

1. Planning Board Regular Meeting Agenda (PDF)

Documents:

[20200319 NCPB AGENDA.PDF](#)

2. Planning Board Staff Reports And Plans

Documents:

[20200319 6 HARVARD STREET CUP STAFF REPORT.PDF](#)

[20200319 6 HARVARD STREET CUP PLAN.PDF](#)

[20200319 7 FAIRWAY STREET SUBDIVISION STAFF REPORT.PDF](#)

[20200319 7 FAIRWAY STREET SUBDIVISION PLAN.PDF](#)



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

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

March 6, 2020

AGENDA

To: NCPB Members

From: Planning Staff

Re: Regular Meeting and Public Hearing, March 19, 2020

A regular meeting of the Nashua City Planning Board will be held on Thursday, at 7:00 p.m. in the City Hall Auditorium, 3rd floor, 229 Main Street. The Planning Staff will be available at 6:30 PM to answer any questions the Board or Public might have concerning the following proposed agenda.

- A. Call to Order
- B. Roll Call
- C. Approval of Minutes February 20, 2020
- D. Communications
- E. Report of Chairman, Committee, & Liaison
- F. Executive Session

OLD BUSINESS – CONDITIONAL / SPECIAL USE PERMITS

None

OLD BUSINESS - SUBDIVISION PLANS

None

OLD BUSINESS – SITE PLANS

None

NEW BUSINESS – CONDITIONAL / SPECIAL USE PERMITS

1. Roman Catholic Bishop Finance Real Estate Office (Owner) Family Promise of Southern New Hampshire (Applicant) - Application and acceptance of Proposed conditional use permit to convert a school to transitional housing and offices. Property is located at 6 Harvard Street. Sheet 26 - Lot 7. Zoned "RC" Urban Residence. Ward 7.

NEW BUSINESS – SUBDIVISION PLANS

2. John & Colleen-Lyons Dupre (Owners) Application and acceptance of proposed two lot subdivision. Property is located at 7 Fairway Street. Sheet 1 - Lot 102. Zoned "R9" Suburban Residence. Ward 7.

NEW BUSINESS – SITE PLANS

None

OTHER BUSINESS

1. Review of tentative agenda to determine proposals of regional impact.
2. Referral from the Board of Aldermen on proposed Petition for Street Discontinuance - Portion of Palm Street.
3. Referral from the Board of Aldermen on proposed Petition for Street Re-Numbering - Almont Street.

DISCUSSION ITEM

None

NONPUBLIC SESSION

The Planning Board will need to make a motion to enter into a Nonpublic Session under RSA 91-A:3, II (e) for consideration or negotiation of pending claims or litigation which has been threatened in writing or filed against the public body.

NEXT MEETING

April 9, 2020

ADJOURN

WORKSHOP

ACCOMMODATIONS FOR THE SENSORY IMPAIRED

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

CONDUCT AT PLANNING BOARD MEETING

When the meeting is called to order, the only talking allowed in the Auditorium will be remarks addressed to the Chairman. Except for the original presentation of the subject or application, each person speaking for or against shall be limited to five (5) minutes until all have been given an opportunity to be heard, at which time each person may be allowed additional time if deemed necessary by the Board or the Chairman. When you are recognized by the Chairman, proceed to the podium, using the microphone, state your name and address and then make your comments. Courtesy is shown when you reserve your comments for the proper time.

PLEASE BE COURTEOUS

By Order of the Chair

NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Linda McGhee, Deputy Planning Manager
FOR: March 19, 2020
RE: **New Business #1 - Conditional Use Permit**

Owner: Roman Catholic Bishop Finance Real Estate Office
Applicant: Family Promise of Southern New Hampshire
Proposal: Change of use to convert a school to transitional housing and offices
Location: 6 Harvard Street
Total Site Area: 92,396 sf
Existing Zoning: RC-Urban Residence
Surrounding Uses: Commercial and residential

II. Background Information:

The site is home to Infant Jesus Church, a rectory building and the former Infant Jesus School. In 2019 the school closed after 110 years in operation.

III. Project Description:

Family Promise of Southern New Hampshire is planning to move their operation from Hudson to the recently closed Infant Jesus School. The existing school will be retrofitted to transitional housing and office operations for Family Promise. The proposed use for the building is as follows:

Lower Level: Gathering room, laundry, storage, kitchen modifications and storage
First Floor: 12 residential units, 12 independent bathrooms, conference room and ten offices
Upper Level: 17 residential units and 17 bathrooms

Additional upgrades include an elevator, fire suppression, new fire alarms, HVAC ventilation and associated electrical upgrades

The use is only permitted conditionally in the RC-Urban Residence Zone. There are nine approval criteria for a conditional use permit found in NRO § 190-133(F). The applicant addresses the criteria in the attached letter dated February 6, 2020 from Kreg T. Jones, Dennis Mires, P.A. No exterior changes are proposed to the site at this time.

City Staff reviewed the plans; there are no outstanding issues.

IV. Staff Recommendations and Findings:

The Planning Board should make a determination that the plan meets, or does not meet, the requirements outlined in the Site Plan NRO Section 190-133(F). The Board should review these prior to making a motion. If the Planning Board chooses to disapprove the plan, they should state

specific reasons. If the Planning Board chooses to approve this plan, the staff recommends the following stipulation be made part of that approval:

None

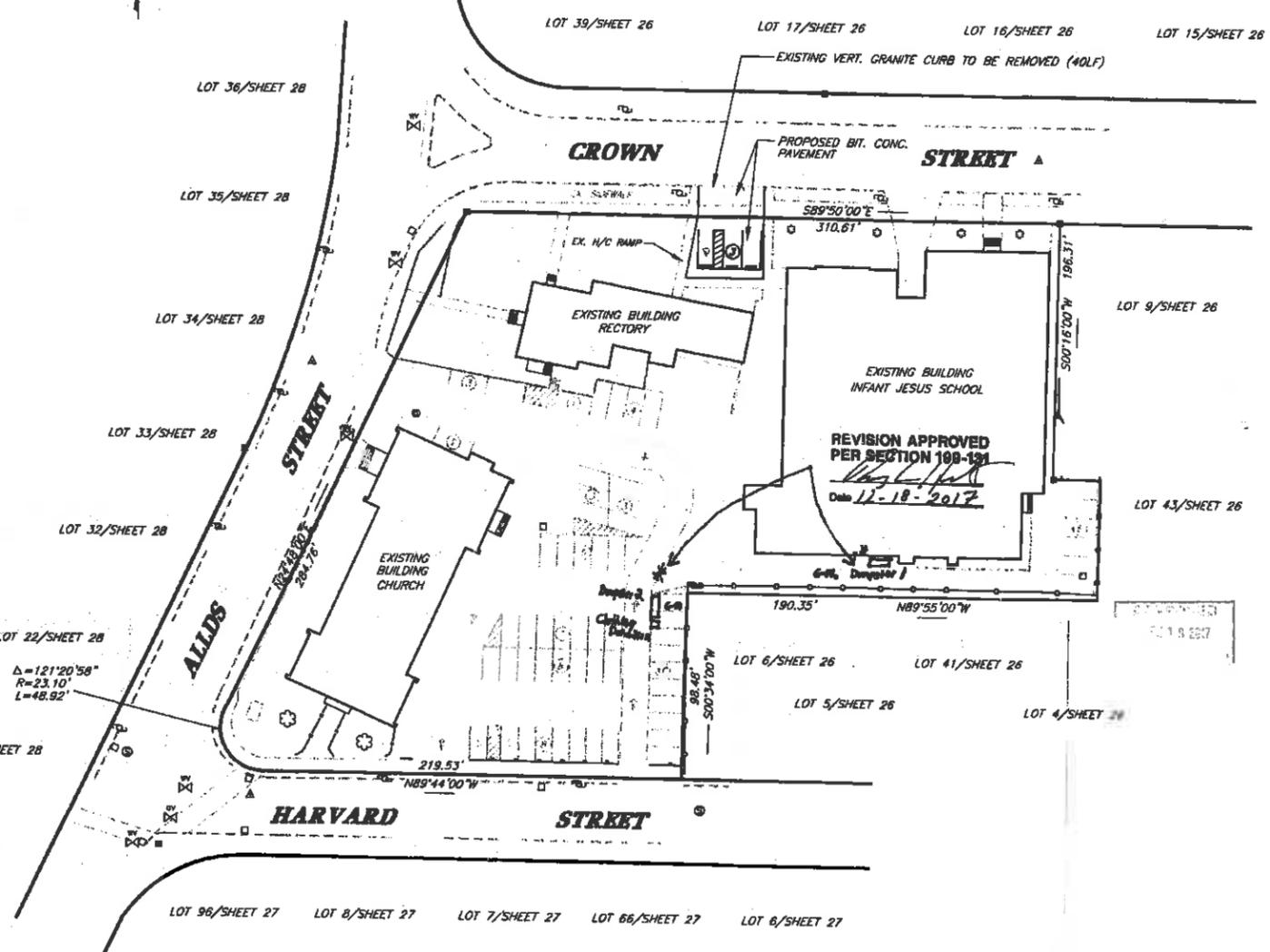
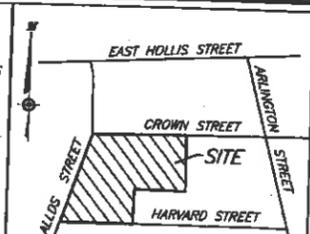
ABUTTERS:

- LOTS 7, 8, 38 & 40 / SHEET 26
ROMAN CATHOLIC BISHOP
145 LOWELL STREET
NASHUA, NH 03060
ACCT. NO. 39477
BK. 2054/PG. 332
- LOT 6 / SHEET 26
JEAN M. CORROHAN
10 HARVARD STREET
NASHUA, NH 03060
ACCT. NO. 3978
BK. 7305/PG. 811
- LOT 5 / SHEET 26
MICHEL & ANNE LACASSE
12 HARVARD STREET
NASHUA, NH 03060
ACCT. NO. 3840
BK. 6311/PG. 1918
- LOT 41 / SHEET 26
PAUL A. & ROLANDE C. LACASSE
12 1/2 HARVARD STREET
NASHUA, NH 03060-8325
ACCT. NO. 18850
BK. 2081/PG. 287
- LOT 4 / SHEET 26
JOHN V. MOOGAN
5 GRANITE STREET #1
NASHUA, NH 03064-2215
ACCT. NO. 18878
BK. 6058/PG. 1398
- LOT 43 / SHEET 26
JEFFREY A. DRISMAN
7 1/2 CROWN STREET
NASHUA, NH 03060
ACCT. NO. 26388
BK. 6504/PG. 914
- LOT 9 / SHEET 26
BENJAMIN S. BURHAM
1112 ORLEANS ROAD
NASHUA, NH 03065-2047
ACCT. NO. 21800
BK. 5374/PG. 1674
- LOT 13 / SHEET 26
JEFFREY J. DOW
MARIE C. PARROTT
9 CROWN STREET
NASHUA, NH 03060
ACCT. NO. 12898
BK. 6181/PG. 415
- LOT 14 / SHEET 26
DONALD & SUSAN C. DOBENS
TRUSTEES OF DOBENS REV. TRUST
210 PINE STREET - APT. #11
NASHUA, NH 03060-4919
ACCT. NO. 1255
BK. 4360/PG. 257
- LOT 17 / SHEET 26
ISABELLE G. BRYANT
P.O. BOX 3804
MIAMI, FL 33238-0441
ACCT. NO. 23370
BK. 2879/PG. 181
- LOT 38 / SHEET 26
BELL AUTO SERVICE, INC.
93 EAST HOLLIS STREET
NASHUA, NH 03060-8382
ACCT. NO. 2958
BK. 3083/PG. 377
- LOT 36 / SHEET 26
THERESA S. & MICHELLE JOHNSON
132 ALLDS STREET
NASHUA, NH 03060
ACCT. NO. 15580
BK. 6358/PG. 1464
- LOT 35 / SHEET 26
DANIEL E. & DEBORAH A. BOURQUE
130 ALLDS STREET
NASHUA, NH 03060-8302
ACCT. NO. 19430
BK. 4438/PG. 104
- LOT 34 / SHEET 26
STEVEN & DENISE THERIAULT
128 ALLDS STREET
NASHUA, NH 03060-8302
ACCT. NO. 25630
BK. 5271/PG. 1623
- LOT 33 / SHEET 26
OSCAR P. & DORIS M. BERGERON
126 ALLDS STREET
NASHUA, NH 03060-8302
ACCT. NO. 3174
BK. 1893/PG. 425
- LOT 32 / SHEET 26
ALAN R. & PAULINE C. MICHAUD
122 ALLDS STREET
NASHUA, NH 03060-8302
ACCT. NO. 23424
BK. 5281/PG. 1895
- LOT 22 / SHEET 26
CLARE J. & BRUCE TESSIER
130 ALLDS STREET
NASHUA, NH 03060-8302
ACCT. NO. 18072
BK. 5433/PG. 1243
- LOT 3 / SHEET 28
SHEILA & WACE SR. WILMOT
118 ALLDS STREET
NASHUA, NH 03060
ACCT. NO. 18150
BK. 5969/PG. 237
- LOT 4 / SHEET 28
JAMES B. & PATRICIA L. BELANGER
114 ALLDS STREET
NASHUA, NH 03060
ACCT. NO. 12888
BK. 6349/PG. 487
- LOT 84 / SHEET 27
GERALD R. PRUNER TRUSTEE
MOROLA REALTY TRUST
20 TRAFALGAR SQUARE 7 SUITE 836
NASHUA, NH 03060
ACCT. NO. 46815
BK. 5728/PG. 1442
- LOT 8 / SHEET 27
MARGARET M. O'DRABY
BENJAMIN F. MARCH JR.
3 HARVARD STREET
NASHUA, NH 03060-8324
ACCT. NO. 22942
BK. 5348/PG. 1317
- LOT 7 / SHEET 27
JOSE A. LERMA
5 HARVARD STREET
NASHUA, NH 03060
ACCT. NO. 10800
BK. 6143/PG. 1035
- LOT 68 / SHEET 27
AUSTIN JAMES PROPERTIES, LLC
P.O. BOX 7088
NASHUA, NH 03060
ACCT. NO. 17804
BK. 6846/PG. 1
- LOT 6 / SHEET 27
ANNE-MAIRE CLAMSTERN
9 HARVARD STREET
NASHUA, NH 03060-8324
ACCT. NO. 9114
BK. 5521/PG. 1771
- MAYNARD & PAQUETTE ENG. ASSOC., LLC
23 EAST PEARL STREET
NASHUA, NH 03060

PLAN REFERENCES:

1. LAND OF GERARDO A. DUMONT, CROWN STREET, NASHUA, NEW HAMPSHIRE BY: EARLE L. WILLIAMS; SCALE: 1"=10'; DATED: JUNE 13, 1953; H.C.R.D. NO. 908
2. PLAN OF LAND ROMAN CATHOLIC CHURCH OF NASHUA, N.H., INC., NASHUA, N.H. BY: NED SPAULDING; SCALE: 1"=40'; DATED: JANUARY 1954

- LEGEND**
- EXISTING PAVEMENT
 - MINIMUM BUILDING SETBACK
 - ⑬ NO. EXISTING PARKING SPACES
 - ⊕ SEWER MANHOLE
 - ⊖ WATER SHUT OFF
 - ⊗ FIRE HYDRANT
 - ⊙ FIREBOX
 - ⊕ UTILITY POLE
 - ⊖ SEWER MANHOLE
 - ⊙ DRAIN MANHOLE



NOTES:

1. PRESENT ZONING - "RC" (C-URBAN RESIDENCE)
2. EXISTING / PROPOSED USE - CHURCH
3. TOTAL AREA OF LOT - 92,396 SF
4. AREA OF BUILDINGS - 33,393 SF
5. THE PURPOSE OF THIS PLAN IS TO AMEND N.R. 2088. THE AMENDMENTS WILL BE AN ADDITIONAL 3 PARKING SPACES (INC. 1 HANDICAP) ON CROWN STREET.
6. EXISTING PARKING PROVIDED (ON SITE) : 54 SPACES
7. PROPOSED PARKING: 3 SPACES
8. PER SECTION 16-187 OF THE CITY OF NASHUA REGULATIONS IT SHALL BE UNLAWFUL TO MODIFY, CHANGE OR ALTER ANY STRUCTURE SHOWN ON THIS PLAN OR CHANGE ANY USE INDICATED ON THIS PLAN WITHOUT RECEIVING CITY APPROVAL.
9. LIGHTING SHALL BE DIRECTED ON SITE, AWAY FROM ANY TRAFFIC INTERFERENCE AND SHALL CONFORM TO SECTION 16-274(4) OF THE CITY OF NASHUA REGULATIONS. (NONE PROPOSED)
10. SIGNS SHALL CONFORM TO THE CITY OF NASHUA REGULATIONS AND A SIGN PERMIT SHALL BE SECURED PRIOR TO INSTALLATION. (NONE PROPOSED)
11. LANDSCAPING SHALL CONFORM TO SECTION 16-123 OF THE CITY OF NASHUA REGULATIONS.
12. DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA - 5,000 SF
MIN. LOT WIDTH - 50 FEET
MIN. LOT FRONTAGE - 50 FEET
MIN. LOT DEPTH - 75 FEET
SETBACKS: FRONT-10', SIDE-7', REAR-20'
MAX. BUILDING AREA - 50%

