wsp WSP USA Inc.
 155 Main Dunstable Rd. Suites 120 & 125
 Nashua, NH 03060
 603.595.7800

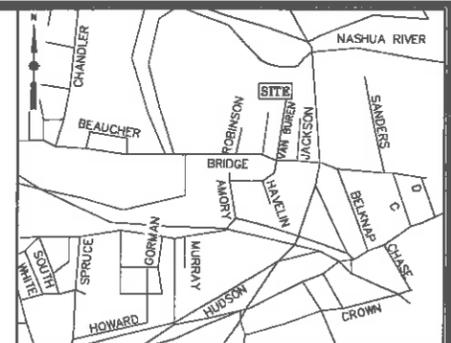
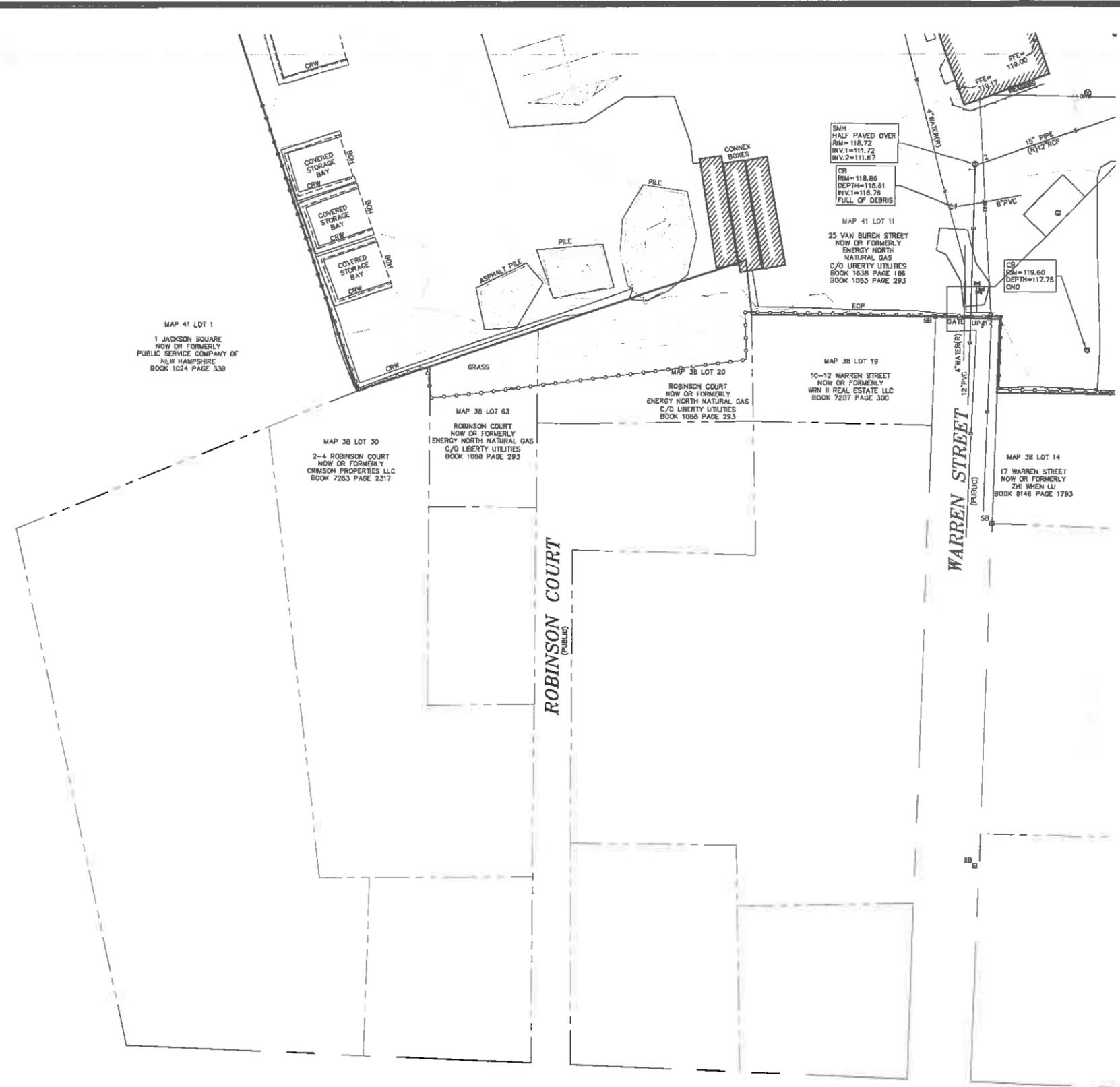
Drawn By	CG	Date	MAY 18, 2018	Job No.	190072B
Surveyed By	TO - JT	Scale	1" = 20'	Sheet No.	3 OF 5
Checked By	DPP	Book No.	N-255A		

190072B-1.dwg



LEGEND

- | | | | |
|------|------------------------------------|-----|-----------------------------|
| FD | FIRE DEPARTMENT CONNECTION | RF | IRON ROD FOUND |
| UP | UTILITY POLE WITH RISER | SD | STONE BOUND WITH DRILL HOLE |
| U | UTILITY POLE | SB | STONE BOUND |
| UL | UTILITY POLE WITH LIGHT | FA | FIRE ALARM |
| UT | UTILITY POLE WITH TRANSFORMER | GM | GAS MANHOLE |
| UR | UTILITY WITH RISER AND TRANSFORMER | RCB | ROUND CATCH BASIN |
| S | SHRUB | C | CATCH BASIN |
| SP | SIGN (SINGLE POSTED) | DM | DRAIN MANHOLE |
| BMO | BOLT OVER MAIN OUTLET | NLM | NO LABEL MANHOLE |
| EDP | EDGE OF PAVEMENT | SM | SEWER MANHOLE |
| VGC | VERTICAL GRANITE CURB | EB | ELECTRIC BOX |
| CC | CONCRETE CURB | EHM | ELECTRIC HANDHOLE |
| LSA | LANDSCAPED AREA | EM | ELECTRIC METER |
| FFE | FINISHED FLOOR ELEVATION | EMH | ELECTRIC MANHOLE |
| CRW | CONCRETE RETAINING WALL | GM | GAS METER |
| BCH | BUILDING OVERHANG | GV | GAS VALVE |
| JB | JERSEY BARRIER | WG | WATER GATE |
| CMP | CORRUGATED METAL PIPE | FH | FIRE HYDRANT |
| PVC | POLYVINYL CHLORIDE | SDP | SIGN (DOUBLE POSTED) |
| CI | CAST IRON | P | POST |
| INV. | INVERT | MW | MONITORING WELL |
| (R) | RECORD INFORMATION | LP | LIGHT POLE |
| UTO | UNABLE TO OBSERVE | B | BOLLARD |
| CNO | COULD NOT OPEN | HP | HANDICAP PARKING |
| | | V | VALVE |
| | | B | BENCHMARK |
| | | AL | ABUTTERS LOT LINE |
| | | RW | RIGHT OF WAY |
| | | PL | PROPERTY LINE |
| | | E | EASEMENT |
| | | CLF | CHAIN LINK FENCE |
| | | MG | METAL GUARDRAIL |
| | | BO | BUILDING OVERHANG |
| | | S | SEWER LINE |
| | | D | DRAIN LINE |
| | | W | WATER LINE |
| | | G | GAS LINE |
| | | OW | OVERHEAD WIRES |
| | | T | TREE LINE |
| | | IC | INTERMEDIATE CONTOURS |
| | | IX | INDEX CONTOURS |
| | | WL | WETLAND LINE |



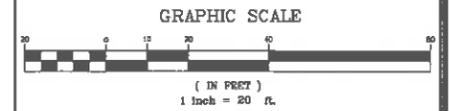
LOCUS MAP (N.T.S.)

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 3. SEWER EASEMENT PLANS FILED AT CITY OF NASHUA DEPARTMENT OF PUBLIC WORKS - SHEETS 2/38 & 3/38.
 4. BOSTON AND MAINE RAILROAD VAL. MAP NUMBER V.21-1, FILED AT CITY OF NASHUA DEPARTMENT OF PUBLIC WORKS.
 5. PLAN ENTITLED "GAS SERVICE COMPANY, INC., PLOT PLAN, NASHUA RIVER INTERCEPTOR - 3, CITY OF NASHUA", DATED AUGUST 17, 1972, RECORDED AT HILLSBOROUGH COUNTY REGISTRY OF DEEDS AS PLAN NUMBER 8178 IN DRAWER 28A, SHEET 39 OF 52.

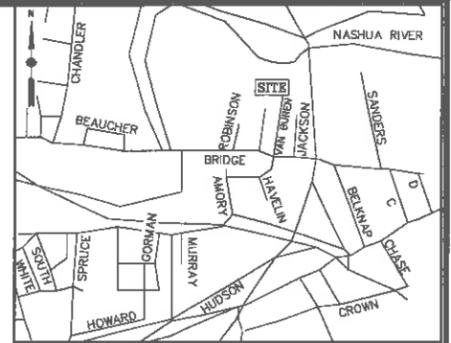
DRAWING:
EX-4
 NOTE: DRAWING NUMBER
 ADDED BY GZA FOR
 INCLUSION IN PLAN
 SET DATED JUNE 9, 2020



REVISION	
DATE	DESCRIPTION
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EXISTING CONDITIONS SURVEY	
25 VAN BUREN STREET AND	
38 BRIDGE STREET	
NASHUA, NEW HAMPSHIRE	
PREPARED FOR	
GZA GEOENVIRONMENTAL, INC.	

wsp WSP USA Inc.
 155 Main Dunstable Rd, Guites 120 & 125
 Nashua, NH 03080
 603.585.7800

Drawn By	CG	Date	MAY 18, 2018	Job No.	190072B
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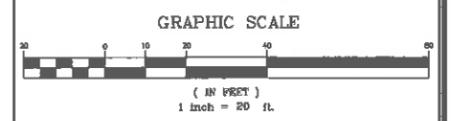
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DRAWING
EX-5
NOTE: DRAWING NUMBER
ADDED BY GZA FOR
INCLUSION IN PLAN
SET DATED JUNE 9, 2020



LEGEND

<ul style="list-style-type: none"> FCO FIRE DEPARTMENT CONNECTION UP UTILITY POLE WITH RISER UP UTILITY POLE UL UTILITY POLE WITH LIGHT UT UTILITY POLE WITH TRANSFORMER UTR UTILITY WITH RISER AND TRANSFORMER SHR SHRUB SIGN (SINGLE POSTED) BOMO BOLT OVER MAIN OUTLET EOP EDGE OF PAVEMENT VGC VERTICAL GRANITE CURB CC CONCRETE CURB LSA LANDSCAPED AREA FFE FINISHED FLOOR ELEVATION CRW CONCRETE RETAINING WALL BOH BUILDING OVERHANG JB JERSEY BARRIER CMP CORRUGATED METAL PIPE PVC POLYVINYL CHLORIDE CI CAST IRON INV. INVERT (R) RECORD INFORMATION UTO UNABLE TO OBSERVE CNO COULD NOT OPEN 	<ul style="list-style-type: none"> 1/4" IRON ROD FOUND SBM STONE BOUND WITH DRILL HOLE SB STONE BOUND GAS MANHOLE ROUND CATCH BASIN CATCH BASIN DRAIN MANHOLE NO LABEL MANHOLE SEWER MANHOLE ELECTRIC BOX ELECTRIC HANDHOLE ELECTRIC METER ELECTRIC MANHOLE GAS METER GAS VALVE WATER GATE FIRE HYDRANT SIGN (DOUBLE POSTED) POST MONITORING WELL LIGHT POLE BOLLARD HANDICAP PARKING VALVE BENCHMARK ABUTTERS LOT LINE RIGHT OF WAY PROPERTY LINE EASEMENT CHAIN LINK FENCE METAL GUARDRAIL BUILDING OVERHANG SEWER LINE DRAIN LINE WATER LINE GAS LINE OVERHEAD WIRES TREE LINE INTERMEDIATE CONTOURS INDEX CONTOURS WETLAND LINE
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REVISION	DATE	DESCRIPTION
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EXISTING CONDITIONS SURVEY
25 VAN BUREN STREET AND
38 BRIDGE STREET
NASHUA, NEW HAMPSHIRE
PREPARED FOR
GZA GEOENVIRONMENTAL, INC.



Drawn By	CG	Date	MAY 18, 2018	Job No.	190072B
Surveyed by	TO - JT	Scale	1" = 20'	Sheet No.	5 OF 5
Checked By	DPP	Book No.	N-255A		



LEGEND

- FIRE DEPARTMENT CONNECTION
- UTILITY POLE WITH RISER
- UTILITY POLE
- UTILITY POLE WITH LIGHT
- UTILITY POLE WITH TRANSFORMER
- UTILITY WITH RISER AND TRANSFORMER
- SIGN (SINGLE POSTED)
- EDGE OF PAVEMENT
- VERTICAL GRANITE CURB
- CONCRETE CURB
- LANDSCAPED AREA
- CONCRETE RETAINING WALL
- BUILDING OVERHANG
- JERSEY BARRIER
- IRON ROD FOUND
- STONE BOUND WITH DRILL HOLE
- STONE BOUND
- FIRE ALARM
- GAS MANHOLE
- ROUND CATCH BASIN
- CATCH BASIN
- DRAIN MANHOLE
- NO LABEL MANHOLE
- SEWER MANHOLE
- ELECTRIC BOX
- ELECTRIC HANDHOLE
- ELECTRIC METER
- ELECTRIC MANHOLE
- GAS METER
- GAS VALVE
- WATER GATE
- FIRE HYDRANT
- POST
- LIGHT POLE
- BOLLARD
- VALVE
- PROJECT PROPERTY LINE
- PROPERTY LINE
- ADJUTERS LOT LINE
- RIGHT OF WAY
- EDGE OF PAVEMENT
- CHAIN LINK FENCE
- METAL GUARDRAIL
- BUILDING OVERHANG
- WETLAND LINE
- 75 FT. WETLAND BUFFER
- 250 FT. WETLAND BUFFER
- PROPOSED CURB (E, F, G)
- PROPOSED CATCH BASIN (A, B, C)
- NEW CATCH BASIN FRAME & GRADE (A, B, C)
- PROPOSED DRAIN MANHOLE (B, C)

CURBING & SURFACING LEGEND

- ① LIMIT OF NEW BIT. CONC. PAVEMENT (NO CURB)
- ② NEW STIMULOUS CONCRETE CURB (E, F, G)
- PROPOSED AREA OF NEW PAVEMENT (A, B, C)
- PROPOSED PARKING STALL STRIPING



NO.	ISSUE/DESCRIPTION	BY	DATE

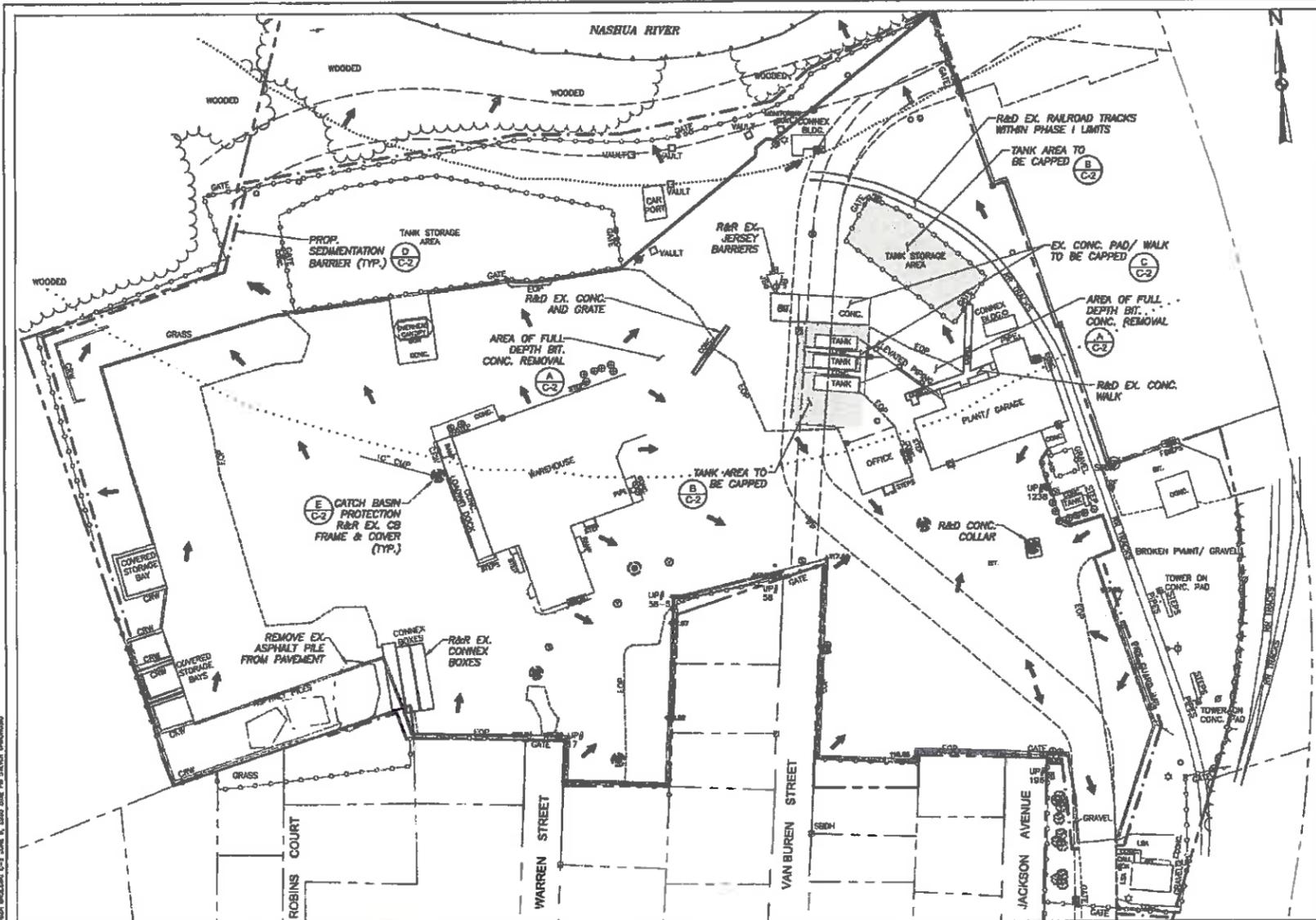
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**SITE GRADING, PAVING AND IMPERVIOUS CAP
LIBERTY UTILITIES
36 BRIDGE STREET, NASHUA, NH**

LAYOUT PLAN

PREPARED BY GZA GZA GeoEnvironmental, Inc. Engineers and Scientists www.gza.com	PREPARED FOR LIBERTY UTILITIES (NEW HAMPSHIRE) 15 BUTTRICK ROAD LONDONDERRY, NH 03053
DESIGNED BY STD	DRAWN BY JEM
DATE FEB. 27, 2020	PROJECT NO. 15.0186587.03
CHECKED BY TEJ	SCALE AS SHOWN
DRAWING NO. C-3	

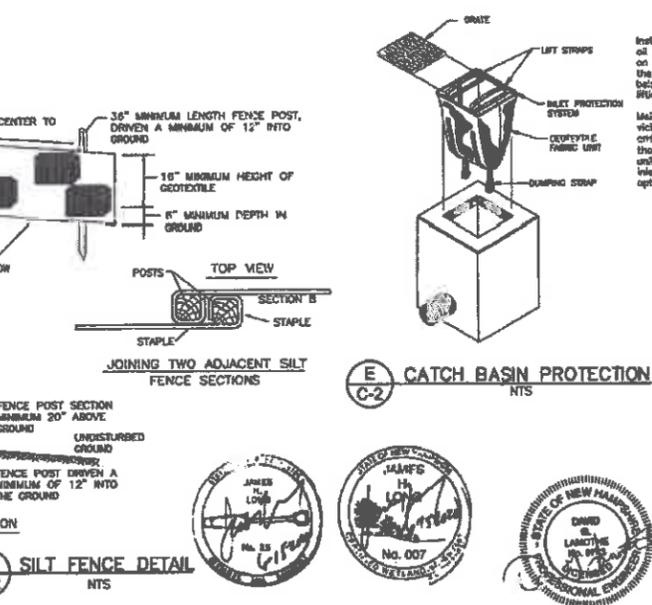
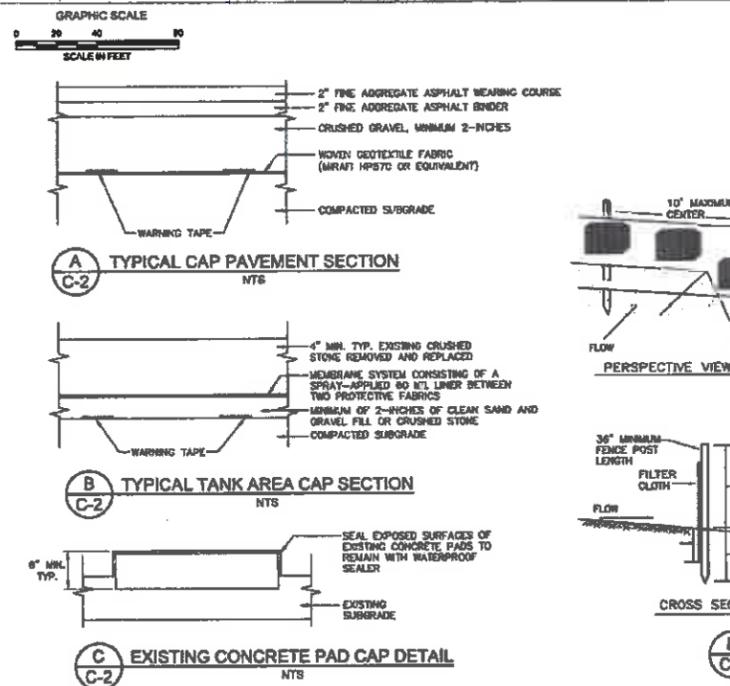
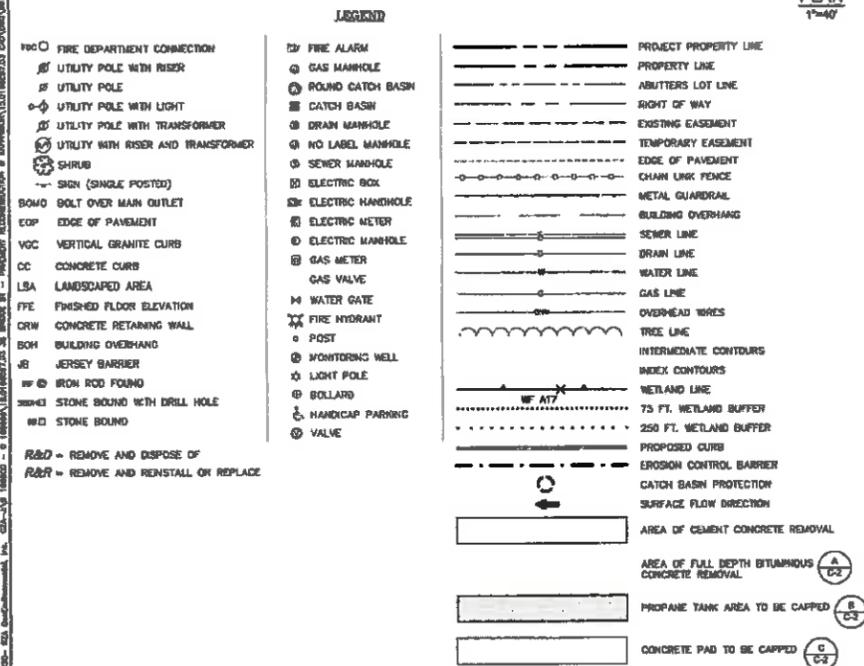
GZA GeoEnvironmental, Inc. 100 Water Street, Suite 200, Nashua, NH 03063



