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

   Documents:

   20200714 ZBA AGENDA - AMENDED.PDF

2. 20200714 ZBA Case Packets

   Documents:

   20200714 22 VESPA LN.PDF
   20200714 25 VAN BUREN ST.PDF
   20200714 79 ALLDS ST.PDF
   20200714 41 CENTRAL ST.PDF
   20200714 L APPLEDORE ST.PDF
   20200714 436 SOUTH MAIN ST.PDF
   20200714 28 CHARRON AVE U10.PDF
   20200714 6 WHITE AVE.PDF
   20200714 7 BERKELEY ST.PDF

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

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

ZONING BOARD OF ADJUSTMENT

6:30PM, July 14, 2020

AMENDED AGENDA

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

To access WebEx:
July 14th meeting link:
https://nashuanh.webex.com/nashuanh/j.php?MTID=mbee470507cccde15ec3dfef7c701ffc7
Meeting number/access code: **129 528 6935**
Password: **etP3RquSH49**

July 15th meeting link:
https://nashuanh.webex.com/nashuanh/j.php?MTID=m6071441cdf0316edb10742a6e961e043
Meeting number/access code: **129 472 2055**
Password: **rdMvA6BeF62**

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

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

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

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

2. Energy North Natural Gas, Inc., c/o Liberty Utilities (Owner) 25 Van Buren Street & 38 Bridge Street (Sheet 41 & 39 Lots 11 & 26) requesting special exception from Land Use Code Section 190-112 to work within the 75-ft prime wetland buffer of the Nashua River to install an impermeable cap as required by the NHDES remedial action plan, including regrading, repaving and expanding the site's existing parking lot, and improve the stormwater management system. GI Zone, Ward 7. **[POSTPONED TO THE AUGUST 11, 2020 MEETING.]**

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

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

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

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

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

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

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

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

OTHER BUSINESS:

1. Review of Motion for Rehearing:

2. Review of upcoming agenda to determine proposals of regional impact.

3. Approval of Minutes for previous hearings/meetings.

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

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

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

VARIANCE APPLICATION (ZBA)

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

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

I. VARIANCE INFORMATION

1. ADDRESS OF REQUEST 22 Vespa Ln Nashua NH 03064

   Zoning District R18 B-Suburban resident Sheet G Lot 312

2. VARIANCE(S) REQUESTED:

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

II. GENERAL INFORMATION

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

   (Print Name): Merrissa B. Galiano-Romanello

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

   Applicant's address 22 Vespa Ln Nashua NH 03064

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

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

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

   Owner's address 22 Vespa Ln Nashua NH 03064

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

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

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

PLR# _____ *Board Action* _____

$_____ *application fee* ☐ *Date Paid* _____ *Receipt #* _____

$_____ *signage fee* ☐ *Date Paid* _____ *Receipt #* _____

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

Land Use Code Section(s) Requesting Variances From _____

RECEIVED JUN 15 2020 CF

Address 22 Vespa Ln Nashua NH 03064

III. PURPOSE OF REQUEST

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

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

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

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

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

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

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

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

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

Address 22 Vespa Ln Nashua NH 03064

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

After saving for many months we were able to finally find an affordable pool for our family. We have a 30 day return policy that would expire on July 3rd then I will not be able to return this product. After renting for 16 years in Nashua we decided to buy our home here. We finally found our dream home, which allowed us to take my father in after my mother died. Having a nice home and yard is very important to us. We are proud of our home. We would like to put in a pool for hrs of exercise and safety from the covid-19. When I asked about this process I was told fill the application out send a form and it was all set. That was what we expected.

IV. **USE VARIANCE ADDITIONAL INFORMATION**

This is a home POOL - not business?

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

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

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

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

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

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

Merrissa B Romanello — Signature of Applicant — Date 6/11/20

Merrissa B Romanello — Print Name — Date 6/11/20

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

☐ I will pick it up at City Hall

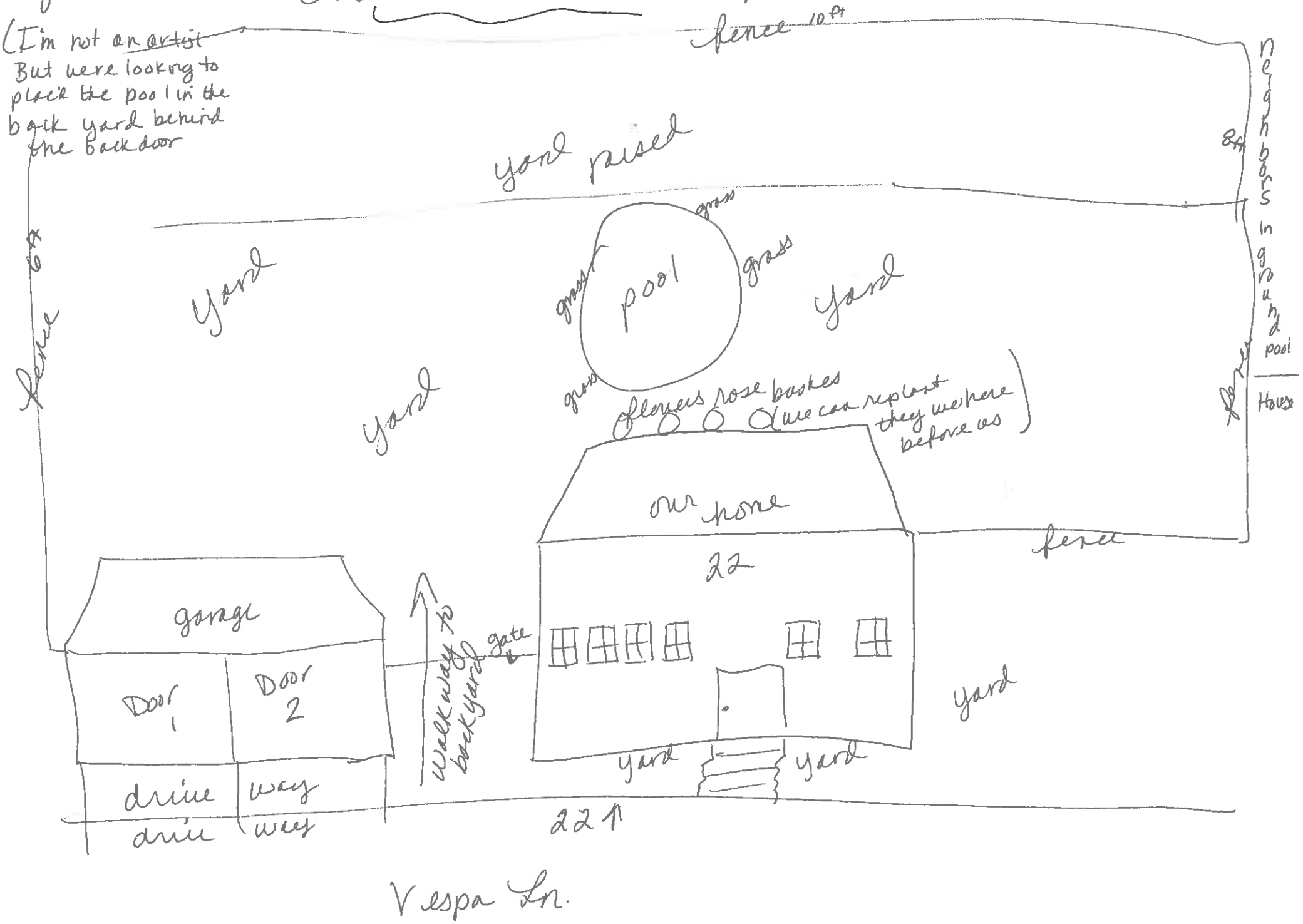
☒ Please email it to me at merrissaromanello@gmail.com

