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

   Documents:

   20200225 ZBA AGENDA - AMENDED.PDF

2. 20200225 ZBA Case Packets

   Documents:

   20200225 17 CURTIS DR.PDF
   20200225 672-674 WEST HOLLIS ST.PDF
   20200225 218 MANCHESTER ST.PDF
   20200225 107 FLINTLOCKE DR.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, FEBRUARY 25, 2020

AMENDED AGENDA

1. Suzanne R. Sullivan (Owner) Equivise, LLC (Applicant) 17 Curtis Drive (Sheet C Lot 793) requesting the following: 1) special exception from Land Use Code Section 190-112 to work within the 75-foot prime wetland buffer of Salmon Brook; and, 2) variance from Land Use Code Section 190-16, Table 16-3, to encroach 15 feet into the 40 foot required front yard setback – both requests to construct a new single-family home. R40 Zone, Ward 9. **[POSTPONED FROM THE FEBRUARY 12, 2020 MEETING]**

2. Kre-Bsl Huskey Nashua, LLC & Joseph Glenn Strigle, Jr., and Kimberly Beskalo Stewart (Owners) Benchmark Assisted Living (Applicant) 672-674 West Hollis Street (Sheet E Lots 2151 & 2150) requesting special exception from Land Use Code Section 190-119 (A)(4) to expand a non-conforming use by constructing an attached addition – adding 14 assisted living units to the existing 84 unit assisted living facility. R9 Zone, Ward 5.

3. Jamie L. & Luke R. Tannariello (Owners) 218 Manchester Street (Sheet G Lot 132) requesting special exception from Land Use Code Section 190-15, Table 15-1 (#3) to construct an attached accessory (in-law) dwelling unit on the south side of existing garage. R18 Zone, Ward 2.

4. John A. & Geralyn J. Richard (Owners) 107 Flintlocke Drive (Sheet C Lot 1099) requesting variance from Land Use Code Section 190-16, Table 16-3 to encroach 8 feet into the 10 foot required right side yard setback to construct an attached 8’x19’ breezeway and a 26’x30’ two-car garage. R9 Zone, Ward 9.

<u>OTHER BUSINESS:</u>

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

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 17 Curtis Drive

Zoning District R-40 Sheet ~~B~~ C Lot 793

b. SPECIAL EXCEPTION(S) REQUESTED:

For the proposed single family residence on a legal lot of record, but is located within the 75-foot buffer of Salmon Brook with an impact totaling 2,116 square feet.

2. GENERAL INFORMATION

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

(Print Name): EQUIVISE, LLC

Applicant's signature _____ Date 1-14-2020

Applicant's address By its attorney, Gerald Prunier, 20 Trafalgar Sq., Suite 100, Nashua, NH 03063

Telephone number H: 603-883-8900 C: E-mail: gprunier@prunierlaw.com

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

***Owner's signature** _____ Date 1-14-2020

Owner's address by her attorney, Gerald Prunier, 20 Trafalgar Sq., Suite 100, Nashua, NH 03063

Telephone number H: 603-883-8900 C: E-mail: gprunier@prunierlaw.com

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

OFFICE USE ONLY *Date Received* 1/14/2020 *Date of hearing* 2/12/2020 **Application checked for completeness:** CF

PLR# 2020-00004 *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: 190-112

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 purpose is to construct a single family residence on a legal lot of record with a minimum buffer impact.

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.

The purpose is to construct a single family residence similar to the neighboring single family homes.

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?

There would be a garage and driveway for a single family home.

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

There would be no measurable impact or traffic or pedestrian safety, as it would be a single family residence.

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?

This project will be consistent with its surroundings, and will therefore not impair the integrity or be out of character with the 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 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 N/A

e. Number of parking spaces available 4 (2 outside and 2 in garage)

f. Describe your general business operations:

No business operations are being proposed.

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

Site development will include the construction of a home, driveway, drainage and landscaping as depicted on the attached Plan.

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

Gerald R. Prunier
Print Name

1/14/2020
Date

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 17 Curtis Drive

   Zoning District R-40 Sheet G Lot 793

2. VARIANCE(S) REQUESTED:

   A reduction in the front yard setback from 40 feet to 25 feet to reduce the impacts on the wetland buffers.

II. GENERAL INFORMATION

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

   (Print Name): Equivise, LLC c/o Eric Pearson

   Applicant's signature Date 1-28-2020

   Applicant's address By its attorney, Gerald Prunier, 20 Trafalgar Sq., Nashua, NH 03063

   Telephone number H: 603-883-8900 C: E-mail: gprunier@prunierlaw.com

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

   ***Owner's signature** Date 1-28-2020

   Owner's address By her attorney, Gerald Prunier, 20 Trafalgar Sq., Nashua, NH 03063

   Telephone number H: 603-883-8900 C: E-mail: gprunier@prunierlaw.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:** CP

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: 190-16, Table 16-3

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.")

   Granting this variance would allow for the productive use of the existing lot. This development will be consistent with the surroundings and will not conflict with the purpose of the ordinance. The characteristics of the neighborhood will not be altered, as the neighborhood consists of a multitude of different housing styles and varying setbacks.

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.")

   This proposal will not alter the essential character of the neighborhood or threaten the health, safety or general welfare of the public.

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.)

   Granting this variance would allow for the productive use of an existing lot of record and would do substantial justice to the land owner.

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.)

   Developing the property into a residential dwelling will be in harmony with the neighborhood. This will be new construction and should add value to the area.

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.

The wetland zoning ordinance of the City was passed after this property was subdivided and the lot created. By decreasing the frontage, it will allow the single family house to be kept further out of the buffer area.

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 N/A 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
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: 1-28-2020

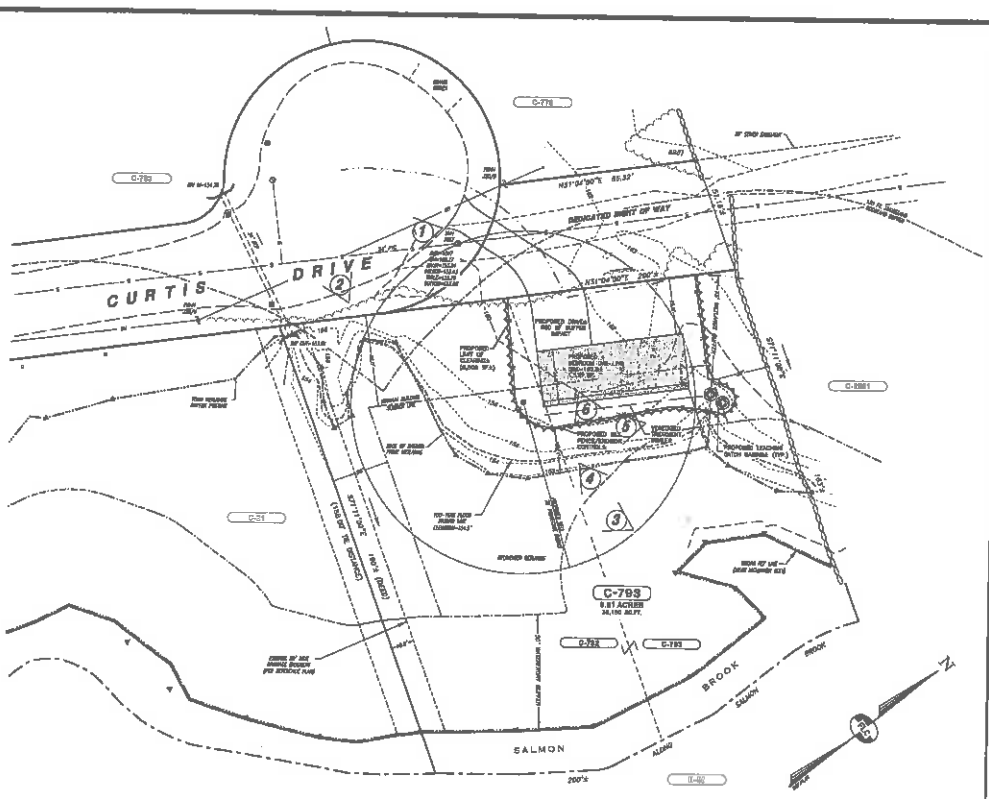
Gerald R. Prunier
Print Name — Date

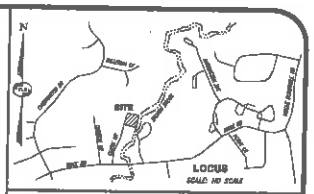
The staff report for a Use Variance request will be available no later than Friday of the week before the ZBA meeting. If you would like a copy, please indicate below:

- ☐ I will pick it up at City Hall
- ☐ Please email it to me at
- ☐ Please mail it to me at

LEGEND:

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTER LOT LINE
- BUILDING SETBACK LINE
- EASEMENT DIMENSION LINE
- EDGE OF PAVED ROAD
- EDGE OF GRAVEL ROAD
- EDGE OF WETLANDS
- WETLANDS BUFFER LINE
- TOP OF TOPE LINE
- STONE WALL
- 18" CONFORMS DIMENSIONAL
- 2" CONFORMS DIMENSIONAL
- ACCESS LINE
- DEDICATED LIBRARY LINE
- BAR LINE
- WATER LINE
- EXISTING RIGHT LINE
- EXISTING EASEMENT LINE
- SEWER LINE
- LOT — TAX MAP & LOT IDENTIFIER
- FOUND IRON PIPE
- SOLAR POLE & GUY
- CATCH BASIN
- CATCH BASIN (FOUND)
- SEWER MANHOLE
- PROFILE LOCATION & DIRECTION





NOTES:

1. THE OWNER OF RECORD FOR TAX MAP C LOT 793 IS SUZANNE SULLIVAN OF 12 CUTTER MILL ROAD, GAPPNEY, NH 03463. THE DEED REFERENCE FOR THE PARCEL IS RECORD PLAN DATED APRIL 27, 1978 IN THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS.
2. THE TOTAL AREA OF EXISTING TAX MAP LOT C-793 IS 0.814 ACRES OR 35,150 SQ.FT. PER REFERENCE PLAN #2 CITED HEREON.
3. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS ON TAX MAP LOT C-793 AND PROPOSED SITE IMPROVEMENTS FOR ZONING RELIEF.
4. ZONING FOR THE PARCEL IS THE RESIDENTIAL #2 (R-40).

BULK REQ. CONDITIONS	REQUIRED	EXIST. C-793
MIN LOT AREA	40,000 SF	35,150 SF
MIN LOT WIDTH	150 FT	200 FT±
MIN LOT FRONTAGE	150 FT	200 FT±
MIN LOT DEPTH	150 FT	300 FT±
MIN FRONT SETBACK	40 FT	145 FT
MIN FRONT SETBACK	40 FT	40 FT
MIN SIDE SETBACK	25 FT	15 FT
MIN REAR SETBACK	25 FT	50 FT
MAX BUILDING HEIGHT	35 FT	6 FT
MAX STORIES	2.5	2
MAX BUILDING AREA	NONE	NA
OPEN SPACE FOR EACH LOT	75%	NA

5. THE SURFACE FEATURES AND BOUNDARY INFORMATION SHOWN WERE DEVELOPED FROM THE REFERENCE PLAN CITED AND A PRECISE FIELD 1D-M SURVEY BY THIS OFFICE DURING THE MONTH OF AUGUST 2018. HORIZONTAL ORIENTATION IS BASED ON THE REFERENCE PLAN.
7. WETLANDS WERE FOUND ON THE SUBJECT PARCEL PER AN ON SITE FIELD INVESTIGATION BY CHRISTOPHER A. HUNTA, C.W.S. IN AUGUST 2018 IN ACCORDANCE WITH THE "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, DATED JANUARY 1987".
8. THE SITE IS NOT LOCATED WITHIN THE WATER SUPPLY PROTECTION DISTRICT.
9. THE SITE IS CURRENTLY SERVICED BY OVERHEAD UTILITIES AND BY MUNICIPAL SEWER, WATER.
10. THE SUBJECT PARCEL IS LOCATED IN A FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIS), HILLSBOROUGH COUNTY, CITY OF NASHUA, NEW HAMPSHIRE, COMMUNITY NO. 330001, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER 33011C0141E, EFFECTIVE DATE APRIL 16, 2013.
11. SOIL TYPE FOR THE UPLAND PORTION OF THE SITE IS PeB - PEMBROKE LOAMY SAND.

REV.	DATE	DESCRIPTION	C/D	DR	CK

ZONING EXHIBIT PLAN
TAX MAP C LOT 793
CURTIS DRIVE
NASHUA, NEW HAMPSHIRE

PREPARED FOR:
EQUIVISE, LLC
125 MIDDLE DUNSTABLE ROAD, NASHUA, NH 03062

LAND OF:
SUZANNE SULLIVAN
12 CUTTER MILL ROAD, GAPPNEY, NH 03463

SCALE: 1" = 20' SEPTEMBER 15, 2018

Surveying ◆ Engineering ◆ Land Planning ◆ Permitting ◆ Septic Designs

FIELDSTONE LAND CONSULTANTS PLLC
206 Elm Street, Milford, NH 03055
Phone: (603) 672-5456 Fax: (603) 413-5620
www.FieldstoneLandConsultants.com

FILE: 18793ZONE.dwg FIELD NO. 14792-23 DRAWN: JF-1 PAGE NO. 1 OF 1

CERTIFICATION:

WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLANDS DELINEATION MANUAL Y-87-1 AND REGIONAL SUPPLEMENT FOR NORTHEAST AND NORTHCENTRAL REGION AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND, BY CHRISTOPHER A. HUNTA, C.W.S. IN AUGUST 2018.