- CAP CONSTRUCTION NOTES:**
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH WRITES APPROVED ASBESTOS DISPOSAL SITE (ADS) WORK PLAN. IN GENERAL, WORK SHALL BE DONE WITHOUT RELEASE OF FUGITIVE EMISSIONS AND DUST.
 - LOOSE SURFICIAL DEBRIS (BRICK, WOOD, CONCRETE) GREATER THAN TWO INCHES SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH APPROVED WORK PLAN.
 - AREAS REQUIRING EXCAVATION TO MEET GRADES OR REMOVAL OF PAVEMENT AND OR CONCRETE SHALL BE DONE IN ACCORDANCE OF THE APPROVED WORK PLAN.
 - UTILITY STRUCTURES AND MONITORING WELLS IN CAP AREAS WILL BE RAISED TO MEET FINISHED GRADES.
 - EXCESS EXCAVATED SOIL SHALL BE CHARACTERIZED FOR DISPOSAL AND DISPOSED OF AT A FACILITY PERMITTED TO ACCEPT THE WASTE.
 - PAVING AND CAPPING OF RAILROAD SPUR WILL BE PERFORMED IN ACCORDANCE WITH AREA SPECIFICATIONS.
 - GENERAL PAVEMENT CAP AREAS (DETAIL A)**
 - ONCE THE SUBGRADE HAS BEEN REDGRADED, THE SUBGRADE SHALL BE PROOF-COMPACTED WITH FOUR PASSES OF A LARGE SELF-PROPELLED ROLLER.
 - HIGH STRENGTH WOVEN GEOTEXTILE FABRIC CONSISTING OF MIRAFL HP570 OR EQUIVALENT SHALL BE PLACED OVER THE SUBGRADE AND OVERLAPPED A MINIMUM 12-INCHES WITH ADJOINING SECTIONS.
 - A MINIMUM OF 2-INCHES OF CRUSHED GRAVEL (FREE-DRAINING SAND AND GRAVEL) MEETING THE FOLLOWING SPECIFICATIONS:

Sieve Designation	Percent Passing
3/4" In.	100
1/2" In.	85-100
No. 4	50-80
No. 200	20-85
	0-10
 - THE CRUSHED GRAVEL SHALL BE COMPACTED WITH A MINIMUM 6 PASSES OF A LARGE VIBRATORY ROLLER.
 - PAVEMENT SECTION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL DETAIL PAVEMENT WEARING COURSE SHALL CONSIST OF 1/2" DOT 3/8-INCH MIX. PAVEMENT BRIDGE COURSE SHALL CONSIST OF 1/2" DOT 3/8-INCH MIX. AIR Voids SHALL NOT EXCEED 4%. ASPHALT SHALL BE PLACED AND COMPACTED IN 1-INCH LIFTS.
 - TANK/APORIZER CAP AREAS (DETAIL B)**
 - REMOVE UP TO FOUR INCHES OF EXISTING CRUSHED STONE BELOW TANK AND VAPORIZER AREAS. DO NOT REMOVE SOIL BELOW THE CRUSHED STONE.
 - CRUSHED STONE REMOVAL SHALL BE VISUALLY INSPECTED FOR EVIDENCE OF ASBESTOS CONTAINING MATERIALS (ACM) IN ACCORDANCE WITH APPROVED ADS WORK PLAN. CRUSHED STONE THAT CONTAINS ACM WILL BE RELOCATED AND CAPPED TO AN ALTERNATE LOCATION WITHIN THE PROPOSED CAP AREA OR DISPOSED OF AT A FACILITY PERMITTED TO ACCEPT THE WASTE.
 - ONCE THE STONE HAS BEEN REMOVED THE AREA SHOULD BE GRADED AND CROWNED TO PROMOTE DRAINAGE TO THE SURROUNDING PAVED AREAS AND PARKING LOT. FREE-DRAINING SAND AND GRAVEL SOIL CAN BE USED TO GRADE THE AREA. A MEMBRANE SYSTEM CONSISTING OF A SPRAY-APPLIED 60 MIL LINER BETWEEN TWO PROTECTIVE FABRICS WILL BE PLACED IN THE TANK AND VAPORIZER AREAS.
 - A MINIMUM OF 4-INCHES OF CRUSHED STONE SHALL BE PLACED OVER THE MEMBRANE SYSTEM. THE CRUSHED STONE MAY CONSIST OF THE EXISTING CRUSHED STONE OR EQUIVALENT IMPORTED CRUSHED STONE.
 - THE CONCRETE SIDEWALKS WITHIN THE TANK/VAPORIZER AREAS WILL BE MAINTAINED AND THE CRUSHED STONE SHOULD MEET THE GRADES OF THE CONCRETE SIDEWALKS.
 - SPRAY-ON MEMBRANE - MEMBRANE SHALL CONSIST OF A SINGLE COURSE, HIGH BUILD, POLYMER MODIFIED, ASPHALT EMULSION, WATERBORNE AND SPRAY APPLIED AT AMBIENT TEMPERATURES. A NOMINAL THICKNESS OF 60 DRY MILS. NON-TOXIC AND ODORLESS.
 - EXISTING CONCRETE PAD CAP AREA (DETAIL C)**
 - CONCRETE PAD SHALL BE CLEANED AND PREPARED IN ACCORDANCE WITH SEALER MANUFACTURER INSTRUCTIONS.
 - CONCRETE PADS WILL BE SEALED WITH A WATER-PROOF SEALER (LITH-TEX 9500 OR EQUIVALENT).
 - CAP SURFACE AREAS WILL BE GRADED TO ALLOW DISCHARGE TO THE EXISTING STORMWATER SYSTEM AT THE SITE. THE CAP SYSTEM WILL BE INTEGRATED INTO THE CAPITAL IMPROVEMENTS FOR THE SITE WHICH WILL INCLUDE REGRADING AND REPAIRING THE EXISTING PARKING LOT, AS PART OF THE CAPITAL IMPROVEMENTS. THE STORMWATER SYSTEM WILL BE EVALUATED AND ADDITIONAL STORMWATER CAPACITY WILL BE ADDED AS NEEDED TO COMPENSATE FOR THE ADDITIONAL IMPERVIOUS CAP AREAS.

- SEDIMENT AND EROSION CONTROL NOTES:**
- SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE.
 - THE CONTRACTOR SHALL CONSTRUCT ALL EROSION AND SEDIMENT CONTROL MEASURES PER THE SEDIMENT AND EROSION CONTROL PLAN PRIOR TO BEGINNING ANY OTHER LAND DISTURBANCES. SHALL ENSURE THAT ALL RUNOFF FROM DISTURBED AREAS IS DIRECTED TO THE SEDIMENT CONTROL DEVICES, AND SHALL NOT REMOVE ANY EROSION OR SEDIMENT CONTROL MEASURES UNTIL THE AREAS DRAINING TO THEM ARE FINAL STABILIZED. THE CONTRACTOR SHALL INSPECT DAILY AND MAINTAIN CONTINUOUSLY IN EFFECT OPERATING CONFORM ALL EROSION AND SEDIMENT CONTROL MEASURES UNTIL SUCH TIME AS THEY ARE REMOVED. CONDUCT INSPECTIONS AND REPORTING IN ACCORDANCE WITH ALL PERMITS.
 - IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE CONTRACTOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES (BMPs) TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION. THE CONTRACTOR SHALL INSTALL AND MAINTAIN AT NO ADDITIONAL COST TO THE OWNER ANY ADDITIONAL EROSION CONTROL MEASURES DEEMED NECESSARY FOR PERMIT COMPLIANCE BY THE CONTRACTOR, THE OWNER AND/OR THEIR REPRESENTATIVES, OR BY FEDERAL/STATE/LOCAL GOVERNMENT INSPECTORS.
 - ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS AND SPECIFICATIONS AND THE "WISDOT GUIDELINES FOR TEMPORARY EROSION AND SEDIMENT CONTROL AND STORMWATER MANAGEMENT" (WISDOT, MAY 2002).
 - THE CONTRACTOR SHALL PROTECT ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS TO PREVENT THE DEPOSITION OF MATERIALS ONTO TRAVELLED PUBLIC THROUGHFARES. ALL MATERIALS DEPOSITED ONTO PUBLIC THROUGHFARES SHALL BE REMOVED IMMEDIATELY.
 - ALL SEDIMENT BASINS, TRAP EMANAGEMENTS, SHALES, PERIMETER Dikes, AND PERMANENT SLOPES STEEPER OR EQUAL TO 3:1 SHALL BE STABILIZED WITH SOO, SEEDS AND ANCHORED STRAW MULCH, OR OTHER APPROVED STABILIZATION MEASURES, WITHIN SEVEN (7) CALENDAR DAYS OF ESTABLISHMENT. NO AREAS OUTSIDE OF THE PERIMETER SEDIMENT CONTROL BARRIER OR LIMIT OF WORK SHALL BE DISTURBED.
 - THE CONTRACTOR SHALL APPLY SOO, SEED AND ANCHORED STRAW MULCH, OR OTHER APPROVED STABILIZATION MEASURES TO ALL DISTURBED AREAS WITHIN 14 CALENDAR DAYS AFTER STRIPPING AND GRADING ACTIVITIES HAVE CEASED OR THAT AREA MAINTENANCE SHALL BE PERFORMED AS NECESSARY TO ENSURE CONTINUED STABILIZATION.
 - STOCKPILES WHICH HAVE NOT BEEN USED FOR 14 CALENDAR DAYS, SHALL BE STABILIZED THROUGH THE APPLICATION OF SOO, SEED AND ANCHORED STRAW MULCH, OR OTHER APPROVED STABILIZATION MEASURES.
 - ALL CATCH BASINS OR OTHER DRAIN INLETS WHICH MAY RECEIVE STORMWATER FROM DISTURBED AREAS SHALL BE PROVIDED WITH SUITABLE INLET PROTECTION CONSISTING OF AN OPEN-TOP FILTER FABRIC BAG THAT IS DESIGNED TO HANG UNDERNEATH A STORM GRATE TO FILTER SEDIMENT-LADEN STORMWATER.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING, CALCIUM CHLORIDE, OR OTHER EFFECTIVE MEANS OF CONTROL.
 - ALL WASTE MATERIALS GENERATED AT THE SITE SHALL BE IMMEDIATELY REMOVED AND DISPOSED OF OR STORED IN A SECURELY COVERED CONTAINER IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS. CONTAINER SHALL BE EMPTIED ON A REGULAR BASIS AND AS NECESSARY. NO CONSTRUCTION WASTE OR DEBRIS SHALL BE BURIED ON-SITE.
 - FOR FINISHED GRADING, THE CONTRACTOR SHALL PROVIDE ADEQUATE GRADIENTS SO AS TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS OR OPENINGS.
 - PRIOR TO REMOVAL OF SEDIMENT CONTROL MEASURES THE CONTRACTOR SHALL STABILIZE ALL CONTRIBUTORY DISTURBED AREAS USING SOO OR AN APPROVED PERMANENT SEED MIXTURE WITH REQUIRED SOO AMENDMENTS AND AN APPROVED ANCHORED MULCH. AREAS BROUGHT TO FINISHED GRADE DURING THE SEEDING SEASON SHALL BE PERMANENTLY STABILIZED WITHIN 14 CALENDAR DAYS OF ESTABLISHMENT. WHEN PROPERTY IS BROUGHT TO FINISHED GRADE DURING THE MONTHS WHEN PERMANENT STABILIZATION IS FOUND TO BE IMPRACTICAL, AN APPROVED TEMPORARY SEED AND STRAW ANCHORED MULCH OR OTHER ACCEPTABLE MEANS SHALL BE APPLIED TO DISTURBED AREAS.
 - TEMPORARY SEDIMENT CONTROL DEVICES SHALL BE REMOVED WITHIN (30) CALENDAR DAYS FOLLOWING ESTABLISHMENT OF PERMANENT STABILIZATION IN ALL CONTRIBUTORY DRAINAGE AREAS. STORMWATER MANAGEMENT STRUCTURES USED TEMPORARILY FOR SEDIMENT CONTROL SHALL BE CLEANED AND CONVERTED TO THEIR PERMANENT CONFIGURATION WITHIN THIS TIME PERIOD AS WELL. ALL STORM DRAINAGE STRUCTURES, Sumps, AND PIPES SHALL BE CLEANED OF ALL SEDIMENTS PRIOR TO FINAL PAVEMENT.



Installation: Remove the grate from catch basin. If using optional absorbent place absorbent pillow in unit. Stand the grate on end. Move the top lifting straps out of the way and place the grate into the geotextile fabric unit so that the grate is below the top straps and above the lower slope. Holding the lifting device, insert the grate into the inlet.

Maintenance: Remove all accumulated sediment and debris from vicinity of unit after each storm event. After each storm event one of regular intervals, look into the geotextile fabric unit. If the containment area is more than 1/2 full of sediment, the unit must be emptied. To empty unit, lift the unit out of the inlet using the lifting straps and remove the grate. If using optional absorbent, replace absorbent when near saturation.

NO.	ISSUE/DESCRIPTION	BY	DATE

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**SITE GRADING, PAVING AND IMPERVIOUS CAP
LIBERTY UTILITIES
38 BRIDGE STREET, NASHUA, NH**

**SITE PREPARATION & DEMOLITION PLAN
AND
SEDIMENT & EROSION CONTROL PLAN**

PREPARED BY: GZA GeoEnvironmental, Inc. Engineers and Scientists www.gza.com
LIBERTY UTILITIES (NEW HAMPSHIRE)
15 BUTTRICK ROAD
LONDONDERRY, NH 03053

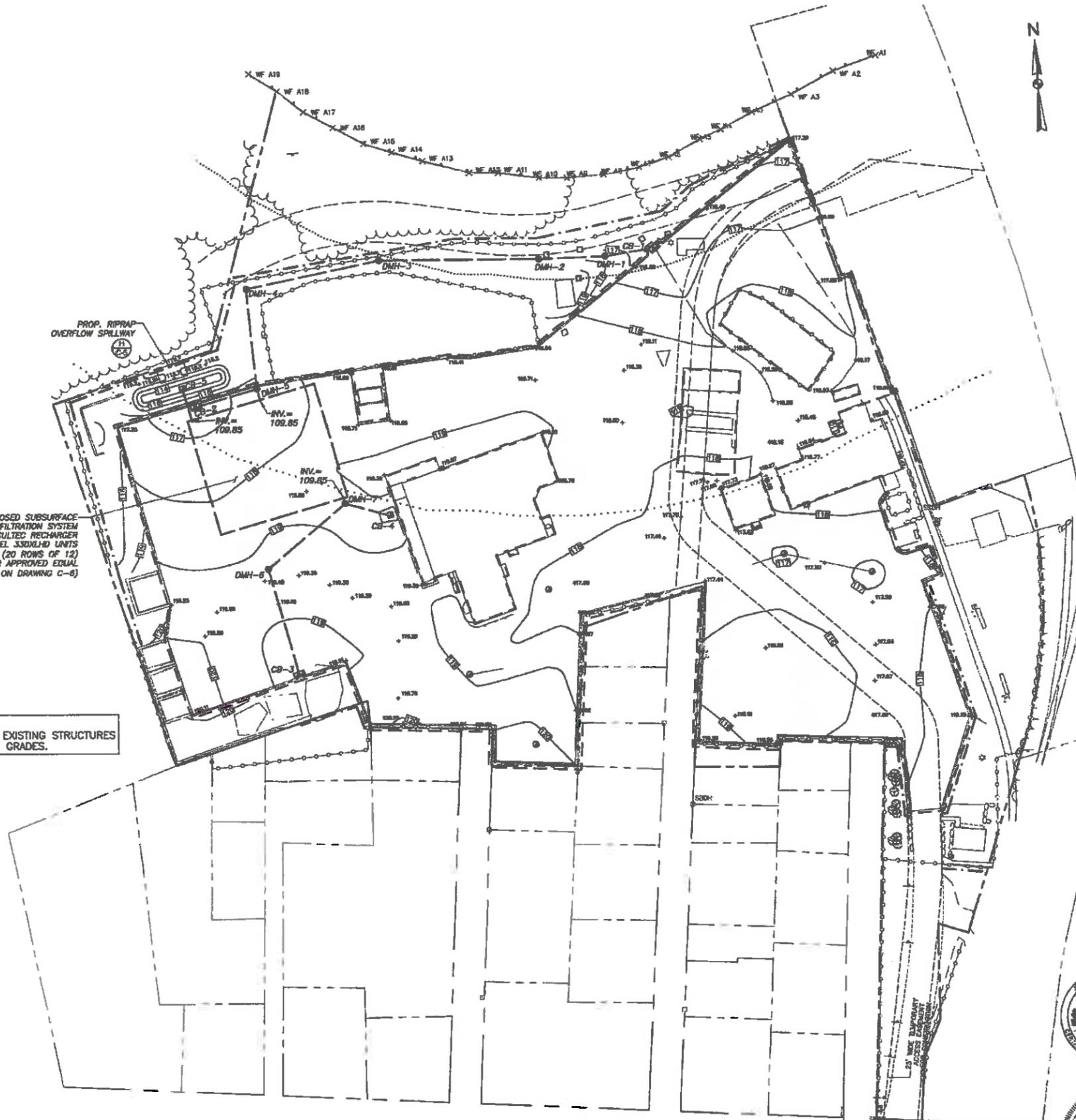
DESIGNED BY: STD DRAWN BY: EOM CHECKED BY: TEJ DRAWING NO.: C-2
DATE: FEB. 27, 2020 PROJECT NO.: 16.0166567.03 REVISION NO.:

PROPOSED STORM DRAIN SCHEDULE

CB-1	RIM=116.0	INV. OUT=112.25 (DMH-1)	18" HDPE-34 L.F. @ 0.5%
DMH-1	RIM=118.0	INV. IN=112.08 (CB-1)	18" HDPE-45 L.F. @ 0.5%
DMH-2	RIM=117.8	INV. IN=111.75 (DMH-1)	18" HDPE-115 L.F. @ 0.5%
DMH-3	RIM=116.8	INV. IN=111.07 (DMH-2)	18" HDPE-87 L.F. @ 0.5%
DMH-4	RIM=116.5	INV. IN=111.48 (DMH-3)	18" HDPE-71 L.F. @ 0.5%
DMH-5	RIM=117.4	INV. IN (W)=110.02 (DMH-4)	18" HDPE-9 L.F. @ 0.5%
CB-2	RIM=116.5	INV. OUT=111.25 (DMH-5)	15" HDPE-44 L.F. @ 2.8%
CB-3	RIM=118.5	INV. OUT=113.25 (DMH-6)	15" HDPE-78 L.F. @ 2.0%
DMH-6	RIM=119.3	INV. IN=111.89 (CB-3)	15" HDPE-71 L.F. @ 2.0%
CB-4	RIM=117.5	INV. OUT=112.5 (DMH-7)	12" HDPE-31 L.F. @ 5.0%
DMH-7	RIM=118.4	INV. IN (W)=110.17 (DMH-6)	15" HDPE-5 L.F. @ 4.4%
CB-5	RIM=114.0	INV. OUT=109.85 (CULTEC)	18" HDPE-24 L.F. @ 0.0%

PROPOSED SUBSURFACE INFILTRATION SYSTEM
240 CULTEC RECHARGER
MODEL 330ALND UNITS
(20 ROWS OF 12)
OR APPROVED EQUAL
(SEE DETAILS ON DRAWING C-8)

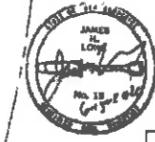
NOTE:
ADJUST EXISTING STRUCTURES
TO NEW GRADES.



LEGEND

FIRE DEPARTMENT CONNECTION	IRON ROD FOUND
UTILITY POLE WITH RISER	STONE BOUND WITH DRILL HOLE
UTILITY POLE	STONE BOUND
UTILITY POLE WITH LIGHT	FIRE ALARM
UTILITY POLE WITH TRANSFORMER	GAS MANHOLE
UTILITY WITH RISER AND TRANSFORMER	ROUND CATCH BASIN
SHRUB	CATCH BASIN
SIGN (SINGLE POSTED)	DRAIN MANHOLE
BOLT OVER MAIN OUTLET	NO LABEL MANHOLE
EDGE OF PAVEMENT	SEWER MANHOLE
VERTICAL GRANITE CURB	ELECTRIC BOX
CONCRETE CURB	ELECTRIC HANDHOLE
LANDSCAPED AREA	ELECTRIC METER
FINISHED FLOOR ELEVATION	ELECTRIC MANHOLE
CONCRETE RETAINING WALL	GAS METER
BUILDING OVERHANG	GAS VALVE
JERSEY BARRIER	WATER GATE
CORRUGATED METAL PIPE	FIRE HYDRANT
POLYETHYLENE GLYCOL	SIGN (DOUBLE POSTED)
CAST IRON	POST
INVERT	MONITORING WELL
RECORD INFORMATION	LIGHT POLE
UNABLE TO OBSERVE	GOLLARD
COULD NOT OPEN	HANDICAP PARKING
	VALVE
	BENCHMARK
	PROJECT PROPERTY LINE
	PROPERTY LINE
	ADJUTERS LOT LINE
	RIGHT OF WAY
	EXISTING EASEMENT
	TEMPORARY EASEMENT
	EDGE OF PAVEMENT
	CHAIN LINK FENCE
	METAL GUARDRAIL
	BUILDING OVERHANG
	SEWER LINE
	DRAIN LINE
	WATER LINE
	GAS LINE
	OVERHEAD WIRES
	TREE LINE
	INTERMEDIATE CONTOURS
	INDEX CONTOURS
	WETLAND LINE
	75 FT. WETLAND BUFFER
	250 FT. WETLAND BUFFER
	LIMIT OF NEW PAVEMENT
	PHASE LIMITS
	EROSION CONTROL BARRIER
	PROPOSED CURB (C-5)
	PROPOSED CONTOUR (C-5)
	PROPOSED SPOT GRADE (C-5)
	PROPOSED CATCH BASIN (A, C-5)
	NEW CATCH BASIN FRAME & GRATE (A, C-5)
	PROPOSED DRAIN MANHOLE (B, C-5)
	PROPOSED STORMDRAIN (C-5)
	PROPOSED AREA OF NEW PAVEMENT (A, C-5)

GRAPHIC SCALE
0 20 40 60
SCALE IN FEET



NO.	ISSUE/DESCRIPTION	BY	DATE

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SITE GRADING, PAVING AND IMPERVIOUS CAP
LIBERTY UTILITIES
38 BRIDGE STREET, NASHUA, NH

GRADING PLAN

PREPARED BY: G2A GeoEnvironmental, Inc. Engineers and Scientists www.g2a.com	PREPARED FOR: LIBERTY UTILITIES (NEW HAMPSHIRE) 15 BUTTRICK ROAD LONDONDERRY, NH 03053
DESIGNED BY: STD DRAWN BY: EDM DATE: FEB. 27, 2020	CHECKED BY: TEL SCALE: 1"=40' REVISION NO.: C-4



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

Planning & Zoning 589-3090
 WEB www.nashuanh.gov

SPECIAL EXCEPTION APPLICATION (ZBA)

PLEASE NOTE: INCOMPLETE OR ILLEGIBLE APPLICATIONS WILL BE RETURNED TO APPLICANT.