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

neighbors house in ground pool

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

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



PLOT PLAN

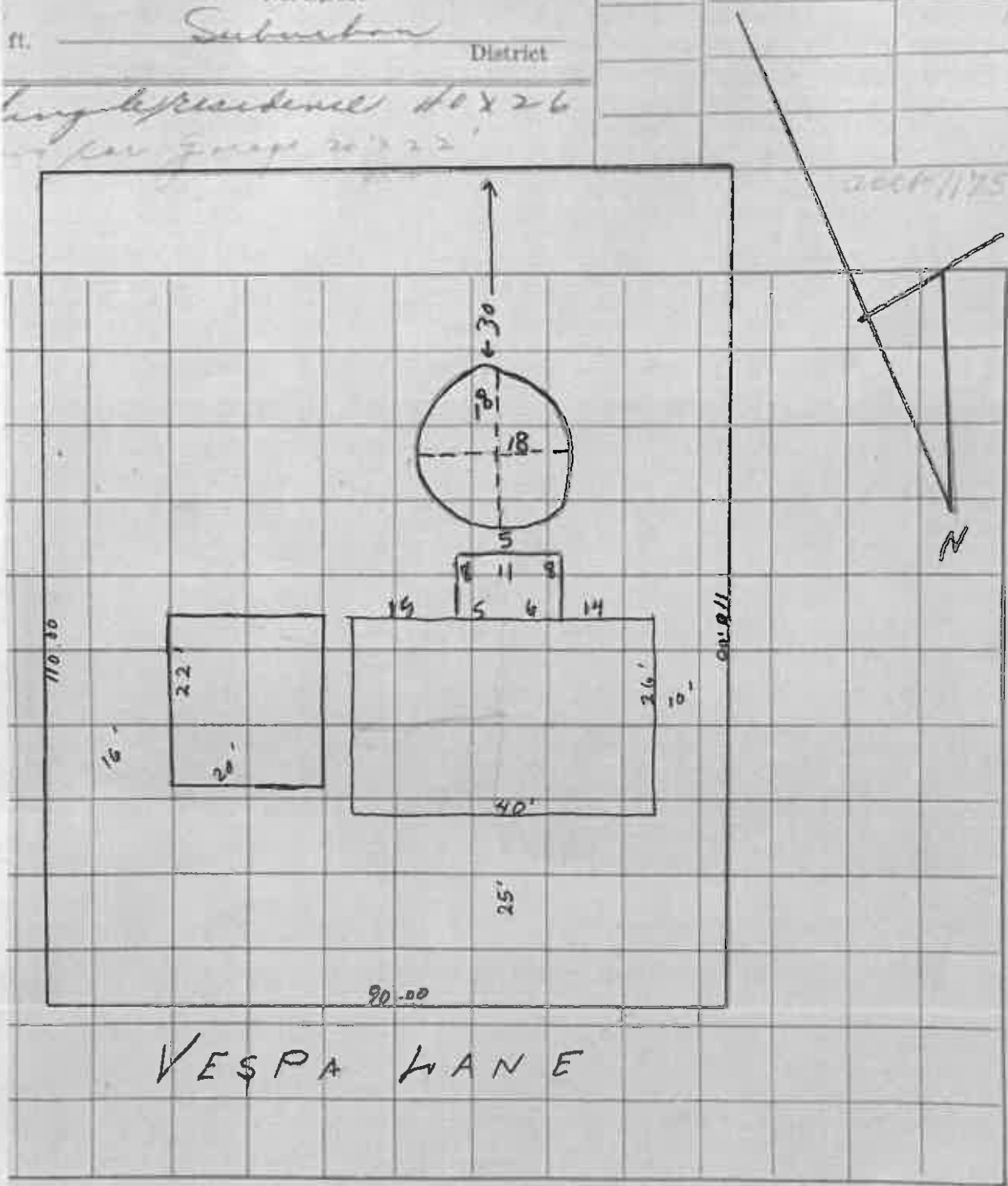
Burgess Const Co
Owner's Name

LP 22 Vespa Lane
No. Street

ft. Suburban
District

Single residence 40 x 26
[illegible] car garage 20' x 22'

Occ. No.	Date	Permit No.
	3/3/66	19860
	7/2/62	25447



certify this plot. Date

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

LAND 90 X 110 = 9,900

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

22 Vespa Ln

N
W E
S

0 62.5 125 250 Feet

NASHUA GIS

Known for excellence
Built on trust

Geotechnical
Environmental
Ecological
Water
Construction Management

5 Commerce Park North
Suite 201
Bedford, NH 03110
T: 603.623.3600
F: 603.624.9463
www.gza.com

June 15, 2020
File No. 15.0166597.03

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

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

Dear Chair Boucher:

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

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

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

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

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An Equal Opportunity Employer M/F/V/H

GZA delineated Site wetlands in April 2018 in accordance with 1987 *Corps of Engineers Wetlands Delineation Manual*[1] and using the *Routine Determination Method* in conjunction with the *Regional Supplement*[2] to the Corps of Engineers Wetland Delineation Manual, the National Plant List: 2016 wetlands rakings[3], *Field Indicators of Hydric Soils in the United States Version 8,*[4] *and Field Indicators for Identifying Hydric Soils in New England.*[5] Observed wetlands were classified in accordance with the *Classification of Wetlands and Deepwater Habitats of the United States*[6]. One wetland system, the Nashua River, was identified primarily adjacent to the Site. GZA completed a wetland function-value assessment of the Nashua River using the Highway Methodology Workbook Supplement[7]. GZA assessed 13 functions and values including groundwater recharge/discharge, floodflow alteration, fish and shellfish habitat, sediment/toxicant retention, nutrient removal, production export, sediment/shoreline stabilization, wildlife habitat, recreation, educational/scientific value, uniqueness/heritage, visual quality/aesthetics and endangered species habitat.

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

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

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

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

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

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

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

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

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

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

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

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

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

6. ***That the best available adequate erosion and sedimentation control methods are incorporated.*** Erosion and sedimentation controls are proposed as part of the proposed project. Best management practices will be followed in accordance with "NHDOT Guidelines for Temporary Erosion and Sediment Control and Stormwater Management" NHDOT, May 2002, consistent with the New Hampshire Storm Water Manual. Erosion controls including silt fence will be installed prior to the start of work to prevent sedimentation into the Nashua River. Temporarily disturbed areas will be stabilized using seed and straw mulch, and monitored for continued stabilization.

7. ***That the proposed activity or use shall not significantly impair wetland capacity to provide important wildlife and fishery functions, including habitat, food, shelter, breeding, migratory and over-wintering.*** The Site does not contain any wetland systems; however, the Nashua River borders the northern edge of the Site and the 75-foot buffer to the river overlaps the Site boundary. The section of the river is classified as a riverine, lower perennial system with an unconsolidated bottom (R2UB). The tree layer along the river bank includes silver maple (*Acer saccharinum*), black oak (*Quercus velutina*), and American elm (*Ulmus americana*). The shrub/sapling layer includes honesuckle (*Lonicera* spp.), box elder (*Acer negundo*), black cherry (*Prunus serotina*), and honey locust (*Gleditsia triacanthos*). Plants within the herbaceous layer include oriental bittersweet (*Celastrus orbiculatus*), Japanese knotweed (*Fallopia japonica*), and poison ivy (*Toxicodendron radicans*). The bordering portion of the Nashua River provides floodflow alteration, fish/shellfish habitat, production export, sediment/shoreline stabilization, wildlife habitat, and uniqueness heritage as principal functions. The wetland also provides groundwater discharge, sediment/toxicant retention and nutrient removal as capable functions. The Nashua River is a designated prime wetland. Since the proposed project is located within an existing developed footprint, and does not increase impervious surface or include wetland impacts, the project does not propose to impair/alter the current functions and values of the wetland system. The project includes stormwater improvements, which ultimately serve to detain stormwater and improve water quality, which is beneficial to wildlife, fish habitat, and floodflow alteration wetland functions.

8. ***That the project shall not impair the stability of a water body's bank.*** The proposed project is located within an existing impervious and developed portion of the Site, and does not include bank impacts. The installation of an impervious cap over the proposed project work area will not impair or affect the stability of the Nashua River's bank.

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

1. ***That no significant impact on the habitat of rare or endangered species or exemplary communities, as listed by the State of New Hampshire or the Federal government, will result.*** As part of the proposed project, a New Hampshire Natural Heritage Bureau (NHNHB) Data Check was submitted for the proposed project area. The NHNHB determined that although there was an NHB record present in the vicinity, it was not expected that it would be impacted by the proposed project. Therefore, the project does not include impacts to habitats of rare or endangered species or exemplary communities.