DATE: 9/12/18

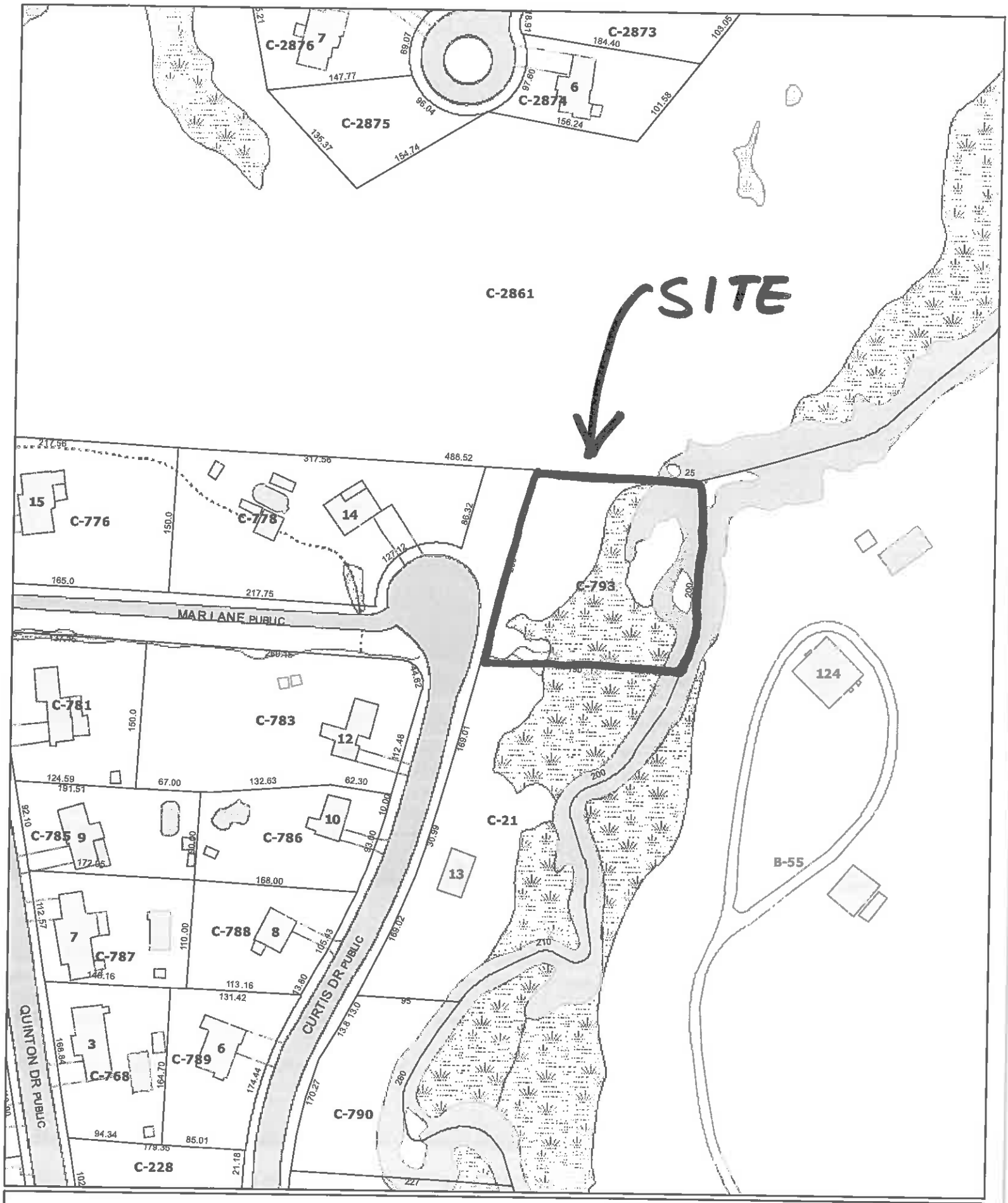
REFERENCE PLAN:

1.-"WETLANDS & BUFFER DELINEATION & PROTECTION PLAN (ALT. 2) MAP C / LOT 793, CURTIS DRIVE, NASHUA, NEW HAMPSHIRE", SCALE 1"=20', DATED DECEMBER 1, 2016, BY MARIANO & PAQUETTE ENGINEERING ASSOCIATES, LLC

2.-"REVISED SUBDIVISION PLAN, LAND OF REO A. PELLETIER, CURTIS DRIVE, NASHUA, N.H.", SCALE 1"=50', PREPARED FOR:REO A. PELLETIER, BERNICIA ROAD, NASHUA, NH 03060, DATED MARCH 3, 1977, BY STILAND & SHIRLAND, 32 TOWNSEND AVENUE, NASHUA, NH, RECORDED IN THE H.C.R.D. AS PLAN 28706

GRAPHIC SCALES

SPATIAL 1"=20'



Curtis

N
W E
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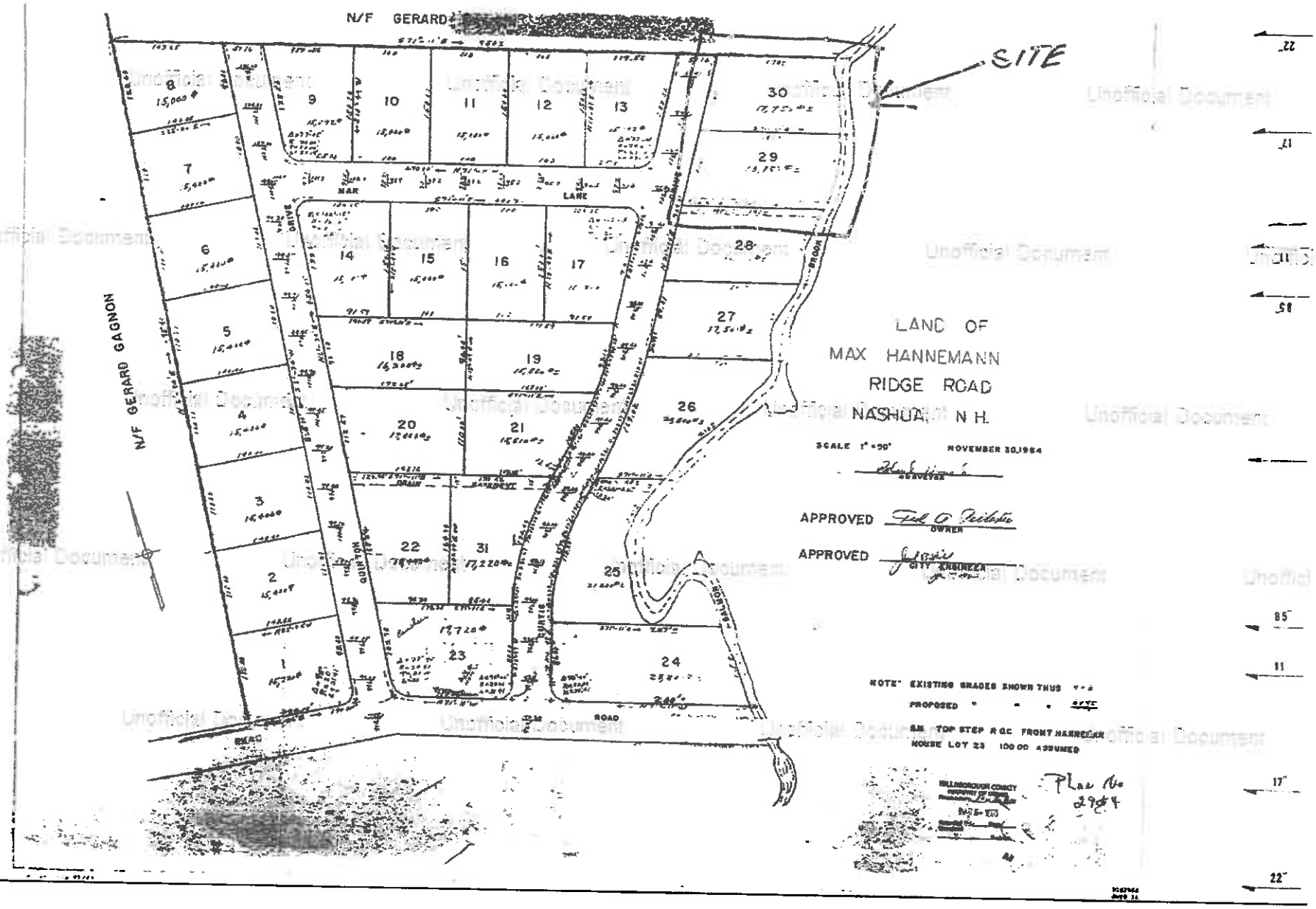
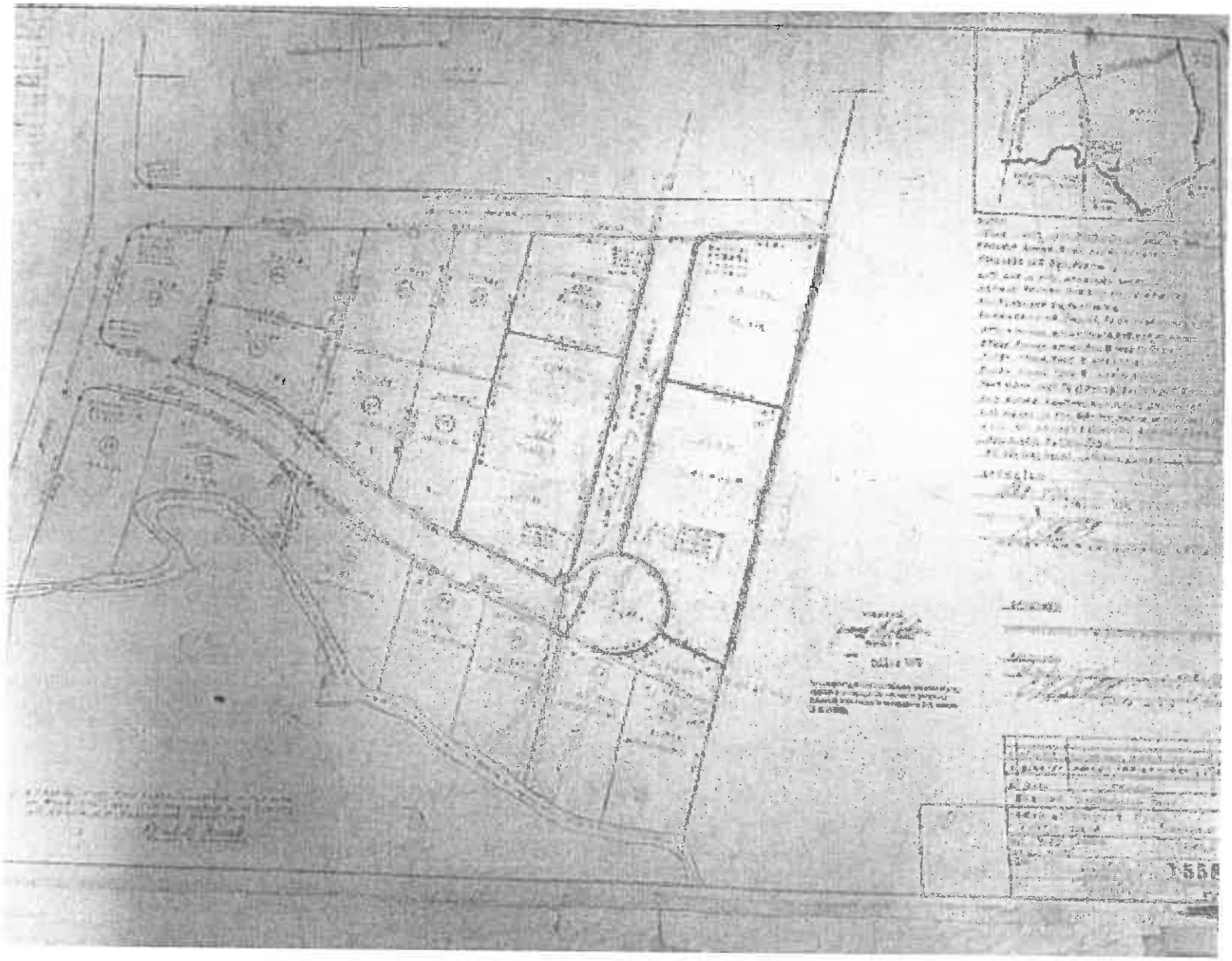
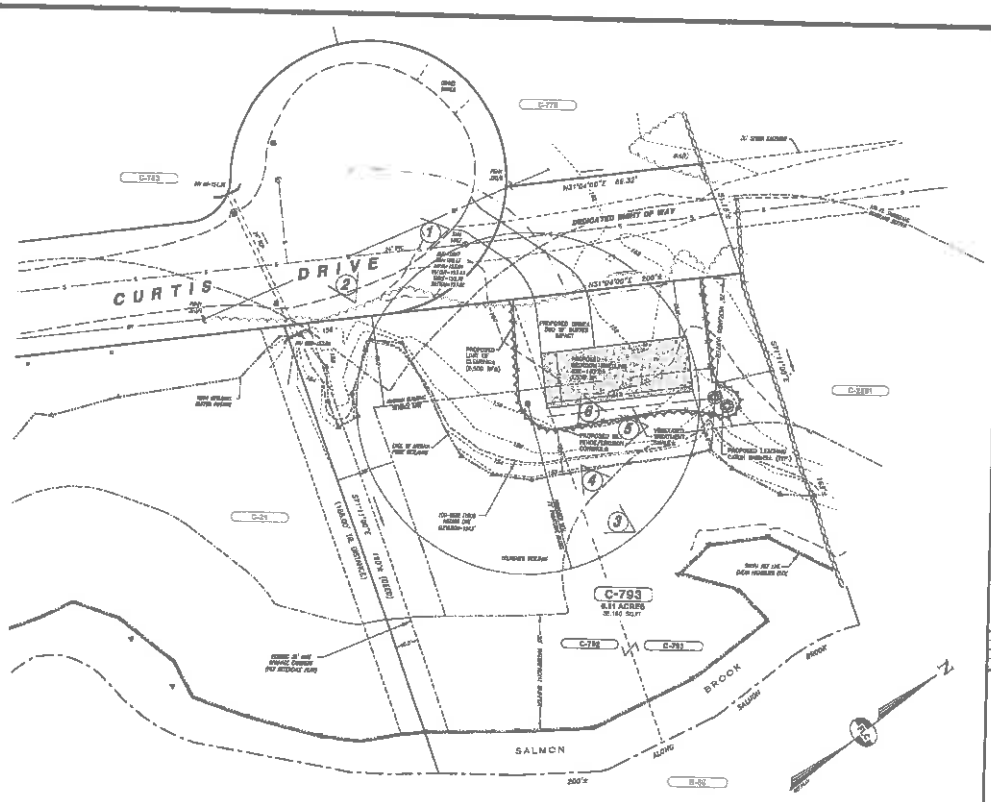
0 120 240 480 Feet

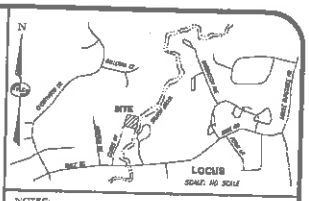
NASHUA New Hampshire GIS


N/F GERARD
SITE
N/F GERARD GAGNON
LAND OF
MAX HANNEMANN
RIDGE ROAD
NASHUA, N.H.
SCALE 1" = 50'
NOVEMBER 30, 1964
APPROVED
APPROVED
NOTE: EXISTING GRADES SHOWN THUS
PROPOSED
TOP STEP R.O.C. FRONT HANNEMANN
HOUSE LOT 23 100.00 ASSUMED
HILLSBOROUGH COUNTY
Plan No
2984



LEGEND:





NOTES:

1. THE OWNER OF RECORD FOR TAX MAP C LOT 793 IS SUZANNE SULLIVAN OF 13 CUTTER HILL ROAD, JAFFREY, NH 03452. THE DEED REFERENCE FOR THE PARCEL IS BOOK 4676 PAGE 0200 APRIL 27, 2018 IN THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS.
2. THE TOTAL AREA OF EXISTING TAX MAP LOT C-793 IS 0.2ES ACRES OR 30,100 SQFT. PER REFERENCE PLAN #1 OF 10 HEREON.
3. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING DIMENSIONS ON TAX MAP LOT C-793 AND PROPOSED SITE IMPROVEMENTS FOR ZONING REVIEW.
5. ZONING FOR THE PARCEL IS THE RESIDENTIAL 40 (R-40).