REVISION APPROVED PER SECTION 18-186
 Michael J. Paquette Date 7/15/05
 for Roger Mathew Planning Director

I CERTIFY THAT THIS PLAN WAS PREPARED FROM BOUNDARY INFORMATION SHOWN ON PLAN REFERENCES 1 & 2 AND A FIELD SURVEY MADE ON THE GROUND IN APRIL 2005 HAVING A MAXIMUM ERROR OF CLOSURE OF 1:10,000, IN ACCORDANCE WITH THE REGULATIONS OF THE CITY OF NASHUA.

I, THE UNDERSIGNED, DO HEREBY AGREE TO PERFORM ALL THE SITE IMPROVEMENTS SHOWN ON THIS PLAN AND AS CONDITIONED OR STIPULATED BY THE CITY OF NASHUA PLANNING BOARD.

Roger Mathew April 29 2005
 INFANT JESUS CHURCH DATE

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

SITE PLAN LOTS 7, 8, 38 & 40 / SHEET 26

ALLDS, CROWN & HARVARD STREETS NASHUA, NEW HAMPSHIRE

PREPARED FOR:
 INFANT JESUS CHURCH
 121 ALLDS STREET
 NASHUA, NEW HAMPSHIRE 03060

SCALE: 1" = 40'

DATE: APRIL 19, 2005
Maynard & Paquette
 Engineering Associates, LLC
 Consulting Engineers and Land Surveyors
 23 East Pearl Street, Nashua, NH 03060
 Phone: (603)883-8433 Fax: (603)883-7227

APB	APB	683-77	D	11672
DESIGNED	DRAWN	CHECKED	APPROVED	BOOK & PAGE
			REVISION	DATE

APPROVED
 MAY 18 2007
 CITY OF NASHUA

NR2088

DATE: APRIL 19, 2005
 SHEET 1 OF 1

NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Linda McGhee, Deputy Planning Manager
FOR: March 19, 2020
RE: **New Business #2 - Subdivision Plan**

I. Project Statistics:

Owner: John L. Dupre & Colleen Lyons Dupre
Proposal: Two lot subdivision
Location: 7 Fairway Street
Total Site Area: 1.219 acres (53,120 sf)
Existing Zoning: R9-Suburban Residence
Surrounding Uses: Residential, Rivier University and Nashua Country Club

II. Background Information:

According to city records, the existing single family home at 7 Fairway Street was built in the 1920s.

III. Project Description:

The purpose of this plan is to subdivide the parcel into two residential lots. The existing home will remain on Lot 102 and contain 19,623 sf. The new lot, 109, will have an address of 5 Fairway Street and contain 33,497 sf. Both lots will meet all the minimum zoning requirements.

The applicant's engineer has provided a stormwater report indicating that the stormwater management design associated with the proposed project complies with the City of Nashua's stormwater regulations (see attached).

No new street lights are being proposed. The existing driveway will be widened to 16' per the Fire Marshal's request. Both dwellings will maintain access off of an existing driveway. A cross access easement will be provided upon transfer of the land. There is an existing sidewalk across the street.

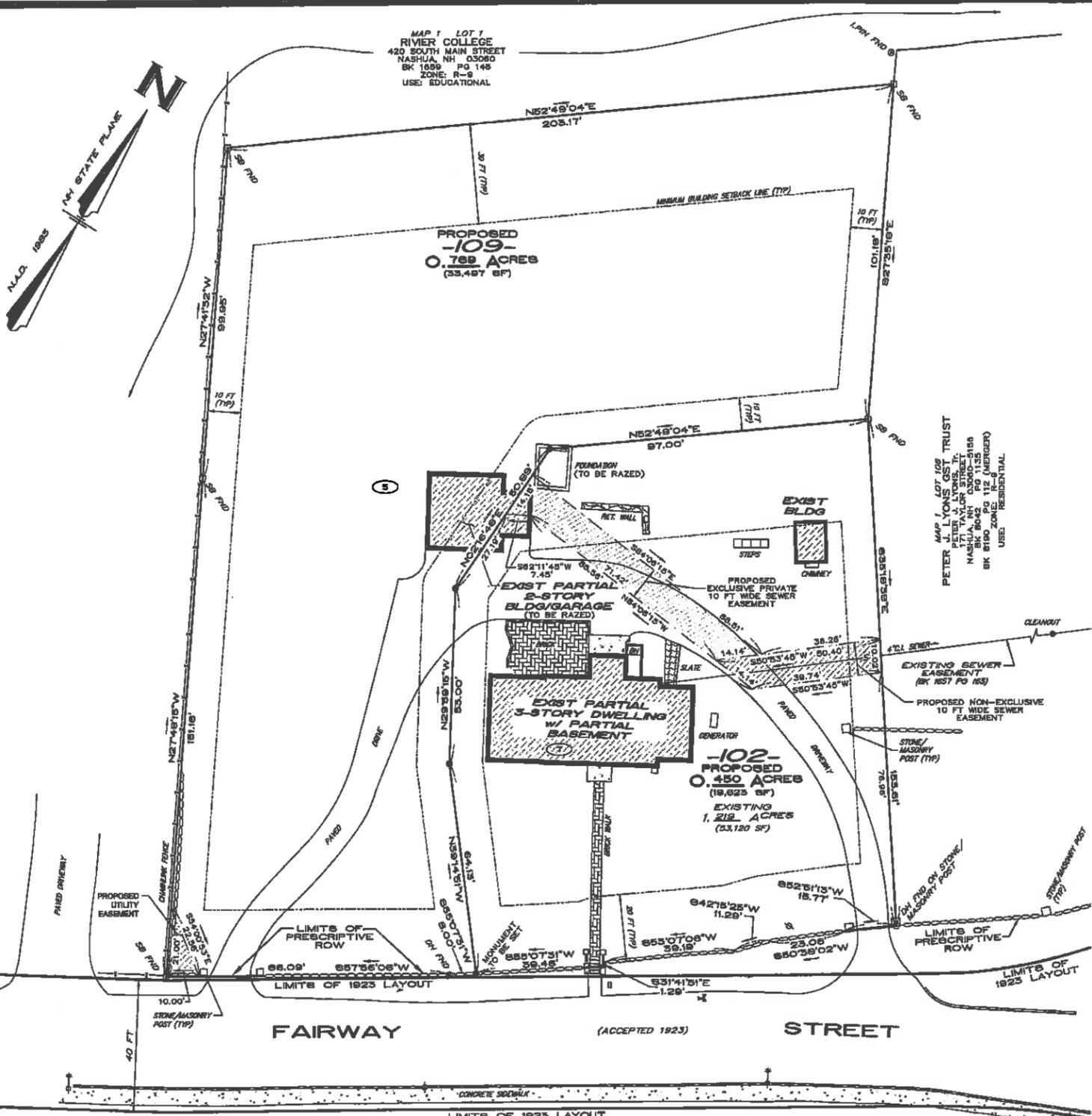
Two waivers are being requested. The applicant has requested a waiver from the requirement to provide underground utilities; a portion of the electrical communication lines servicing the subdivision to be installed above-ground from the existing power poles across Fairway Street. The second waiver relates to the number of shade trees to be planted along public frontages of subdivisions.

City Staff reviewed the plans; there are outstanding Engineering issues that still need to be addressed (see e-mail from Joe Mendola dated November 7, 2019).

Staff Recommendations and Findings:

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

1. The request for a waiver of § 190-221, which requires underground utilities for new subdivisions, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.
2. The request for a waiver § 190-185(B)(1), which requires that there be one shade per 40 linear foot of frontage along public streets and major private streets, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.
3. Prior to the chair signing the plan, all minor drafting corrections will be made.
4. Prior to recording of the plan, all conditions from the Planning Board approval letter will be added to the cover page of the final mylar and paper copies submitted to the City.
5. Prior to any work and a pre-construction meeting, a financial guarantee shall be approved.