2. ***That the filtration of stormwater runoff is adequately provided for and controlled both during and after construction.*** During construction, all catch basins or other drain inlets which may receive stormwater from disturbed areas shall be provided with suitable inlet protection. In addition, the project proposes to improve Site stormwater management by installing new catch basins which will be piped to an oil/grit separator, and then to a subsurface infiltration system. This will ultimately improve the stormwater quality at the Site.

3. ***That the topography and required regrading of the subject property accounts for and adequately reflects the proximity of a nearby wetland area.*** The project proposes to improve stormwater management by conveying a portion of the Site's stormwater runoff to a subsurface infiltration system, treating it for water quality before infiltrating to groundwater. Therefore, the design of the stormwater management on Site avoids a direct discharge of stormwater to the Nashua River and initially routes stormwater away from the river to an improved stormwater management system.

4. ***All landscaping requirements and maintenance regiments for a project will ensure that fertilizer and chemical runoff shall not enter the wetland.*** The proposed project does not include landscaping maintenance as the proposed project is located entirely within an existing developed area that is predominantly paved and graveled.

5. ***For any wetland area utilized for water runoff, the applicant shall demonstrate that excess flow on wetlands shall not cause excessive ponding and retention, thereby causing environmental damage to existing flora and fauna.*** The project does not propose utilization of a wetland system primarily for stormwater runoff. The proposed stormwater management system includes a subsurface infiltration system with a high-level overflow connection to existing stormwater management infrastructure. The overflow connection would be utilized if a 50-year storm event were to occur. If overflow were to occur during such a storm event, the overflow spillway is located in uplands over approximately 200-feet from the Nashua River wetland system. It is not anticipated that excess flow will cause excessive ponding and retention or damage to existing flora and fauna.

6. ***Where land is proposed to be subdivided, the applicant shall demonstrate that there is adequate non-wetland area to contain all proposed uses, structures, and utilities in accordance with these regulations.*** The project does not propose to subdivide the property.

Please feel free to contact us with any questions.

Very truly yours,

GZA GEOENVIRONMENTAL, INC.

Steven T. D'Ambrosio
Project Manager

Thomas E. Jenkins
Consultant/Reviewer

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

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

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

Natural Heritage Bureau Report #NHB20-0347
Wetland Function and Value Assessment Form
Figure 1 – Site Locus
Figure 2 – Wetlands Overlay
Figure 3 – Wildlife Action Plan Overlay
Figure 4 – National Wetland Inventory Overlay
Figure 5 – Conservation Land Overlay
Drawing Set entitled "Site Grading, Paving, and Impervious Cap, Liberty Utilities, 38 Bridge Street, Nashua, NH," dated February 27, 2020, Revised June 9, 2020
Application Fee

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

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

7

SPECIAL EXCEPTION APPLICATION (ZBA)

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

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

1. SPECIAL EXCEPTION INFORMATION

a. ADDRESS OF REQUEST: 25 Van Buren Street & 38 Bridge Street

Zoning District: GI Sheet: 41 & 39 Lot: 11 & 26

b. SPECIAL EXCEPTION(S) REQUESTED:

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

2. GENERAL INFORMATION

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

(Print Name): Liberty Utilities, Attn: Douglas Dorn

Applicant's signatur DDorn Digitally signed by DDorn DN: cn=DDorn, o, ou, email=douglas.dorn@libertyutilities.com Date: 2020.06.15 09:25:03 -04'00' Date

Applicant's address: 15 Buttrick Road, Londonderry, NH 03053

Telephone number H: 603-216-3595 C: 603-216-3595 E-mail: douglas.dorn@libertyutilities.com

b. **PROPERTY OWNER (Print Name):** Same as above

***Owner's signature** _____ Date _____

Owner's address _____

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

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

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

PLR# A20-0056 *Board Action* _____

$_____ *application fee* ☐ *Date Paid* _____ *Receipt #* _____

$_____ *signage fee* ☐ *Date Paid* _____ *Receipt #* _____

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

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

3. **PURPOSE OF REQUEST**

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

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

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

b. Does your proposal involve the physical construction or expansion of a structure? Yes ☐ No ☒
If yes, describe how the size of the addition (and any existing structure) compares with the physical size of surrounding properties.

N/A

c. Do you anticipate the need for additional on-site parking space as a result of your proposal? Yes ☐ No ☒
If yes, approximately how many square feet of paved or designated parking space will be provide for both existing and proposed usage?

N/A

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

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

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

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

4. **SPECIAL EXCEPTION – ADDITIONAL QUESTIONS**

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

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

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

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

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

e. Number of parking spaces available: 69 available spaces

f. Describe your general business operations:

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

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

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

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

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

DDorn
Digitally signed by DDorn
DN: cn=DDorn, o, ou, email=douglas.dorn@libertyutilities.com, c=US
Date: 2020.06.15 09:25:34 -04'00'

Signature of Applicant — Date

Douglas Dorn — 6-15-2020

Print Name — Date

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

Photos Taken: February 4, 2020

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

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

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

Photos Taken: February 4, 2020

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

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

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

Photos Taken: February 4, 2020

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

NEW HAMPSHIRE NATURAL HERITAGE BUREAU
NHB DATACHECK RESULTS LETTER

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

From: NH Natural Heritage Bureau

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

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

NHB File ID: NHB20-0347 **Applicant:** Liberty Utilities

Location: Nashua
Tax Maps: 41-11

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

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

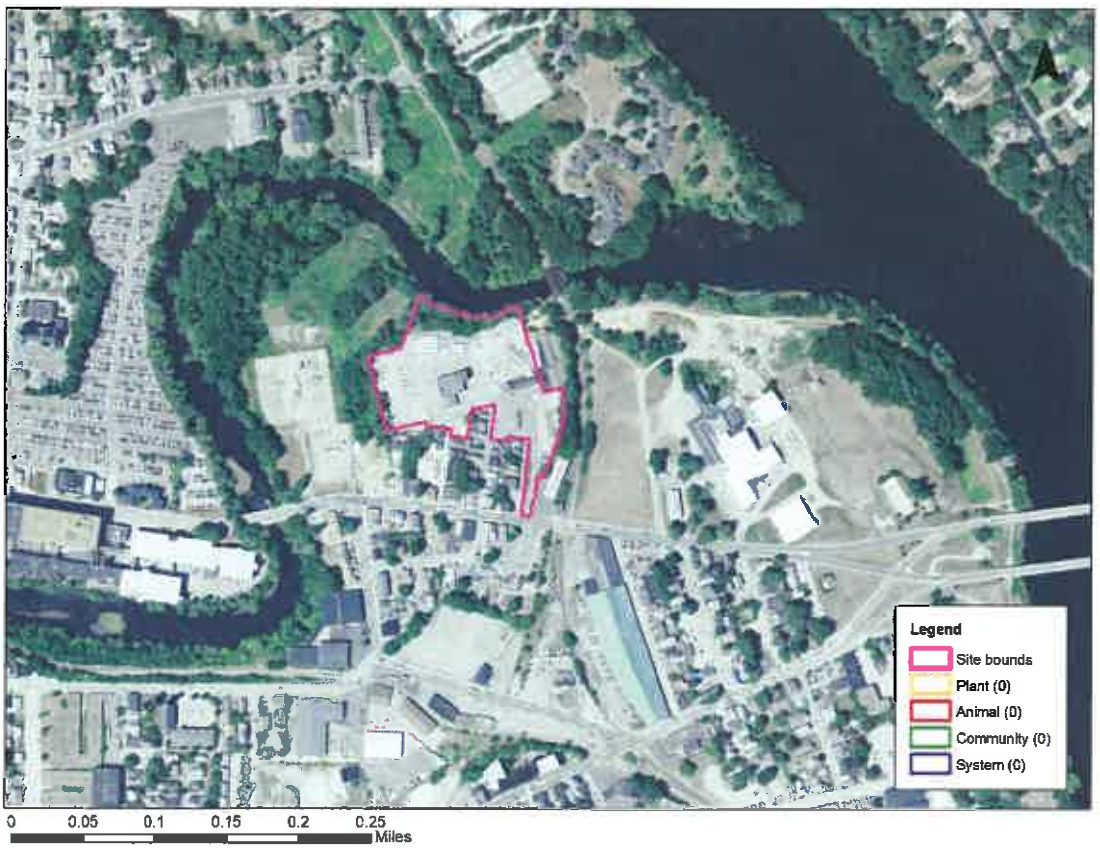
It was determined that, although there was a NHB record (e.g., rare wildlife, plant, and/or natural community) present in the vicinity, we do not expect that it will be impacted by the proposed project. This determination was made based on the project information submitted via the NHB Datacheck Tool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