ZONE: RESIDENTIAL	REQUIRED	EXIST. R-40
MIN LOT AREA	40,000 SF	30,100 SF
MIN LOT WIDTH	150 FT	200 FT±
MIN LOT FRONTAGE	125 FT	200 FT±
MIN FRONT SETBACK	35 FT	125 FT±
MIN SIDE SETBACK	40 FT	40 FT
MIN REAR SETBACK	40 FT	50 FT
MAX BUILDING HEIGHT	35 FT	30 FT
MAX STORIES	2.5	2
CONSERVATION AREA	NONE	NA
OPEN SPACE PER EACH LOT	75%	NA

4. THE SURVEYED FEATURES AND BOUNDARY INFORMATION SHOWN HERE DEVELOPED FROM THE REFERENCED PLAN #1OF10 AND A PREVIOUS FIELD TRUE-N SURVEY BY THE OFFICE DURING THE MONTH OF AUGUST 2019. HORIZONTAL ORIENTATION IS BASED ON THE REFERENCE PLAN.
7. WETLANDS WERE FOUND ON THE SUBJECT PARCEL PER AN ON SITE FIELD INVESTIGATION BY CHRISTOPHER A. GUICA, CWS IN AUGUST 2019 IN ACCORDANCE WITH THE "COMPOSITE OF COMMONLY WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, DATED JANUARY 1987".
8. THE SITE IS NOT LOCATED WITHIN THE WATER SUPPLY PROTECTION DISTRICT.
9. THE SITE IS CURRENTLY SERVICED BY OVERHEAD UTILITIES AND BY MUNICIPAL SEWER, WATER.
10. THE SUBJECT PARCEL IS LOCATED IN A FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), HILLSBOROUGH COUNTY, CITY OF NASHUA, NEW HAMPSHIRE, COMMUNITY NO. 330001, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 33011C0194E, EFFECTIVE DATE APRIL 19, 2011.
11. SOIL TYPE FOR THE UPLAND PORTION OF THE SITE IS 6-B – HINCKLEY LOAMY SAND.

REV.	DATE	DESCRIPTION	C/O	DR	CK

ZONING EXHIBIT PLAN

TAX MAP C LOT 793

CURTIS DRIVE

NASHUA, NEW HAMPSHIRE

PREPARED FOR

EQUIVISE, LLC

99 MIDDLE DUNSTABLE ROAD, NASHUA, NH 03064

LAND OF:

SUZANNE SULLIVAN

13 CUTTER HILL ROAD, JAFFREY, NH 03452

SCALE: 1" = 20'

SEPTEMBER 16, 2019

Surveying • Engineering • Land Planning • Permitting • Septic Designs

FIELDSTONE LAND CONSULTANTS, PLLC

800 Daniel Webster Highway, Merrimack, NH 03054
Phone: (603) 673-5620 Fax: (603) 413-5484
www.FieldstoneLandConsultants.com

FILE: 190820CS.dwg | PROJ. NO. 190820 | DWG. NO. ZE-1 | PAGE NO. 1 OF 1

CERTIFICATION:

WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS 1987 WETLANDS DELINEATION MANUAL, Y-87-1, AND REGIONAL SUPPLEMENT FOR NORTHEAST AND NORTHCENTRAL REGION AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND, BY CHRISTOPHER A. GUICA, C.W.S. IN AUGUST 2019.

DATE 9/11/19

CHRISTOPHER A. GUICA No. 192 WETLAND SCIENTIST

REFERENCE PLAN:

1.) "WETLANDS & BUFFER DELINEATION & PROJECTION PLAN (ALL 3) MAP C / LOT 793, CURTIS DRIVE, NASHUA, NEW HAMPSHIRE", SCALE 1"=20', DATED DECEMBER 1, 2006, BY WETLANDS & FORESTRY ENGINEERING ASSOCIATES, LLC.

2.) "REVISED SUBDIVISION PLAN LAND OF TCD & PELLETIER, CURTIS DRIVE, NASHUA, N.H.", SCALE 1"=40', PREPARED FOR: TCD & PELLETIER, CONSULTING ENGINEERS, NASHUA, NH 03060, DATED MARCH 9, 1973, BY RICHARD A. BRUNGRAM, 32 COLBURN AVENUE, NASHUA, NH ACCORDED W THE H.C.R.D. AS PLAN #11-128

GRAPHIC SCALES

20' 10' 0 20' 40' 60'

ARCHITECT: 1"=20'

Photo 1
Existing Dedicated
Right of Way
Looking North
8/13/19

Photo 2
Existing Lot from
Right of Way
Looking East
8/13/19

Equivise, LLC
Curtis Drive
Nashua, New Hampshire

Photo 3
Salmon Brook from Rear of Lot Looking East
8/8/19

Photo 4
Edge of Delineated Wetlands Looking South
8/8/19

Photo 5
View of Proposed
Stormwater
Management Area
Looking North
8/8/19

Photo 6
View of Proposed
Dwelling Location
Looking West
8/8/19

Equivise, LLC
Curtis Drive
Nashua, New Hampshire

Special Exception Criteria

The following statements must be completed to assist the Conservation Commission in reviewing the application relative to the special exception criteria which will be reviewed by the Zoning Board of Adjustment (per 190-115B items (1-9).

1) The use or activity proposed and its attendant impacts cannot reasonably be avoided.

The goal of this application is to construct one single family residential dwelling on an existing lot of record located on Curtis Drive. The existing lots C-792 and C-793 have been merged into a single lot. The proposed house location has been situated to maximize all applicable setbacks. Due to the wetland setbacks at the rear of the lot and property line building setbacks to the front, the proposed site offers the best feasible location on the combined lot and will fit in well with the existing residential development. The proposed wetland buffer impacts are necessary due to the existing lot configuration.

2) The least damaging route and methodology have been selected, and that which is being proposed is the best practicable alternative available.

Given the configuration of the abutting wetlands there are no additional areas to either end of the lot which would be more nearly conforming that the current proposal.

3) That reasonable and acceptable impact mitigation measures have been incorporated where necessary and appropriate to minimize wetland loss or degradation.

The measures incorporated include avoidance of any wetland resource impact and minimization of buffer impact as much as possible while providing a building area for a small / modest single family residential dwelling. The majority of the buffer impacts will also provide for the proposed storm water infiltration area. This area will replicate many of the functions and values of the disturbed wetland and wetland buffer areas. The affected buffer area will also be replanted with native riparian species as well as the removal of invasive species if encountered.

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 responsible development of this property will provide for the overall growth and vitality of the community. This project has been designed to minimize wetland and buffer impacts within merged existing lots of record (C-792 & C-793). The buffer impacts are required in order to provide for a suitable building area as well as a storm water infiltration area. A significant portion of the wetland buffer impacts will be re-vegetated and will ultimately provide similar functions as the existing buffer areas and will serve to protect and enhance the wetland system upon completion of the project.

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.

Copy of New Hampshire Natural Heritage Bureau (NHB) letter attached: Yes: ✓ No: ☐

As of September 2019 there were no rare or endangered species or communities found in the NHB letter (see attached).

6) That the best available adequate erosion and sedimentation control methods are incorporated.

Temporary and permanent erosion control measures and practices have been design in accordance with best management practices and Local and State requirements. Several methods and materials are shown on the concept plans.

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, migration and over-wintering.

The capacity of the wetlands to provide wildlife and fishery functions outlined above will not be significantly affected by this project due to no wetland resource impact and minimal and temporary wetland buffer impact. Wetland buffer will be re-vegetated after construction to maintain a suitable buffer in proximity to the proposed dwelling.

8) That the project shall not impair the stability of a water body's bank.

The proposed project will not impact the stability of the banks of any wetland areas. The site has been designed to maintain stability while providing storm water mitigation so to not impact downstream and adjacent jurisdictional areas. This design will also improve how existing drainage is conveyed to the wetland areas as the design proposes to install an infiltration area that will minimize overland flow to the wetland area.

9) That the wetland and buffer functions of hydrologic absorption capacity and storage shall not be impaired.

The proposed design, including the construction of a storm water infiltration area, will mimic or improve the existing hydrologic absorption capacity and storage conditions on the property. The majority of wetland buffer impacts will be re-established with native riparian vegetation and remove invasive species if encountered.

If additional pages are attached, please identify the project location on each page, and the specific application requirements you are responding to.

City of Nashua
Conservation Commission
City Hall, 229 Main Street, PO Box 2019, Nashua NH 03061-2019
(603) 589-3090 www.nashuanh.gov

December 4, 2019

Suzanne Sullivan
13 Cutter Hill Road
Jaffrey, NH 03452

Re: 17 Curtis Drive (Sheet C, Lot 793) - Proposed single-family residence on a legal lot of record. Lot and buildable area are located within the 75-foot buffer of Salmon Brook. Permanent buffer impacts totaling 2,116 sq. ft.

Dear Ms. Sullivan:

Your application for the above referenced project received an unfavorable recommendation from the Nashua Conservation Commission (NCC) at their meeting on December 3, 2019

If you have any questions about this letter, please contact Linda McGhee at (603) 589-3110.

Respectfully,

Linda McGhee
for Nashua Conservation Commission

cc: Carter Falk, Deputy Zoning Manager
Equivise, LLC
Chris Guida, Fieldstone Land Consultants, PLLC

City of Nashua
Conservation Commission
229 Main Street
Nashua NH 03061-2019

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

NASHUA CONSERVATION COMMISSION

Tuesday, December 3, 2019

A. Call to order

A regular meeting of the Nashua Conservation Commission was called to order on Wednesday, December 3, 2019 at 7:00 PM, 229 Main St, City Hall in Room 208.

B. Roll call

Members present: Sherry Dutzy, Chairman
Richard Gillespie
Brandon Pierotti
Gene Porter
Dan Sloan
Bill Parker
Michael Reinke (Arrived at 7:02 PM)

Also in Attendance: Linda McGhee, Planning Department

C. Approval of minutes

November 6, 2019

MOTION by Commissioner Porter to accept and place on file the minutes of November 6, 2019, as amended.

SECONDED by Commissioner Sloan

MOTION CARRIED 7-0

November 18, 2019 - Site Walk and Minutes

MOTION by Commissioner Porter to accept and place on file the site walk and minutes of November 18, 2019 (17 Curtis Dr), as written.

SECONDED by Commissioner Sloan

MOTION CARRIED 7-0

November 14, 2019 - Site Walk and Minutes

Postponed to the January 7, 2020 Meeting

November 21, 2019 - Site Walk and Minutes

Postponed to the January 7, 2020 Meeting

D. Treasurer's Report

None

E. New Business

- ***Juan Taveras (Owner) Requesting review for to construct a 280-sqft shed within the 40-ft "critical" wetland buffer. Property is located at 4 Kanata Dr. Sheet E, Lot 972. Zoned "R9" C-Suburban Residence. Ward 1.***

Postponed to the January 7, 2020 meeting.

- ***Elizabeth Lu (Owner) Requesting preliminary review to construct a single family home within the 75-ft "prime" wetland buffer. Property is located at L Roby St. Sheet 126, Lot 103. Zoned "RA" A-Urban Residence. Ward 6.***

Elizabeth Lu, 17 Roby St, Nashua NH

Ms. Lu introduced herself as the property owner. She and Matthew Plante own the adjacent parcel, 17 Roby St.

Ms. Lu gave a brief background of the parcel. Her parents purchased the two lots in the 70s, and the second lot was never developed. Now she would like to construct a retirement home on it.

Ms. Lu said that the property is abutted by Salmon Brook. A portion of the building would be within the buffer, but part of the property was filled in the 70s. They do not propose to change the grade. Until recently there was an in-ground pool and a deck located in the area to be impacted ; they propose to build in that area.

Commissioner Sloan asked how much they will impinge on the buffer.

Ms. Lu said about 1,500-sqft in the buffer. She said they had missed the deadline for submitting the paperwork to the Commission, but she has completed an application. She passed out copies to the Commissioners.

Chairman Dutzy asked if they had a Soil and Wetland Scientist look at the property.

Ms. Lu said yes.

Chairman Dutzy asked when they were planning to begin construction.

Ms. Lu said in the spring.

Commissioner Sloan asked if they could perform a site walk with the snow.

Ms. Lu said they can certainly do a site walk. She also has pictures from before it snowed. It's always been a flat, filled area.

Commissioner Sloan asked if the photos are in the application.

Ms. Lu said yes. She said there have been flower and vegetable gardens, and the pool and deck. She presented photos of the site to the Commission. She described the lot.

Chairman Dutzy said one of the things they have learned through the years is the importance of a site walk, and performing a site walk when they can see the contours of the land. She said unless there is a reason why their proposal has to move forward quickly, she would ask to come back at another time, when they would be able to review the application and conduct a site walk.

Commissioner Sloan recommended that they start the paperwork, and when they get an opportunity they can get over there and make a decision before spring.

Commissioner Porter asked if they are making a substantial impact to the wetland buffer, is there some hardship if they deny the request?

Matthew Plante, 17 Roby St, Nashua NH

Mr. Plante said yes.

Ms. Lu said she got the property in 1988, before the buffer changed. It was her expectation at the time that there was a buildable lot there. She said it is not in a natural state. It's elevated and filled.

Commissioner Porter asked if it was cleared.

Ms. Lu said it is totally cleared. She said no trees would need to be removed.

Mr. Plante said if you walked the property, it is completely different from Curtis Dr.

Commissioner Parker asked how there is no vegetation.

Ms. Lu said there is vegetation, but it's always been a lawn and some bushes.

Commissioner Parker said it's a managed, landscaped area. He asked if it was irrigated and fertilized.

Ms. Lu said it is not irrigated, and they try not to fertilize outside of where the fence was.

Chairman Dutzy said they wouldn't be able to move forward until the application was submitted. They can come back at the next meeting and discuss it, but they can't vote until they perform a site walk.

Mr. Plante said their intention was to try and get a site walk scheduled and submit paperwork later for the January meeting. They didn't anticipate the 2-ft of snow.

Commissioner Parker asked if they have designed a house yet.

Ms. Lu said yes.

The Commission discussed the plan design in detail.

Commissioner Gillesppie asked if it had been subdivided legally from the house lot.

Ms. Lu said yes. She passed out copies of the application to the Commissioners.

Commissioner Gillespie asked if the Wetland Scientist prepared a report for them.

Ms. Lu said yes. It's included in the report.

Commissioner Gillespie asked if there were any invasives onsite.

Mr. Plante said no.

Ms. Lu offered to send additional photos to Mr. McPhie.

Commissioner Parker asked if they need wetland permitting from the state to move forward.

Chairman Dutzy said she didn't think it's not covered by the Shoreline Protection Act.

Ms. Lu said Salmon Brook is protected, but they are way past the 250-ft from the edge. But the wetlands were closer.

Commissioner Sloan asked if this was a house they planned to live in.

Ms. Lu said correct.

Chairman Dutzy asked if the in-ground pool has been removed.

Ms. Lu said yes. It failed this spring, so they removed it.

Chairman Dutzy asked if it was in the prime buffer.

Ms. Lu said part of it was.

Chairman Dutzy agreed to place their proposal on the January 7, 2020 agenda.

F. Old Business

➢ ***Suzanne Sullivan (Owner) Equivise, LLC (Applicant) Requesting review to construct a single family home within the 75-ft "prime" wetland buffer. Property is located at 17 Curtis Dr. Sheet C, Lot 793. Zoned "R40" Rural. Ward 9.***

Chris Guida, NH Certified Wetland & Soil Scientist, Fieldstone

Land Consultants

Mr. Guida introduced himself to the Commission as representative for the applicant.

Mr. Guida said summarized the changes that have occurred since the previous meeting. They have staked out the corners of the proposed house, but the size could change. He said they could limit the proposed cutting in the front area. They plan to request a variance from the front setback to maximize their distance from the wetland.

Commissioner Gillespie asked who owns the land that the sewer easement is on.

Mr. Guida said that is city owned.

Chairman Dutzy asked how many trees they plan to remove.

Mr. Guida said they haven't quantified that yet. They certainly could.

Chairman Dutzy said on the site walk they believed 12-14 large pines may have to be removed to construct the house. Is there a regulation requiring replanting after the removal of trees within a buffer over a certain Diameter at Breast Height measurement?

Mr. Guida said he doesn't know. It would be difficult to replace a mature tree with a similar size.