MAP 1 LOT 1
RIVIER COLLEGE
420 SOUTH MAIN STREET
NASHUA, NH 03080
BK 1089 PG 148
ZONE: R-9
USE: EDUCATIONAL

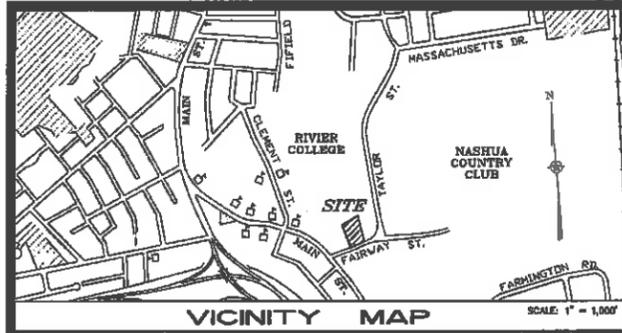
MAP 1, LOT 108
PETER J. LYONS GST TRUST
7 FAIRWAY STREET
NASHUA, NH 03080-5188
BK 3800 PG 112 (MERGER)
BK 3800 PG 112 (MERGER)
USE: RESIDENTIAL

MAP 1, LOT 102
JOHN L. DUPRE & COLLEEN LYONS DUPRE
7 FAIRWAY STREET
NASHUA, NH 03080-5130
BK 4380 PG 008
BK 3876 PG 336

MAP 116 LOT 7
NASHUA DEVELOPMENT CO.
5/O HAMBLETT & KERRIGAN
20 TRAFALGAR SQUARE, SUITE 505
NASHUA, NH 03083
BK 733 PG 170
ZONE: R-9
USE: RESIDENTIAL

NOTES - CONT'D:

12. PRIOR TO THE RECORDING OF THE PLAN, DOCUMENTS PERTAINING TO THE STORMWATER OPERATION AND MAINTENANCE PLAN SHALL BE RECORDED.
13. FUTURE BUILDING CONSTRUCTION SHALL INCORPORATE FOUNDATION DRAINAGE SYSTEMS EXCEPT WHERE AN INVESTIGATION ESTABLISHES THAT SPECIFIC BUILDING SITES ARE LOCATED IN WELL DRAINED SOILS AND THAT SUCH SYSTEMS ARE NOT REQUIRED.
14. STREET RESTORATION IF ANY, SHALL BE IN ACCORDANCE WITH NRO SECTION 285-13.
15. NO WETLANDS OR ASSOCIATED BUFFERS AFFECTING THE PROPERTY WERE OBSERVED DURING PLAN PREPARATION.
16. IT SHALL BE UNLAWFUL TO MODIFY, CHANGE, OR ALTER ANY STRUCTURE SHOWN ON THIS SUBDIVISION PLAN IN ANYWAY WHATSOEVER, OR CONVERT OR ALTER ANY STRUCTURE SHOWN ON THIS SUBDIVISION PLAN, OR CHANGE THE ABOVE USE INDICATED ON THE PLAN WITHOUT RECEIVING APPROVAL FROM THE CITY.
17. THE SITE IS NOT LOCATED WITHIN THE WATER SUPPLY PROTECTION DISTRICT.
18. THERE ARE NO NEW STREET LIGHTS PROPOSED WITH THIS PLAN.
19. PROPOSED DRIVEWAY WIDTHS SHALL NOT EXCEED 24 FEET AT RIGHT OF WAY.
20. THE EXISTING 4" SEWER MAIN SHALL REQUIRE A VIDEO PRIOR TO CONNECTING THE PROPOSED 4" SEWER SERVICE. THE RESULTS SHALL BE REPORTED TO THE ENGINEER.
21. ALL PROPOSED DEMOLITION ACTIVITIES REQUIRE INSPECTIONS FOR THE PRESENCE OF ASBESTOS - CONTAINING MATERIALS PRIOR TO ENVIRONMENTAL HEALTH'S SIGN-OFF ON NASHUA'S BUILDING SAFETY DEPARTMENT'S DEMOLITION PERMIT APPROVAL FORM. IF ANY ASBESTOS - CONTAINING MATERIALS ARE FOUND, THEY MUST BE ABATED AND DOCUMENTED ACCORDING TO STATE AND LOCAL REGULATIONS.
22. WAIVERS APPROVED:
[A] SECTION 190-221(C): UNDERGROUND ELECTRIC/TELECOMMUNICATIONS SERVICES
23. EXCHANGE OF DRIVEWAY CROSS-ACCESS EASEMENTS TO BE PROVIDED UPON TRANSFER OF LAND.
24. PRESENT OWNER:
MAP 1, LOT 102
JOHN L. DUPRE & COLLEEN LYONS DUPRE
7 FAIRWAY STREET
NASHUA, NH 03080-5130
BK 4380, PG 008
BK 3876, PG 336



PLAN REFERENCES:

1. CONSOLIDATION, LOT LINE RELOCATION PLAN (LOTS 102, 106 & 108, MAP 1), FAIRWAY STREET & TAYLOR STREET, NASHUA, NEW HAMPSHIRE, PREPARED FOR: JAMES A. & JEAN E. LYONS, SCALE: 1" = 50', DATED: 21 NOVEMBER 1988 WITH REVISIONS THRU 12/22/88 AND PREPARED BY ALLAN H. SWANSON, INC., RECORDED: HCRD PLAN No. 20168.
2. PLAN OF LAND PREPARED FOR WILLIAM C. LABOMBARDE, FAIRWAY STREET & TAYLOR ROAD, NASHUA, N.H., SCALE: 1" = 40', DATED 23 JULY 1941 AND PREPARED BY EARLE L. WILLIAMS, NOT RECORDED.

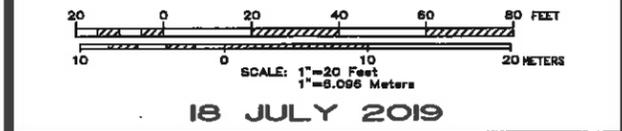
NOTES:

1. LOT AREA: (PRIOR TO SUBDIVISION) 1.219 AC (53,120 SF)
 2. PRESENT ZONING: R-9; C-SUBURBAN RESIDENCE
- | | REQUIRED | LOT 102 | LOT 109 |
|--------------------------|----------|-----------|-----------|
| MINIMUM LOT REQUIREMENTS | | | |
| - LOT AREA | 9,000 SF | 19,823 SF | 33,497 SF |
| - LOT FRONTAGE | 76 FT | 128.77 FT | 94.06 FT |
| - LOT WIDTH | 90 FT | 130.37 FT | 90.06 FT |
| - LOT DEPTH | 90 FT | 156.2 FT | 253.6 FT |
| MINIMUM YARD SETBACKS | | | |
| - FRONT YARD | 20 FT | 50.84 FT | 140.4 FT |
| - SIDE YARD | 10 FT | 11.4 FT | 15.4 FT |
| - REAR YARD | 30 FT | 61.4 FT | 84.4 FT |
| - MAX. BUILDING HEIGHT | 36 FT | NA | 27 FT |
| - MAX STORES | 2 1/2 | 3 | 2 |
| - OPEN SPACE (%) | 50% | 75% | 64% |
3. LOT NUMBERS REFER TO THE CITY OF NASHUA ASSESSORS MAP 1.
 4. PURPOSE OF PLAN:
TO SHOW THE PROPOSED SUBDIVISION OF MAP 1, LOT 102 INTO TWO (2) NEW LOTS.
 5. SITE IS SERVICED BY MUNICIPAL SEWER, WATER BY PENNHACK WATER WORKS, PROPPANE, AND OVERHEAD ELECTRIC/TELECOMMUNICATION UTILITIES.
 6. MONUMENTS, WHERE REQUIRED, TO BE SET BY A LICENSED LAND SURVEYOR AS FOLLOWS:
[A] STONE BOUNDS: AT STREET INTERSECTIONS, POINTS OF CURVATURE AND TANGENCY OF PUBLIC STREET
[B] IRON PINS: AT LOT CORNERS
 7. THE PARCEL IS LOCATED WITHIN FLOOD ZONE X AS DETERMINED FROM THE FLOOD INSURANCE RATE MAP (FIRM), HILLSBOROUGH COUNTY, CITY OF NASHUA, NEW HAMPSHIRE, COMMUNITY No. 330067, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 33011C0026E, DATED: APRIL 18, 2011.
 8. THIS SUBDIVISION PACKAGE CONTAINS 4 SHEETS OF WHICH SHEET 1 SHALL BE RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. THE REMAINING SHEETS WILL BE ON FILE AT THE CITY OF NASHUA PLANNING DEPARTMENT.
 10. THE APPLICANT SHALL SUBMIT AN ELECTRONIC FILE OF THE SUBDIVISION PLAN (PLOT) PRIOR TO RECORDING OF THE PLAN.
 11. PRIOR TO A BUILDING PERMIT BEING ISSUED, BONDING FOR ALL PUBLIC IMPROVEMENTS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEERING DEPARTMENT AND CORPORATION COUNSEL.