Department of Natural and Cultural Resources
Division of Forests and Lands
(603) 271-2214 fax: 271-6488

DNCR/NHB
172 Pembroke Rd.
Concord, NH 03301

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

NHB20-0347



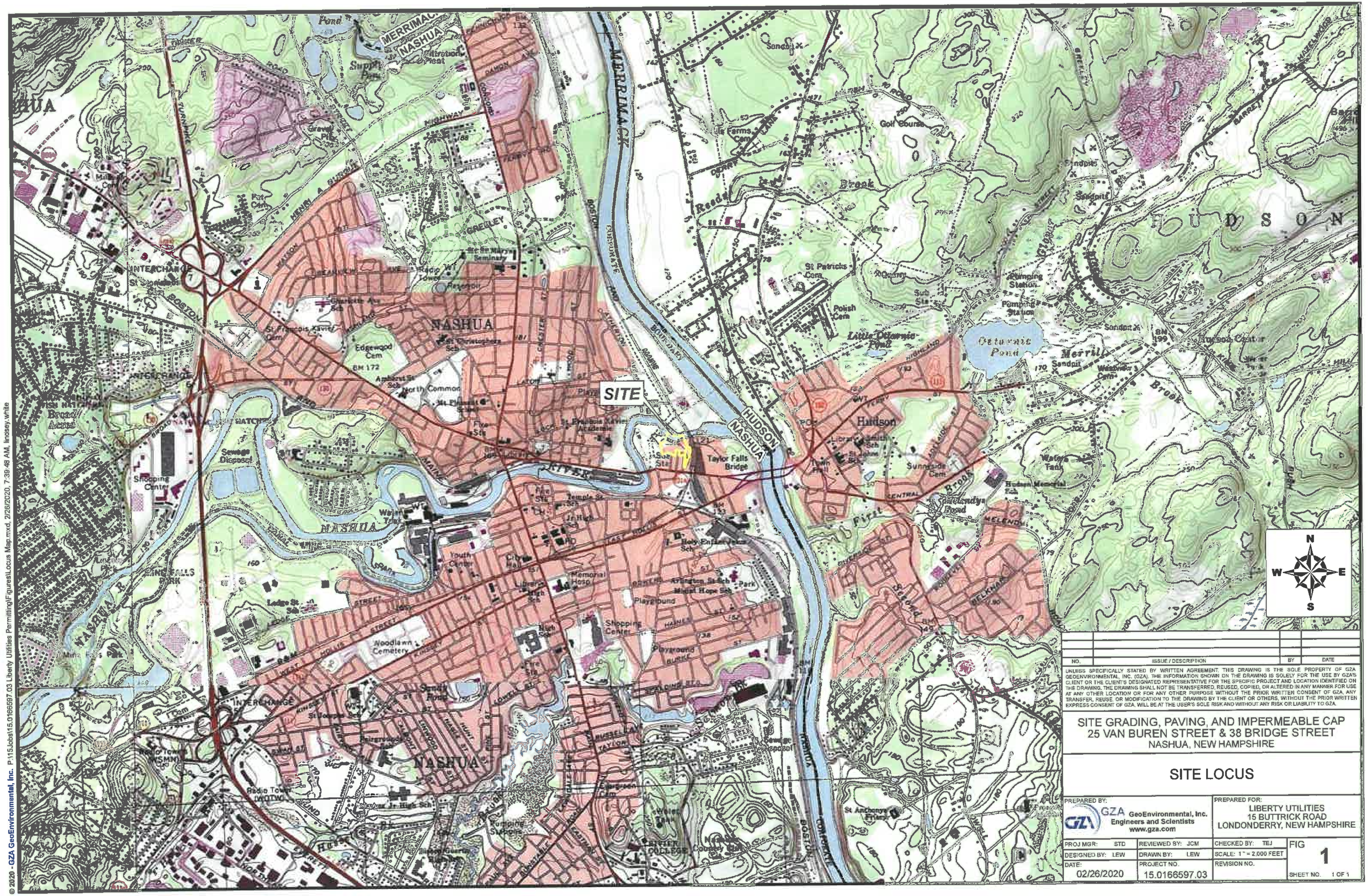
Department of Natural and Cultural Resources
Division of Forests and Lands
(603) 271-2214 fax: 271-6488

DNCR/NHB
172 Pembroke Rd.
Concord, NH 03301

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

File No: 15.0166597.03	WETLAND FUNCTION – VALUE EVALUATION FORM	Date: 4/30/2018, 2/4/2020, & 3/11/2020	
Wetland ID: Nashua River – R2UB		GZA Personnel: Lindsey White and Tracy Tarr, CWS	

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



NO.	ISSUE / DESCRIPTION	BY	DATE

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

SITE LOCUS

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

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

PROJ MGR: STD	REVIEWED BY: JCM	CHECKED BY: TEJ	FIG 1
DESIGNED BY: LEW	DRAWN BY: LEW	SCALE: 1" = 2,000 FEET	
DATE: 02/26/2020	PROJECT NO. 15.0166597.03	REVISION NO.	SHEET NO. 1 OF 1

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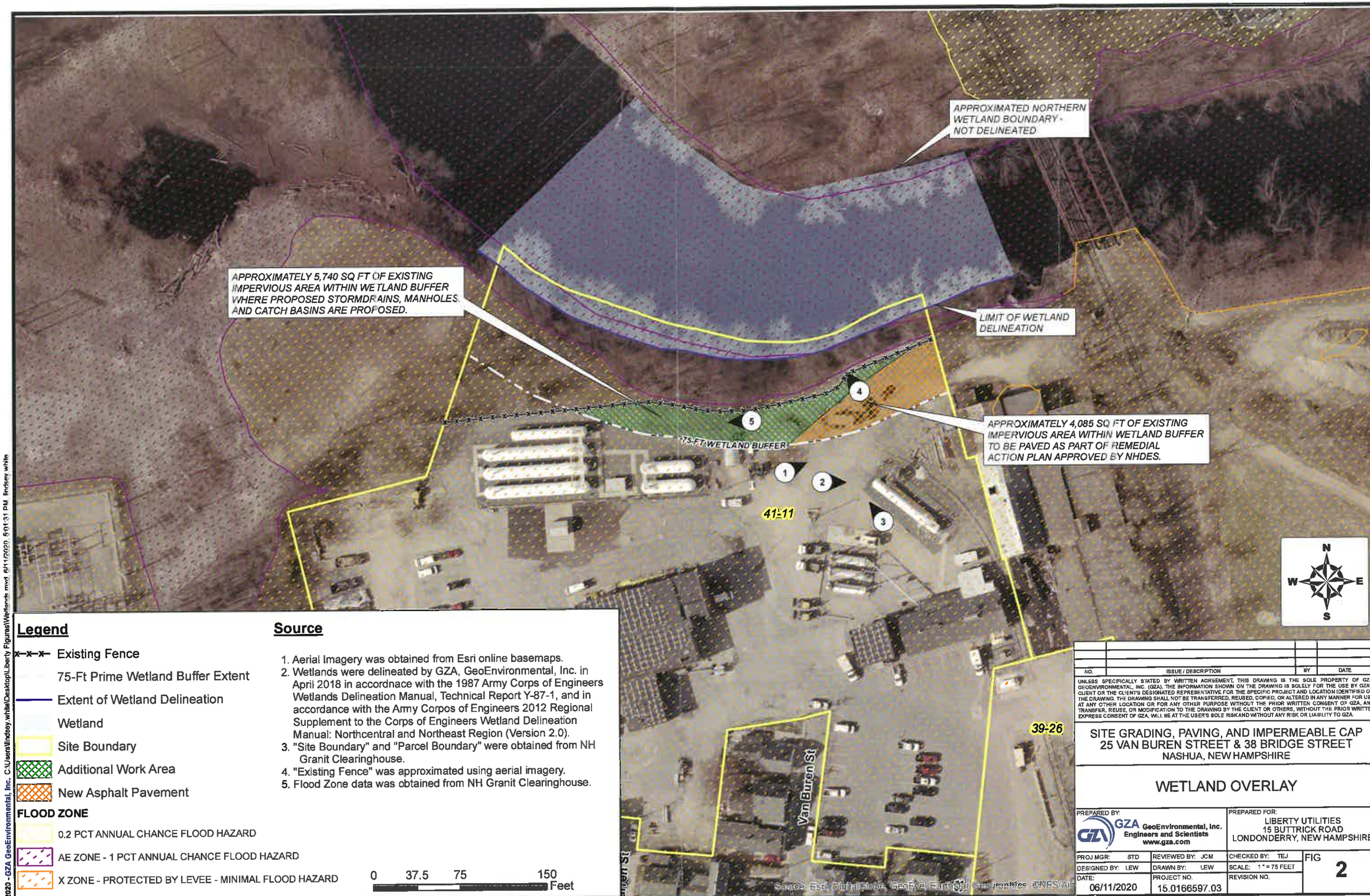