This application must be completed and submitted to the Planning Department no later than the dates listed on the Zoning Board of Adjustment (ZBA) schedule sheet. Please print clearly or type.

I. SPECIAL EXCEPTION INFORMATION

1. ADDRESS OF REQUEST

Zoning District Sheet Lot

2. SPECIAL EXCEPTION(S) REQUESTED:

II. GENERAL INFORMATION

1. **APPLICANT / OPTIONEE** (List both individual name and corporate name if applicable)

(Print Name):

Applicant's signature Carol A. Muldoon Date

Applicant's address

Telephone number H: C: E-mail:

2. **PROPERTY OWNER (Print Name):**

*Owner's signature Carol A. Muldoon Date

Owner's address

Telephone number H: C: E-mail:

*Agents and/or option holders must supply written authorization to submit on behalf of owner(s).

~~~~~

**OFFICE USE ONLY**    Date Received \_\_\_\_\_    Date of hearing \_\_\_\_\_    Application checked for completeness: \_\_\_\_\_

PLR# \_\_\_\_\_    Board Action \_\_\_\_\_

\$ \_\_\_\_\_ application fee     Date Paid \_\_\_\_\_    Receipt # \_\_\_\_\_

\$ \_\_\_\_\_ signage fee     Date Paid \_\_\_\_\_    Receipt # \_\_\_\_\_

\$ \_\_\_\_\_ certified mailing fee     Date Paid \_\_\_\_\_    Receipt # \_\_\_\_\_

Land Use Code Section(s) Requesting Variances From: \_\_\_\_\_

~~~~~

III. PURPOSE OF REQUEST

Answer all questions below. Provide as much information as available to give the ZBA the necessary facts to review your case. Attach additional sheets if necessary. Please see "Procedures for Filing a Special Exception" for further information.

- 1. Describe the nature of your proposal. Please be specific.

Resident/owner-operated in-home single chair hair salon.

- 2. Does your proposal involve the physical construction or expansion of a structure? Yes [x] No []

If yes, describe how the size of the addition (and any existing structure) compares with the physical size of surrounding properties.

The replacement of a window with a door, a small platform, and stairs. Thus, allowing private entry and exit to the prospective hair salon.

- 3. Do you anticipate the need for additional on-site parking space as a result of your proposal? Yes [] No [x]

If yes, approximately how many square feet of paved or designated parking space will be provide for both existing and proposed usage?

I have a 2 car parking space, and on street parking currently available. If necessary an additional single-designated lot can be added with the capacity to accommodate 1 vehicle at a time.

- 4. What effects would the requested use have upon surrounding traffic congestion and pedestrian safety?

The door abuts Williams Street at the corner of Allds Street. The maximum impact on traffic is one car, as I will/can only take one client at a time, and approximately 1-3 a day (during days of operation). Contingent on your approval, parking can either be off-street or on Williams Street, both of which are non-impactful on safety and/or congestion.

- 5. What measures will be taken (if any) to insure that your proposal will not impair the integrity or be out of character with the zoning district or immediate neighborhood?

I am making no additions other than an additional entrance, and access stairs to comply with code. If additional parking is required it will be minimal and (to my understanding) still in compliance with the R-B zoning.

IV. SPECIAL EXCEPTION – ADDITIONAL QUESTIONS

Please answer all questions below that are applicable. Your answers to these questions will allow staff to better understand your request.

- 1. Total number of employees [1 (self)] Number of employees per shift [1 (self)]

- 2. Hours and days of operation [Hours stagger depending on clients needs. However, I generally work no more than 6 hours a day and 5 days a week.]

- 3. Number of daily and weekly visits to the premises by customers, clients, vendors, and solicitors [As aforementioned visits stagger based on customer needs. The only visitors are clients, and daily]

[Redacted Address]

4. Number of daily and weekly commercial deliveries to the premises

5. Number of parking spaces available

6. Describe your general business operations:

Hair: Shampoo, cut and color

7. Describe any proposed site renovations, including, but not limited to – landscaping, lighting, pavement, structural changes, signage, access, and circulation:

Landscaping: routine maintenance
Lighting: Additional exterior lighting for safety
Pavement: None
Structural Changes: Removing a window and adding a 34" access door in its spot.
Signage: If compliant
Access: Aforementioned (structural changes)
Circulation: Will add if needed

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all the city ordinances and state laws regulating construction. I understand that only those point specifically mentioned are affected by action taken on this appeal.

Carol A. Muldoon

Signature of Applicant

Print Name

6/15/2020

Date

Date

To whom it may concern,

My name is Carol Muldoon, I have been a hair stylist for 39 years. In January of this year, I went into a booth rental situation for the first time. My husband passed away in February, and the Covid-19 Pandemic occurred closing our businesses in March; redefining how we can work and make money. The sudden loss of my husband of almost 30 years has been a tough one. My age will be 60 years old in January and I am not feeling safe or secure in my current rental situation. The salon has 18 renters and a constant flow of clients travelling in and out. I have incurred the financial loss of half my household income and diminished income from Covid. My booth rental is going up at the end of my lease in January to a price I will struggle to make a living off of. In addition to the aforementioned I am a grandparent of a 2 and 7-year-old. I often am needed to take care of my grandchildren if there is an unexpected day off of school. Currently, I am needed 2 days a week during the pandemic for childcare. The in-home salon will afford me the ability to make a living, take care of my grandchildren, and stay safe.

Feel free to give me a call with any questions or concerns.

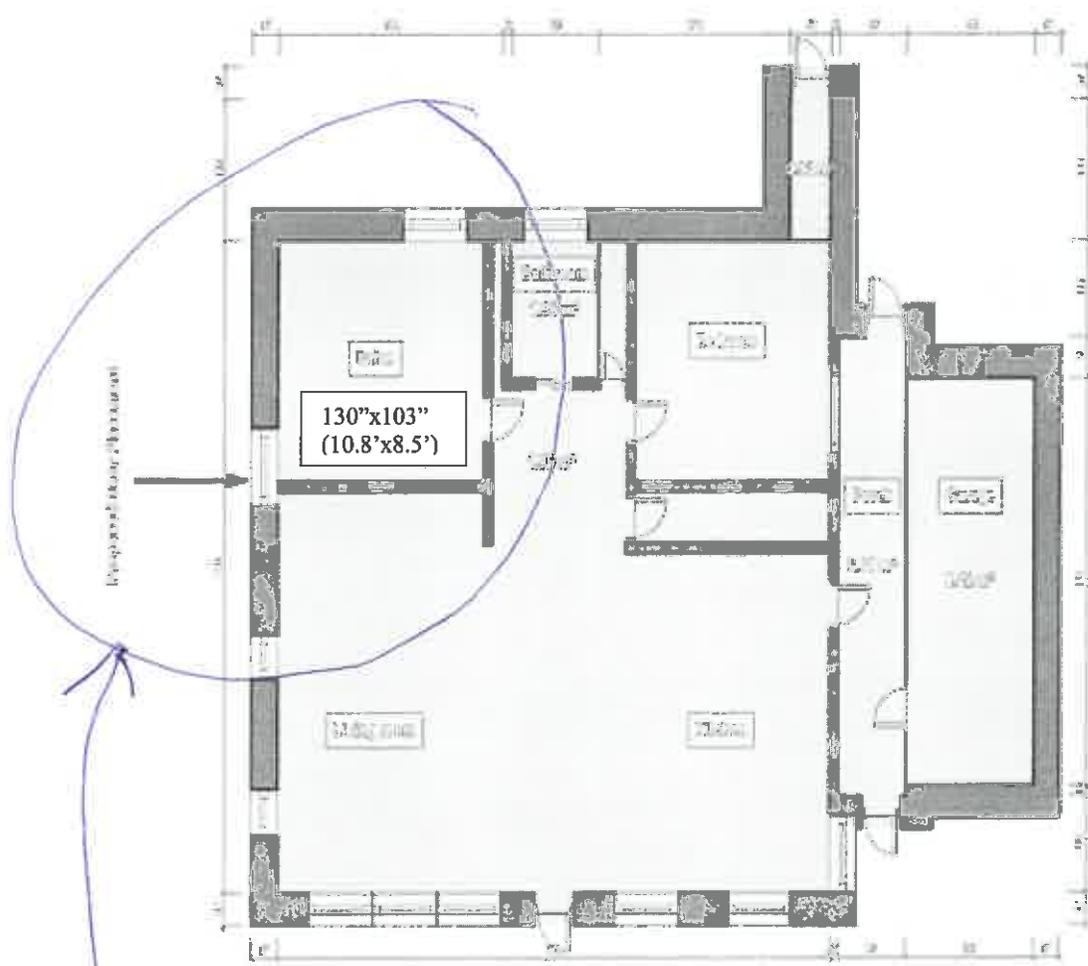
Your consideration is much appreciated.

Thank you,

Carol A. Muldoon

carolmuldoon@comcast.net

978-397-5591



SIZE OF SALON = 92.98 ϕ









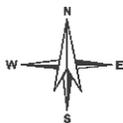
door





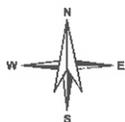


79 Allds St





79 Allds St





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

Planning & Zoning 589-3090
 WEB www.nashuanh.gov

VARIANCE APPLICATION (ZBA)

PLEASE NOTE: INCOMPLETE OR ILLEGIBLE APPLICATIONS WILL BE RETURNED TO APPLICANT.

This application must be completed and submitted to the Planning Department no later than the dates listed on the Zoning Board of Adjustment (ZBA) schedule sheet. Please print clearly or type.

I. VARIANCE INFORMATION

1. ADDRESS OF REQUEST 41 Central Street
 Zoning District RC Sheet 80 Lot 89

2. VARIANCE(S) REQUESTED:
See attached.

II. GENERAL INFORMATION

1. APPLICANT / OPTIONEE (List both individual name and corporate name if applicable)
 (Print Name): Boston Capital Corporation/Richard Mazzocchi and Nashua Housing Redevelopment Authority
 Applicant's signature Rich Mazzocchi Date June 16, 2020
 Applicant's address 1 Boston Place, Suite 2100, Boston, MA 02108
 Telephone number H: 617-842-0600 C: 617-842-0600 E-mail: RMazzocchi@bostoncapital.com

2. PROPERTY OWNER (Print Name): Nashua Housing and Redevelopment Authority / Lynn Lombardi, Executive Director
 *Owner's signature Lynn M. Lombardi Date June 16, 2020
 Owner's address 40 East Pearl Street, Nashua, NH 03060
 Telephone number H: 603-883-5661 C: E-mail: llombardi@nashuaha.org

*Agents and/or option holders must supply written authorization to submit on behalf of owner(s).

OFFICE USE ONLY	Date Received _____	Date of hearing <u>7-14-2020</u>	Application checked for completeness: <u>CP</u>
PLR# _____	Board Action _____		
\$ _____ application fee <input type="checkbox"/>	Date Paid _____	Receipt # _____	
\$ _____ signage fee <input type="checkbox"/>	Date Paid _____	Receipt # _____	
\$ _____ certified mailing fee <input type="checkbox"/>	Date Paid _____	Receipt # _____	
Land Use Code Section(s) Requesting Variances From: _____			

III. PURPOSE OF REQUEST

Answer all questions below. Provide as much information as available to give the ZBA the necessary facts to review your case. Attach additional sheets if necessary. See "Procedures for Filing a Variance" for further information.

- 1. **Granting of the requested variance will not be contrary to the public interest, because:** (The proposed use must not conflict with the explicit or implicit purpose of the ordinance and that it must not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure "public rights.")

See attached.

- 2. **The proposed use will observe the spirit of the ordinance, because:** (The Proposed use must not conflict with the explicit or implicit purpose of the ordinance and must not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure "public rights.")

See attached.

- 3. **Substantial justice would be done to the property-owner by granting the variance, because:** (The benefits to the applicant must not be outweighed by harm to the general public or to other individuals.)

See attached.

- 4. **The proposed use will not diminish the values of surrounding properties, because:** (The Board will consider expert testimony but also may consider other evidence of the effect on property values, including personal knowledge of the members themselves.)

See attached.

- 5. **Special conditions exist such that literal enforcement of the ordinance results in unnecessary hardship, because:** (The applicant must establish that because, because of the special conditions of the property in question, the restriction applied to the property by the ordinance does not serve the purpose of the restriction in a "fair and reasonable" way. Also, you must establish that the special conditions of the property cause the proposed use to be reasonable. The use must not alter the essential character of the neighborhood. Alternatively, you can establish that, because of the special conditions of the property, there is no reasonable use that can be made of the property that would be permitted under the ordinance. If there is any reasonable use (including an existing use) that is permitted under the ordinance, this alternative is not available.

See attached.

IV. USE VARIANCE ADDITIONAL INFORMATION

Please answer all questions below that are applicable. Your answers to these questions will allow staff to better understand your request.

- a. Total number of employees Number of employees per shift
- b. Hours and days of operation
- c. Number of daily and weekly visits to the premises by customers, clients, vendors and solicitors
- d. Number of daily and weekly commercial deliveries to the premises
- e. Number of parking spaces available
- f. Describe your general business operations:

- g. Describe any proposed site renovations, including, but not limited to – landscaping, lighting, pavement, structural changes, signage, access and circulation:

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all the city ordinances and state laws regulating construction. I understand that only those point specifically mentioned are affected by action taken on this appeal.

Rich Mazzocchi
Signature of Applicant

June 16, 2020
Date

Rich Mazzocchi
Print Name

June 16, 2020
Date

The staff report for a Use Variance request will be available no later than Friday of the week before the ZBA meeting. If you would like a copy, please indicate below:

I will pick it up at City Hall

Please email it to me at

Please mail it to me at

ATTACHMENT IN SUPPORT OF APPLICATION FOR A VARIANCE

This form constitutes an Attachment in support of a Variance Application regarding 41 Central Street, Nashua, NH. The Owner of the Property is Nashua Housing Authority now known as Nashua Housing Redevelopment Authority (“NHRA”) and the Applicant is Boston Capital Corporation (“BC”). NHRA and BC are co-developers of the Property and Co-Applicants.

I The variances requested are as follows:

- (i) Section 190-16-E Setbacks
Front setback 10 feet allowed – 2 feet and 7 feet proposed
(two locations along Central St and Pine St.)
- (ii) Section 190-16-F Parking in Setback
Parking in front setback 10 feet allowed – 0 feet proposed
(parking area along Myrtle St)
- (iii) Section 190-16-G Maximum Side Setbacks
20 feet allowed – 70 feet proposed
(easterly parking/access next to Plus Co.)
- (iv) Section 190-16-M Open Space
35% required – 28% proposed
- (v) Section 190-16-B Residential Density
52 allowed – 216 proposed
- (vi) Section 190-16-D Floor Ratio
1.0 allowed – 1.4 proposed

The variances are requested to permit redevelopment of property now known as the Bronstein Apartments (the “Property”). The Property is located in Zoning District RC and is shown as Map 80, Lot 89.

III Purpose of Request

Narrative

The Property is approximately 4.182 acres located at 41 Central Street with frontage on Central Street, Pine St (the Broad Street Parkway) and Myrtle Street. The Property is presently used as 48 residential rental units owned by Nashua Housing Redevelopment Authority (formerly

Nashua Housing Authority) (“NHRA”). The NHRA wishes to redevelop the Property in order to increase the number of affordable residential units available in downtown Nashua. The Owner and Applicant have had discussions with the City regarding design and scale of the Project, and now propose 216 new units (the “Project”). There will be some market rate units within the Project. The balance of the units will be reduced rents.

All units will be managed by and in accord with the rules and procedures of the NHRA. The goal of the redevelopment project is to create a urban residential rental community with sustainable amenities which will become an integral part of and support the central city as it develops from the Broad Street Parkway east in the Millyard area and in the Factory Street area.

Presently, the Property is located on the north side of Central Street at its intersection with the Broad Street Parkway. Immediately to the north and west of the Property, is property known the Nashua Millyard area and the large building known as One Chestnut St. Immediately to the east of the Property is property owned and operated by Plus Company. To the south is a series of multi-family residential properties.

There are several zones which intersect in the immediate area: The Property is zoned RC as is area immediately south of the Central Street. The land north and west of the Property (the Nashua Millyard”) is zoned GI with a Mixed-Use Overlay. The area immediately to the east (“downtown”) is zoned D-1/Mixed Use.

Many of the buildings and uses existed prior to the most recent land use code changes and may also preceded zoning.

The Property is unusual for its location and size. The area is approximately 4.2 acres with all of the urban infrastructure necessary to support large buildings and uses. The Property is in a neighborhood of large buildings with mixed uses. Presently the Property is a small multi-family complex, but the present number of units is substantially less than the site and infrastructure can support. The location and size of the Property are especially appropriate for urban rental housing.

The Property is also unique in that it has approximately 1,400 linear feet of frontage along public ways (Central Street, Pine Street, Myrtle Street). As a result, the front yard setback is a measurement that applies to 1,400 linear feet. Also, the Property has an existing accessway/curb cut on Central Street which has historically provided the only connection from Central Street to Myrtle Street. Except for the onsite connection from Central Street to Myrtle Street, Myrtle Street is a dead-end which provides access to the building to the north (One Chestnut Realty, LLC) and limited access to the building on the east (Plus Company). While Myrtle Street is a public way, it is only 40 feet in width.

As a result of the construction of the Broad Street Parkway and associated improvements, the right of way for Central Street and the right of way for Pine Street/Broad Street Parkway is an irregular right of way. There are two areas along the frontage of the Property which have irregularities based upon street lighting and other utilities.

The Property is also unique in its location within the zoning district scheme. While it is zoned RC, it is the only RC zoned land north of Central St. Most of the RC zone is south of the Property. The other land north, east, or west of the Property is either GI or D-1. It is also the only land in the vicinity which is north of Central street and not part of the Mixed-Use overlay district.

As a direct and immediate result of the Broad Street Parkway, the area from the Parkway east to Main Street has become a focus of redevelopment. This Property is part of the general area with a new focus for development as the central city expands toward the new access road.

The following are facts supporting the request for a variance:

1. **Granting of the requested variance will not be contrary to the public interest, because:**

The proposal for this Property is to replace forty-eight (48) affordable rental housing units with a project of two hundred sixteen (216) rental units (more than 200 of which will be affordable rental housing units). The location is particularly well suited for the proposal because the multifamily residential use is a permitted use, the necessary infrastructure is in place, there is a substantial demand for affordable housing within the City core, and the Property is in an area where new interest in development has been spawned by the construction of the Broad Street Parkway.

The Project is certainly “not contrary to the public interest”. The public has an interest in establishing and maintaining a community with many different opportunities for housing in order to meet the many different income levels and lifestyles for members of the community. This Project offers new affordable rental housing for many income groups and for many different sized families. It is unusual to have four (4) and five (5) bedroom rental units. It offers rental units that are affordable to individuals and families who are at the beginning of their work career and to individuals and families at the end of their working careers.

The Project meets the purpose of the City of Nashua’s Master Plan and Downtown Master Plan. It also meets the purposes of the NH Workforce Housing Statute. The use-multifamily residential-is a permitted use but the Project requests additional density. The Property is served by sewer and water making it appropriate for high density residential development. The Property is immediately adjacent to vary large buildings so that the scale of the Project is consistent with the neighborhood. With the development of the Broad Street Parkway, the Millyard and this Property have become the connection to Main Street. The higher density residential community is appropriate.

Generally, the ordinance itself is also a declaration of the public interests – ie the goals and the purposes of the ordinance. The basic purpose of the Land Use Code for the City of Nashua is to implement the Master Plan, including the City’s Downtown Master Plan. Specifically, the RC District recognizes that it is a well-established residential section of Nashua immediately

surrounding the urban core. This Property is immediately adjacent to the D-1 Zone which has a purpose “to preserve and build upon walking Main Street and its walkable, vibrant and safe character; and to foster the mix of retail offices and restaurants working toward the goal of a 24-hour city”. Also, the mixed use overlay district is immediately to the east and immediately to the north of the Property. The purposes of the mixed use overlay district are stated in Section 190-23 and include: “to assist conventional underlying zoning and land use regulations where modification of the use, dimensional density and other requirements is appropriate...; to ensure the private development and rehabilitation will be compatible and coordinated with public investment and improvements; to establish a complimentary and integrated working, shopping, living environment.”

The specific sections from which the applicant requests relief are setback, density, open space, and area ratio. Each section has objectives. Setbacks are established to enable access around developments and to allow air flows, and light. Area ratio limits and density limitations are to prevent overcrowding in order to prevent overburdened infrastructure – sewer, water, roads, and the like. Open space has similar purpose but also enables air flow and recreation.

With this Project on this Property, in this neighborhood, all objectives are met. The building is set back from the roads in a consistent manner. Only irregularities in the right of way cause the need for setback variances. The existing connection from Central St. to Myrtle St causes the building to exceed the maximum setback, but infill and underdevelopment are not an issue. The density is accomplished with taller buildings, thereby leaving sufficient and typical green area on site. (If the Property were in the Mixed-Use overlay, it would not need a variance for density, and coverage would be up to the Planning Board.) While the mathematical calculation or area ratio is not compliant, there is sufficient infrastructure available for the development and it is an appropriate (permitted) use. Also, there are other open areas immediately nearby - city parks and Mine Falls. There is ample access for emergency vehicles and there is ample infrastructure. This is an urban development, appropriate in all ways.

The courts have recognized two (2) approaches to ascertaining whether granting a variance would violate an ordinance’s “basic zoning objectives”. One approach is to examine whether the variance would “alter the essential character of the neighborhood” and another is to examine whether “granting the variance would threaten public health, safety or welfare”. Granting these variances is not contrary to zoning objectives but rather supports and is consistent with zoning objectives. Granting the variances is consistent with the stated purposes of expanding diverse housing opportunities and would not be contrary to the secondary goals of each specific regulations. The proposal does not alter the essential character of the neighborhood and it does not threaten public health, safety, or welfare in any fashion.

2. The proposed use will observe the spirit of the ordinance because:

The requirement that a variance not be contrary to the public interest is related to the requirement that the variance be consistent with the spirit of the ordinance. Here, the Applicant’s request observes the spirit of the ordinance. The spirit of the ordinance is similar to the public interest as expressed above.

This Project provides a kind of housing that is in limited supply-ie multifamily residential rental units with amenities that are sustainable within the City core and which are affordable to many different income levels and lifestyles.