NO.	DATE	REVISION	BY
1	02/07/20	ADDRESS TECHNICAL REVIEW COMMITTEE COMMENTS/ REVISE PROPOSED HOUSE FOOTPRINT	SLA

SUBDIVISION PLAN
(MAP 1, LOT 102)
7 FAIRWAY STREET
NASHUA, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:
John L. Dupre & Colleen Lyons Dupre
7 FAIRWAY STREET NASHUA, NEW HAMPSHIRE 03080-5130 (603) 860-3203



HSI Hayner/Swanson, Inc.
Civil Engineers/Land Surveyors
3 Congress Street
Nashua, NH 03063
(603) 883-3057
131 Middlesex Turnpike
Burlington, MA 01803
(781) 203-1904
www.hayner-swanson.com

FIELD BOOK: 1223	DRAWING NAME: 2795281-CSD	2795	1 OF 4
DRAWING LOCATION: J:\2009\2795\DWG		File Number	Sheet

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

APPROVED
NASHUA CITY PLANNING BOARD
CHAIRMAN _____ DATE _____

THE UNDERSIGNED DOES HEREBY AGREE TO PERFORM ALL OF THE SITE IMPROVEMENTS AS SHOWN ON THIS PLAN AND AS CONDITIONED OR STIPULATED BY THE NASHUA CITY PLANNING BOARD. ALL REQUIRED SITE IMPROVEMENTS MUST BE COMPLETED OR GUARANTEED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

John L. Dupre 9/24/19 DATE
COLLEEN LYONS DUPRE
Colleen Lyons Dupre 9/24/19 DATE

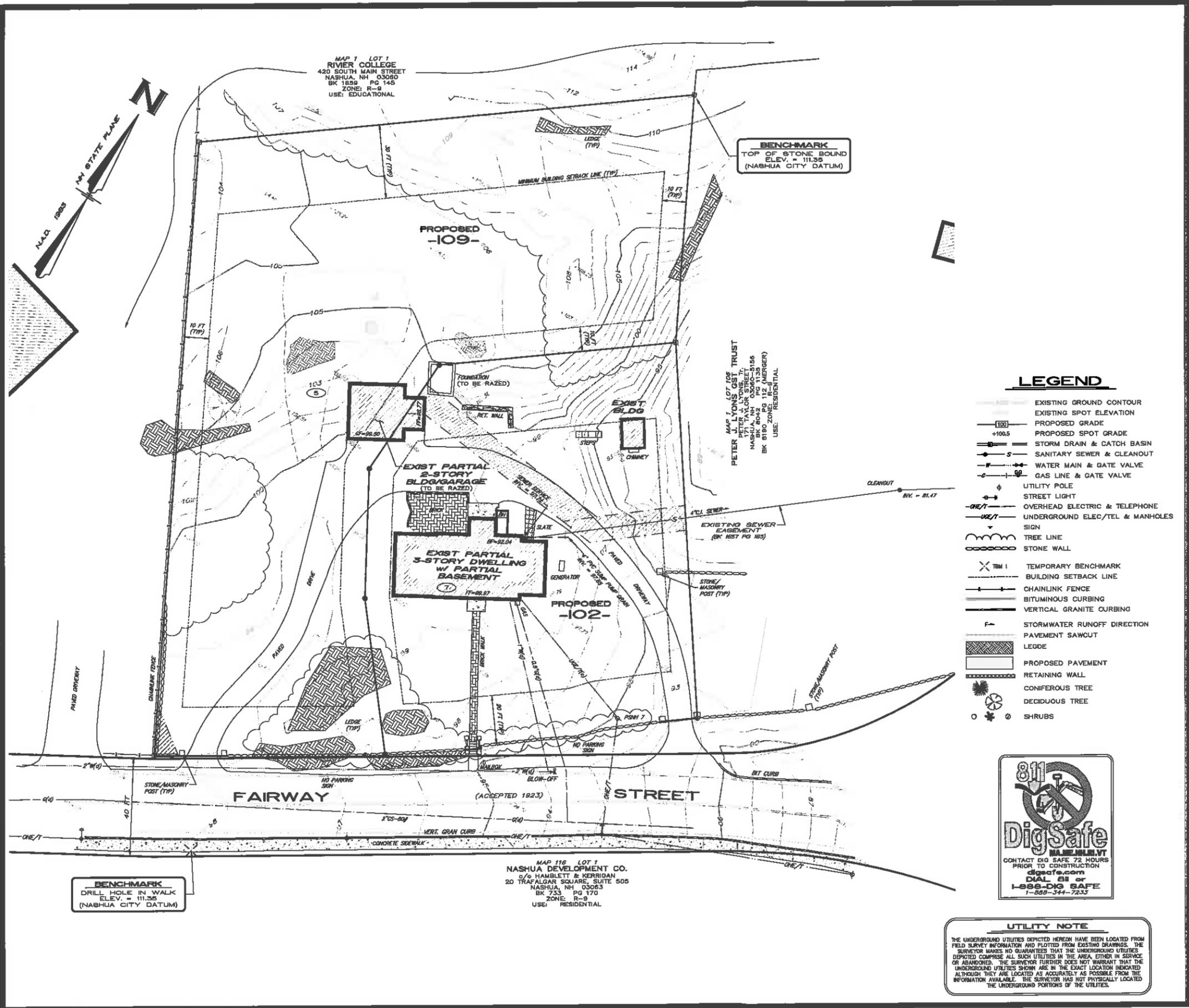
CERTIFICATION
I HEREBY CERTIFY, TO MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN SHOWS THE RESULTS OF AN ON THE GROUND "STANDARD PROPERTY SURVEY" AND THAT SAID SURVEY MEETS THE MINIMUM PRECISION AND/OR ACCURACY MEASUREMENTS FOR SURVEY CLASSIFICATION "U" (URBAN) AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSEURE FOR LAND SURVEYORS ADOPTED 02/23/01, EFFECTIVE 01/01/08.

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

John L. Dupre 9/24/19 DATE
Colleen Lyons Dupre 9/24/19 DATE



- LEGEND**
- ST STONE BOUND
 - LPW IRON PIN
 - DW DRILL HOLE & STONE WALL
 - IRON PIN/MONUMENT TO BE SET
 - S — SANITARY SEWER & CLEANOUT SIGN
 - BUILDING SETBACK LINE
 - CHAINLINK FENCE
 - BITUMINOUS CURBING
 - VERTICAL GRANITE CURBING
 - STREET ADDRESS
 - UTILITY POLE
 - STREET LIGHT
 - CONCRETE
 - BRICK
 - SLATE
 - EXISTING BUILDING



- SURVEY NOTES:**
1. THE TOPOGRAPHY SHOWN IS BASED ON A FIELD SURVEY BY THIS OFFICE DURING JULY 2019.
 2. SURVEY CONTROL DATA:
HORIZONTAL DATUM: NAD 1983
PROJECTION: NH STATE PLANE
VERTICAL DATUM: NASHUA CITY DATUM
UNITS: US SURVEY FEET
 3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE ACCURACY OF THE EXISTING TOPOGRAPHY PRIOR TO EARTHWORK OPERATIONS. NO CLAIM FOR THE EXTRA WORK DUE TO TOPOGRAPHIC INACCURACY SHALL BE CONSIDERED AFTER EARTHWORK HAS COMMENCED.
 4. THE CONTRACTOR SHALL ONLY USE BENCHMARKS AS PROVIDED BY THE ENGINEER.