Legend

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

FLOOD ZONE

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

0 37.5 75 150 Feet

Source

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

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

WETLAND OVERLAY

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

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15 BUTTRICK ROAD
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PROJ MGR: STD	REVIEWED BY: JCM	CHECKED BY: TEJ	FIG 2
DESIGNED BY: LEW	DRAWN BY: LEW	SCALE: 1" = 75 FEET	
DATE: 06/11/2020	PROJECT NO. 15.0166597.03	REVISION NO.	

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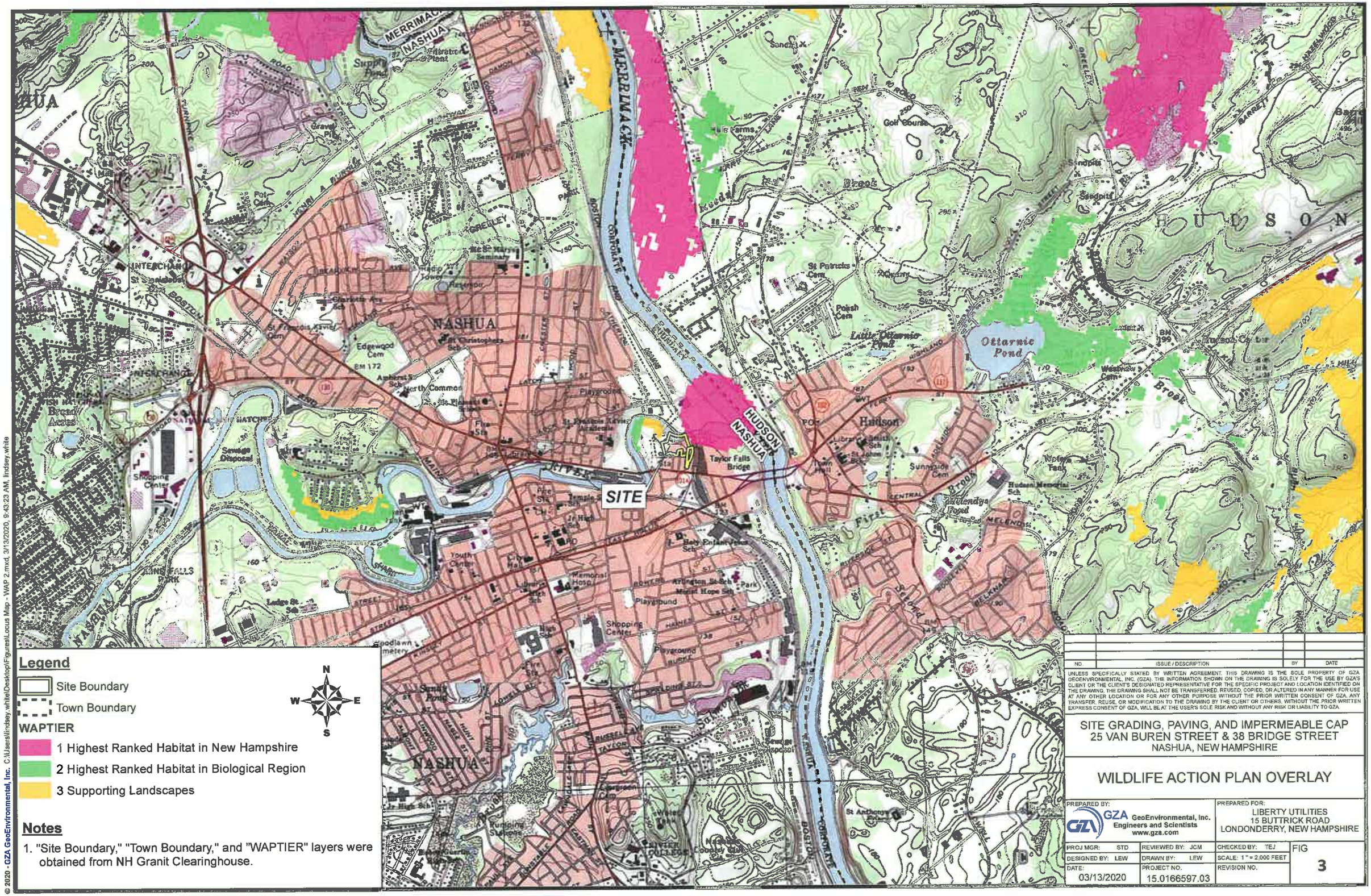

Notes

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

NO	ISSUE / DESCRIPTION	BY	DATE

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

WILDLIFE ACTION PLAN OVERLAY

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Engineers and Scientists
www.gza.com

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

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

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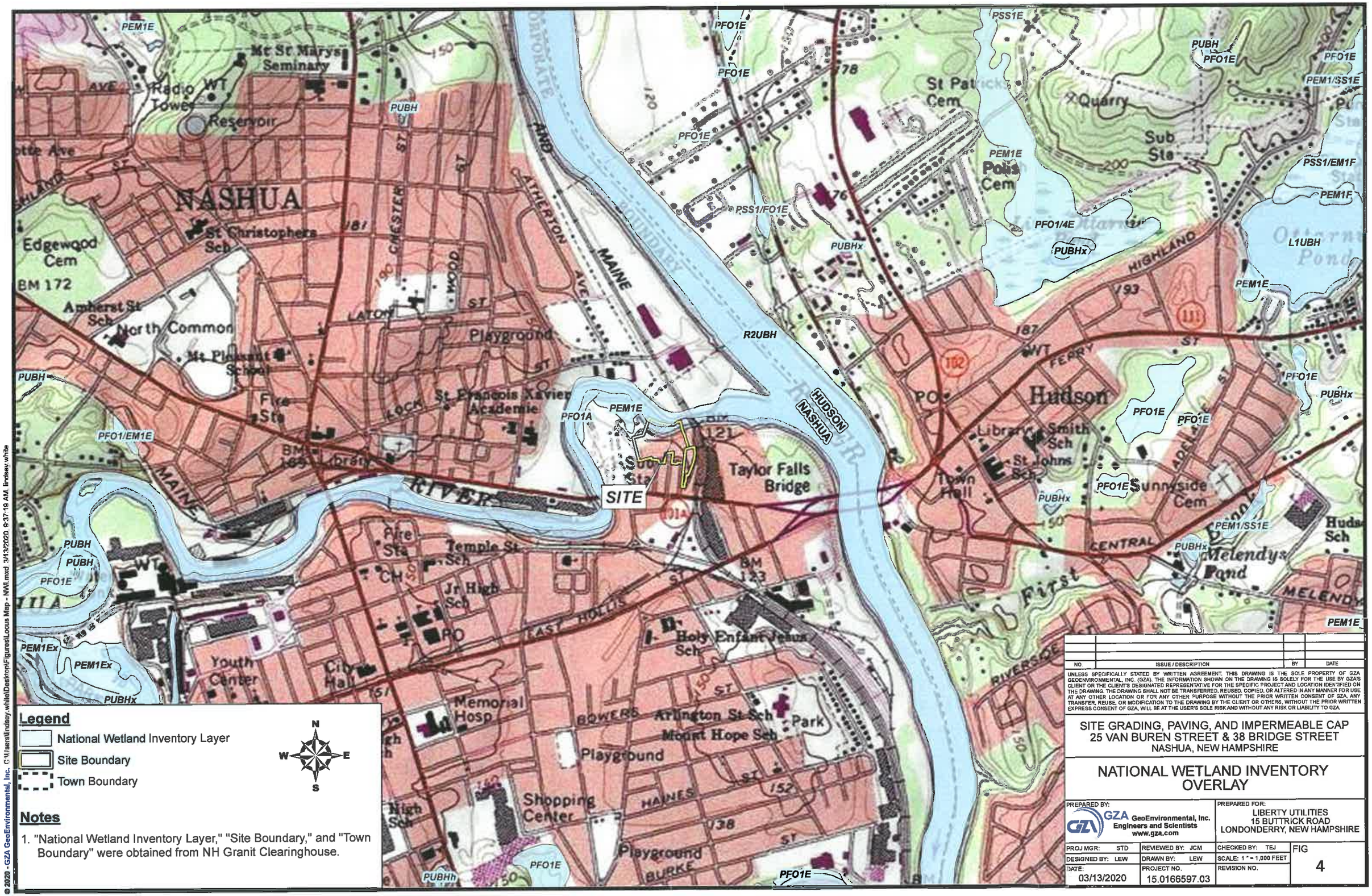