Here the proposed use is actually a permitted use. The proposed density would be permitted in each of the adjacent lots to the east and to the north, however, the Property was excluded from the mixed use overlay district and therefore requires a density variance. However, the density proposed is supported by the City. Other major multifamily rental projects have occurred within the City core and have had similar density.

One of the objects of zoning is to ensure that development has appropriate infrastructure. Here there is public sewer and public water. There is also public parking and public recreational facilities. The Planning Board for the City of Nashua will review the parking proposed and will review the recreational facilities. The Applicant will work with the Planning Board regarding sustainable appropriate amenities in an urban setting. There is no threat to public health, safety or welfare and the dominant design of the Zoning Act will remain intact.

3. Substantial justice will be done by granting the variance because:

The principle guiding rule as a factor of substantial justice is “any loss to the individual that is not outweighed by a gain to the general public is an injustice”. Malachy Glen Associates, Inc. vs. Town of Chichester, 155 N.H. 102 (2007). One of the considerations often discussed is whether the proposed use is consistent with the areas present use.

This Project was initiated because the Property is under-used. The Property is an important tract of land in the City core. The Nashua Housing and Redevelopment Authority has identified the Property as an especially appropriate location for additional housing. The use is a permitted use and therefore reasonable. The building masses are consistent with other building masses in the area. The purposes and goals of zoning are accomplished without literal application of the ordinances. Since the use is appropriate, and the use does not an adverse impact or harm in the abutters, substantial justice is accomplished by granting the variance. The general public will not realize any appreciable gain from denying the variances.

4. The proposed use will not diminish the values of surrounding properties, because:

The proposed use is a permitted use with the RC Zone, and it is immediately adjacent to GI Zone and D-1 Zone which both are also supported by the Mixed-Use overlay district. Therefore, the proposed use has been identified as reasonable and appropriate. The densities have been recognized as appropriate for the immediate area. The Property will be a new building designed by experts in the field. It will have a thoughtful careful aesthetic consistent with the general neighborhood with appropriate amenities. The exteriors of the buildings will be architecturally designed and pleasing. There will be no adverse impact on the value of surrounding properties. More likely, the new construction and careful planning by the Applicant is likely to improve values of surrounding properties.

5. **Literal enforcement of the ordinance results in unnecessary hardship, because:**

Special Conditions.

In NH, the Courts have recognized that sometimes there are properties uniquely situated or especially appropriate for a particular use. Here we have such a case. A primary stated goal of the State and the City is to expand the supply and diversity of housing affordable to working individuals. Unnecessary hardship must be read in the context of that public purpose.

This Property is in an area ripe for redevelopment as an integral part of the core city. The Property is situated at the confluence of three zoning districts and an overlay district. As a result of history and zoning, there are many different uses, and there are large scale buildings. It is an unusually large tract of land in the middle of the city. The Property is presently used for affordable rental housing. It has all the necessary and appropriate infrastructure in place.

Because the Property is already owned by the NHRA and because the NHRA is able to remain the operating entity, the costs and expenses associated with the redevelopment can be minimized and a Project of new affordable rental units can be financially viable.

This Property is also unique because of its physical configurations - the Property has 1,400 linear feet of frontage on public roads but the roads have irregular right of ways that cause oddities in the lot shape; and the Property is along a dead end public road (Myrtle St) for which the Property has provided a necessary connection to another public road (Central St.).

Because of the special conditions literal application of the zoning ordinances has no fair and substantial relationship to the goals of zoning and public policy.

No fair and substantial relationship between public purposes and strict application to the Property

In analyzing whether an unnecessary hardship exists, we must examine the purposes of the housing and zoning regulations. The state of New Hampshire has determined that it is experiencing a shortage of housing that is affordable to working households. The shortage undermines state efforts to foster a productive and self-reliant work force and adversely affects the ability of many communities to host new businesses. The state has determined that achieving a balanced supply of housing requires increasing the supply of work force housing which will serve a statewide public interest. RSA 674:58 – 61. The City of Nashua has made similar conclusions about the need for a diverse supply of affordable housing. The shortage of affordable rental housing is a serious threat to the state and local economy.

All zoning ordinances and regulations are interpreted in the context of this stated public policy. Achieving a balanced supply of housing is an urgent and compelling public policy goal.

There are also goals of the specific restrictions. Generally, setbacks, floor area ratio, open space and density requirements are all associated with preventing overcrowding and assuring

appropriate infrastructure for larger projects, as well as assuring access for emergency vehicles and others. Density regulations in particular are intended to manage the scale of developments and to allocate municipal resources efficiently permitting densities appropriate to the available infrastructure. The regulations within the zoning ordinance also have goals to assure that the scale of a building is safe and that it esthetically consistent with surrounding areas.

Because of its location, size and available infrastructure, this property is uniquely suited to meet a particular need within the community –affordable urban housing. An urban housing project such as this requires a design for a central city. It requires planning flexibility. Specific setback requirements and density requirements are barriers to good planning in this instance. Strict application of the regulations creates an unnecessary hardship on the owners and does not advance the goals of the zoning scheme. As applied to this property, it creates an arbitrary barrier which is without benefit and is an unnecessary hardship.

The specific ordinances from which the Applicant is requesting relief do not have any fair or substantial relationship to the legitimate purposes of the Nashua Zoning Ordinances and the State law. In this particular case, it will not advance the zoning purposes (ie assure necessary infrastructure, assure access for emergency vehicles, allocate municipal resources better, or prevent harmful overcrowding) to strictly apply the setback requirements, the open space requirements, the floor area ratio or the residential density restrictions. Strict application of the area/dimensional rules is certainly an unnecessary added cost which impedes development for affordable housing. None of those restrictions accomplish or further zoning goals when applied literally to this Property as an urban rental project. Literal application of the setback ordinances becomes arbitrary regarding this Property because of the irregularities in the right of way and because of the unique location of the Property. The surrounding uses also contribute to the unique location of the Property as it is really part of the City core and part of the City of Nashua's opportunity to improve the City core. Limiting the density has no fair and substantial relationship to the secondary purpose of assuring that the scale of the building is safe and consistent with the surrounding area. Similarly, limiting the number of residential units has no fair and substantial relationship to the general purpose of accomplishing housing affordable to working individuals.

Reasonable use.

This proposal is a reasonable proposal in all regards. The use, multifamily residential, is a permitted use in the RC Zone. The design and scale of the Project are appropriate to an urban city core location. The density is appropriate for the immediate neighborhood and consistent with the immediate neighborhood, particularly the most recent developments in the core of the City of Nashua (Clocktower, Cotton Mill, and Lofts 34). Two of the variances for setback are directly related to irregularities in the right of way associated with development and construction of the Broad Street Parkway. Another setback variance is related to maintaining the existing curb cut and access from one public street to another. The third setback request is to efficiently design and use parking with access from a public road that is only 40 feet wide.

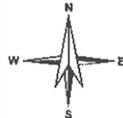
Conclusion.

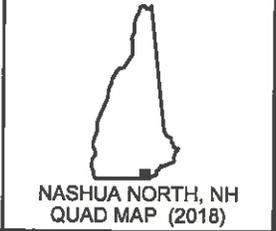
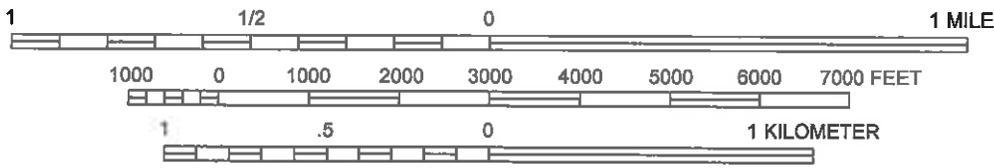
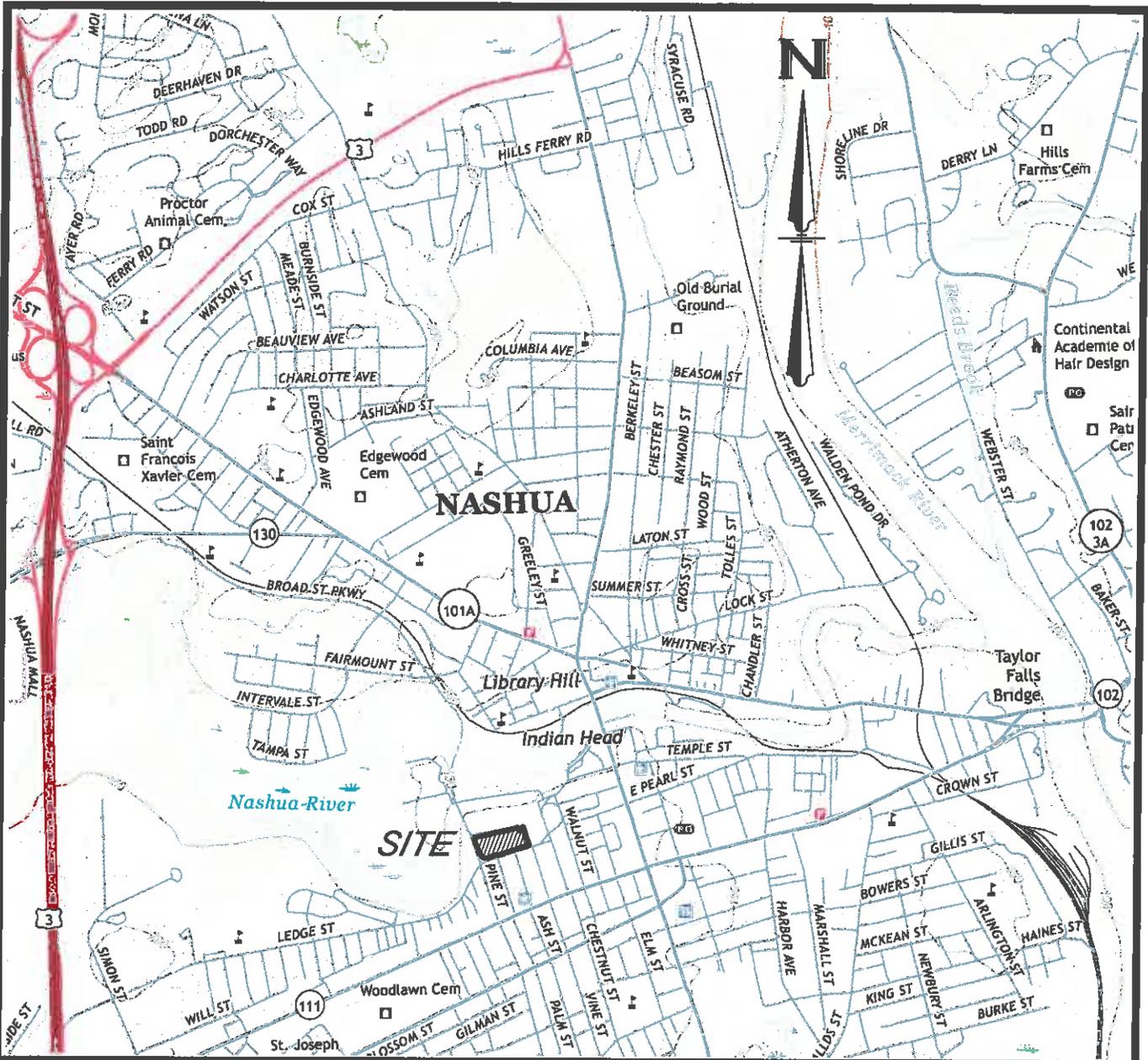
The Project as proposed will be consistent with the existing neighborhood and it will be compatible with the area both in scale, and use. The impact of strict and literal enforcement of these ordinances on this unusual piece of property creates an unnecessary hardship. Here the existing circumstances of the lot and the overall objectives of zoning justify relief from literal enforcement of the listed area requirements.

Granting this variance will not harm public or private rights. Rather, granting of this variance will accomplish all of Nashua's zoning goals and will advance the public policy interest of both the State of New Hampshire and the City of Nashua regarding diverse housing opportunities. Granting the variance will also advance the City's goal to have a core city that is vibrant.



41 Central St





NASHUA NORTH, NH
QUAD MAP (2018)

VICINITY PLAN
BRONSTEIN REDEVELOPMENT
 41 CENTRAL STREET
 NASHUA, NH

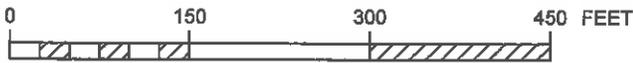
PREPARED FOR:
BOSTON CAPITAL CORPORATION
 ONE BOSTON PLACE, SUITE 2100 BOSTON, MA 02106 (617) 624-8900
 JUNE 2020

FIG. 1

HSI Hayner/Swanson, Inc.
 3 Congress Street Nashua, NH 03062 (603) 883-2057
 131 Middlesex Turnpike Burlington, MA 01803 (781) 203-1501
www.hayner-swanson.com

Drawing: 5700SITE-USGS
 Location: J:\5000\5700\DWG\5700 SITE

5700
 File Number



SOIL SURVEY STAFF, NATURAL RESOURCES CONSERVATION SERVICE, UNITED STATES DEPT. OF AGRICULTURE. WEB SOIL SURVEY. AVAILABLE ONLINE AT <http://websoilsurvey.nrcs.usda.gov/> ACCESSED MARCH 11, 2009.

NRCS SOILS MAP
BRONSTEIN REDEVELOPMENT
 41 CENTRAL STREET
 NASHUA, NH

FIG. 2
PREPARED FOR:
BOSTON CAPITAL CORPORATION
 ONE BOSTON PLACE, SUITE 2100 BOSTON, MA 02106 (617) 624-8900
JUNE 2020

HSI Hayner/Swanson, Inc.
 3 Congress Street Nashua, NH 03062 (603) 883-2057
 131 Middlesex Turnpike Burlington, MA 01803 (781) 203-1501
www.haynerswanson.com

Drawing: 5700SITE-USGS
 Location: J:\5000\5700\DWG\5700 SITE

5700
 File Number



AERIAL DISPLAY PLAN
BRONSTEIN REDEVELOPMENT
 41 CENTRAL STREET
 NASHUA, NH

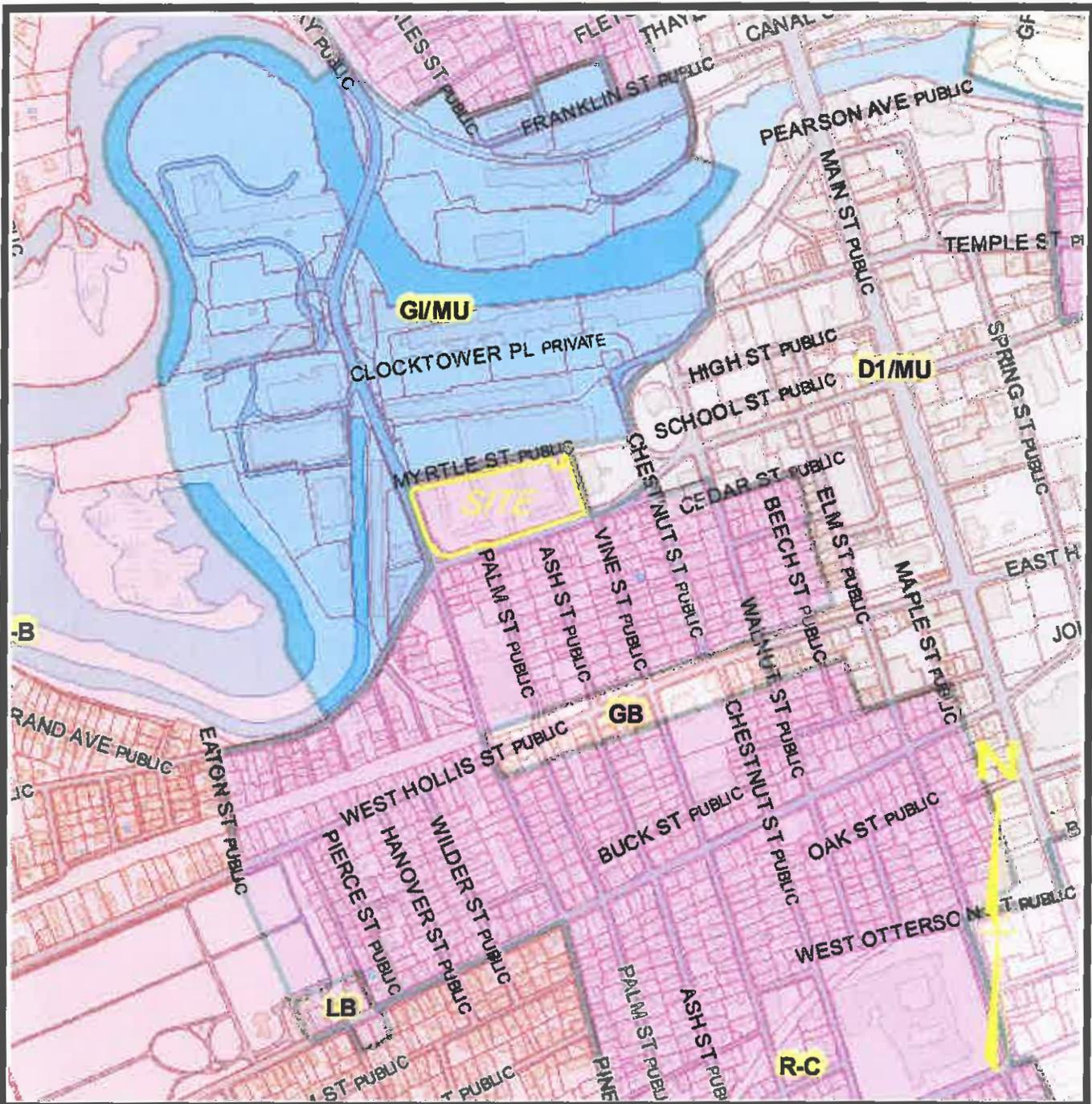
PREPARED FOR: **BOSTON CAPITAL CORPORATION**
 ONE BOSTON PLACE, SUITE 2100 BOSTON, MA 02106 (617) 624-8900
JUNE 2020

FIG. 3

HSI Hayner/Swanson, Inc.
 3 Congress Street Nashua, NH 03062 (603) 883-2057
 131 Middlesex Turnpike, Burlington, MA 01803 (781) 203-1501
 www.haynerswanson.com

Drawing: 5700SITE-USGS
 Location: J:\5000\5700\DWG\5700 SITE

5700
 File Number



TAX MAP PLAN
BRONSTEIN REDEVELOPMENT
 41 CENTRAL STREET
 NASHUA, NH

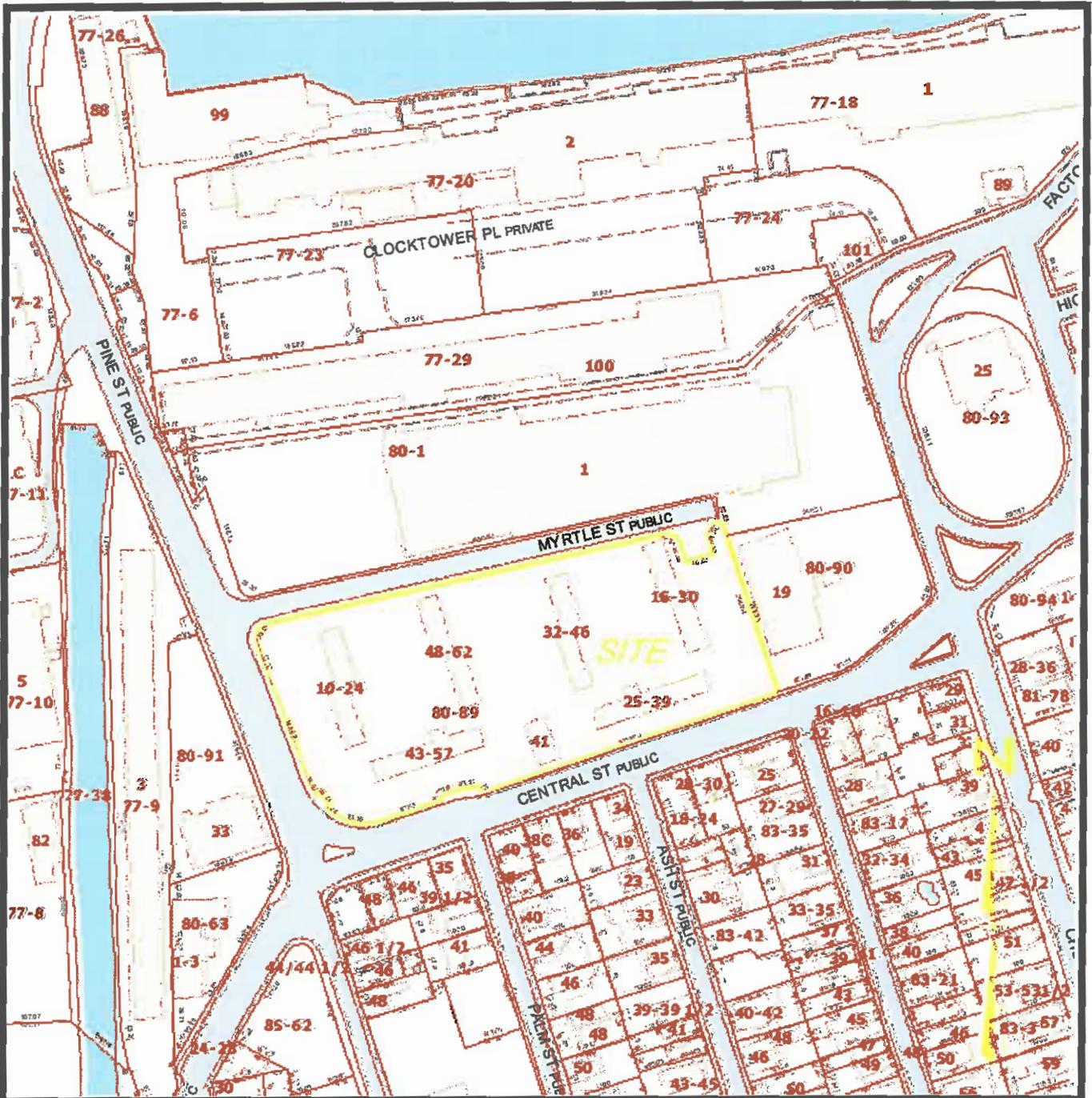
PREPARED FOR:
BOSTON CAPITAL CORPORATION
 ONE BOSTON PLACE, SUITE 2100 BOSTON, MA 02106 (617) 624-8900
 JUNE 2020

FIG. 4

 **Hayner/Swanson, Inc.**
 3 Congress Street Nashua, NH 03062 (603) 883-2057
 131 Middlesex Turnpike Burlington, MA 01803 (781) 203-1501
 www.hayner-swanson.com