- CONSTRUCTION NOTES:**
1. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE CITY OF NASHUA, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE STANDARD SPECIFICATIONS FOR ROAD CONSTRUCTION, BOARD OF PUBLIC WORKS, NASHUA, NEW HAMPSHIRE, AND THE STANDARD SPECIFICATIONS FOR SEWERS AND DRAINS, BOARD OF PUBLIC WORKS, NASHUA, NEW HAMPSHIRE AND THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION, LATEST EDITION ARE HEREBY INCORPORATED BY REFERENCE.
 2. ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS, AND SHALL MEET THE REQUIREMENTS AND SPECIFICATIONS FOR ROAD CONSTRUCTION, BOARD OF PUBLIC WORKS, NASHUA, NEW HAMPSHIRE, AND THE STANDARD SPECIFICATIONS FOR SEWERS AND DRAINS, BOARD OF PUBLIC WORKS, NASHUA, NEW HAMPSHIRE.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION, AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 1-888-344-7233 AT LEAST 72 HOURS BEFORE DIGGING.
 4. PRIOR TO ANY WORK BEING STARTED, THE APPLICANT AND THEIR CONTRACTORS SHALL HOLD A PRE-CONSTRUCTION CONFERENCE WITH PLANNING STAFF TO REVIEW SCHEDULING, EROSION AND TRAFFIC CONTROL, AND TREE PROTECTION.
 5. BLASTING, IF NEEDED, SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF NASHUA FIRE DEPARTMENT REGULATIONS.
 6. ALL STUMPS SHALL BE DISPOSED OF OFF-SITE IN A LEGAL MANNER.
 7. ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED IMMEDIATELY UPON BEING CONSTRUCTED.

LEGEND

- EXISTING GROUND CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED GRADE
- PROPOSED SPOT GRADE
- STORM DRAIN & CATCH BASIN
- SANITARY SEWER & CLEANOUT
- WATER MAIN & GATE VALVE
- GAS LINE & GATE VALVE
- UTILITY POLE
- STREET LIGHT
- OVERHEAD ELECTRIC & TELEPHONE
- UNDERGROUND ELEC./TEL & MANHOLES
- SIGN
- TREE LINE
- STONE WALL
- TEMPORARY BENCHMARK
- BUILDING SETBACK LINE
- CHAINLINK FENCE
- BITUMINOUS CURBING
- VERTICAL GRANITE CURBING
- STORMWATER RUNOFF DIRECTION
- PAVEMENT SAWCUT
- LEDGE
- PROPOSED PAVEMENT
- RETAINING WALL
- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUBS

CITY OF NASHUA

PLANNING DEPARTMENT
COMMUNITY DEVELOPMENT DIVISION
229 MAIN STREET
NASHUA, NH 03060
ATT: LINDA MCGHEE
(603) 589-3110

ENGINEERING DEPARTMENT
NASHUA DEPT. OF
PUBLIC WORKS / ENGINEERING
9 RIVERSIDE STREET
NASHUA, NH 03062
ATT: JOE MENDOLA
(603) 589-3124

FIRE DEPARTMENT
NASHUA FIRE DEPARTMENT
177 LAKE STREET
NASHUA, NH 03060
ATT: ADAM POULIOT
(603) 589-3460

UTILITY CONTACTS

WATER:
PENNICLUCK WATER WORKS
25 MANCHESTER STREET
MERRIMACK, NH 03060
ATT: JOHN BOISVERT, PE
(603) 913-2900

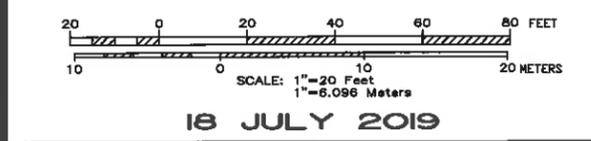
TELEPHONE:
CONSOLIDATED COMMUNICATIONS
257 DANIEL WEBSTER HWY.
MERRIMACK, NH 03054
ATT: JOY MENDONCA
(603) 645-2713

POWER:
EVERSOURCE
570 AMHERST STREET
NASHUA, NH 03060
ATT: MARC GAGNON
(603) 882-6994

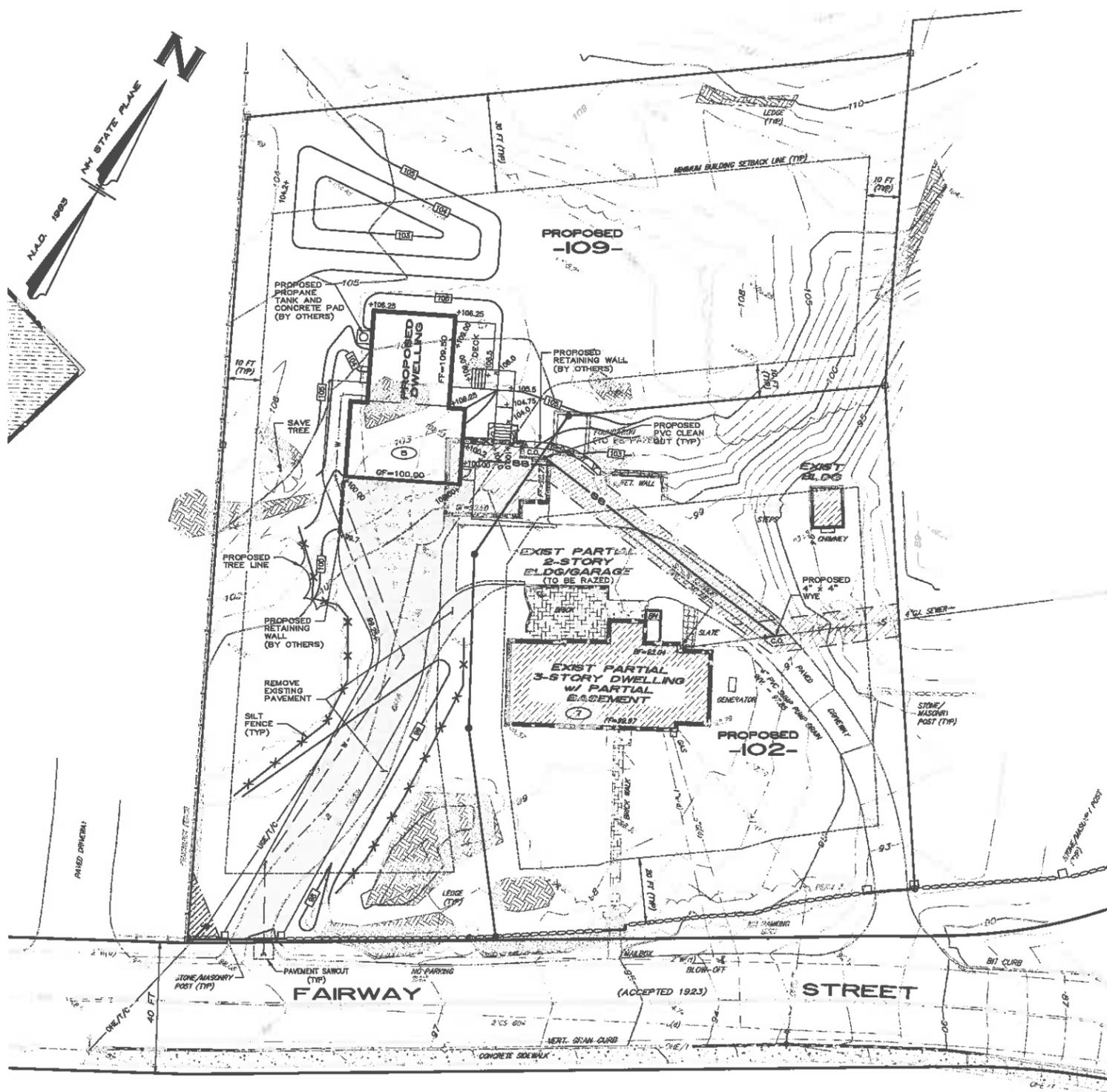
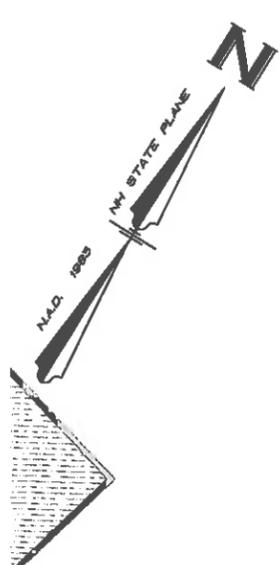
No.	DATE	REVISION	BY
1	02/07/20	ADDRESS TECHNICAL REVIEW COMMITTEE COMMENTS / REVISE PROPOSED HOUSE FOOTPRINT	SH