Chairman Dutzy clarified that if a 12-in diameter tree was removed, would they have to replace it with an equivalent number of trees that would equal 12-in in width.

Mr. Guida said he is not aware of that regulation. They can look into it, and would be willing to augment the vegetation.

Commissioner Reinke said there appears to be a path on the aerials. Is that for the power lines, or is that a walking trail?

Mr. Guida said it is a sewer line that connects to the nearby development.

Mr. Reinke asked if the city was not currently intending on

that becoming a path.

Commissioner Gillespie said it's not a developed path, but it does connect to the path that goes through Cherrywood.

Mr. Guida said that would remain.

Commissioner Porter said the wetland buffer was originally established to protect the wetlands from development. He is reluctant to vote in favor of violating the wetland buffer unless there is some overriding hardship being imposed on the landowner by not allowing this house to be built. What is the hardship?

Mr. Guida said the hardship is that it's an existing lot created prior to the wetland buffer ordinance. The location is its hardship, because the buffer encompasses the entire lot. There is no other option.

Commissioner Porter said he doesn't believe the wetland buffer legislation included a grandfather clause saying that all lots already in existence don't have to observe the buffer.

Mr. Guida said if they had somewhere outside of the buffer to build on, they would focus on that.

Commissioner asked if there was a financial hardship for the owner unless they can build this house.

Mr. Guida said it allows for a reasonable use of the existing lot. It was created as part of this subdivision for residential development.

Commissioner Sloan agreed with Commissioner Porter. He said just because you own a piece of land that has a wetland on it, that's not a hardship. It's a wetland. It's also a migratory path for a lot of animals, and it's continuous. You start adding houses and breaking it up, you'll lose a lot of those animals. There is the wetland buffer, and the flood zones. The footprint of that house is going to take up every square inch of developable land if you cut down all of the giant trees onsite. He doesn't see that as a hardship.

Mr. Guida said they are out of the 100-year flood zone.

Commissioner Sloan said the house itself is outside, but the

whole property is within it. It's basically undevelopable everywhere else, and it's only developable where the house is if you get variances and approval from the Commission.

Commissioner Parker asked if the purchaser of the property was aware before they bought this parcel.

Mr. Guida said he believes it's under agreement.

Commissioner asked who the current owner is.

Mr. Guida said Suzanne Sullivan.

Commissioner Parker asked if she was aware of this issue when she purchased the property.

Mr. Guida said he is not certain. He knows she has owned it for some time.

Chairman Dutzy said it looks like 1976. She said they have a situation where a real estate LLC is purchasing properties like this is trying to get the variances and then selling them to someone to develop. Is that true?

Mr. Guida said he believes so.

Atty. Gerald Prunier, Prunier & Prolman PA, 20 Trafalgar Sq Ste. 100, Nashua NH

Atty. Prunier said if you pass ordinances and then you can't build on land, that property being taken by the government without just compensation. In this case, this lot was there. Nothing has changed on this lot before the ordinance was passed. What can be done lawfully with this piece of property within the wetland ordinance, making it reasonable? If you can't, this land has been taken without just compensation.

Commissioner Sloan said it hasn't been taken, they still own it.

Atty. Prunier said you can't do anything with it.

Commissioner Sloan asked if the value of the land without being able to build on it now less than what they originally paid for it.

Atty. Prunier said he doesn't know what they paid for it.

Commissioner Sloan said if they paid $40,000 in 1976 and it's worth $50,000 now, they're still ahead.

Atty. Prunier said as long as they can sell it and use it. If you're saying they can't use it for what it was intended to be, it's taken.

Commissioner Sloan said they could recreate on it.

Atty. Prunier said this is why they come to the Conservation Commission, to see if they're using it in a reasonable manner based upon the wetland ordinance. If it can be used in a different way that recognizes and respects the wetland ordinance, it's up to the Commission to make suggestions to the Zoning Board as to what this lot can be used for.

Commissioner Sloan said in his opinion it can't be used for anything. It's completely in a protected zone.

Atty. Prunier said maybe they'll have to ask the city to give them just compensation for it.

Commissioner Sloan asked what they would want to sell it for.

Chairman Dutzy said she thinks the situation is they have a property owner who bought a piece of property on speculation, with the hope that sometime down the road they would be able to sell it at a profit. In the intervening years there were changes in ordinances, one of which was the creation of Conservation Commissions, and they have a responsibility to preserve the land that is within Nashua.

Chairman Dutzy said with all due respect to Atty. Prunier, the Commission tries very hard to work within the confines of the property owners and bend the rules as much as they possibly can because they understand these financial issues. However, when people come before the Board and ask to put a house entirely within the 75-ft prime wetland buffer, then the Commissioners have to ask why even have a Conservation Commission if there are no standards they have to uphold to. Unless there are any other issues to be raised, she would like to call a vote.

MOTION by Chairman Dutzy to unfavorably recommend the proposal

to construct a single family home within the 75-ft "prime" wetland buffer

SECONDED by Commissioner Porter

MOTION CARRIED 7-0

➢ ***2019 Monitoring of LCHIP properties***

Commissioner Sloan said he updated the map after their walk of the LCHIP boundaries.

Chairman Dutzy gave an update of what parts of the Deerwood property they walked. She submitted a report and photos to LCHIP. She said that because of the snow they probably won't be able to get to Westwood this year. As a result they will not be receiving the extra $400 for the report this year. The Commission plans to walk the other properties in early-mid spring.

➢ ***Update on Sullivan Farm***

Chairman Dutzy led the Commission in discussion to plan a ceremony in recognition of the conservation of Sullivan Farm. Chairman Dutzy suggested a larger celebration at the farm in the spring.

➢ ***Update on Southwest Park Lands Conservation Area maintenance***

Chairman Dutzy gave an update on the various contractors they had reached out to in order to mow the fields, now covered in snow. She suggested they try using goats instead next year.

➢ ***Update On Previously Approved Cases***

None

G. NCC Correspondence and Communications

None

H. Nonpublic Session per RSA 91-A: 3 II (d) concerning land (Roll call vote required).

Nonpublic session was not required.

I. Commissioners Discussion

- **Conservation Easement on Salmon Brook:** Chairman Dutzy gave an update on an easement extending to Ingalls St.
- **Mohawk Tannery:** Commissioner Porter led a discussion regarding concerns over remediation of the hazardous materials onsite, and the proximity to the Nashua River.
- **Project Update Procedure:** Commissioner Sloan requested notification and updates on cases reviewed the Commission. The Commission discussed potential outcomes of the 17 Curtis Dr unfavorable recommendation.
- **40 Groton Rd:** The Commission discussed the previous proposal.
- **Commission Members:** The Commission discussed potential people to invite to join the Conservation Commission.

J. Adjournment

MOTION to adjourn by Commissioner Porter at 8:07 PM.

SECONDED by Commissioner Pierotti

MOTION CARRIED 7-0

APPROVED:

_____

Richard Gillespie, Clerk, Nashua Conservation Commission

DIGITAL RECORDING OF THIS MEETING IS AVAILABLE FOR LISTENING DURING REGULAR OFFICE HOURS OR CAN BE ACCESSED ON THE CITY'S WEBSITE. DIGITAL COPY OF AUDIO OF THE MEETING MAY BE MADE AVAILABLE UPON 48 HOURS ADVANCED NOTICE AND PAYMENT OF THE FEE.

_____

Prepared by: Kate Poirier

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 672 - 674 West Hollis Street

Zoning District R9 Sheet E Lot 2151 & 21

b. SPECIAL EXCEPTION(S) REQUESTED:
See Attached

2. GENERAL INFORMATION

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

(Print Name): Benchmark Assisted Living

Applicant's signature _____ Date _____

Applicant's address 40 Williams Street, Suite 350 Wellesley, MA 02481

Telephone number H: _____ C: 339-237-2975 E-mail: wcook@benchmarkquality.c

b. **PROPERTY OWNER (Print Name)**: Joe Strigle, Jr. & Kimberly Stewart Lot 2150

*Owner's signature _____ Date 28 Jan. 2020

Owner's address 672 West Hollis Street, Nashua, NH 03062

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: CF

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: 190 - 119 (A)(4)

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.

See attached

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.

See Attached

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?

See Attached

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

See Attached

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?

See Attached

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 See attached

b. Hours and days of operation See Attached

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: See Attached

e. Number of parking spaces available: See Attached

f. Describe your general business operations:

See Attached

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

See Attached

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: 1/27/20

WILLIAM D COOK — Date: 1/27/20

Print Name

FOUGERE PLANNING & DEVELOPMENT, Inc.
Mark J. Fougere, AICP
253 Jennison Road Milford, New Hampshire 03055
phone: 603-315-1288 email: Fougereplanning@comcast.net

January 27, 2020

RE: ***Special Exception***
Benchmark Assisted Living
Addition of 14 units
674 West Hollis Street
Nashua, NH

On behalf on Benchmark Assisted Living, I submit the following Special Exception Application relative to the request to add 14 assisted living units to the existing 84 unit assisted living residence consistent with the requirements of Article XII Nonconformities, Section 190-119 Nonconforming uses, A. Expansion (4) of the Nashua Land Use Code (N.L.U.C.), as well as those criteria outlined on the Special Exception Application. As such, we offer the following:

A nonconforming use may expand outside of the existing structure subject to the approval of a special exception as provided in Section 190-134.

(a) The nonconforming use shall not be substantially enlarged or expanded. Whether a nonconforming use is substantially enlarged or expanded the nature or purpose of the nonconforming use turns on the facts and circumstances of the particular case. In conducting this inquiry, the Zoning Board of Adjustment shall consider:

1. The extent the use in question reflects the nature and purpose of the prevailing nonconforming use;

The proposed expansion will be an addition of 14 assisted living units to the existing 84 unit facility which presently totals 57,441 square feet in building area on a 3.42 acre site. When the original facility was constructed in 1999 and expanded 2011, assisted living uses were an allowed use with approval of a Conditional Use Permit from the Planning Board. These units will take advantage of all of the existing services and facilities currently on the site

including meals, activities, care & oversight and transportation. The proposed expansion will be located in the center of the site, replacing in the same location of the existing single family home, similar in scale and design as the existing structure.

2. Whether the use at issue is merely a different manner of utilizing the same use or constitutes a use different in character, nature, and kind; and

The proposed assisted living units will be identical to the units that currently exist on the site; no change in use is occurring. The proposed use is consistent with the use approved in 1999 when the use was permitted.

3. Whether the use will have a substantially different effect on the neighborhood.

The proposed use will have limited and deminimis effect on the neighborhood, with only 2 additional staff being added to the current operation. Few residents' drive and transportation services will be provided. The proposed use will replace an existing single family home. The subject site lies on West Hollis Street (NH Route 111) and caries 17,977 vehicles per day. The site is surrounded by multi-family housing units and elderly housing units.

b. A nonconforming use shall only be altered where the expansion is a natural activity, closely related to the manner in which a piece of property is used at the time of the enactment of the ordinance creating the nonconforming use; and

As noted above, when the subject site was constructed and expanded, assisted living uses were allowed by Conditional Use Permit approved by the Planning Board. The single family home and property (14,200 square feet) was the parent parcel of this site when the project was first constructed. A right-of-first-refusal has been attached to this property from the time the lot was created in 1999. It has been the intent of the assisted living owners to purchase this site at some point when the time was appropriate, which is now. This proposed expansion is a natural expansion of the existing assisted living facility and is exactly related to the manner in which the property was originally zoned.

c. Any expansion of a nonconforming use must be evaluated in the context of the zone in which it is located.

The subject site lies in the R9 Zone. Uses adjoining the subject site include: Westgate Village that includes many multi-family structures including garden style buildings. In addition, a 38 unit garden style elderly housing development lies across the street. In addition to a 26 unit condominium and a convenience store. The site fronts on a NH Rt. 111, carrying over 17,000 vehicles a day.

PURPOSE OF REQUEST Answer all questions below. Provide as much information as available to give the ZBA the necessary facts to review your case.

a. Describe the nature of your proposal.

The proposed 14 unit expansion of the existing 84 unit facility will involve purchasing the adjoining 14,200 square foot property and removing the existing single family home. The two lots will be merged into one creating a 163,435 square foot property (3.75 acres). The design will be consisted with the existing structure and 12 additional parking spaces will be built, adding to the existing 63 spaces presently existing on the property. All setback requirement will be met and appropriate landscaping will be provided consistent with the quality that presently exists on the site. The building will be over 112 feet from the easterly neighboring single family property.

b. **Does your proposal involve the physical construction or expansion of a structure?** Yes
If yes, describe how the size of the addition (and any existing structure) compares with the physical size of surrounding properties. The existing facility has a building footprint area of 37,599 and a total area of 57,441. The proposed building will have a footprint of 5,660 and a total area of 11,320. The existing single family home has a footprint of 1,728 square feet and a total building area of 2,655 square feet.

To the east of the subject site there are two single family homes. Across the street lie single family homes, single family condominiums, quad-condominiums (5,288 square feet), and a 36,804 square foot 38 unit elderly housing apartment complex. The entrance to Westgate Village lies to the west. Behind the subject site the Westgate Village condominium exists with duplex to four-plex units ranging from 5,934 to 6,900 square feet in area. In addition, three story 41,550 square foot garden style buildings are nearby.

c. **Do you anticipate the need for additional on-site parking space as a result of your proposal?** Yes

If yes, approximately how many square feet of paved or designated parking space will be provide for both existing and proposed usage? There are 63 existing parking

spaces on the site totaling 11,340 square feet of area. A total of 12 new parking spaces will be added to the site that will cover 2,160 square feet of area. The existing home's 1,350 square feet of driveway will be removed as part of the proposed development.

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

The proposed use will only add two employees to the site with a maximum of 16 new residents based on a staffing ratio of 1 caregiver to 8 residents. It should be noted that few, if any, of the residents will likely drive. In the existing 84 unit property only 6 residents actually own vehicles. An existing five foot wide sidewalk exists in front of the site with excellent site distance. West Hollis Street operates efficiently and traffic pattern impacts will be unnoticeable. This proposal will have a minimal impact of pedestrian activity and highways.

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 proposed use generates few noises and residents are respective of their neighborhood. This is a residential use and the addition will be for residential units. The site has been operating for 20 years and remains respectful of its surroundings. The building design will be consistent with the existing. Appropriate landscaping will be added to enhance the property. A previous addition that was actually slightly larger has had no adverse effects on the character of the zoning district or neighborhood

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** 103 Number of employees per shift varies for the 3 shifts and current occupancy, but typically it will run as follows:
    a. 7am – 3 pm - average 30 staff.
    b. 3pm- 11pm - average 14 staff
    c. 11pm – 7 am - average 7 staff

b. **Hours and days of operation:** The facility is staffed 24 hours a day, with peak staffing occurring from 9 am to 4 pm.

b. **Number of daily and weekly visits to the premises by customers, clients, vendors, and solicitors.** Visits will vary depending on occupancy however, 20 visits per weekday and 28 per weekend day are typical resulting in a weekly total of approximately 156 visits.

c. **Number of daily and weekly commercial deliveries to the premises.** There are typically 9 commercial visits per week to the site consisting of the following:
    a. 2 for Food

b. 2 for Produce
c. 2 for Bakery
d. 3 for Garbage pickups

The deliveries are spaced out through the week

e. Number of parking spaces available: 63 presently on site, adding 12 for a total of 75 spaces.

f. Describe your general business operations: As an assistive living facility, Benchmark provides around the clock care for its elderly residents. Three meals a day are included, along with daily activities and trips. Levels of care are provided within state guidelines that oversee assisted living facilities. A common dining room exists, along with numerous gathering areas. A full time director oversees daily operations and trained staff provides appropriate care to the residents.