Drawing: 5700SITE-USGS
 Location: J:\5000\5700\DWG\5700 SITE

5700
 File Number



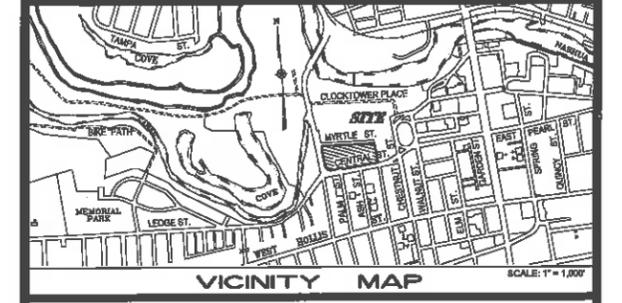
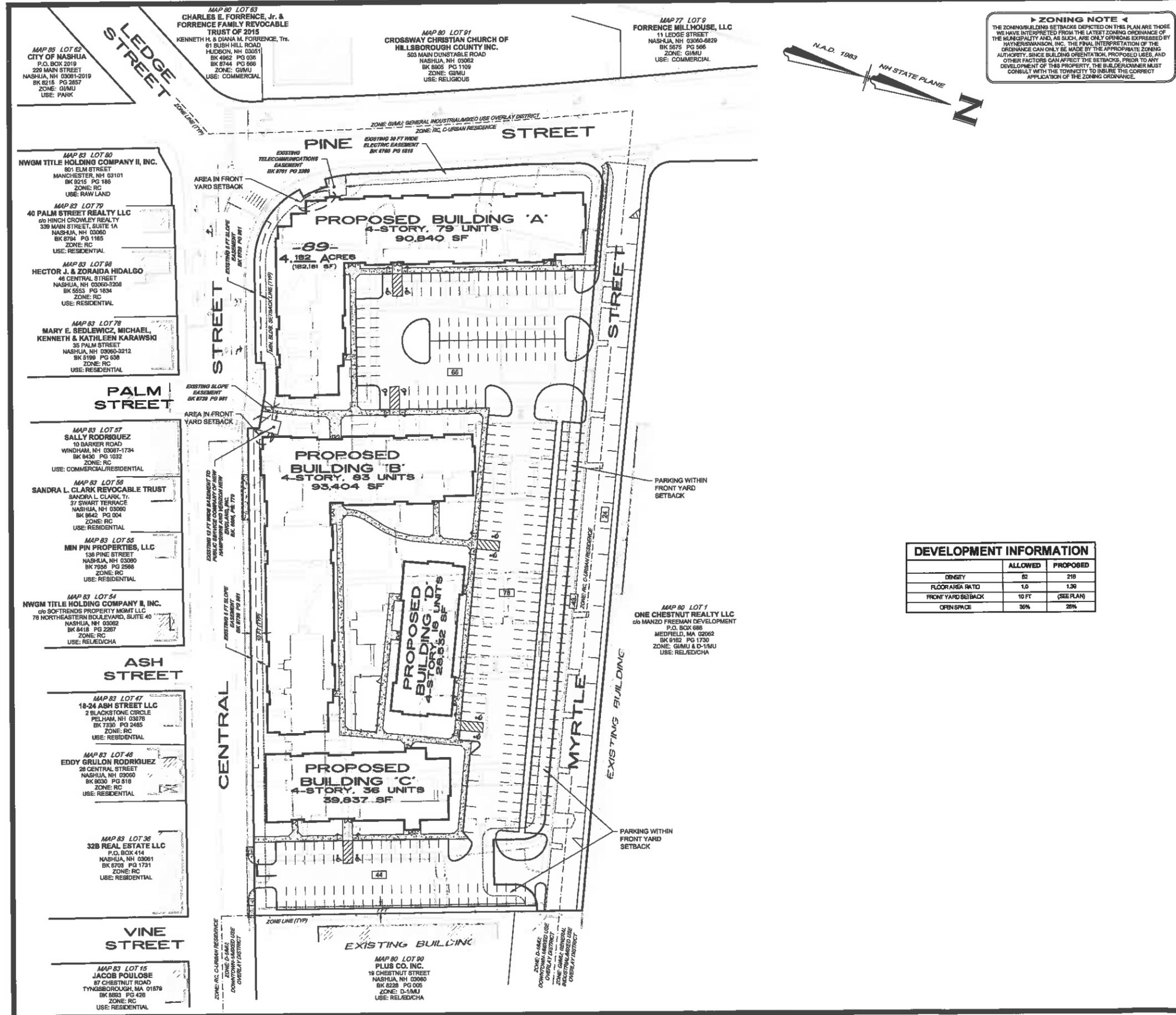
TAX MAP PLAN
BRONSTEIN REDEVELOPMENT
 41 CENTRAL STREET
 NASHUA, NH

FIG. 4
 PREPARED FOR:
BOSTON CAPITAL CORPORATION
 ONE BOSTON PLACE, SUITE 2100 BOSTON, MA 02106 (617) 624-8900
 JUNE 2020

 **HISI**
 Hayner/Swanson, Inc.
 3 Congress Street Nashua, NH 03062 (603) 883-2057
 131 Middlesex Turnpike Burlington, MA 01803 (781) 203-1501
 www.hayner-swanson.com

Drawing: 5700SITE-USGS
 Location: J:\5000\5700\DWG\5700 SITE

5700
 File Number



- PLAN REFERENCES:**
- ACQUISITION PLAN (LOT 88, MAP 80), BROAD STREET PARKWAY PROJECT, 41 CENTRAL STREET, NASHUA, NEW HAMPSHIRE, PREPARED FOR: CITY OF NASHUA, RECORD OWNER: NASHUA HOUSING AUTHORITY, SCALE: 1" = 20', DATED 11 SEPTEMBER 2015 WITH REVISIONS THRU 03/08/16 AND PREPARED BY THIS OFFICE. RECORDED: HC10 - PLAN No. 36378.
 - EASEMENT PLAN (MAP 80, LOT 86), BROAD STREET PARKWAY PROJECT, 41 CENTRAL STREET, NASHUA, NEW HAMPSHIRE, PREPARED FOR: CITY OF NASHUA, RECORD OWNER: NASHUA HOUSING AUTHORITY, SCALE: 1" = 20', DATED 31 MARCH 2016 AND PREPARED BY THIS OFFICE. NOT YET RECORDED.

- NOTES:**
- TOTAL SITE AREA: 4.182 ACRES
 - PRESENT ZONING: RC; C URBAN RESIDENCE
- | MINIMUM LOT REQUIREMENTS | REQUIRED | PROPOSED |
|--------------------------|-----------------------|-------------|
| - LOT AREA | 5,000 FT ² | 182,161 SF |
| - LOT FRONTAGE | 50 FT | 1,622.98 FT |
| - LOT WIDTH | 50 FT | 1,638.8 FT |
| - LOT DEPTH | 75 FT | 285 FT |
- MINIMUM/MAXIMUM YARD SETBACKS
 - FRONT YARD: 10 FTL / 3.7 FT
 - SIDE YARD: 7 FT/20 FT / 73.4 FT
 - REAR YARD: 20 FT/20 FT / NA
 - MAX. BUILDING HEIGHT: 100 FT / 48 FT
 - MAX. STORIES: 10 / 4
 - LOT NUMBERS REFER TO THE CITY OF NASHUA ASSESSORS MAPS 77, 80, 83 & 85.
 - PURPOSE OF PLAN: TO SHOW THE REDEVELOPMENT OF THE BRONSTEIN APARTMENT COMPLEX.
 - THE PARCEL IS NOT LOCATED IN A FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), HILLSBOROUGH COUNTY, CITY OF NASHUA, NEW HAMPSHIRE, COMMUNITY No. 330087, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBERS: 330110213D & 3301100514E, DATED: SEPTEMBER 25, 2009.
 - PRESENT OWNERS OF RECORD:
 - MAP 80, LOT 89
 - NASHUA HOUSING AUTHORITY
 - 40 EAST PEARL STREET
 - NASHUA, NEW HAMPSHIRE 03060
 - BK 1830 PG 417
 - BK 2074 PG 320
 - BK 2092 PG 157

PRELIMINARY DESIGN REVIEW

NO.	DATE	REVISION	UNIT COUNT	BY
1	08/22/20			JP

ZONING BOARD OF ADJUSTMENT PLAN
(MAP 80, LOT 89)
BRONSTEIN REDEVELOPMENT
41 CENTRAL STREET
NASHUA, NEW HAMPSHIRE
PREPARED FOR:
BOSTON CAPITAL CORPORATION
ONE BOSTON PLACE, SUITE 2100 BOSTON, MA 02108 (617) 624-8900

RECORD OWNER:
NASHUA HOUSING AUTHORITY
40 EAST PEARL STREET NASHUA, NEW HAMPSHIRE 03060 (603) 583-5651

SCALE: 1"=40 Feet
1"=12.192 Meters

10 JUNE 2020

HSI Haynes/Swanson, Inc.
Civil Engineers/Land Surveyors
3 Congress Street
Nashua, NH 03082
(603) 883-2027
www.haynes-swanson.com

FIELD BOOK: 1248 | DRAWING NAME: 5700SITE-F241 | 5700 | 1 OF 1
DRAWING LOC.: \3000\5700\5700 SITE | P# Name | 08/21



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

Planning & Zoning 589-3090
WEB www.nashuanh.gov

SPECIAL EXCEPTION APPLICATION (ZBA)

PLEASE NOTE: INCOMPLETE OR ILLEGIBLE APPLICATIONS WILL BE RETURNED TO APPLICANT.

This application must be completed and submitted to the Planning Department no later than the dates listed on the Zoning Board of Adjustment (ZBA) schedule sheet. Please print clearly or type.

1. SPECIAL EXCEPTION INFORMATION

a. ADDRESS OF REQUEST _____

Zoning District _____ Sheet _____ Lot _____

b. SPECIAL EXCEPTION(S) REQUESTED:

c. LAND USE CODE SECTION(S) REQUESTING SPECIAL EXCEPTION(S) FROM: _____

2. GENERAL INFORMATION

a. **APPLICANT / OPTIONEE** (List both individual name and corporate name if applicable)

(Print Name): _____

Applicant's signature _____ Date _____

Applicant's address _____

Telephone number H: _____ C: _____ E-mail: _____

b. **PROPERTY OWNER (Print Name):** _____

*Owner's signature _____ Date _____

Owner's address _____

Telephone number H: _____ C: _____ E-mail: _____

***Agents and/or option holders must supply written authorization to submit on behalf of owner(s).**

OFFICE USE ONLY	Date Received _____	Date of hearing _____	Application checked for completeness: _____
PLR# _____	Board Action _____		
\$ _____ application fee <input type="checkbox"/>	Date Paid _____	Receipt # _____	
\$ _____ signage fee <input type="checkbox"/>	Date Paid _____	Receipt # _____	
\$ _____ certified mailing fee <input type="checkbox"/>	Date Paid _____	Receipt # _____	

3. PURPOSE OF REQUEST

Answer all questions below. Provide as much information as available to give the ZBA the necessary facts to review your case. Attach additional sheets if necessary. Please see "Procedures for Filing a Special Exception" for further information.

a. Describe the nature of your proposal. Please be specific.

b. Does your proposal involve the physical construction or expansion of a structure? Yes No

If yes, describe how the size of the addition (and any existing structure) compares with the physical size of surrounding properties.

c. Do you anticipate the need for additional on-site parking space as a result of your proposal? Yes No

If yes, approximately how many square feet of paved or designated parking space will be provide for both existing and proposed usage?

d. What effects would the requested use have upon surrounding traffic congestion and pedestrian safety?

e. What measures will be taken (if any) to insure that your proposal will not impair the integrity or be out of character with the zoning district or immediate neighborhood?

4. SPECIAL EXCEPTION – ADDITIONAL QUESTIONS

Please answer all questions below that are applicable. Your answers to these questions will allow staff to better understand your request.

a. Total number of employees _____ Number of employees per shift _____

b. Hours and days of operation _____

c. Number of daily and weekly visits to the premises by customers, clients, vendors, and solicitors _____

d. Number of daily and weekly commercial deliveries to the premises _____

e. Number of parking spaces available _____

f. Describe your general business operations:

g. Describe any proposed site renovations, including, but not limited to – landscaping, lighting, pavement, structural changes, signage, access, and circulation:

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all the city ordinances and state laws regulating construction. I understand that only those point specifically mentioned are affected by action taken on this appeal.

Signature of Applicant

Date

Print Name

Date

SUPPLEMENTAL INFORMATION TO THE
SPECIAL EXCEPTION APPLICATION

OLD HARRIS ROAD

SECTION 190-24(F)(3) – WORK WITHIN THE CONSERVATION ZONE

1. The requested use is listed as a special exception in the Use Matrix (§ 190-15, Table 15-1) or is permitted as a special exception by another provision of this chapter.

Section 190-24 of the Nashua Land Use Code states that a special exception is required to work within the Conservation Zone.

2. The requested use will not create undue traffic congestion or unduly impairment of pedestrian safety.

The proposed work within the Conservation Zone is not located along an active road, so there will be no impact to traffic or pedestrian safety.

3. The requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the City will be unduly subjected to hazards affecting health, safety or the general welfare.

The temporary impacts will not overload or adversely impact any municipal system or be detrimental to the health, safety or general welfare of the City of Nashua residents.

4. Any special regulations for the use set forth in this article are fulfilled.

There are no special regulations for this intended use.

5. The requested use will not impair the integrity or be out of character with the district or immediate neighborhood in which it is located, not be detrimental to the health, morals, or welfare of the residents of the City.

The requested work doesn't affect the character of the zoning district or the immediate neighborhood as it is an underground utility improvement, an improvement to an existing gravel drive and selective tree clearing. The post construction conditions will be similar to the pre-construction conditions.

PHOTO 'A'
OLD HARRIS ROAD LOOKING
WEST TOWARDS MANCHESTER
STREET

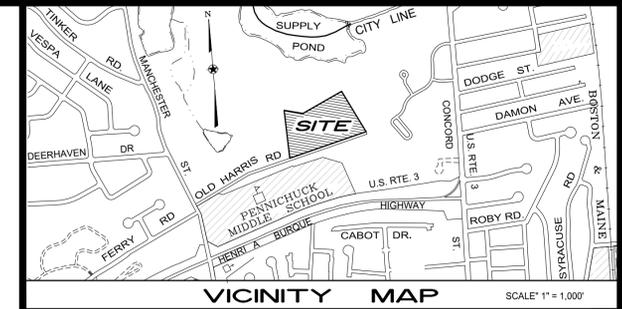
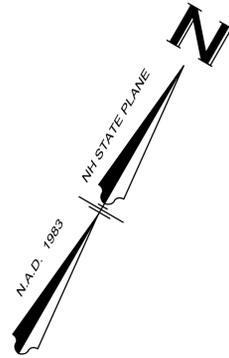


PHOTO 'B'
OLD HARRIS ROAD LOOKING
EAST TOWARDS SITE



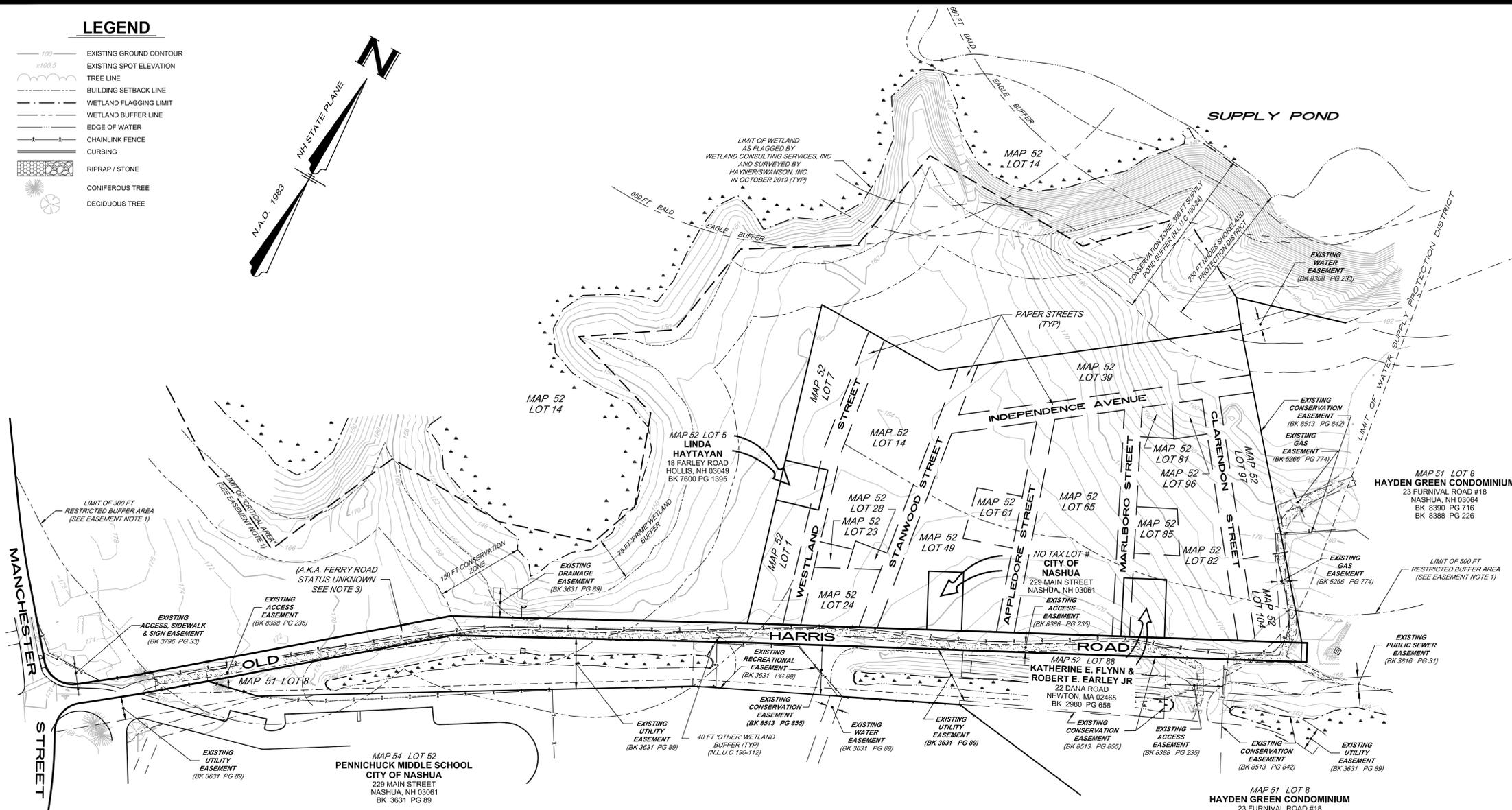
LEGEND

- EXISTING GROUND CONTOUR
- EXISTING SPOT ELEVATION
- TREE LINE
- BUILDING SETBACK LINE
- WETLAND FLAGGING LIMIT
- WETLAND BUFFER LINE
- EDGE OF WATER
- CHAINLINK FENCE
- CURBING
- RIPRAP / STONE
- CONIFEROUS TREE
- DECIDUOUS TREE



NOTES:

- PRESENT ZONING: PER CITY ZONING ORDINANCE (NO ZONING REPORT PROVIDED TO THE SURVEYOR)
GENERAL DISTRICT: R-18 (B - SUBURBAN RESIDENCE)
 MINIMUM LOT REQUIREMENTS:
 - LOT AREA: 18,000 SF
 - LOT WIDTH: 120 FT
 - LOT FRONTAGE: 100 FT
 - LOT DEPTH: 100 FT
 MINIMUM YARD SETBACKS:
 - FRONT YARD: 20 FT
 - SIDE YARD: 20 FT
 - REAR YARD: 40 FT
 MAXIMUM BUILDING HEIGHT: 35 FT / 2.5 STORIES
 OPEN SPACE (%): 50%
OVERLAY DISTRICT: WSP (WATER SUPPLY PROTECTION DISTRICT)
 CONSERVATION ZONE (UNDISTURBED NATURAL) BUFFERS:
 - POND BUFFER: 300 FT
 - OTHER CONNECTED WATER BODIES & WETLANDS: 150 FT
- PURPOSE OF PLAN: TO SHOW A PROPOSED SOLAR ARRAY PROJECT TO BE CONSTRUCTED UPON THE SUBJECT SITE ALONG WITH ASSOCIATED CONSERVATION ZONE IMPACT AREAS.
- NO LAYOUT OR ACCEPTANCE FOR OLD HARRIS ROAD (A.K.A. FERRY ROAD) IS ON FILE WITH THE CITY OF NASHUA. A PORTION OF HARRIS ROAD, HOWEVER, IS DEPICTED ON H.C.R.D. PLAN No. 234 AS ACCESS TO THE SUBDIVISION OF WHICH THE SUBJECT PROPERTY IS A PART. THE CURRENT STATUS OF OLD HARRIS ROAD IS UNKNOWN, HOWEVER, PRIVATE RIGHTS EXIST OVER THIS ROAD.
- INDEPENDENCE AVENUE AND WESTLAND, STANWOOD, APPELDRE, MARLBORO AND CLARENDON STREETS ARE DEDICATED ON H.C.R.D. PLAN No. 234. NO ACCEPTANCE FOR THESE STREETS IS ON FILE WITH THE CITY OF NASHUA. NO EVIDENCE THAT THESE STREETS WERE EVER CONSTRUCTED WAS OBSERVED DURING THE SURVEY. THEREFORE, THEY ARE DEPICTED HEREON AS "PAPER STREETS". PRIVATE RIGHTS EXIST OVER THESE STREETS.
- PRESENT OWNERS OF RECORD:
 MAP 52, LOTS 1, 14, 23, 24, 28, 39, 49, 61, 65, 81, 82, 85, 96, 97, 104 & 118.
 PENNICHUCK WATER WORKS &
 PENNICHUCK WATER WORKS, INC.
 25 MANCHESTER STREET
 PO BOX 1947
 MERRIMACK, NH 03054
 (SEE DEED REFERENCE TABLE)



DEED REFERENCE TABLE

TAX LOT No	GRANTEE ENTITY	H.C.R.D. PLAN 234 LOT No.	DEED BOOK / PAGE
1	PENNICHUCK WATER WORKS (LOT 1 MERGED BY 6375 / 315)	1	990 / 540
7	PENNICHUCK WATER WORKS (LOT 7 MERGED BY 6375 / 316)	2-4 7-9 10-13	1035 / 270 3878 / 159 1035 / 270
14	PENNICHUCK WATER WORKS (LOT 14 MERGED BY 6375 / 317)	14-21, 30, 32, 34, 36 22 29	1035 / 270 1032 / 148 1054 / 284
		31 & 33 35 37 & 38	1020 / 352 1090 / 149 1216 / 355
23	PENNICHUCK WATER WORKS, INC.	23	8799 / 1156
24	PENNICHUCK WATER WORKS	24	990 / 540
28	PENNICHUCK WATER WORKS, INC.	28	9014 / 2177
39	PENNICHUCK WATER WORKS (LOT 39 MERGED BY 6375 / 320)	39 40-44 45-48	1035 / 270 1051 / 412 1035 / 270
49	PENNICHUCK WATER WORKS (LOT 49 MERGED BY 6375 / 322)	49, 51, 53 & 54 50 & 52 55-58 59 & 62 63 & 64	1035 / 270 1054 / 284 990 / 540 1051 / 412 1090 / 149
61	PENNICHUCK WATER WORKS, INC.	61 & 62	9014 / 2177
65	PENNICHUCK WATER WORKS (LOT 65 MERGED BY 6375 / 324)	65 & 66, 77 & 78 67, 73 & 74 68, 70 & 71, 79 & 80	1035 / 270 971 / 149 1054 / 284
		69 72, 75 & 76 81	3961 / 96 990 / 540 8799 / 1156
81	PENNICHUCK WATER WORKS	81	8799 / 1156
82	PENNICHUCK WATER WORKS	82, 84, 95	1035 / 270
		83 87 89 & 90 91-94	3961 / 96 1054 / 284 990 / 540 1051 / 412
85	PENNICHUCK WATER WORKS, INC.	85 & 86	8799 / 1156
96	PENNICHUCK WATER WORKS, INC.	96	9014 / 2177
97	PENNICHUCK WATER WORKS, INC.	97-103	9014 / 2177
104	PENNICHUCK WATER WORKS (LOT 104 MERGED BY 6375 / 328)	104 & 105	990 / 540
118	PENNICHUCK WATER WORKS		8630 / 948 8521 / 432 3165 / 88 526 / 557 366 / 543

EASEMENTS, RIGHTS & RESTRICTIONS

- THE PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS BY PENNICHUCK WATER WORKS, INC., AS DESCRIBED IN BK 3166, PG 74, AS AMENDED AND SUPPLEMENTED BY BK 3574, PG 916, BK 3597, PG 473, BK 3631, PG 4, BK 5177, PG 794 AND BK 5647, PG 521
- THE PROPERTY IS SUBJECT TO THE GAS EASEMENT GRANTED TO ENERGY NORTH NATURAL GAS, INC. AS DESCRIBED IN BK 5266, PG 774.