TOPOGRAPHIC SUBDIVISION PLAN
(MAP 1, LOT 102)
7 FAIRWAY STREET
NASHUA, NEW HAMPSHIRE

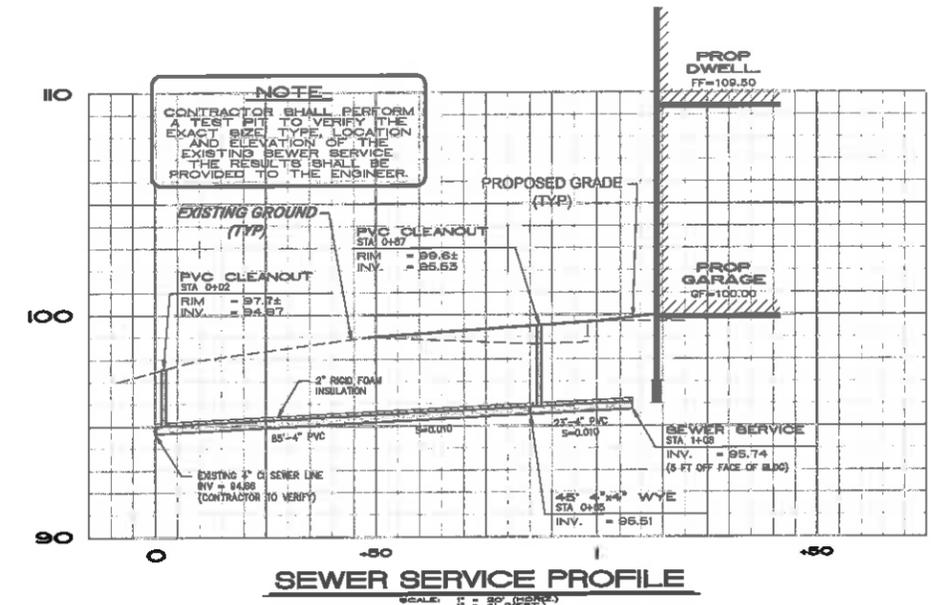
PREPARED FOR/RECORD OWNER:
John L. Dupre & Colleen Lyons Dupre
7 FAIRWAY STREET NASHUA, NEW HAMPSHIRE 03060-5130 (603) 880-3203



HSI Hayner/Swanson, Inc.
Civil Engineers/Land Surveyors
3 Congress Street
Nashua, NH 03062
(603) 883-2037
131 Middlesex Turnpike
Burlington, MA 01803
(802) 203-1501
www.haynerswanson.com



NOTE
 THE PURPOSE OF THE LOT GRADING PLAN IS TO SHOW THE INTENDED LOCATION OF THE PROPOSED DWELLING. THE DEVELOPER/BUILDER RESERVES THE RIGHT TO MAKE DWELLING CHANGES TO THE SINGLE-FAMILY HOUSE SIZE, TYPE, LOCATION, GARAGE CONFIGURATION, ELEVATION, DRIVEWAY, RETAINING WALLS AND UTILITY LOCATIONS AS LONG AS THE OVERALL INTEGRITY OF THIS PLAN IS MAINTAINED.

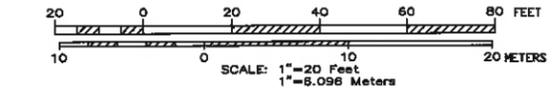


- SITE MAINTENANCE PLAN**
- THE FOLLOWING PROVIDES AN ITEMIZATION OF SPECIFIC SITE MAINTENANCE PRACTICES THAT WILL BE EMPLOYED ON THE SITE TO MINIMIZE POLLUTANT GENERATION AND TRANSPORT FROM THE SITE. THE SITE MAINTENANCE PROGRAM INCLUDES ROUTINE INSPECTIONS, PREVENTATIVE MAINTENANCE AND "GOOD HOUSEKEEPING" PRACTICES.
- ROUTINE INSPECTIONS**
1. INSPECT SITE ON A QUARTERLY BASIS OR AFTER A SIGNIFICANT RAIN EVENT.
- PREVENTATIVE MAINTENANCE**
1. CLEAN RECHARGE AREA TWICE PER YEAR IF NEEDED OR MORE FREQUENTLY AS DICTATED BY QUARTERLY INSPECTIONS.
 2. IMPLEMENT OTHER MAINTENANCE OR REPAIR ACTIVITIES AS DEEMED NECESSARY BASED UPON MONTHLY INSPECTIONS.
- GOOD HOUSEKEEPING PRACTICES**
1. SWEEP DRIVEWAY REGULARLY TO MINIMIZE SEDIMENT ACCUMULATION. FREQUENCY WILL VARY SEASONALLY ACCORDING TO SEDIMENT ACCUMULATION ON PAVE SURFACES (E.G., MORE FREQUENT SWEEPING DURING THE WINTER AND SPRING).
 2. USE NO-SALT (NACL) ALTERNATIVES SUCH AS CLOSE FLOWING AND SANDING FOR DE-ICING ON THE DRIVEWAY.

No.	DATE	REVISION	BY
1	02/07/20	ADDRESS TECHNICAL REVIEW COMMITTEE COMMENTS/ REVISE PROPOSED HOUSE FOOTPRINT	SJA

LOT GRADING PLAN AND DETAILS
 (MAP 1, LOT 102)
7 FAIRWAY STREET
 NASHUA, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:
John L. Dupre & Colleen Lyons Dupre
 7 FAIRWAY STREET NASHUA, NEW HAMPSHIRE 03080-5130 (603) 880-3203

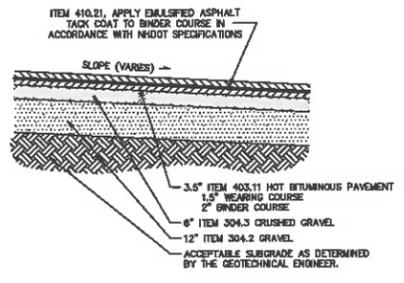


18 JULY 2019

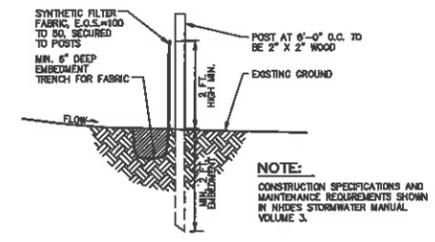


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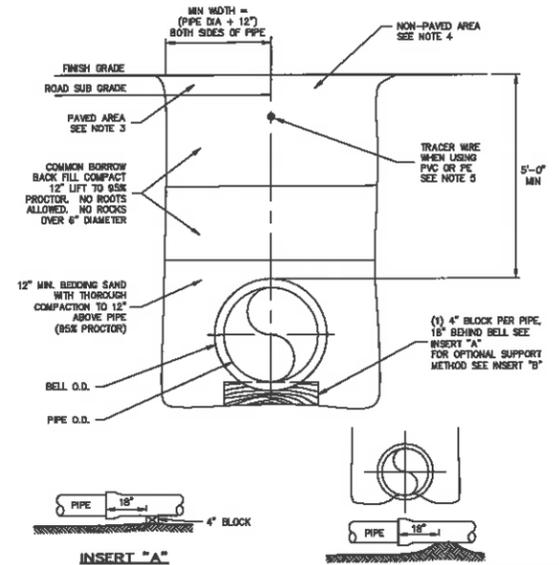
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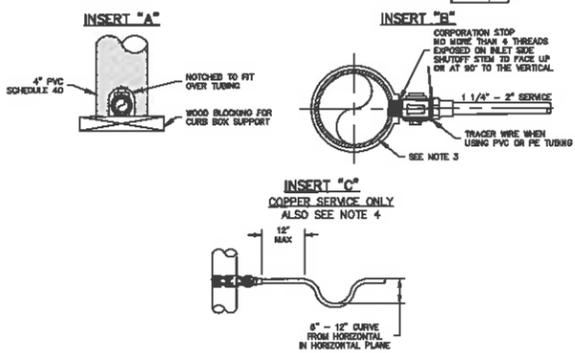
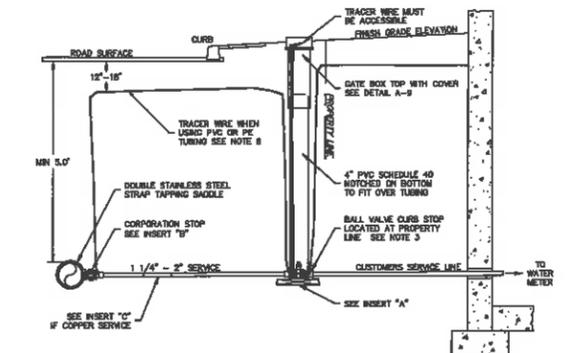
TYPICAL DRIVEWAY PAVEMENT SECTION
NOT TO SCALE