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

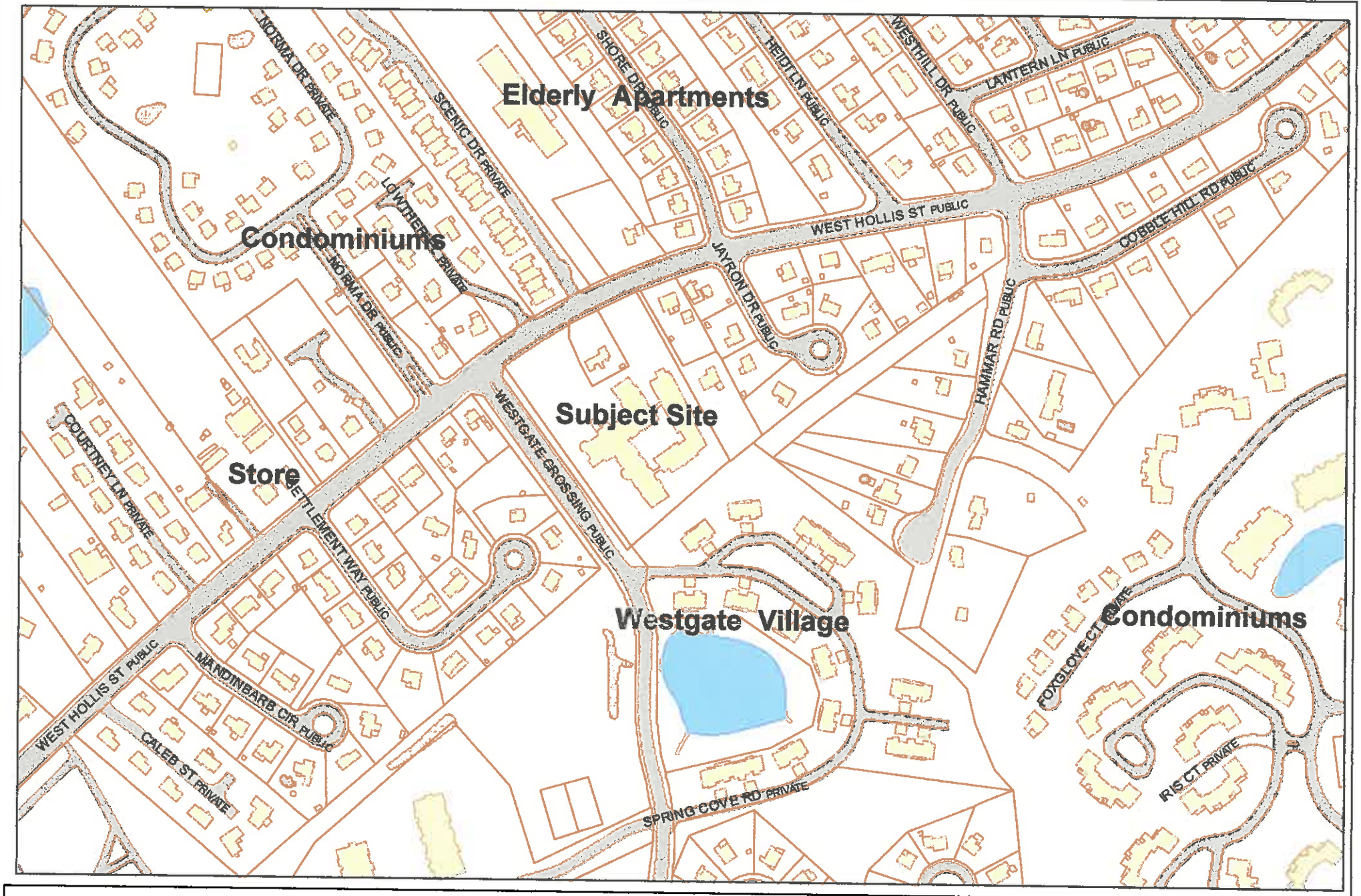
The existing single family home will be removed and the proposed addition will be constructed to replace the home in the center of the site, west of the existing 24 space parking lot. West of the proposed addition, 12 new parking spaces will be constructed adjoining the exit drive to the facility. The new spaces will be shielded from the eastern abutters by the new addition. New landscaping will be installed along the site frontage and around the building in quantity and quality that presently exists as well as consistent with site plan regulation requirements. Limited safety lighting will added to the building. No other site changes will be necessary.

Should you have any questions regarding this letter, please feel free to contact me.

Respectfully,

Mark J. Fougere

Mark J. Fougere, AICP
Fougere Planning & Development, Inc.



Proposed Nashua Crossing Expansion

0 205 410 820 Feet

TOTAL LOT AREA = 165,513
MINIMUM OPEN SPACE
50% X 165,513 = 82,756 SF
EXISTING BUILDING = 38,640 SF
PROPOSED BUILDING = 5,660 SF
DRIVES & PARKING = 38,300 SF (NOT INCLUDING PERMEABLE PAVER FIRE LANE)
TOTAL = 82,600 SF

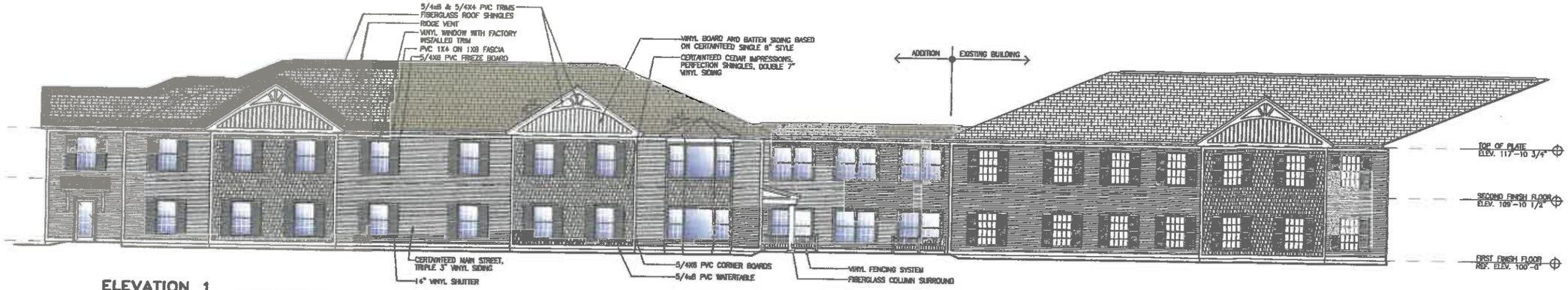
REV. NO.	REVISIONS	DATE

PROJECT: BENCHMARK SENIOR LIVING
NASHUA CROSSINGS ADDITION
NASHUA, NEW HAMPSHIRE

SUBJECT: SCHEMATIC SITE PLAN
SCALE: 1/16"=1'-0"
DATE: 01/17/20

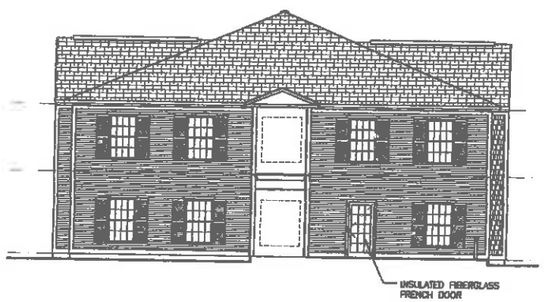
UDELSMAN ASSOCIATES
ARCHITECTURE • PLANNING • DESIGN
161 FEDERAL HILL ROAD
HOLLIS, NEW HAMPSHIRE 03049
603-465-6960

PROJECT NO.: 1899
SHEET NO.: C1



ELEVATION 1

SCALE: 1/8"=1'-0"

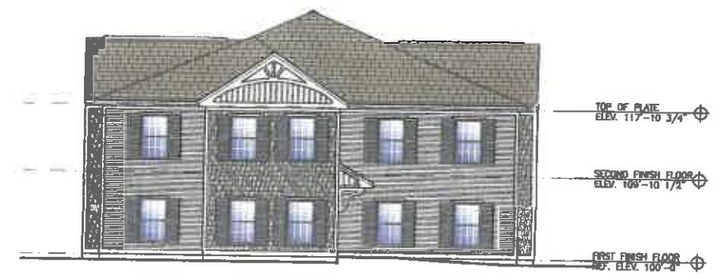


ELEVATION 2 – EXISTING

SCALE: 1/8"=1'-0"

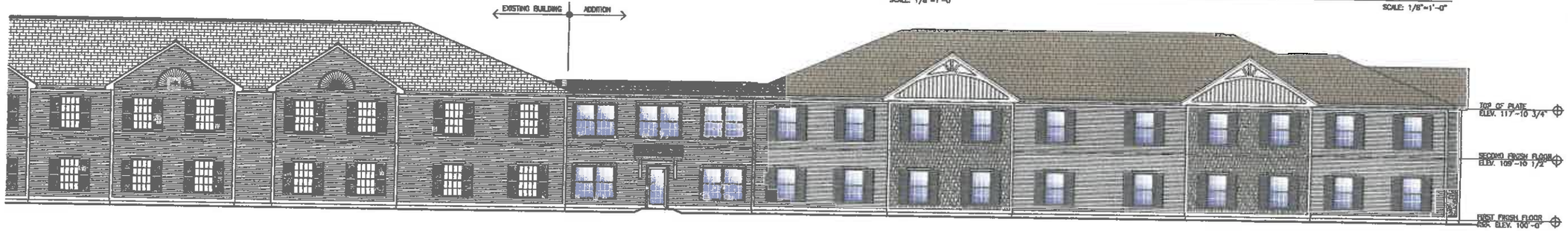
ELEVATION 3

SCALE: 1/8"=1'-0"



ELEVATION 4

SCALE: 1/8"=1'-0"

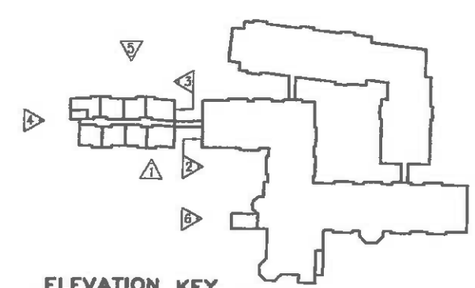


ELEVATION 5

SCALE: 1/8"=1'-0"

ELEVATION 6 – EXISTING

SCALE: 1/8"=1'-0"



ELEVATION KEY

REV. NO.	REVISIONS	DATE

PROJECT: BENCHMARK SENIOR LIVING NASHUA CROSSINGS ADDITION
NASHUA, NEW HAMPSHIRE

SUBJECT: SCHEMATIC EXTERIOR ELEVATIONS
SCALE: 1/8"=1'-0" DATE: 01/22/20

UDELSMAN ASSOCIATES
ARCHITECTURE · PLANNING · DESIGN
161 FEDERAL HILL ROAD
HOLLIS, NEW HAMPSHIRE 03049
603-465-6950

PROJECT NO.: 1909

SHEET NO.: A2

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

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

RECEIVED
JAN 27 2020
KP

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: 218 Manchester St, Nashua NH

Zoning District: R-18 Sheet: G Lot: 132

b. SPECIAL EXCEPTION(S) REQUESTED:

construction of an addition for an Accesory Dwelling Unit ("ADU") having 749 s.f.

land use code section(s) requesting special exception(s) from: section 190-15,table 15-1, #3

2. GENERAL INFORMATION

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

(Print Name): Luke and Jamie Tannariello

Applicant's signature Jamie Tannariello Luke Tannariello Date: January 27,2020

Applicant's address: 38 Cox St Nashua, NH

Telephone number H: 603-801-2404 C: 603-930-1536 E-mail: luketannar@yahoo.com

b. **PROPERTY OWNER (Print Name):** Luke and Jamie Tannariello

***Owner's signature** Jamie Tannariello Luke Tannariello Date: January 27,2020

Owner's address: 38 Cox St Nashua, NH

Telephone number H: 603-801-2404 C: 603-930-1536 E-mail: luketannar@yahoo.com

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

OFFICE USE ONLY *Date Received* 1/27/2020 *Date of hearing* 2/25/2020 **Application checked for completeness:** CF

PLR# 2020-00009 *Board Action* _____

$ 330 *application fee* ☑ #1477 *Date Paid* _____ *Receipt #* _____

$ 30 *signage fee* ☑ *Date Paid* _____ *Receipt #* _____

$ _____ *certified mailing fee* ☐ *Date Paid* _____ *Receipt #* _____

Land Use Code Section(s) Requesting Variances From: 190-15 table 15-1 (#3)

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.

construct a 24'x28' + 7'x11' single story ADU addition attached to the south side of the existing garage (along the Ferry Rd side.) all setbacks to be met. landscaping and driveway improvements included

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.

the total square footage of the existing home plus the ADU is similar to many nearby homes built in the last 30 years. the layout (existing home with addition(s)) is similar to some older homes nearby

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?

Existing pavement = 1560+/- s.f.
Proposed additional pavement for ADU = 640 +/- s.f.
Total pavement = 2200+/- s.f.