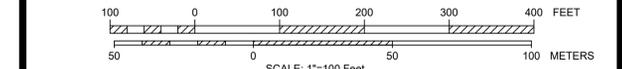
No.	DATE	REVISION	BY

ZONING BOARD OF ADJUSTMENT PLAN EXISTING CONDITIONS

OLD HARRIS ROAD NASHUA, NEW HAMPSHIRE

PREPARED FOR:
GSSG NEW HAMPSHIRE, LLC
 36 MAPLE AVENUE PORTSMOUTH, NEW HAMPSHIRE 03801

RECORD OWNER:
Pennichuck Water Works & Pennichuck Water Works, Inc.
 25 MANCHESTER STREET P.O. BOX 1947 MERRIMACK, NH 03054

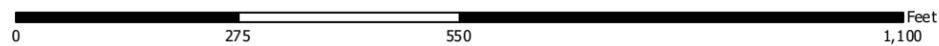


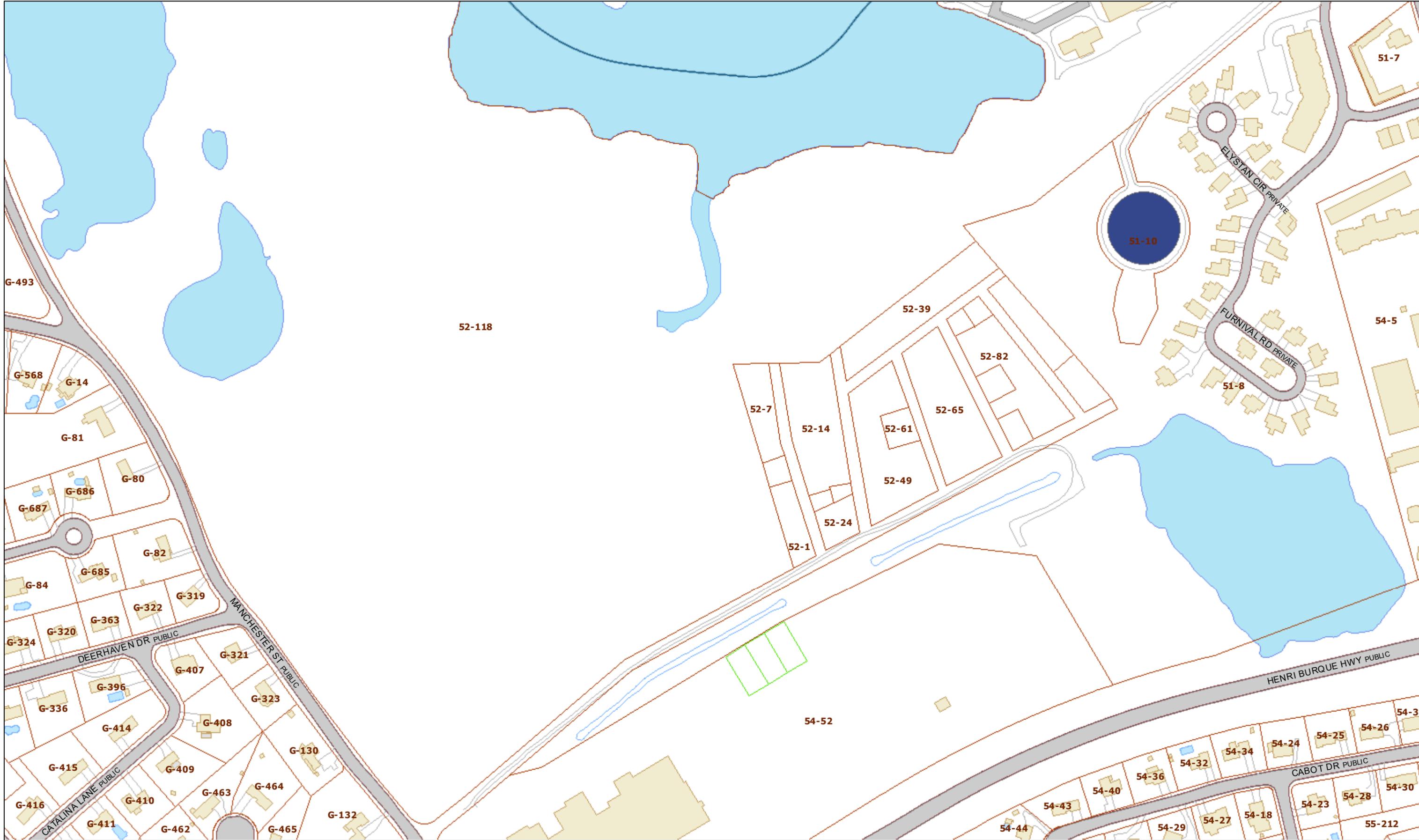
15 JUNE 2020

HSI Hayner/Swanson, Inc.
 Civil Engineers/Land Surveyors
 3 Congress Street 131 Middlesex Turnpike
 Nashua, NH 03062 Burlington, MA 01803
 (603) 883-2057 (781) 203-1501
 www.haynerswanson.com



Old Harris Road Aerial





Old Harris Road



Hayner/Swanson, Inc.

023128

DATE	INVOICE NO.	COMMENT	AMOUNT	NET AMOUNT
06/16/2020	061620	ZBA APPLICATION FEE		330.00
DATE 06/16/20			VENDOR CITY OF NASHUA	TOTAL 330.00



Civil Engineers/Land Surveyors
 Three Congress Street Nashua, New Hampshire 03062-3399
 Tel (603) 883-2057

CITIZENS BANK, NA
 New Hampshire
 54-153/114

023128

PAY **Three Hundred Thirty and no/100**

DATE	CHECK	CHECK AMOUNT
06/16/20	23128	\$330.00

TO THE ORDER OF
CITY OF NASHUA
229 MAIN STREET
NASHUA NH 03062


 AUTHORIZED SIGNATURE

⑈023128⑈ ⑆011401533⑆ 3304131029⑈



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

Planning & Zoning 589-3090
 WEB www.nashuanh.gov

VARIANCE APPLICATION (ZBA)

PLEASE NOTE: INCOMPLETE OR ILLEGIBLE APPLICATIONS WILL BE RETURNED TO APPLICANT.

This application must be completed and submitted to the Planning Department no later than the dates listed on the Zoning Board of Adjustment (ZBA) schedule sheet. Please print clearly or type.

I. VARIANCE INFORMATION

1. ADDRESS OF REQUEST

Zoning District Sheet Lot

2. VARIANCE(S) REQUESTED:

II. GENERAL INFORMATION

1. **APPLICANT / OPTIONEE** (List both individual name and corporate name if applicable)

(Print Name):

Applicant's signature Date

Applicant's address

Telephone number H: C: E-mail:

2. **PROPERTY OWNER (Print Name):**

*Owner's signature Date

Owner's address

Telephone number H: C: E-mail:

*Agents and/or option holders must supply written authorization to submit on behalf of owner(s).

OFFICE USE ONLY	Date Received _____	Date of hearing <u>7/14/20</u>	Application checked for completeness: <u>CF</u>
PLR# <u>A20 - 0054</u>	Board Action _____		
\$ _____ application fee <input type="checkbox"/>	Date Paid _____	Receipt # _____	
\$ _____ signage fee <input type="checkbox"/>	Date Paid _____	Receipt # _____	
\$ _____ certified mailing fee <input type="checkbox"/>	Date Paid _____	Receipt # _____	
Land Use Code Section(s) Requesting Variances From: _____			

III. PURPOSE OF REQUEST

Answer all questions below. Provide as much information as available to give the ZBA the necessary facts to review your case. Attach additional sheets if necessary. See "Procedures for Filing a Variance" for further information.

- 1. **Granting of the requested variance will not be contrary to the public interest**, because: (The proposed use must not conflict with the explicit or implicit purpose of the ordinance and that it must not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure "public rights.")

This proposal is not contrary to the public interest as it is a brand new 36,000 square foot facility in the heart of the campus and is consistent with the character of the academic buildings and the neighborhood.

- 2. **The proposed use will observe the spirit of the ordinance**, because: (The Proposed use must not conflict with the explicit or implicit purpose of the ordinance and must not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure "public rights.")

The proposed variance will observe the spirit of the ordinance as the building and signage will enhance the aesthetics of the campus as well as the surrounding community.

- 3. **Substantial justice would be done to the property-owner by granting the variance**, because: (The benefits to the applicant must not be outweighed by harm to the general public or to other individuals.)

Substantial justice will be done to the property owner by granting the variance as the University will be able to attract more health science, biology and nursing students to the state.

- 4. **The proposed use will not diminish the values of surrounding properties**, because: (The Board will consider expert testimony but also may consider other evidence of the effect on property values, including personal knowledge of the members themselves.)

The proposed use will not diminish the values of the surrounding properties as the new Science and Innovation Center will serve as an architectural beacon for the South Nashua community.

- 5. **Special conditions exist such that literal enforcement of the ordinance results in unnecessary hardship,** because: (The applicant must establish that because, because of the special conditions of the property in question, the restriction applied to the property by the ordinance does not serve the purpose of the restriction in a “fair and reasonable” way. Also, you must establish that the special conditions of the property cause the proposed use to be reasonable. The use must not alter the essential character of the neighborhood. Alternatively, you can establish that, because of the special conditions of the property, there is no reasonable use that can be made of the property that would be permitted under the ordinance. If there is any reasonable use (including an existing use) that is permitted under the ordinance, this alternative is not available.

~~Literal enforcement of the ordinance results in unnecessary hardship as the applicant sought approval and notice to proceed and has almost completed construction under the premise that the sign package was included in the approval of the building plans.~~

IV. USE VARIANCE ADDITIONAL INFORMATION

Please answer all questions below that are applicable. Your answers to these questions will allow staff to better understand your request.

- a. Total number of employees Number of employees per shift
- b. Hours and days of operation
- c. Number of daily and weekly visits to the premises by customers, clients, vendors and solicitors
- d. Number of daily and weekly commercial deliveries to the premises
- e. Number of parking spaces available
- f. Describe your general business operations:

~~Institution of higher education~~

- g. Describe any proposed site renovations, including, but not limited to – landscaping, lighting, pavement, structural changes, signage, access and circulation:

~~New landscaping, lighting, sidewalks, and signage.~~

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all the city ordinances and state laws regulating construction. I understand that only those point specifically mentioned are affected by action taken on this appeal.

John H. Parker
Signature of Applicant

John parker
Print Name

June 8, 2020
Date

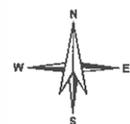
June 8, 2020
Date

The staff report for a Use Variance request will be available no later than Friday of the week before the ZBA meeting. If you would like a copy, please indicate below:

- I will pick it up at City Hall
- Please email it to me at jhparker@rivier.edu
- Please mail it to me at _____



436 South Main Street





BUILDING MEASUREMENTS



INTERNATIONAL

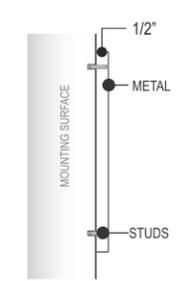
8 Greenley St. Hudson, NH 03051 P: (603) 882-2638 F: (603) 882-7676
© COPYRIGHT 2019
This design concept is the property of Barlo Signs International, Inc.

PROPOSED ITEMS ARE INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & SIZING OF ALL ELECTRICAL ITEMS, ELECTRICAL ITEMS W/ UL LABEL(S).

PROJECT APPROVAL

Client:	Date:
Design:	Date:
Sales:	Date:
Updating:	Date:
Production:	Date:

SCALE: 3/16"=1'-0"



FONT: SITKA TEXT

FLUSH MOUNTED w/ STUDS
FCO METAL LETTER SECTION DETAIL

SCOPE OF WORK

MANUFACTURE & INSTALL (1) SET OF METAL - STUD MOUNT FCOs.

TOTAL SQUARE FEET: 58.97

CODE ALLOWANCE: 12 SQ FT

VARIANCE REQUIRED: YES

COLOR SCHEDULE - CLIENT TO VERIFY

C1 PTM "DARK BRONZE" TO MATCH WINDOW TRIM (TBD)

DESIGNER: AS
SALES REP: BARN
PM: TBD

RIVIER UNIVERSITY
420 S. MAIN STREET
NASHUA, NH 03060
04.15.20

ITEM **A**

SHEET 1.0



INTERNATIONAL

9 Greeley St. Hudson, NH 03051 P: (603) 882-2638 F: (603) 882-7618
© COPYRIGHT 2019
This design concept is the property of barlo signs international, inc.

PROPOSED ITEMS ARE INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF ALL ELECTRICAL ITEMS, ELECTRICAL ITEMS WILL LABEL(S).

PROJECT APPROVAL

Client:	Date:
Design:	Date:
Sales:	Date:
Updating:	Date:
Production:	Date:

DESIGNER: AS
SALES REP: BARN
PM: TBD

RIVIER UNIVERSITY
420 S. MAIN STREET
NASHUA, NH 03060
04.15.20




Rivier
UNIVERSITY

420 South Main Street
Nashua, NH 03060-5086
(603) 888-1311 • 1-800-44-RIVIER
www.rivier.edu

PROPOSED

LOCATION MAP IS FOR APPROXIMATE PLACEMENT ONLY. EXACT PLACEMENT OF THE SIGNS IS SHOWN ON THE SITE PLAN WHICH SUPERCEDES THIS MAP.

SP

SHEET 2.0



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

Planning & Zoning 589-3090
 WEB www.nashuanh.gov

VARIANCE APPLICATION (ZBA)

PLEASE NOTE: INCOMPLETE OR ILLEGIBLE APPLICATIONS WILL BE RETURNED TO APPLICANT.

This application must be completed and submitted to the Planning Department no later than the dates listed on the Zoning Board of Adjustment (ZBA) schedule sheet. Please print clearly or type.

I. VARIANCE INFORMATION

1. ADDRESS OF REQUEST 28 Charron Ave., Suite 10, first floor
 Zoning District AI Sheet 51081 Lot E-1000 1350
 E

2. VARIANCE(S) REQUESTED:
For a hair salon.

II. GENERAL INFORMATION

1. **APPLICANT / OPTIONEE** (List both individual name and corporate name if applicable)

(Print Name): Kathleen Cambarlain / Mallia Hair Studio
 Applicant's signature Kathleen Cambarlain Date 6/1/2020
 Applicant's address 11 Walkeridge drive Nashua NH 03062
 Telephone number H: _____ C: (603)494-9129 E-mail: malliahair.studio@yahoo.com

2. **PROPERTY OWNER (Print Name):** FREESTONE HOLDINGS LLC

*Owner's signature [Signature] Date 06/01/2020
 Owner's address 28 Charron Ave., Suite 10, Nashua, NH 03063
 Telephone number H: _____ C: 603-801-2064 E-mail: ned@freestoneusa.com

*Agents and/or option holders must supply written authorization to submit on behalf of owner(s).

OFFICE USE ONLY	Date Received _____	Date of hearing <u>7/14/20</u>	Application checked for completeness: <u>CF</u>
PLR# <u>20-0059</u>	Board Action _____		
\$ _____ application fee <input type="checkbox"/>	Date Paid _____	Receipt # _____	
\$ _____ signage fee <input type="checkbox"/>	Date Paid _____	Receipt # _____	
\$ _____ certified mailing fee <input type="checkbox"/>	Date Paid _____	Receipt # _____	
Land Use Code Section(s) Requesting Variances From: <u>190-15, Table 15-1 (#35)</u>			

III. PURPOSE OF REQUEST

Answer all questions below. Provide as much information as available to give the ZBA the necessary facts to review your case. Attach additional sheets if necessary. See "Procedures for Filing a Variance" for further information.

- 1. Granting of the requested variance will not be contrary to the public interest, because: (The proposed use must not conflict with the explicit or implicit purpose of the ordinance and that it must not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure "public rights.")

The purpose of the salon is to provide services to people looking to improve their personal appearances. No harm to the neighborhood, public safety, health, welfare or public rights will result.

- 2. The proposed use will observe the spirit of the ordinance, because: (The Proposed use must not conflict with the explicit or implicit purpose of the ordinance and must not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure "public rights.")

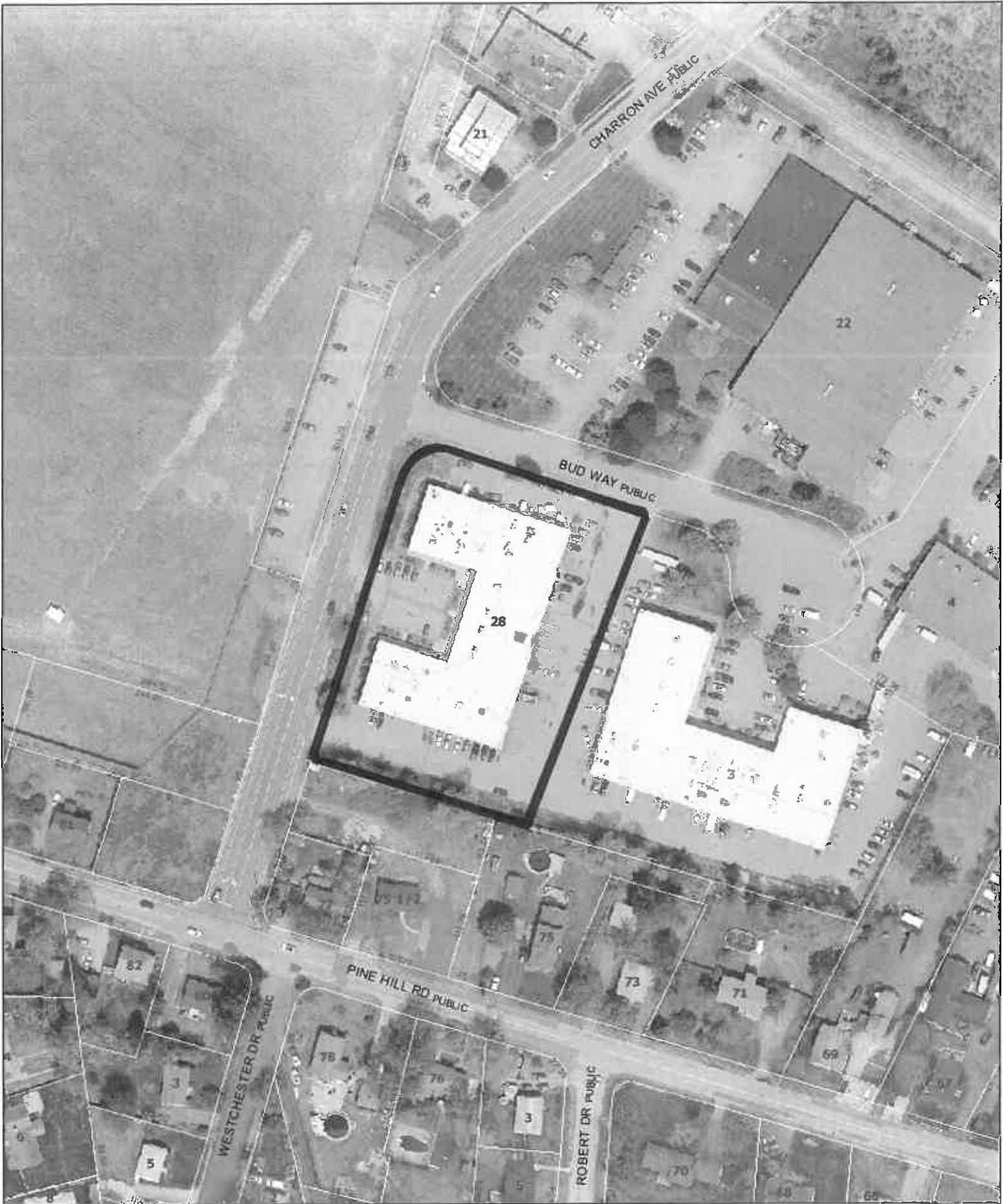
The proposed salon's purpose is to provide individuals looking for premium hair care services within an upscale environment.

- 3. Substantial justice would be done to the property-owner by granting the variance, because: (The benefits to the applicant must not be outweighed by harm to the general public or to other individuals.)

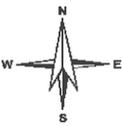
I have been in the beauty industry for 30 years and have a substantial client base in this area of Nashua and the surrounding towns. I'm an active volunteer in Nashua offering free cuts to veterans. I've also volunteered for the past 3 years with Harbor Homes donating products, gift certificates and time at their fundraisers. I believe having my salon at this location will benefit the neighborhood and surrounding businesses.

- 4. The proposed use will not diminish the values of surrounding properties, because: (The Board will consider expert testimony but also may consider other evidence of the effect on property values, including personal knowledge of the members themselves.)

The salon was designed to provide a high end salon experience in an upscale environment. I believe it will improve the overall appearance of the complex and its existing tenants.