Notes

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

NO	ISSUE / DESCRIPTION	BY	DATE

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

NATIONAL WETLAND INVENTORY OVERLAY

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DESIGNED BY: LEW	DRAWN BY: LEW	SCALE: 1" = 1,000 FEET	4
DATE: 03/13/2020	PROJECT NO. 15.0166597.03	REVISION NO.	

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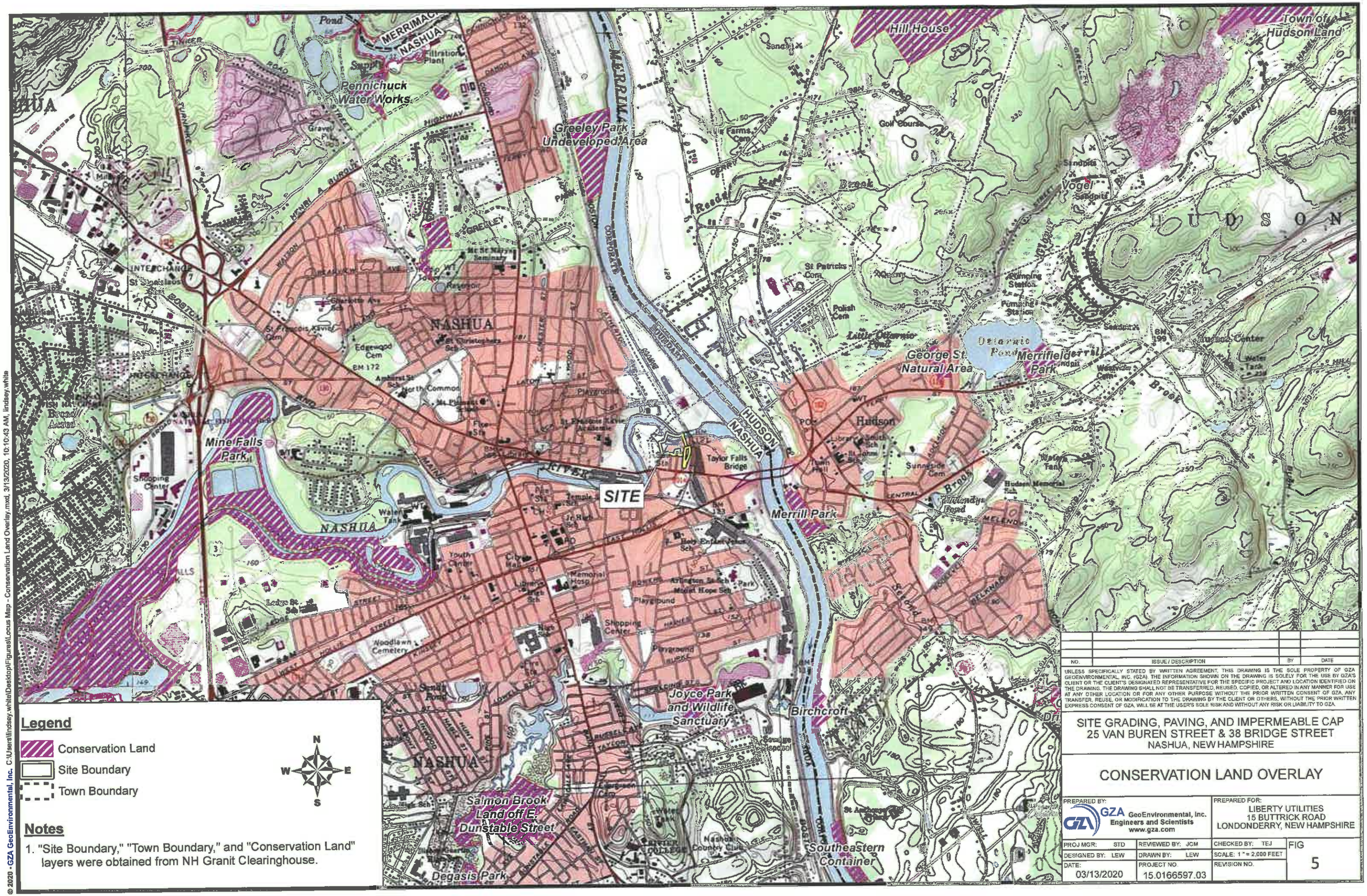

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SITE GRADING, PAVING, AND IMPERMEABLE CAP
25 VAN BUREN STREET & 38 BRIDGE STREET
NASHUA, NEW HAMPSHIRE

CONSERVATION LAND OVERLAY

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GZA GeoEnvironmental, Inc.
Engineers and Scientists
www.gza.com

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

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

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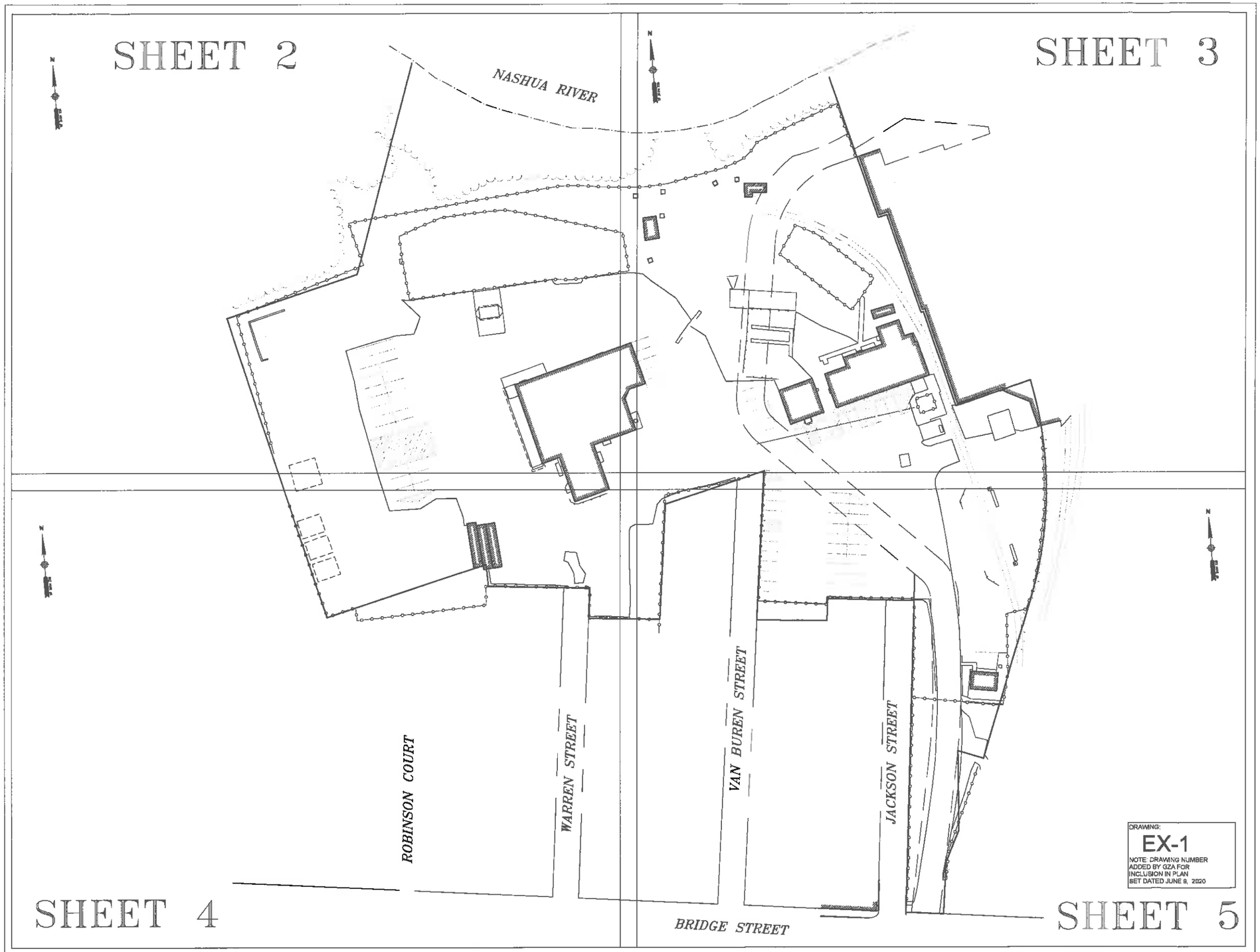
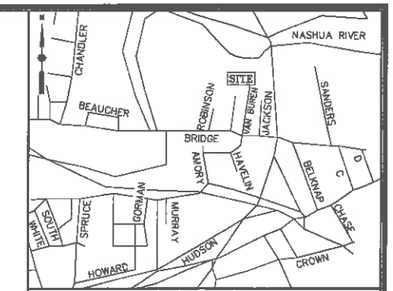