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

none

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 ADU will require a substantial financial investment and several improvements to a home and garage structure that has been in disrepair for many years. the improvements include the exterior of the structures and the grounds as well. When completed, the premises will be in character with the neighborhood and the integrity of the neighborhood shall be enhanced

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 0 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 n/a

e. Number of parking spaces available existing = 6, with ADU = 8

f. Describe your general business operations:

n/a

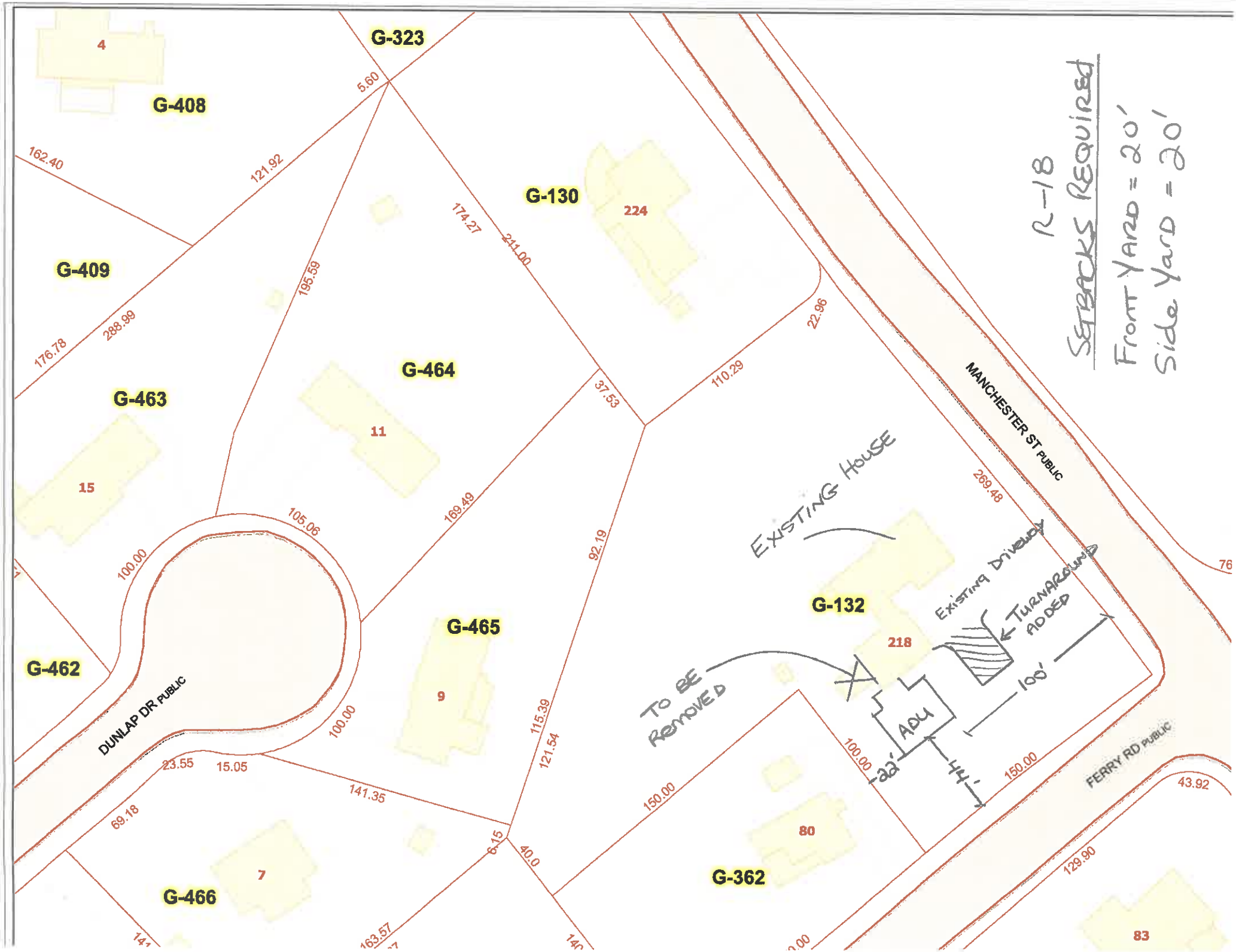
g. Describe any proposed site renovations, including, but not limited to – landscaping, lighting, pavement, structural changes, signage, access, and circulation:

the ADU will be landscaped along Ferry Rd and Manchester St.
A paved area will be added to the existing driveway that serves the existing house.
That newly paved area will serve the ADU and will also provide a "turnaround" for the owners and their guests to use

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 1/27/2020

Print Name: Jamie Tannariello, Luke Tannariello — Date 1/27/2020


R-18
SETBACKS REQUIRED
FRONT YARD = 20'
SIDE YARD = 20'
EXISTING HOUSE
EXISTING DRIVEWAY
TURNAROUND ADDED
TO BE REMOVED
ADU
22'
44'
100'
MANCHESTER ST PUBLIC
DUNLAP DR PUBLIC
FERRY RD PUBLIC
G-323
G-408
G-409
G-463
G-462
G-464
G-465
G-466
G-130
G-132
G-362
4
224
11
15
9
7
218
80
83
5.60
162.40
121.92
174.27
241.00
195.59
176.78
288.99
22.96
110.29
37.53
269.48
105.06
169.49
100.00
92.19
115.39
121.54
23.55
15.05
141.35
69.18
6.15
40.0
150.00
43.92
129.90
163.57

218 Manchester Street

N
W E
S

0 245 490 980 Feet

NASHUA GIS

RENDERINGS ARE FOR CONCEPTUAL PURPOSES ONLY NOT FOR CONSTRUCTION

Text
Text

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
PERSPECTIVES

PROJECT DESCRIPTION:
NIXON RESIDENCE
MANCHESTER STREET
NASHUA, NH

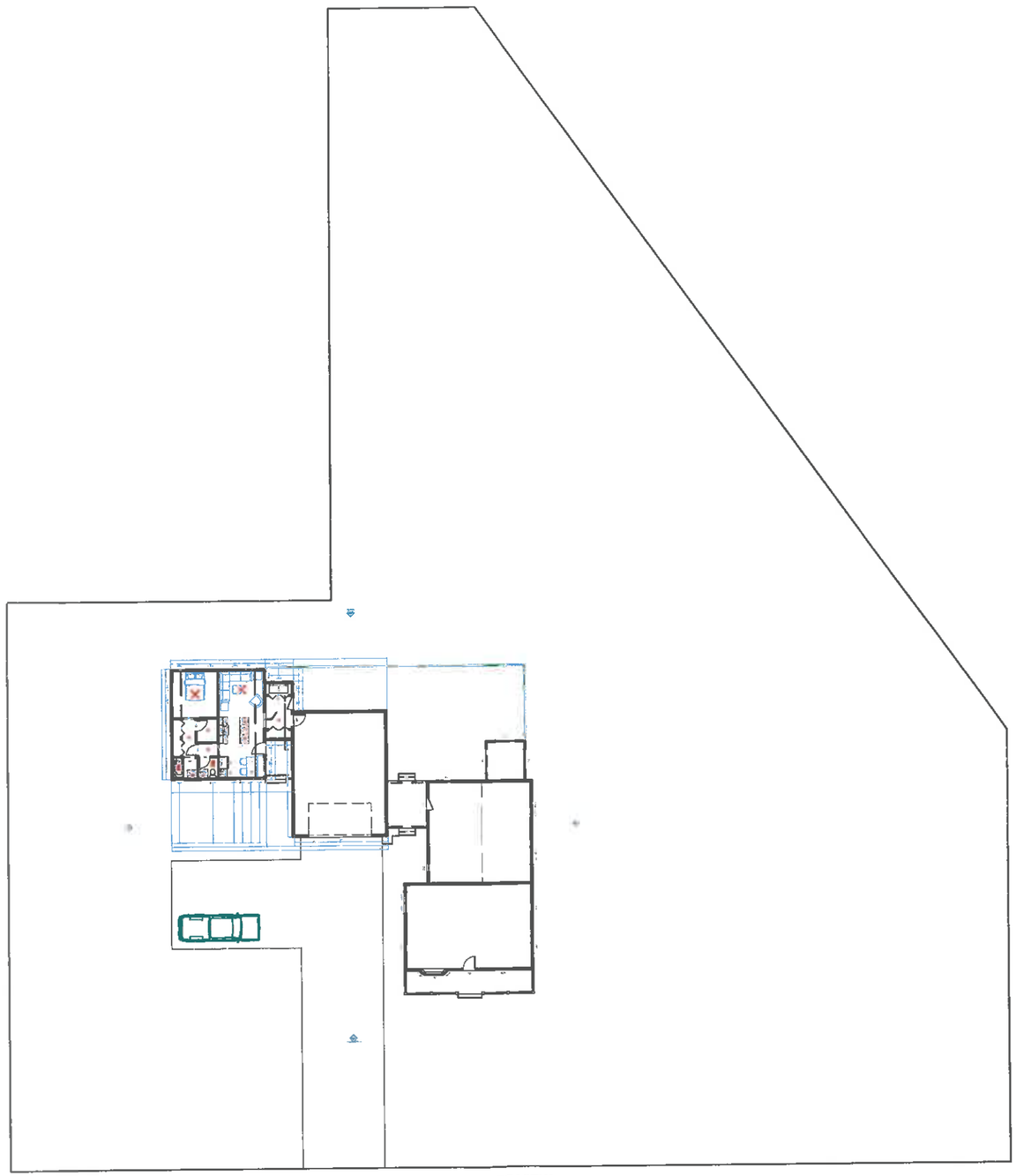
BY:
BRIAN s. ZAGORITES LLC
aka Z Master Builders / Z2
7 FACTORY STREET
NASHUA, NH 03060
603.234.5572

DATE:
1/14/2020

SCALE:

SHEET:
A-1

THESE PLANS ARE OWNED EXCLUSIVELY by BRIAN s. ZAGORITES LLC and or their AFFILIATES and MAY NOT BE DUPLICATED, ALTERED or COPIED WITHOUT the WRITTEN CONSENT of BRIAN s. ZAGORITES or an AFFILIATE THEREOF.



FULL SITE VIEW
scale: 1"=20'

THESE PLANS ARE OWNED EXCLUSIVELY by BRIAN s. ZAGORITES LLC and or their AFFILIATES and MAY NOT BE DUPLICATED, ALTERED or COPIED WITHOUT the WRITTEN CONSENT of BRIAN s. ZAGORITES or an AFFILIATE THEREOF.

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
FLOOR PLAN
& SCHEDULES

PROJECT DESCRIPTION:
NIXON RESIDENCE
MANCHESTER STREET
NASHUA, NH

BY:
BRIAN s. ZAGORITES LLC
aka Z Master Builders / Z2
7 FACTORY STREET
NASHUA, NH 03060
603.234.5672

DATE:
1/14/2020

SCALE:

SHEET:
A-7

FRONT ELEVATION
scale: 1/8"=1'-0"

RIGHT ELEVATION
scale: 1/8"=1'-0"

LEFT ELEVATION
scale: 1/8"=1'-0"

REAR ELEVATION
scale: 1/8"=1'-0"

Text
Text

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NO.	DESCRIPTION	BY	DATE

SHEET TITLE: ELEVATIONS

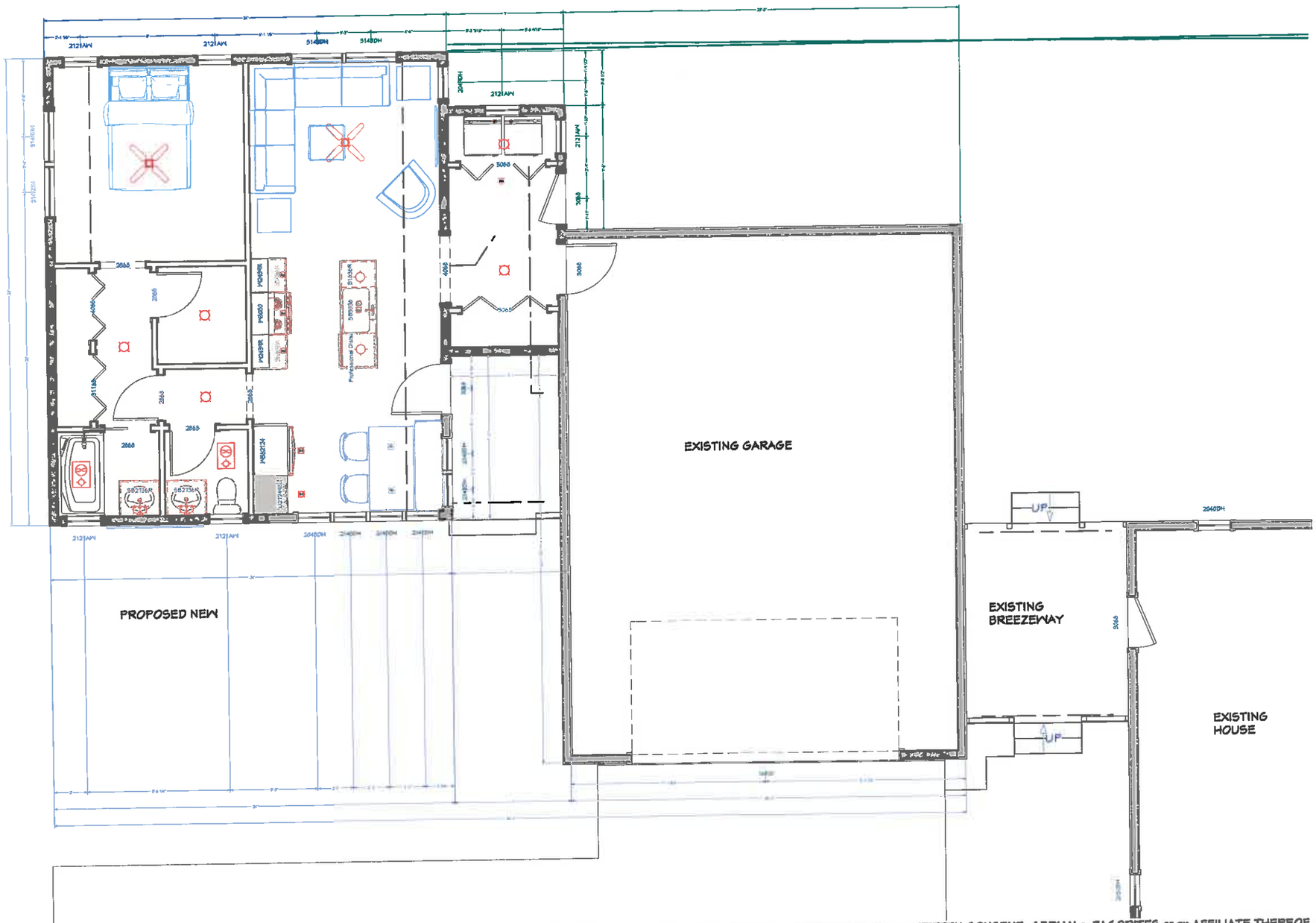
PROJECT DESCRIPTION:
NIXON RESIDENCE
MANCHESTER STREET
NASHUA, NH

BY:
BRIAN s. ZAGORITES LLC
aka Z Master Builders / Z2
17 FACTORY STREET
NASHUA, NH 03060
603.234.5672

DATE: 1/14/2020

SCALE:

SHEET: A-4



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
FLOOR PLAN & SCHEDULES

PROJECT DESCRIPTION:
NIXON RESIDENCE
MANCHESTER STREET
NASHUA, NH

BY:
BRIAN s. ZAGORITES LLC
aka Z Master Builders / Z2
7 FACTORY STREET
NASHUA, NH 03060
603.234.5672

DATE:
1/14/2020

SCALE:

SHEET:
A-6

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

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

RECEIVED
JAN 28 2020
KP

VARIANCE APPLICATION (ZBA)

PLEASE NOTE: INCOMPLETE OR ILLEGIBLE APPLICATIONS WILL BE RETURNED TO APPLICANT. 9

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 107 FLINTLOCKE DRIVE

   Zoning District R9 Sheet C Lot 1099

2. VARIANCE(S) REQUESTED:

   REQUESTING A VARIANCE FOR A BREEZEWAY AND 2 CAR GARAGE THAT WILL ENCROCH INTO THE SET BACK OF 109 FLINTLOCKE DRIVE

II. GENERAL INFORMATION

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

   (Print Name): JOHN RICHARD

   Applicant's signature John Richard Date 1/28/2020

   Applicant's address 107 FLINTLOCKE DR.

   Telephone number H: C: 603-320-1362 E-mail: jorichar6@aol.com

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

   ***Owner's signature** John Richard Date 1/28/2020

   Owner's address 107 FLINTLOCKE DR.

   Telephone number H: C: 603-320-1362 E-mail: jorichar6@aol.com

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

OFFICE USE ONLY *Date Received* 1/28/2020 *Date of hearing* 2/25/2020 **Application checked for completeness:** ✓

PLR# 2020-00012 *Board Action*

$ 330 *application fee* ☑ #5428 *Date Paid* *Receipt #*

$ 15 *signage fee* ☑ *Date Paid* *Receipt #*

$ *certified mailing fee* ☐ *Date Paid* *Receipt #*

Land Use Code Section(s) Requesting Variances From: 140-16 Table 16-3

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.")

   MANY OF THE HOMES IN THIS NEIGHBORHOOD HAVE ADDED PORCHES, BREEZEWAYS, DECKS, GARAGES, AND FINISHED BASEMENTS. THESE HOMES WERE SOLD AS STARTER HOMES, INCLUDING UNFINISHED UPSTAIRS

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.")

   Like other neighbors I am looking to add a breezeway & garages to complment the other homes in the neighborhood. It will enhance property values for all.

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.)