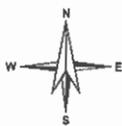


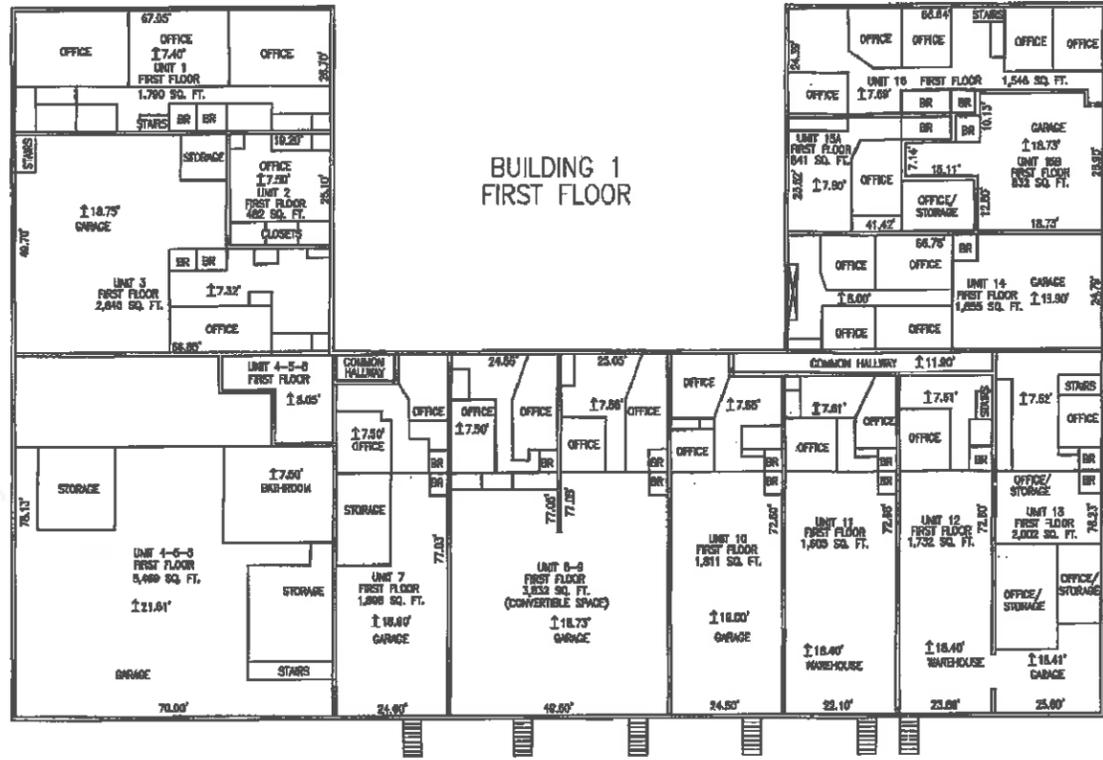
28 Charron Ave - Suite 10



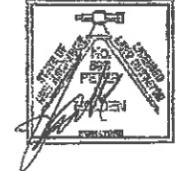


28 Charron Ave Suite 10





FOR USE BY COUNTY REGISTRY OF DEEDS



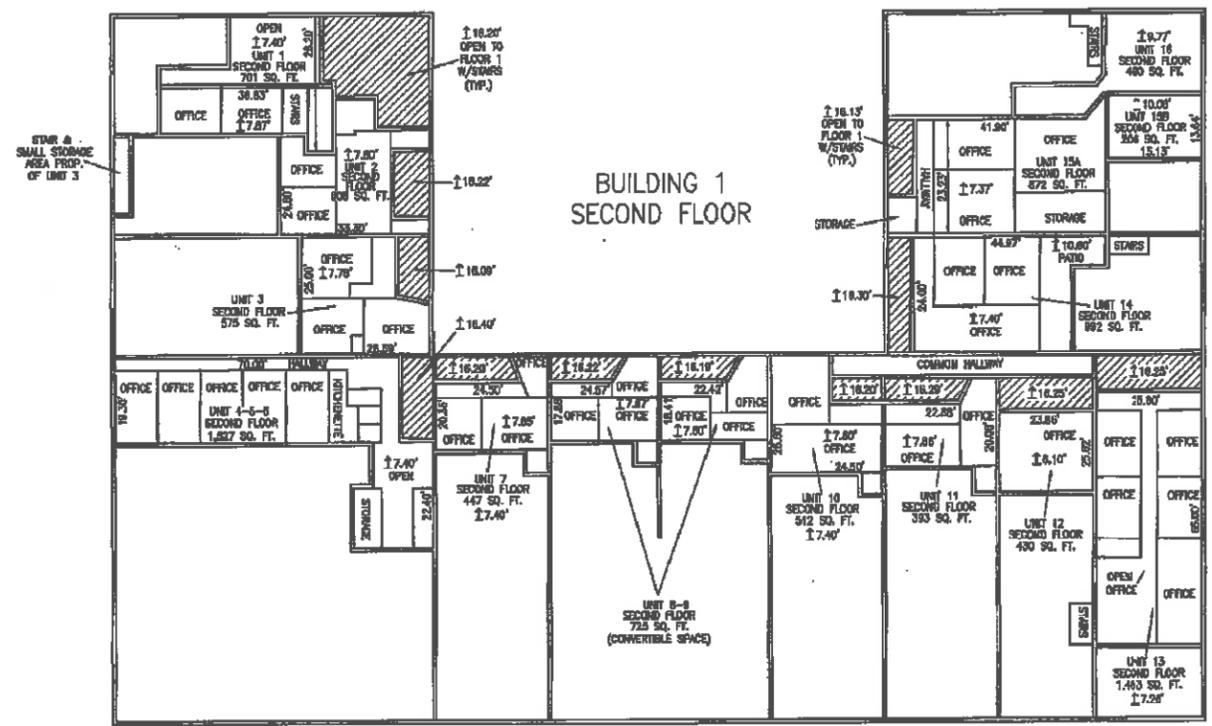
I HEREBY CERTIFY THAT I HAVE FILED A COPY OF THIS PLAN WITH THE PLANNING BOARD OF NASHUA, NH IN ACCORDANCE WITH RSA 676:18 (IV).

SIGNATURE

I, PETER HOLDEN HEREBY CERTIFY THAT THE UNITS AND LIMITED COMMON AREAS DEPICTED HEREON ARE ACCURATELY DRAWN FROM AN ACTUAL FIELD EXAMINATION AND THAT THESE FLOOR PLANS ARE IN COMPLIANCE WITH NEW HAMPSHIRE R. S. A. 356-B:20, I, II & IV. I FURTHER CERTIFY THAT THE UNITS AND APPURTENANT LIMITED COMMON AREAS DEPICTED HEREON ARE SUBSTANTIALLY COMPLETED.

0A-06-07
DATE

SIGNATURE



NOTE:
115.80' INDICATES FLOOR TO CEILING HEIGHTS FOR INDIVIDUAL UNITS.

**CONDOMINIUM FLOOR PLANS
VANTAGE POINT CONDOMINIUM
CONDOMINIUM CONVERSION
MAP E, LOTS 1350 & 1353
NASHUA VP, LLC**

NASHUA, HILLSBOROUGH COUNTY, NEW HAMPSHIRE
02-01-05

Revision Date	Revision Description
01-28-05	REVISED UNIT NUMBERS
02-18-05	REVISED UNIT NUMBERS
02-24-05	ADD ROOM HEIGHTS & REVISED CERTIFICATION
04-02-07	CONVERT UNIT 11 & 12

Scale: 1"=20'

Dr. By: DV Gk. By: JR
H.E.S. Job No. 0420281
Field Book No. 107
Field Book Page No. 619
Sheet No. 2 of 3

HOLDEN ENGINEERING & SURVEYING, Inc.

19 Village Park Drive
PO Box 693 Concord, NH 03302
(603) 225-0148

9 Constitution Drive
Bedford, NH 03110
(603) 412-2070

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(SIMILAR CASE)

reasonably feasible for the applicant to pursue. They are legalizing an existing situation. It is within the spirit and intent of the ordinance. It will not adversely affect property values of surrounding parcels. It's not contrary to the public interest. Substantial justice is served.

SECONDED by Mr. Shaw.

MOTION CARRIED UNANIMOUSLY

11. 3 Bud Way, LLC & Wild Blue Yonder, Inc. (Owners) 28 Charron Avenue (Sheet E Lot 1350) requesting variance to allow a hair/nail salon in which less than 75% of the building is used for industrial or manufacturing uses. AI Zone.

Atty. Gerald Prunier, 20 Trafalgar Square, Nashua. Atty. Prunier passed some materials out to the Board. He said this building is "U" shaped. He pointed it out on the plan. He said the Airport is at the end. He said the units in the building are under condominium ownership and his client has purchased one of the units.

He said the zoning district for the area this building is located in is Airport Industrial. He said it is an allowed use in this zoning district. He referred the Board to the handout. He said #35 - barbershops, hair salons - and follow it across to the Airport Industrial they will see "C1". This is allowed as a conditional permit from the Planning Board, which is where they thought they had to go in the beginning, however, when you go to the conditions for "C1" shown on page 2 of his handout it states that it is only permitted as part of a site plan in which at least 75% of the gross floor area is reserved for uses listed in the industrial and manufacturing category. Under Page 3 and 4 of his handout it shows the uses that meet that criteria. He said most of the uses shown are much larger than what would be anticipated in this building and in these type of condominiums.

He said there is a problem in the new zoning ordinance that has to be addressed. He said the description of the use having to be in a building where at least 75% of the floor area is manufacturing/industrial can't be met. Most of the uses listed in the handout can't be put in the building so

they can't meet the criteria even though the use is permitted.

He said if the variance is granted by this Board, he still has to go to the Planning Board for the conditional use permit. This is one of two cases that he now has and he thinks that there will be more.

He said there is a hardship because the use is allowed in the district. He referred the Board to the list of other uses that might make up the 75% industrial/manufacturing needed in the building before this use would be allowed in it. There are things like chemical plants, machine shops, etc. These things aren't going to fit into this building.

He said the use is not going to adversely affect any other properties. There are no exterior changes.

Mr. Anderson asked Atty. Prunier if the condominium units are uses other than residences.

Atty. Prunier said they are commercial condominiums.

Mr. Tremblay asked if there was any manufacturing in this building.

Atty. Prunier said there wasn't any. There used to be a construction contractor that had some backhoes outside. Most of the units were office space for the local television station, an ink place, etc. They are mostly small uses. Most of the uses are grandfathered.

SPEAKING IN FAVOR

Carol Hallenback, 33 Tanglewood Drive, Nashua. Mrs. Hallenback said she and her husband are Wild Blue Yonder, LLC and she is also Shining Image, LLC, the potential tenant for Unit 16.

She said her current business is located in Hudson and she needs to relocate. She employs three people. She said the location for the business would be a real asset to the area. A lot of their customers already live in the area.

Mr. Anderson asked where the entrance is located.

Atty. Prunier pointed this out on the plan and Mrs. Hallenback said there is a back entrance as well.

SPEAKING IN OPPOSITION

No One.

MOTION by Mr. Anderson to grant the variance to allow a hair/nail salon in which less than 75% of the building is used for industrial or manufacturing uses at 28 Charron Avenue. The zoning restriction as applied interferes with the reasonable use of the property considering the unique setting of the property in its environment. No fair and substantial relationship exists between the general purposes of the zoning ordinance and the specific restriction on the property. The variance will not injure the public or private rights of others. It will make it more convenient to utilize the hair salon. It is within the spirit and intent of the ordinance. It will not adversely affect property values of surrounding parcels. It is not contrary to the public interest. Substantial justice will be served.

SECONDED by Mr. Shaw.

MOTION CARRIED UNANIMOUSLY

Minutes

None

Regional Impact

Mr. Falk said the agenda for the June 13th meeting is being finalized. The deadline for filing was just last week. He said right now they have about eleven cases plus the three that are postponed from tonight. He said he didn't see anything with regional impact.

ADJOURNMENT

Mr. Anderson called the meeting closed at 755PM.

Lt

Taped Meeting

Norm Tremblay
Acting Clerk



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

Planning & Zoning 589-3090
Fax 589-3119
WEB www.gonashua.com

May 30, 2006

Atty. Gerald R. Prunier
20 Trafalgar Square
Nashua, NH 03063

Re: 3 Bud Way, LLC & Wild Blue Yonder, Inc. (Owners) 28 Charron Avenue (Sheet E Lot 1350) requesting variance to allow a hair/nail salon in which less than 75% of the building is used for industrial or manufacturing uses. AI Zone.

Dear Atty. Prunier:

Your recent application for the above referenced variance was GRANTED by the Zoning Board of Adjustment at their meeting on May 23, 2006 with the following stipulation and/or reasons for granting:

- 1) Hardship identified in that the request is reasonable for this building.
- 2) Spirit and intent of the ordinance is being kept in good faith.
- 3) Property values will not be negatively impacted.
- 4) Not contrary to the public interest.
- 5) Substantial justice is served to the applicant.

Important Information

Per RSA 677:2 any party to the action or proceedings, or any person directly affected by any order or decision of the Zoning Board of Adjustment may apply for a rehearing within 30 calendar days following the date of decision. Building permits issued during this appeal period are at the sole risk of the owner/applicant.

A variance or special exception shall be null and void twelve (12) months from the date of its approval if, within this period a building permit has not been secured or, in the case of a variance or special exception relating to lot area, preliminary or final subdivision/site plan approval, is not obtained. Proper



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

Planning & Zoning 589-3090
 WEB www.nashuanh.gov

VARIANCE APPLICATION (ZBA)

7

PLEASE NOTE: INCOMPLETE OR ILLEGIBLE APPLICATIONS WILL BE RETURNED TO APPLICANT.

This application must be completed and submitted to the Planning Department no later than the dates listed on the Zoning Board of Adjustment (ZBA) schedule sheet. Please print clearly or type.

I. VARIANCE INFORMATION

1. ADDRESS OF REQUEST 6 White Ave; 76

Zoning District C Urban Residence Sheet 0035 Lot 00075

2. VARIANCE(S) REQUESTED:

Sq FT Needed for 2 unit is 6968, Lot has 5834 sq ft.
Looking for 1134 sq ft variance
2-FAMILY BUILDING - PERMITTED USE

II. GENERAL INFORMATION

1. **APPLICANT / OPTIONEE** (List both individual name and corporate name if applicable)

(Print Name): Douglas Richard

Applicant's signature [Signature] Date 6/12/2020

Applicant's address 42 Parrish Hill Dr Nashua NH 03063

Telephone number H: _____ C: 603-5663654 E-mail: Dougdeesh@aol.com

2. **PROPERTY OWNER (Print Name):** Douglas Richard

*Owner's signature [Signature] Date 6/12/2020

Owner's address 42 Parrish Hill Dr Nashua NH 03063

Telephone number H: _____ C: 603 5663654 E-mail: Dougdeesh@aol.com

*Agents and/or option holders must supply written authorization to submit on behalf of owner(s).

OFFICE USE ONLY	Date Received _____	Date of hearing <u>7/14/20</u>	Application checked for completeness: <u>19</u>
PLR# <u>A20-0057</u>	Board Action _____		
\$ _____ application fee <input type="checkbox"/>	Date Paid _____	Receipt # _____	
\$ _____ signage fee <input type="checkbox"/>	Date Paid _____	Receipt # _____	
\$ _____ certified mailing fee <input type="checkbox"/>	Date Paid _____	Receipt # _____	
Land Use Code Section(s) Requesting Variances From: <u>190-16, table 16-3</u>			

III. PURPOSE OF REQUEST

Answer all questions below. Provide as much information as available to give the ZBA the necessary facts to review your case. Attach additional sheets if necessary. See "Procedures for Filing a Variance" for further information.

- 1. Granting of the requested variance will not be contrary to the public interest, because: (The proposed use must not conflict with the explicit or implicit purpose of the ordinance and that it must not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure "public rights.")

By Granting this variance it would allow 2 units in a Neighborhood where a vast majority are multi family Buildings it would not alter the character of neighborhood - no threaten, public health safety, or welfare.

- 2. The proposed use will observe the spirit of the ordinance, because: (The Proposed use must not conflict with the explicit or implicit purpose of the ordinance and must not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure "public rights.")

The use of the building would be used for 2 families - one being my daughter and kids

- 3. Substantial justice would be done to the property-owner by granting the variance, because: (The benefits to the applicant must not be outweighed by harm to the general public or to other individuals.)

Justice would be done seeing eventually the owner would occupy one of the units after selling primary residence. Taxes are low, light and quiet effort than much longer. There would be no harm to general public or other individuals

- 4. The proposed use will not diminish the values of surrounding properties, because: (The Board will consider expert testimony but also may consider other evidence of the effect on property values, including personal knowledge of the members themselves.)

Currently a 66' garage (6 Bay) existing. By allowing a 2 unit building this would enhance property values seeing most of Neighborhood is multi family homes. And a new building would increase property values.

5. **Special conditions exist such that literal enforcement of the ordinance results in unnecessary hardship,** because: (The applicant must establish that because, because of the special conditions of the property in question, the restriction applied to the property by the ordinance does not serve the purpose of the restriction in a "fair and reasonable" way. Also, you must establish that the special conditions of the property cause the proposed use to be reasonable. The use must not alter the essential character of the neighborhood. Alternatively, you can establish that, because of the special conditions of the property, there is no reasonable use that can be made of the property that would be permitted under the ordinance. If there is any reasonable use (including an existing use) that is permitted under the ordinance, this alternative is not available.

Special conditions exist seeing only use currently in garage that can not be suited by allowing this 1134sq ft variance it would allow me to build a suitable housing for me and possible family members (children) House would look like Building at 36 central ST Nashua NH. 03060

IV. USE VARIANCE ADDITIONAL INFORMATION

Please answer all questions below that are applicable. Your answers to these questions will allow staff to better understand your request.

- a. Total number of employees Number of employees per shift
- b. Hours and days of operation 8 hrs daily (6 days) while framing and weathering lot
- c. Number of daily and weekly visits to the premises by customers, clients, vendors and solicitors 3-5
- d. Number of daily and weekly commercial deliveries to the premises 3-5 days per material
- e. Number of parking spaces available 4
- f. Describe your general business operations:

demo - Excavation of Foundation, Framing and building of 20x57 Building

- g. Describe any proposed site renovations, including, but not limited to – landscaping, lighting, pavement, structural changes, signage, access and circulation:

- demo of existing garage - construction of 2 story 2 unit building paving of (2) 10x20 parking; grass fencing etc. vinyl siding

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all the city ordinances and state laws regulating construction. I understand that only those point specifically mentioned are affected by action taken on this appeal.

Douglas Richard
Signature of Applicant
Douglas Richard
Print Name

6/12/2020
Date
6/12/2020
Date

The staff report for a Use Variance request will be available no later than Friday of the week before the ZBA meeting. If you would like a copy, please indicate below:

I will pick it up at City Hall

Please email it to me at Drug deesh@aol.com

Please mail it to me at

(F)



BUILDING
TO
LOOK
LIKE
THIS



(R)



5



BUILDING
TO
LOOK
LIKE
THIS

5

EXISTING

7
35

3-5

35-44

80.3

80.0

55

5

52.0

54.0

104

56.0

35-74

56.16

35-75

6

104

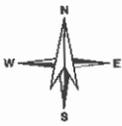
WHITE AVE PUBLIC

106

35-72



6 White Avenue





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

Planning & Zoning 589-3090
 WEB www.nashuanh.gov

VARIANCE APPLICATION (ZBA)

PLEASE NOTE: INCOMPLETE OR ILLEGIBLE APPLICATIONS WILL BE RETURNED TO APPLICANT.

This application must be completed and submitted to the Planning Department no later than the dates listed on the Zoning Board of Adjustment (ZBA) schedule sheet. Please print clearly or type.

I. VARIANCE INFORMATION

1. ADDRESS OF REQUEST 7 BENKELEY STREET
 Zoning District RA Sheet 47 Lot 79

2. VARIANCE(S) REQUESTED: 21
TO ENCROACH ~~ON~~ INTO REAR AND SIDE YARD SETBACKS
FOR PLACEMENT OF 12 X 18 SHED. A VARIANCE TO
190-31, A. DIMENSIONAL SETBACKS

II. GENERAL INFORMATION

1. APPLICANT / OPTIONEE (List both individual name and corporate name if applicable)

(Print Name): ROBERT P. TRABUCCHI
 Applicant's signature [Signature] Date 6/12/2020
 Applicant's address 7 BENKELEY ST, NASHUA NH 03064
 Telephone number H: 883 6944 C: 864 9187 E-mail: bobtrabucchi@gmail.com

2. PROPERTY OWNER (Print Name): THE TRABUCCHI FAMILY TRUST

*Owner's signature [Signature] Date _____
 Owner's address 7 BENKELEY ST, NASHUA NH 03064
 Telephone number H: 883 6944 C: 864 9187 E-mail: bobtrabucchi@gmail.com

*Agents and/or option holders must supply written authorization to submit on behalf of owner(s).

OFFICE USE ONLY Date Received _____ Date of hearing _____ Application checked for completeness: _____

PLR# _____ Board Action _____

\$ _____ application fee Date Paid _____ Receipt # _____

\$ _____ signage fee Date Paid _____ Receipt # _____

\$ _____ certified mailing fee Date Paid _____ Receipt # _____

Land Use Code Section(s) Requesting Variances From: _____

III. PURPOSE OF REQUEST

Answer all questions below. Provide as much information as available to give the ZBA the necessary facts to review your case. Attach additional sheets if necessary. See "Procedures for Filing a Variance" for further information.

1. **Granting of the requested variance will not be contrary to the public interest**, because: (The proposed use must not conflict with the explicit or implicit purpose of the ordinance and that it must not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure "public rights.")

SEE ATTACHED ADDENDUM

2. **The proposed use will observe the spirit of the ordinance**, because: (The Proposed use must not conflict with the explicit or implicit purpose of the ordinance and must not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure "public rights.")

SEE ATTACHED ADDENDUM

3. **Substantial justice would be done to the property-owner by granting the variance**, because: (The benefits to the applicant must not be outweighed by harm to the general public or to other individuals.)

SEE ATTACHED ADDENDUM

4. **The proposed use will not diminish the values of surrounding properties**, because: (The Board will consider expert testimony but also may consider other evidence of the effect on property values, including personal knowledge of the members themselves.)

SEE ATTACHED ADDENDUM

5. Special conditions exist such that literal enforcement of the ordinance results in unnecessary hardship, because: (The applicant must establish that because, because of the special conditions of the property in question, the restriction applied to the property by the ordinance does not serve the purpose of the restriction in a "fair and reasonable" way. Also, you must establish that the special conditions of the property cause the proposed use to be reasonable. The use must not alter the essential character of the neighborhood. Alternatively, you can establish that, because of the special conditions of the property, there is no reasonable use that can be made of the property that would be permitted under the ordinance. If there is any reasonable use (including an existing use) that is permitted under the ordinance, this alternative is not available.

SEE ATTACHED ADDENDUM

IV. USE VARIANCE ADDITIONAL INFORMATION

Please answer all questions below that are applicable. Your answers to these questions will allow staff to better understand your request.

- a. Total number of employees Number of employees per shift N/A
- b. Hours and days of operation
- c. Number of daily and weekly visits to the premises by customers, clients, vendors and solicitors
- d. Number of daily and weekly commercial deliveries to the premises
- e. Number of parking spaces available 3
- f. Describe your general business operations:

RESIDENTIAL HOME

g. Describe any proposed site renovations, including, but not limited to – landscaping, lighting, pavement, structural changes, signage, access and circulation:

GRAVEL PAD WILL BE INSTALLED PROFESSIONALLY AND PATH TO THE SHED WORKED INTO EXISTING LANDSCAPING.

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all the city ordinances and state laws regulating construction. I understand that only those point specifically mentioned are affected by action taken on this appeal.