DRAWING:
EX-1
NOTE: DRAWING NUMBER ADDED BY GZA FOR INCLUSION IN PLAN SET DATED JUNE 9, 2020

190072B-1.dwg



LOCUS MAP
(N.T.S.)

UTILITY STATEMENTS

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

NOTES

1. THIS PLAN WAS PREPARED FROM AN ACTUAL ON THE GROUND FIELD SURVEY CONDUCTED BY WSP IN MAY 2018.

2. THE HORIZONTAL DATUM SHOWN HEREON REFERENCES THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM NAD83.

3. THE VERTICAL DATUM SHOWN HEREON REFERENCES NAVD88.

4. THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE INFORMATION SHOWN HEREON. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF THE TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY AN ACCURATE AND CURRENT TITLE REPORT. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.

5. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON LABELED WITH AN (R) ARE FROM RECORD DOCUMENTS. ADDITIONAL FIELD INVESTIGATION WILL BE REQUIRED BY OTHERS TO DETERMINE THE ACTUAL PIPE SIZE(S) AND TYPE(S).

6. THE WETFLAGS SHOWN HEREON WERE SET BY OTHERS AND FIELD LOCATED BY WSP DURING MAY OF 2018.

PLAN REFERENCES

1. PLAN ENTITLED "GAS SERVICE, INC., PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE", DATED JANUARY 1973, RECORDED AT HILLSBOROUGH COUNTY REGISTRY OF DEEDS AS PLAN NUMBER 7088 IN DRAWER 6.

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3. SEWER EASEMENT PLANS FILED AT CITY OF NASHUA DEPARTMENT OF PUBLIC WORKS – SHEETS 2/38 & 3/38.

4. BOSTON AND MAINE RAILROAD VAL MAP NUMBER V.21-1, FILED AT CITY OF NASHUA DEPARTMENT OF PUBLIC WORKS.

5. PLAN ENTITLED "GAS SERVICE COMPANY, INC., PLOT PLAN, NASHUA RIVER INTERCEPTOR – II, CITY OF NASHUA", DATED AUGUST 17, 1972, RECORDED AT HILLSBOROUGH COUNTY REGISTRY OF DEEDS AS PLAN NUMBER 6179 IN DRAWER 28A, SHEET 39 OF 93.

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 977 DAVID PRINCE SIGNATURE

DAVID PRINCE, LLS 07/19/18
REG. NO. 977
WSP USA, Inc.
155 MAIN DUNSTABLE ROAD
NASHUA, NEW HAMPSHIRE

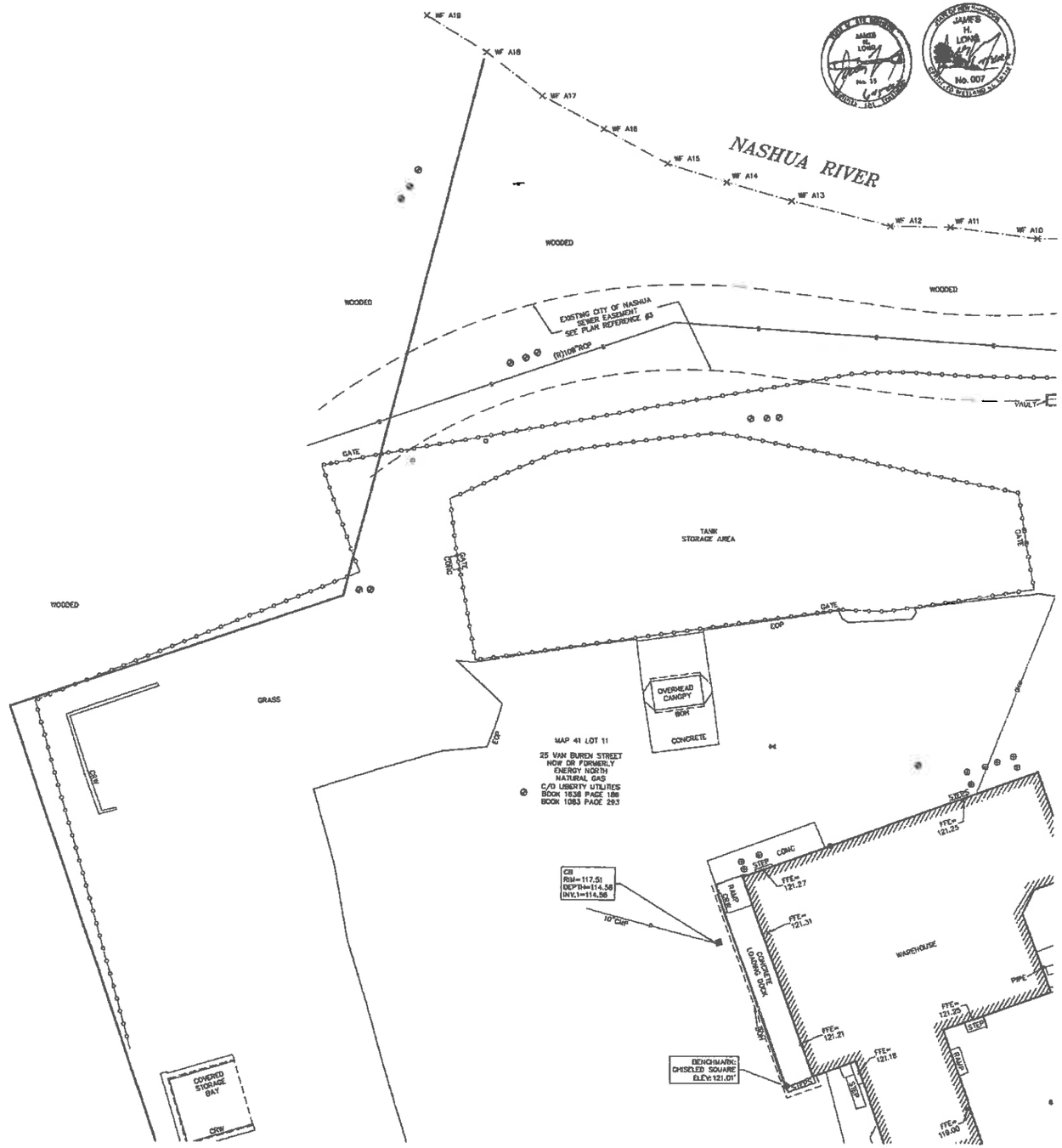
REVISION

DATE	DESCRIPTION
--/--/--	---

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

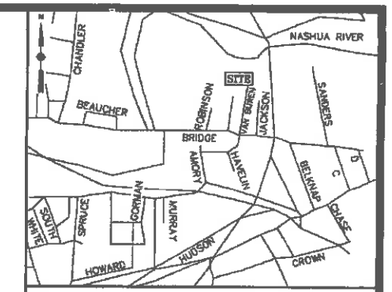
WSP USA Inc.
155 Main Dunstable Rd, Suites 120 & 125
Nashua, NH 03060
603.595.7600