   THE EXISTING DRIVEWAY, AND ENTRANCES TO THE HOUSE ARE CURRENTLY ON THE RIGHT HAND SIDE OF THIS HOME.

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 ADDITION WILL ENHANCE THE PROPERTY BY REMOVEING SEVERAL OUTBUILDINGS, AND MATCHING THE EXTERIOR OF THE HOME.

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.

JOHN'S ARTHRITIS HAS DECREASED HIS MOBILITY TO WHERE HE IS NOT COMFORTABLE ON UNEVEN TERRAIN. BY REGRADING THE DRIVEWAY AND ENTRYWAY. HE SHOULD BE IN A SAFER SITUATION

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.

Signature of Applicant — Date 1/28/2020

Print Name — 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 _____

107 Flintlocke Drive

N W E S

0 120 240 480 Feet

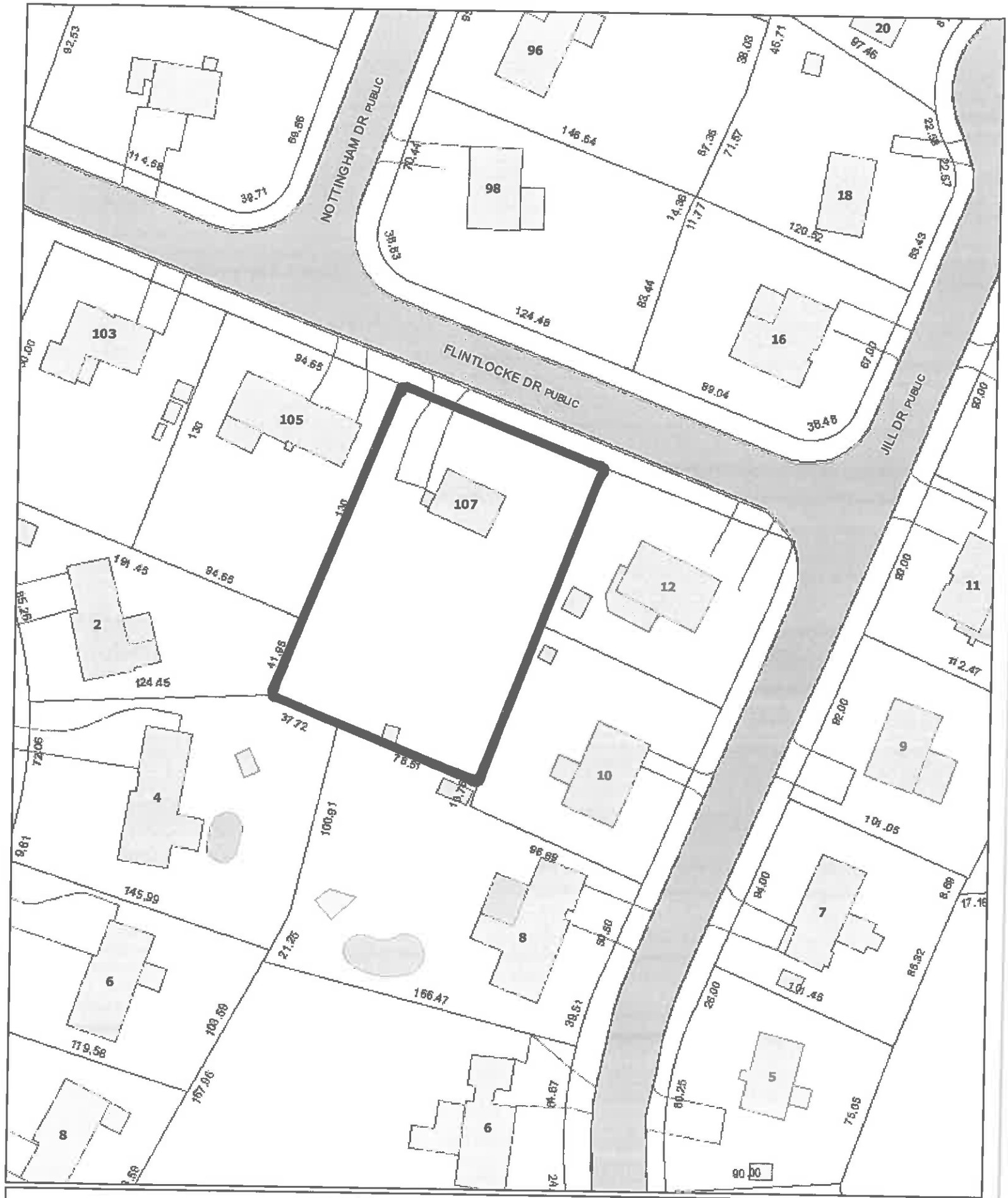
NASHUA NEW HAMPSHIRE GIS

107 Flintlocke Dr

N
W E
S

0 60 120 240 Feet

NASHUA NEW HAMPSHIRE GIS



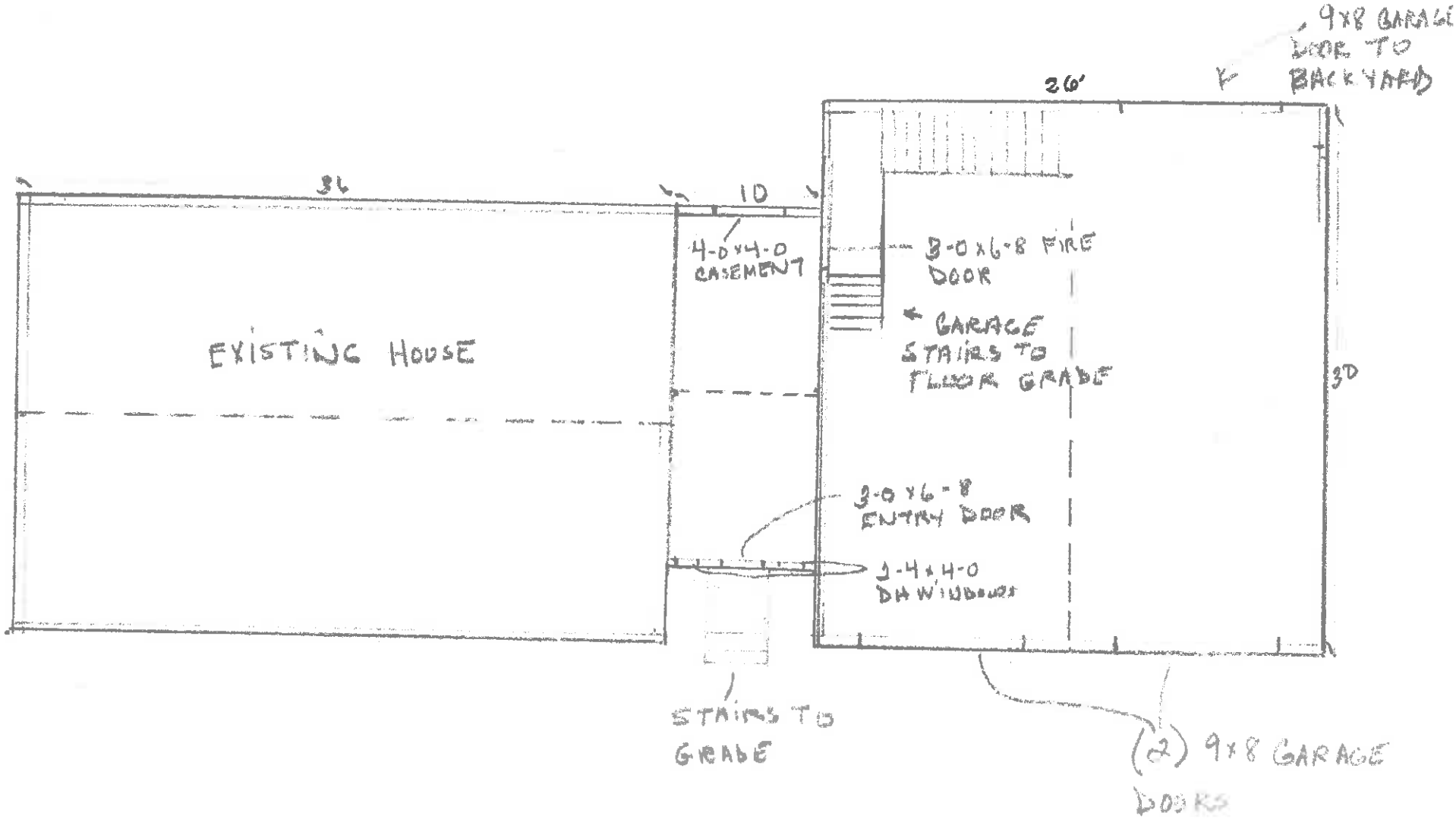
107 Flintlocke Drive

N
W E
S

0 60 120 240 Feet

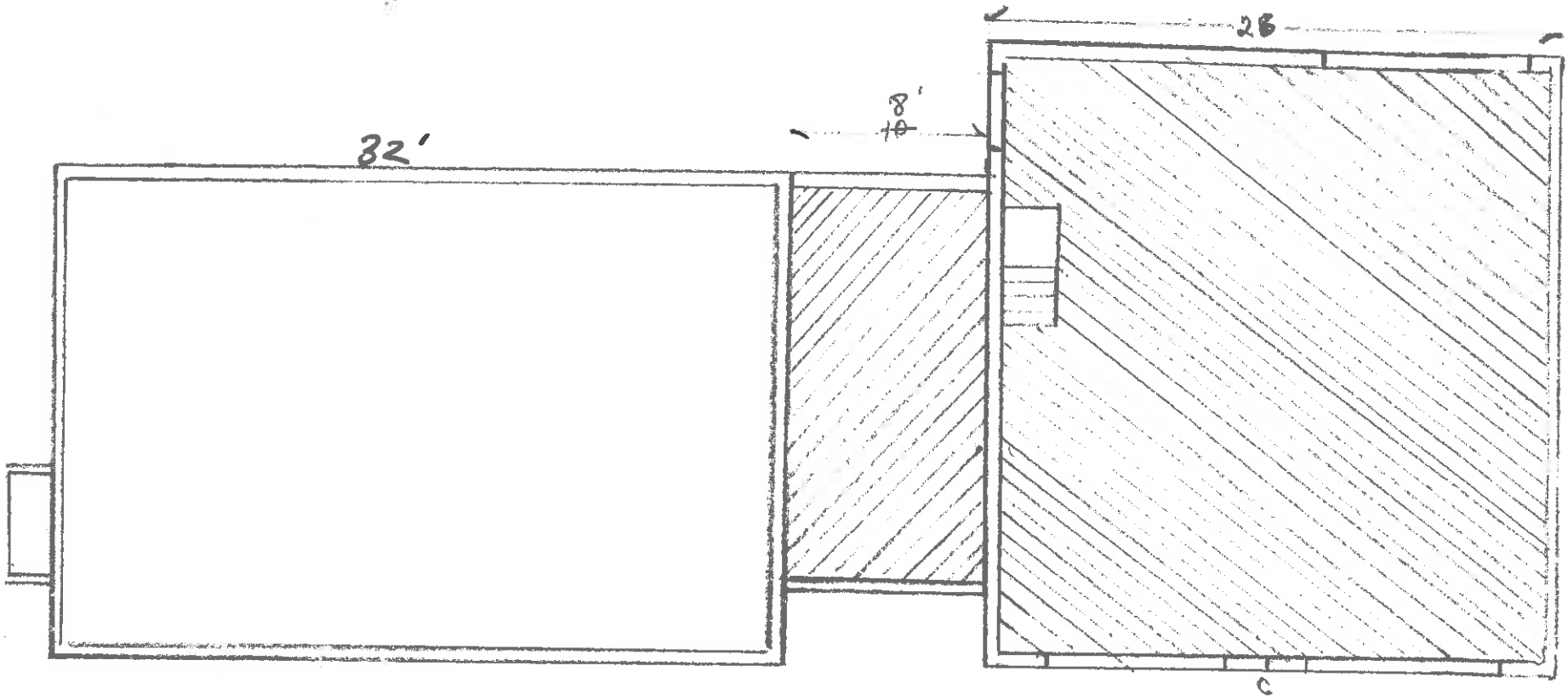
NASHUA GIS

1/8" = 1 FOOT

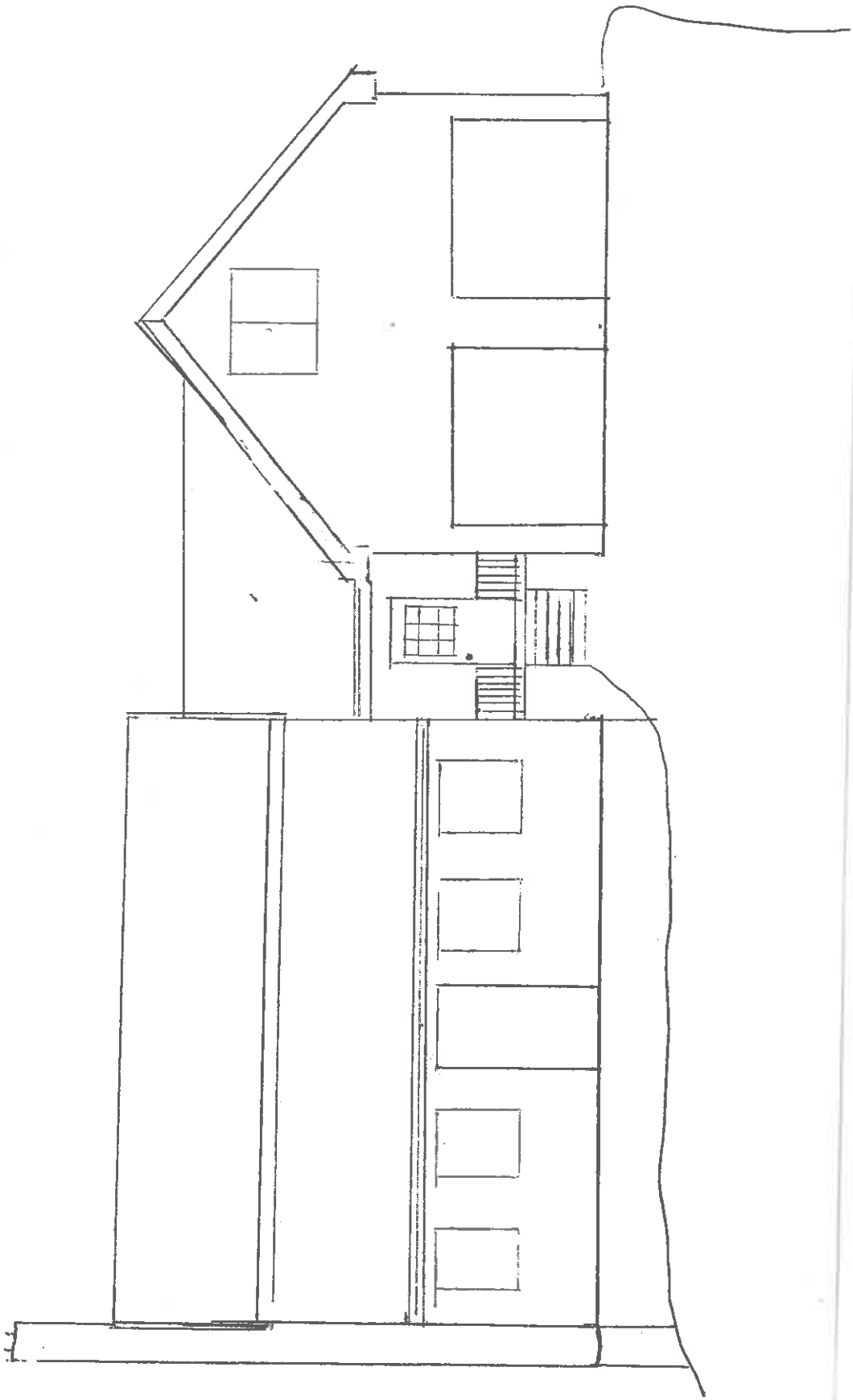

9x8 GARAGE DOOR TO BACKYARD
26'
36
10
4-0x4-0 CASEMENT
3-0x6-8 FIRE DOOR
GARAGE STAIRS TO FLOOR GRADE
EXISTING HOUSE
30
3-0x6-8 ENTRY DOOR
3-4x4-0 DH WINDOWS
STAIRS TO GRADE
(2) 9x8 GARAGE DOORS