[Signature]
Signature of Applicant

6/10/2020
Date

ROBERT P. TRABUCCHI
Print Name

6/10/2020
Date

The staff report for a Use Variance request will be available no later than Friday of the week before the ZBA meeting. If you would like a copy, please indicate below:

- I will pick it up at City Hall
- Please email it to me at bobtrabucchi@gmail.com
- Please mail it to me at

Addendum for Variance Request for 7 Berkeley Street, Nashua NH 03064

Robert P. Trabucchi - Applicant

Granting the requesting variance will not be contrary to the public interest, because the new structure's 2' encroachment (side and back) is in keeping with encroachments from other nearby structures on both current and neighboring properties – some of which predate existing setback requirements. No public harm results in the 2 foot encroachment toward the rear, which is wooded area at the back of the lot and side encroachment abuts a much larger existing garage on abutter's property. 2 foot side encroachment matches neighbor's garage encroachment (5B Berkeley).

The proposed use will observe the spirit of the ordinance because the setback abuts a wooded boundary and a larger garage and therefore an easement would not change the essential character of the neighborhood but improve the aesthetic value and use of the land.

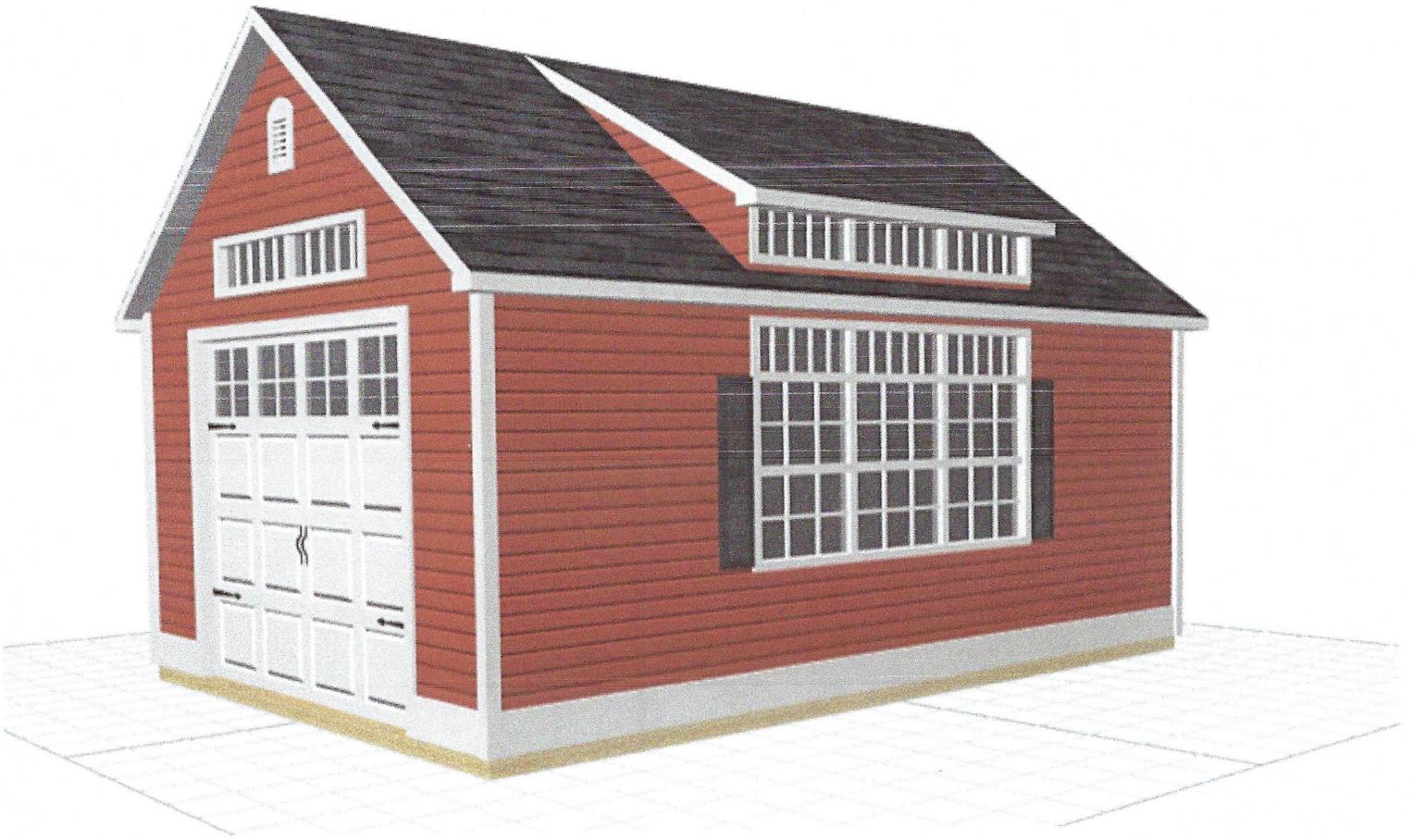
Substantial justice would be done to the property owner by granting the variance, because it will allow the owner to use the property in a safe and reasonable manner while maintaining existing old growth landscaping and keeping the new structure an added distance from the rear of the existing home. Current back corner has been/is unusable for gardens because of tree cover from abutter's properties and this easement allows maximum use of existing property.

The proposed use will not diminish the values of the surrounding properties because the proposed structure will abut a tree line, be professionally built and designed, and avoid direct line of sight from surrounding homes. It's use also increases the usefulness of the property and raises property values.

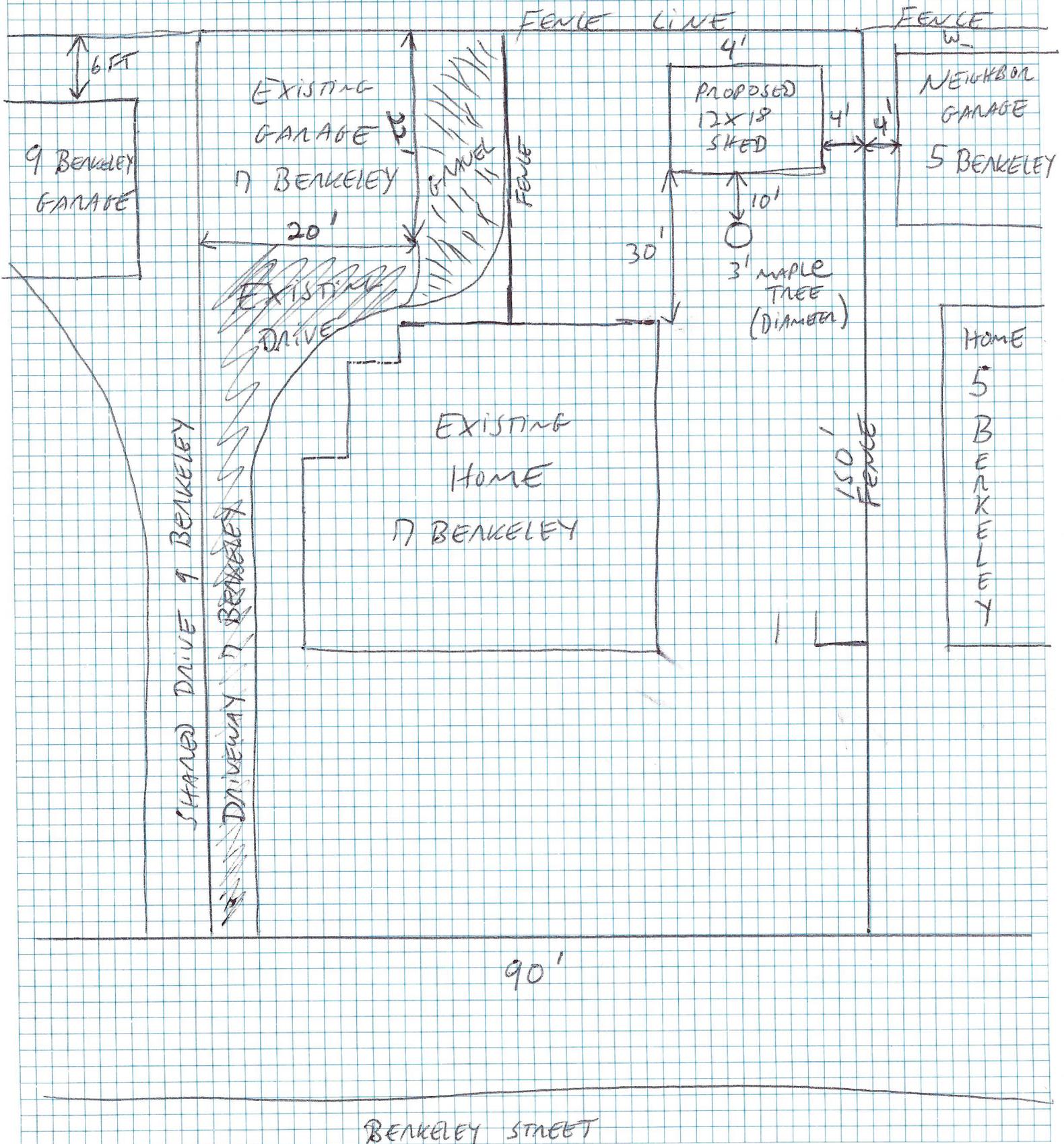
Special Conditions exist such that literal enforcement of the ordinance results in unnecessary hardship because existing ordinance setbacks preserve unusable garden/growing space that will limit the useful development of that portion of the property. It also brings the shed much closer to the existing home, which could impact the character of the neighborhood. Easement lines building up with other surrounding structures, which have similar minimal setbacks.

SHED	216	1680
Garage	440	1156
	<hr/>	2836
	656	<hr/>
		.40%
		<hr/>
		1134# allowed

12' x 18', Grand Victorian,
Vinyl Clapboard, Layout 10s

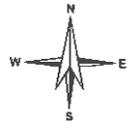


PROPOSED PLOT PLAN - 7 BENKELEY ST.
PROPOSED 12X18 SHED (4 FOOT SETBACKS)





7 Berkeley St



CHESTER ST PUBLIC
LATON ST PUBLIC









ZBA MEETING ATTENDANCE

MEETING OF:

Robert Shaw
Jack Currier
J.P. Boucher
Mariellen MacKay

Jay Minkarah
Steve Lionel
Efstathia Booras
Nick Kanakis

APPROVAL OF MINUTES

Minutes of

MOTION BY: SECONDED BY:

Corrections:

APPROVED DENIED TABLED

Minutes of

MOTION BY: SECONDED BY:

Corrections:

APPROVED DENIED TABLED

STAFF ATTENDANCE

Carter Falk Kate Poirier Marcia Wilkins

REGIONAL IMPACT

Yes

No

ZBA MEETING ATTENDANCE

MEETING OF: July 14, 2020 sheet 2 of 2

Robert Shaw
Jack Currier
J.P. Boucher
Mariellen MacKay

Jay Minkarah
Steve Lionel
Efstathia Booras
Nick Kanakis

APPROVAL OF MINUTES

Minutes of May 23 2020

MOTION BY: Shaw SECONDED BY: Lionel

Corrections:

None

APPROVED DENIED TABLED

Minutes of

MOTION BY: SECONDED BY:

Corrections:

APPROVED DENIED TABLED

STAFF ATTENDANCE

Carter Falk Kate Poirier Marcia Wilkins

REGIONAL IMPACT

Yes

No

1. **Merrissa Galliano (Owner) 22 Vespa Lane (Sheet G Lot 312) requesting variance from Land Use Code Section 190-264 to exceed maximum accessory use area, 40% permitted, 50% existing – 75% requested – to erect an 18 foot round above ground swimming pool. R18 Zone, Ward 3.**

VOTING MEMBERS: MacKay, Currier, Lionel, Shaw, Boucher

REQUEST #1

MOTION TO: **Approve**

MOTION BY: Boucher

SECONDED BY: Shaw

- 1) The Board found that the variance **is** needed to enable the applicant's proposed use of the property, and given there **are** special conditions associated with the property, the benefit sought by the applicant **cannot** be achieved by some other method reasonably feasible for the applicant to pursue.
- 2) The Board found that the spirit and intent of the ordinance being kept in good faith to **Approve** this request.
- 3) The Board found that property values **will not** be negatively impacted by this request.
- 4) The Board found that the request **is not** contrary to the public interest.
- 5) Substantial justice **will** be served to the applicant by granting this request.

Special Conditions: Board finds that there are similar pools in the area, and that this lot is unique in that the house is small and the garage is detached, which results in the 75% request for what is otherwise a reasonable size pool request.

Stipulations of Approval: None

VOTE: 5-0

Clerk: Jack Currier

2. Energy North Natural Gas, Inc., c/o Liberty Utilities (Owner) 25 Van Buren Street & 38 Bridge Street (Sheet 41 & 39 Lots 11 & 26) requesting special exception from Land Use Code Section 190-112 to work within the 75-ft prime wetland buffer of the Nashua River to install an impermeable cap as required by the NHDES remedial action plan, including regrading, repaving and expanding the site's existing parking lot, and improve the stormwater management system. GI Zone, Ward 7.

VOTING MEMBERS: **This case is tabled until August 11, 2020 ZBA meeting by request of the applicant.**

REQUEST #1

MOTION TO: **Approve/Deny/Table**

MOTION BY:

SECONDED BY:

- 1) This use **is/is not** listed in the Table of Uses, City of Nashua Land Use Code Section **190-**
- 2) This use **will/will not** create undue traffic congestion or unduly impair pedestrian safety.
- 3) This use **will/will not** overload public water, drainage or sewer or have negative impacts on municipal systems.
- 4) Special use regulations **are/are not** fulfilled.
- 5) This use **will/will not** impair the integrity, **will/will not** be out of character with the neighborhood, and **will/will not** be detrimental to the health, morals or welfare of residents.

Stipulations of Approval:

VOTE:

3. Carol A. Muldoon (Owner) 79 Allds Street (Sheet 20 Lot 73) requesting special exception from Land Use Code Section 190-47 (B) to allow a major home occupation for a hair salon. RB Zone, Ward 7.

VOTING MEMBERS: MacKay, Boucher, Shaw, Currier, Lionel

REQUEST #1

MOTION TO: **Approve**

MOTION BY: Boucher

SECONDED BY: Shaw

- 1) This use **is** listed in the Table of Uses, City of Nashua Land Use Code Section **190-47(b)**
- 2) This use **will not** create undue traffic congestion or unduly impair pedestrian safety.
- 3) This use **will not** overload public water, drainage or sewer or have negative impacts on municipal systems.
- 4) Special use regulations **are** fulfilled.
- 5) This use **will not** impair the integrity, **will not** be out of character with the neighborhood, and **will not** be detrimental to the health, morals or welfare of residents.

Special Conditions: Board finds that there are several small businesses located nearby on Allds Street. The Board finds that the 10 major home occupation criteria and 5 Special Exception criteria are met, and this business will not alter the residential appearance of the home.

Stipulations of Approval: None

VOTE: 5-0

4. Pennichuck Water Works & Pennichuck Water Works, Inc. (Owners) GSSG New Hampshire, LLC (Applicant) “L” Ferry Road, “L” Westland Avenue, “L” Stanwood Drive, “L” Appledore Street, “L” Marlboro Street, “L” Independence Avenue, “L” Claredon Street, and 206 Concord Street (Sheet 52 Lots 1, 7, 14, 23, 24, 28, 39, 49, 61, 65, 81, 82, 85, 96, 97, 104 and 118) requesting special exception from Land Use Code Section 190-24 (F)(3) to allow underground electric utility construction, relocate existing fencing, improve surface of existing gravel drive along Old Harris Road, and tree clearing within a portion of the Conservation Zone to allow for a proposed solar array project (allowed use). R18 Zone, Ward 3.

VOTING MEMBERS: MacKay, Boucher, Currier, Shaw, Lionel

REQUEST #1

MOTION TO: **Table to Aug 11th**

MOTION BY: Lionel

SECONDED BY: Shaw

- 1) This use **is/is not** listed in the Table of Uses, City of Nashua Land Use Code Section **190-**
- 2) This use **will/will not** create undue traffic congestion or unduly impair pedestrian safety.
- 3) This use **will/will not** overload public water, drainage or sewer or have negative impacts on municipal systems.
- 4) Special use regulations **are/are not** fulfilled.
- 5) This use **will/will not** impair the integrity, **will/will not** be out of character with the neighborhood, and **will/will not** be detrimental to the health, morals or welfare of residents.

Stipulations of Approval:

Board makes motion for Table in order to allow the NCC to complete a site walk and review the proposed tree removal in Conservation Area.

VOTE: IN favor of Table: Boucher, Currier, Shaw, Lionel.

Ms. MacKay votes in denial of Table.

Clerk: Jack Currier

5. Nashua Housing & Redevelopment Authority (Owner) Boston Capital Corporation/Richard Mazzocchi and Nashua Housing & Redevelopment Authority (Applicant) 41 Central Street (Sheet 80 Lot 89) requesting the following variances from Land Use Code Section 190-16, Table 16-3: 1) to encroach 8 feet into the 10 foot required front yard setback (at one location on Pine Street), and to encroach 3 feet into the 10 foot front yard setback (along Central Street) in two locations; 2) to exceed maximum side yard setback, 20 foot maximum allowed, 70 feet proposed along easterly property line; 3) minimum open space, 35% required – 28% proposed, 4) to exceed maximum residential density, 48 dwelling units exist, 52 dwelling units permitted – 216 dwelling units proposed, 5) to exceed maximum floor area ratio, 1.0% allowed – 1.4% proposed, and; 6) from Land Use Code Section 190-16 (F)(4) to allow parking in front yard setback, 10 feet allowed, 0 feet proposed (along Myrtle Street) – all requests to redevelop the property from 48 dwelling units to 216 dwelling units, located in four 4-story buildings. RC Zone, Ward 4.

VOTING MEMBERS: MacKay, Currier, Lionel, Shaw, Boucher

REQUEST #1, #2, #3, #4, #5, & #6

MOTION TO: **Approve**

MOTION BY: Lionel

SECONDED BY: Currier

- 1) The Board found that the variance **is** needed to enable the applicant's proposed use of the property, and given there **are** special conditions associated with the property, the benefit sought by the applicant **cannot** be achieved by some other method reasonably feasible for the applicant to pursue.
- 2) The Board found that the spirit and intent of the ordinance being kept in good faith to **Approve** this request.
- 3) The Board found that property values **will not** be negatively impacted by this request.
- 4) The Board found that the request **is not** contrary to the public interest.
- 5) Substantial justice **will** be served to the applicant by granting this request.

Stipulations of Approval: None

Special Conditions: Board concurs with application that this lot is a unique site, bordering several different zoning areas, and the proposed density is consistent with large residences nearby such as Lofts 34, Cottonmill, & Clocktower Place.

VOTE: 5-0

Clerk: Jack Currier

6. **Rivier University (Owner) John Parker (Applicant) 436 South Main Street (Sheet 1 Lot 1) requesting variance from Land Use Code Section 190-102 to exceed maximum wall identification sign area, 12-sqft permitted – 58-sqft proposed for the Science and Innovation Center building. R9 Zone, Ward 7.**

VOTING MEMBERS:

REQUEST #1

MOTION TO: Table to August 11, 2020, due to the applicant not being present to present case and answer questions that the Board is likely to have if case is heard at the July 14 meeting.

MOTION BY: Boucher

SECONDED BY: Shaw

- 1) The Board found that the variance **is/is not** needed to enable the applicant's proposed use of the property, and given there **are/are not** special conditions associated with the property, the benefit sought by the applicant **can/cannot** be achieved by some other method reasonably feasible for the applicant to pursue.
- 2) The Board found that the spirit and intent of the ordinance being kept in good faith to **Approve/Deny** this request.
- 3) The Board found that property values **will/will not** be negatively impacted by this request.
- 4) The Board found that the request **is/is not** contrary to the public interest.
- 5) Substantial justice **will/will not** be served to the applicant by granting this request.

Stipulations of Approval:

VOTE: (For Table to Aug 11, 2020) 5-0

7. Freestone Holdings, LLC (Owner) Mallia Hair Studio (Applicant) 28 Charron Avenue (Sheet E Lot 1350) requesting use variance from Land Use Code Section 190-15, Table 15-1, (#35), to allow a hair salon in which less than 75% of the building is used for industrial and manufacturing uses. AI Zone, Ward 1.

VOTING MEMBERS:

REQUEST #1

MOTION TO: **Approve**

MOTION BY: Boucher

SECONDED BY: Lionel

- 1) The Board found that the variance **is** needed to enable the applicant's proposed use of the property, and given there **are** special conditions associated with the property, the benefit sought by the applicant **cannot** be achieved by some other method reasonably feasible for the applicant to pursue.
- 2) The Board found that the spirit and intent of the ordinance being kept in good faith to **Approve** this request.
- 3) The Board found that property values **will not** be negatively impacted by this request.
- 4) The Board found that the request **is not** contrary to the public interest.
- 5) Substantial justice **will** be served to the applicant by granting this request.

Special Conditions: Board finds that a similar business (massage therapy & Botox) operated at this specific location, and that a hair salon currently operates nearby in the same building. Therefore the Board believes this request is within character of the facility.

Stipulations of Approval: None

VOTE: 5-0

8. Douglas J. Dichard (Owner) 6 White Avenue (Sheet 35 Lot 75) requesting variance from Land Use Code Section 190-16, Table 16-3 for minimum land area, 5,834 sq.ft existing – 6,970 sq.ft required – to remove existing garage and construct a two-family residential building. RC Zone, Ward 4.

VOTING MEMBERS:

REQUEST #1

MOTION TO: **Approve**

MOTION BY: Boucher

SECONDED BY: Shaw

- 1) The Board found that the variance **is** needed to enable the applicant's proposed use of the property, and given there **are** special conditions associated with the property, the benefit sought by the applicant **cannot** be achieved by some other method reasonably feasible for the applicant to pursue.
- 2) The Board found that the spirit and intent of the ordinance being kept in good faith to **Approve** this request.
- 3) The Board found that property values **will not** be negatively impacted by this request.
- 4) The Board found that the request **is not** contrary to the public interest.
- 5) Substantial justice **will** be served to the applicant by granting this request.

Special Conditions: Board finds that the proposed 2-unit structure is within character of the neighborhood because there are several multi family structures on the street which are on similar or smaller lots.

Stipulations of Approval: None

VOTE: 5-0

9. **The Trabucci Family Trust (Owner) Robert Trabucci (Applicant) 7 Berkeley Street (Sheet 47 Lot 79) requesting the following variances from Land Use Code Section 190-31: 1) to encroach 2 feet into the 6 foot required right side yard setback, and; 2) to encroach 2 feet into the 6 foot required rear yard setback – both requests to construct a 12’x18’ shed. RA Zone, Ward 3.**

VOTING MEMBERS:

REQUEST #1 & #2

MOTION TO: **Approve**

MOTION BY:Lionel

SECONDED BY:Shaw

- 1) The Board found that the variance **is** needed to enable the applicant’s proposed use of the property, and given there **are** special conditions associated with the property, the benefit sought by the applicant **cannot** be achieved by some other method reasonably feasible for the applicant to pursue.
- 2) The Board found that the spirit and intent of the ordinance being kept in good faith to **Approve** this request.
- 3) The Board found that property values **will not** be negatively impacted by this request.
- 4) The Board found that the request **is not** contrary to the public interest.
- 5) Substantial justice **will** be served to the applicant by granting this request.

Special Conditions: Board finds that there are many sheds and garages in the neighborhood that are within the 6’ setbacks.

Stipulations of Approval: None

VOTE: 5-0