SILT FENCE DETAIL
NOT TO SCALE

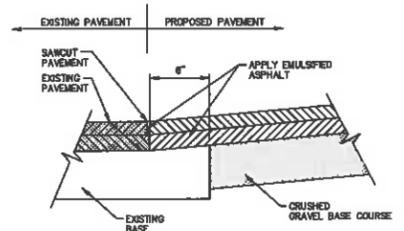


TYPICAL WATER MAIN TRENCH DETAIL
NOT TO SCALE

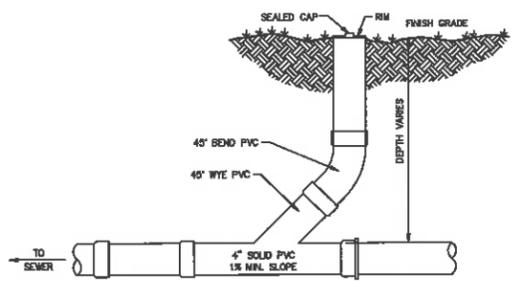


- NOTES:**
1. ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO P.W.M. TECHNICAL SPECIFICATIONS.
 2. ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 5' FROM TOP OF PIPE TO FINISH GRADE.
 3. IF WATER MAIN IS PVC OR TRANSITE, A DOUBLE STAINLESS STEEL STRAP TAPPING SADDLE MUST BE USED TO CONNECT THE CORPORATION TO THE WATER MAIN.
 4. IF WATER MAIN IS PVC OR TRANSITE, AND THE NEW WATER SERVICE IS COPPER THEN SEE DETAIL A-19.
 5. IF WATER MAIN IS A FIRE SERVICE, THEN SEE DETAIL A-24. 10 GAUGE TRACER WIRE AS MANUFACTURED BY BMS, DIVISION OF ALBESTAR CORP., AVON, MA OR EQUIVALENT.

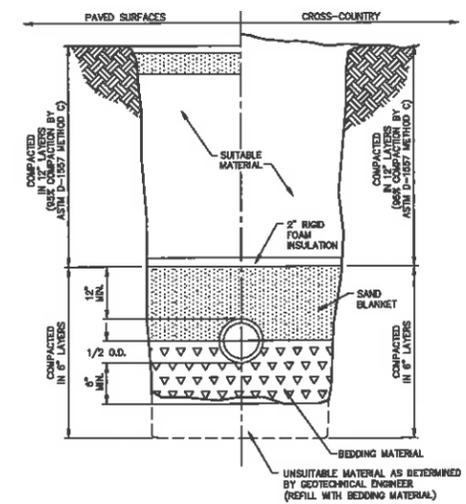
TYPICAL 1 1/4\"/>



SAWCUT PAVEMENT DETAIL
NOT TO SCALE

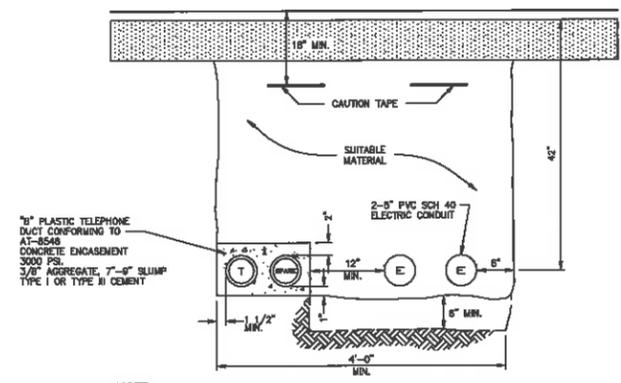


SEWER SERVICE CLEANOUT DETAIL
NOT TO SCALE



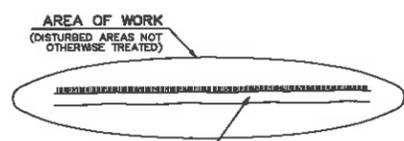
- NOTES:**
1. THE SEWER TRENCH SECTION SHALL CONFORM TO THE NHDOS STANDARD TRENCH SECTION, AND TO THE ADDITIONAL REQUIREMENTS OF THIS TYPICAL SECTION.
 2. IN GENERAL, DISTURBED CROSS-COUNTRY AREAS SHALL BE RESTORED TO THE SATISFACTION OF THE ENGINEER AND SHALL BE LOAMED AND SEEDED IN ACCORDANCE WITH THE DETAIL AND SHALL BE MAINTAINED UNTIL A MAJOR STAND OF GRASS HAS BEEN ESTABLISHED.
 3. ROADWAYS, DRIVEWAYS, AND OTHER PAVED AREAS SHALL BE RECONSTRUCTED IN ACCORDANCE WITH THE PLANS. THE BINDER COURSE SHALL BE LAYED IMMEDIATELY AFTER CONSTRUCTION AND ALLOWED TO STAND FOR FOUR MONTHS. A LEVELING COURSE SHALL BE APPLIED OVER THE TRENCH AFTER FOUR MONTHS AND THE ENTIRE ROAD OR PAVED AREA OVERLAYED TO THE LIMITS SHOWN ON THE PLANS.

TYPICAL SEWER TRENCH SECTION
NOT TO SCALE



- NOTE:**
1. CONDUIT SHALL BE INSTALLED IN THE FORMATION AS SHOWN ON THE PLANS AND ENCASED IN CONCRETE. CURVES, SLEEPS, AND GRADE CHANGES SHALL BE MADE GRADUALLY AND UNIFORMLY (MAXIMUM HORIZONTAL RADIUS = 150'). THE CONTRACTOR SHALL UTILIZE SPACERS TO MAINTAIN DUCT FORMATION. AFTER BACKFILLING, BUT BEFORE PAVING, ALL DUCTS SHALL BE MANIPULATED AS SPECIFIED. ALL WORK SHALL CONFORM TO AT&T CO. STANDARD, SECTION 622-340-220, "B" PLASTIC CONDUIT - ENCASED.
 2. THE CONTRACTOR SHALL INSTALL PULLING-IN LINES IN ALL DUCTS, AND A GREENLEE CONDUIT MEASURING TAPE IN THE TOP RIGHT DUCT ALONG ALL DUCT RUNS.
 3. BACKFILL SHALL BE FREE OF FROZEN LUMPS, ROCKS, STONES, DEBRIS OR RUBBISH.
 4. REFER TO SITE PLAN FOR DIAGRAMATIC UTILITY LAYOUT AND GRADES.

TYPICAL UTILITY TRENCH SECTION
NOT TO SCALE



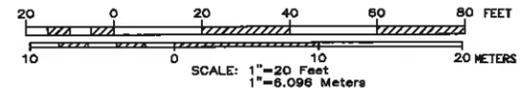
- NHDOT ITEM**
- | | |
|--------|-------|
| 641.06 | 6\"/> |
|--------|-------|
- APPLICATION RATES**
- SEED: 80 LB./ACRE
 FERTILIZER: 20 LB./1000 S.F. (10-10-10)
 LIMESTONE: (PER NHDOT)
 MULCH: 3 TONS/ACRE

LOAM AND SEED DETAIL
NOT TO SCALE

No.	DATE	REVISION	BY
1	02/07/20	ADDRESS TECHNICAL REVIEW COMMITTEE COMMENTS/ REVISE PROPOSED HOUSE FOOTPRINT	SM

DETAIL SHEET - GENERAL SITE
(MAP 1, LOT 102)
7 FAIRWAY STREET
NASHUA, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:
John L. Dupre & Colleen Lyons Dupre
7 FAIRWAY STREET NASHUA, NEW HAMPSHIRE 03080-5130 (603) 860-3203



18 JULY 2019

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FIELD BOOK: 1223	DRAWING NAME: 279521-C3D	2795	4 OF 4
DRAWING LOCATION: 4/2000/2795.DWG		File Number	Sheet