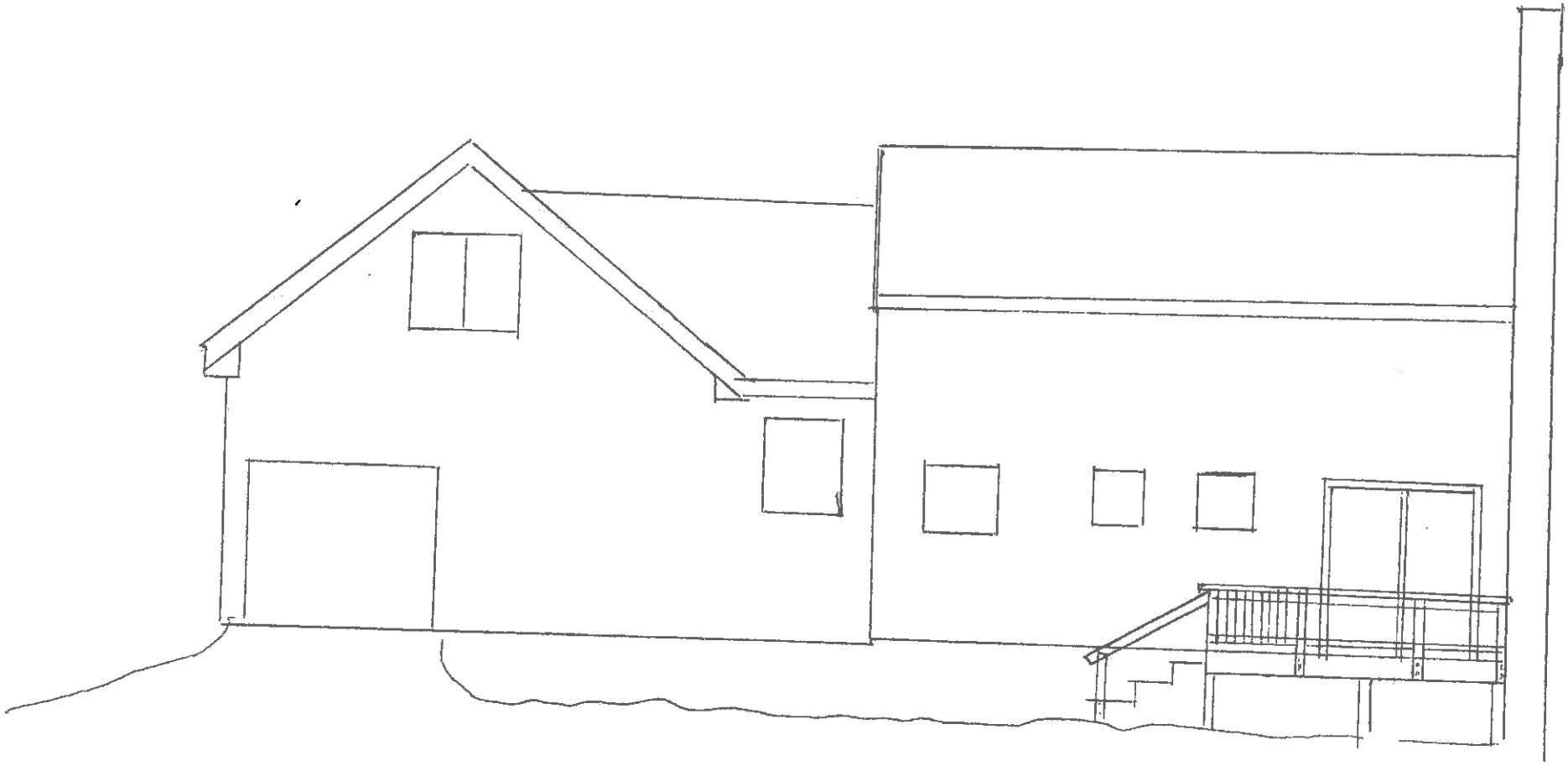
1/8" = 1 Foot

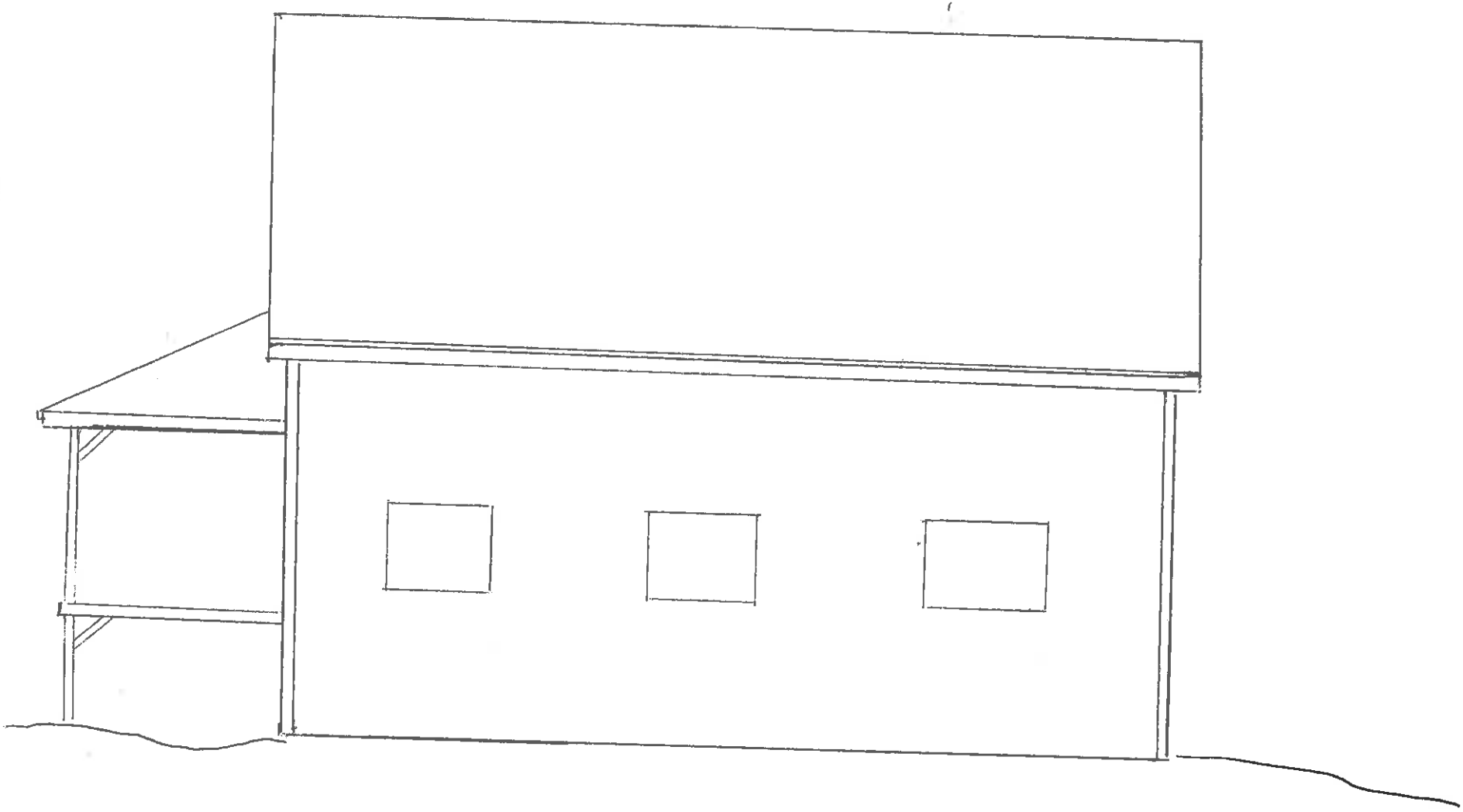
Foundation Plan



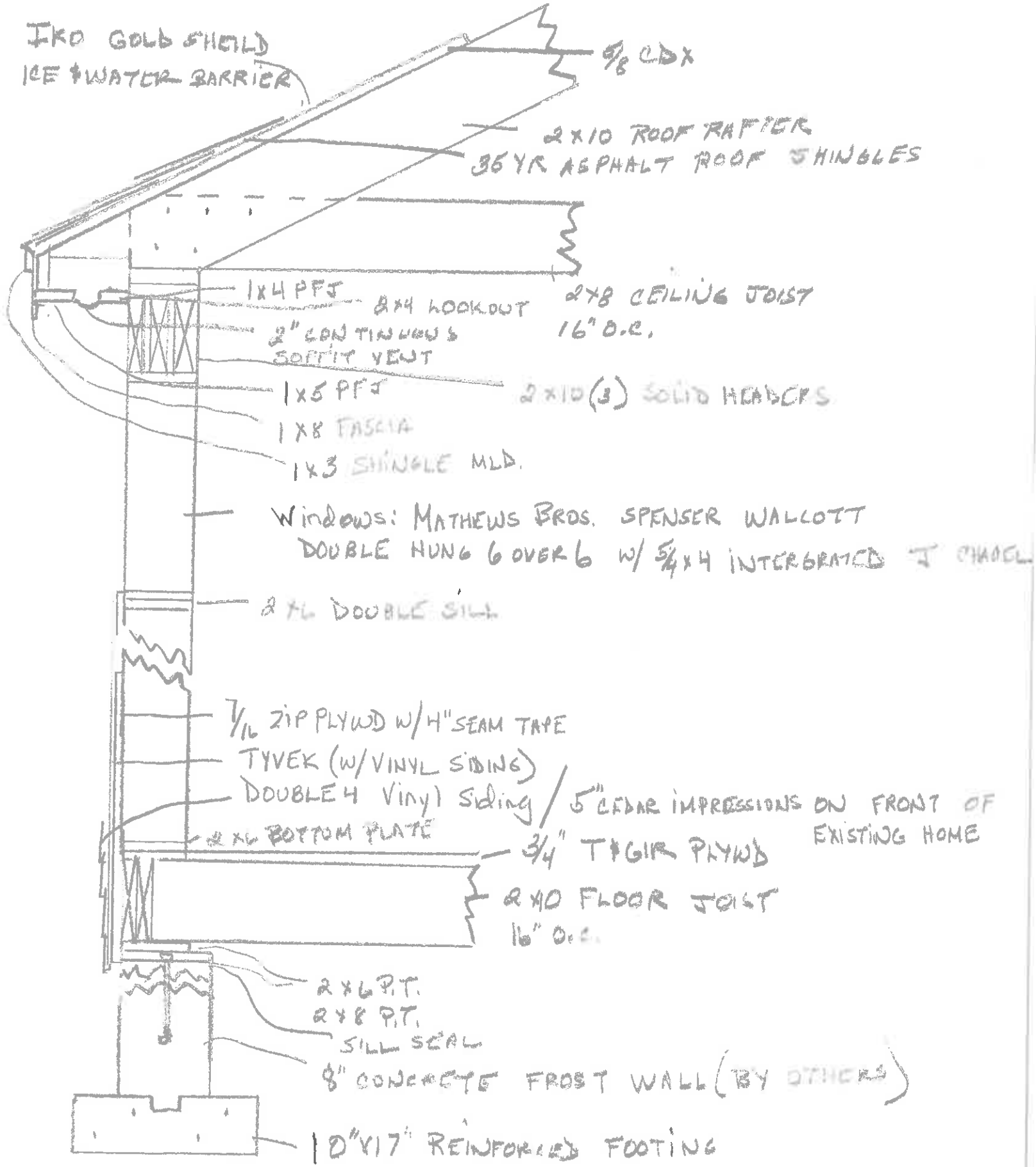
8x19





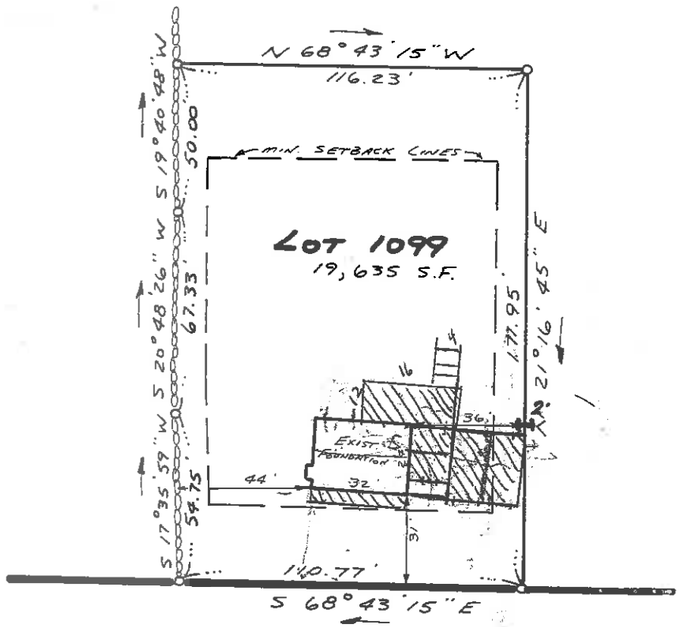


TYPICAL WALL



35350

035350
107 Flintlock Dr.



107 FLINTLOCKE DRIVE

THIS PLAN WAS PREPARED FOR MORTGAGE LENDING PURPOSES ONLY. THIS PLAN IS NOT A BOUNDARY / PERIMETER SURVEY.

I HEREBY CERTIFY THAT THE BUILDING OR FOUNDATION WAS LOCATED AS SHOWN AND THAT IT CONFORMS TO THE ZONING ORDINANCES OF THE CITY OF NASHUA, EXCEPT AS SHOWN HEREON, ALL EVIDENCE OF EASEMENTS, AND / OR ENCROACHMENTS WHETHER OVERHEAD OR UNDERGROUND, BUT PLAINLY VISIBLE FROM THE SURFACE ARE LOCATED APPROXIMATELY AS SHOWN. THE PROPERTY IS NOT WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE F.I.A. FLOOD HAZARD BOUNDARY MAPS.

Maurice G. Paquette 7/27/83

MAURICE G. PAQUETTE L.L.S. DATE
MAYNARD & PAQUETTE INC.
NASHUA, N.H. 03062

STATE OF NEW HAMPSHIRE No. 523 MAURICE G. PAQUETTE LICENSED LAND SURVEYOR SIGNATURE

CERTIFIED PLOT PLAN
LOT - 1099
FLINTLOCKE DRIVE
NASHUA, N.H.
SCALE: 1" = 50'

DATE: JULY 1983

MAYNARD & PAQUETTE INC.

CONSULTING ENGINEERS & LAND SURVEYORS

12 PROGRESS AVENUE - NASHUA, N.H. 03062 - (603) 883-8384

254	CERT.		102

BRUNING 44-132 57176