Drawn By	CG	Date	Job No.
Surveyed By	TO – JT	MAY 18, 2018	190072B
Checked By	DPP	Scale	Sheet No.
Book No.	N-255A	1" = 40'	1 OF 5



LEGEND

FDC	FIRE DEPARTMENT CONNECTION
	UTILITY POLE WITH RISER
	UTILITY POLE
	UTILITY POLE WITH LIGHT
	UTILITY POLE WITH TRANSFORMER
	UTILITY WITH RISER AND TRANSFORMER
	SHRUB
	SIGN (SINGLE POSTED)
BOMO	BOLT OVER MAIN OUTLET
EOP	EDGE OF PAVEMENT
VGC	VERTICAL GRANITE CURB
CC	CONCRETE CURB
LSA	LANDSCAPED AREA
FFE	FINISHED FLOOR ELEVATION
CRW	CONCRETE RETAINING WALL
BOM	BUILDING OVERHANG
JB	JERSEY BARRIER
CMP	CORRUGATED METAL PIPE
PVC	POLYVINYL CHLORIDE
CI	CAST IRON
INV.	INVERT
(R)	RECORD INFORMATION
UTO	UNABLE TO OBSERVE
CNO	COULD NOT OPEN
WF A17	IRON ROD FOUND
	STONE BOUND WITH DRILL HOLE
	STONE BOUND
	FIRE ALARM
	GAS MANHOLE
	ROUND CATCH BASIN
	CATCH BASIN
	DRAIN MANHOLE
	NO LABEL MANHOLE
	SEWER MANHOLE
	ELECTRIC BOX
	ELECTRIC HANDHOLE
	ELECTRIC METER
	ELECTRIC MANHOLE
	GAS METER
	GAS VALVE
	WATER GATE
	FIRE HYDRANT
	SIGN (DOUBLE POSTED)
	POST
	MONITORING WELL
	LIGHT POLE
	BOLLARD
	HANDICAP PARKING
	VALVE
	BENCHMARK
	ABUTTERS LOT LINE
	RIGHT OF WAY
	PROPERTY LINE
	EASEMENT
	CHAIN LINK FENCE
	METAL GUARDRAIL
	BUILDING OVERHANG
	SEWER LINE
	DRAIN LINE
	WATER LINE
	GAS LINE
	OVERHEAD WIRES
	TREE LINE
	INTERMEDIATE CONTOURS
	INDEX CONTOURS
	WETLAND LINE



LOCUS MAP
(N.T.S.)

UTILITY STATEMENTS

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3. SEWER EASEMENT PLANS FILED AT CITY OF NASHUA DEPARTMENT OF PUBLIC WORKS – SHEETS 2/36 & 3/36.

4. BOSTON AND MAINE RAILROAD VAL MAP NUMBER V.21-1. FILED AT CITY OF NASHUA DEPARTMENT OF PUBLIC WORKS.

5. PLAN ENTITLED "GAS SERVICE COMPANY, INC., PLOT PLAN, NASHUA RIVER INTERCEPTOR – A, CITY OF NASHUA", DATED AUGUST 17, 1972, RECORDED AT HILLSBOROUGH COUNTY REGISTRY OF DEEDS AS PLAN NUMBER 6179 IN DRAWER 29A, SHEET 30 OF 53.

DRAWING
EX-2
NOTE: DRAWING NUMBER ADDED BY GZA FOR INCLUSION IN PLAN SET DATED JUNE 8, 2020

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

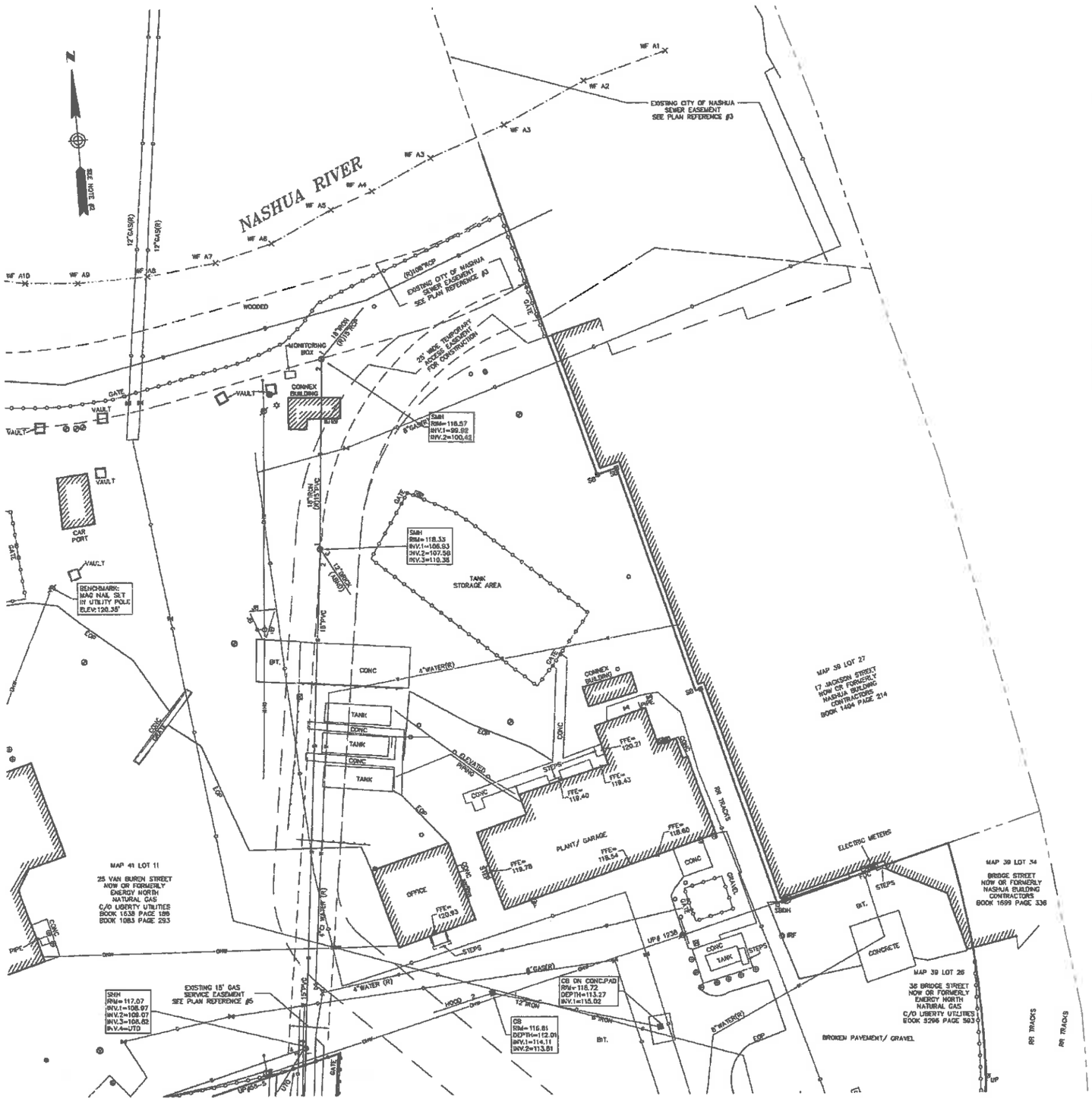
REVISION	
DATE	DESCRIPTION
--/--/--	----

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

WSP USA Inc
165 Main Dunstable Rd. Suites 120 & 125
Nashua, NH 03060
603 595.7900

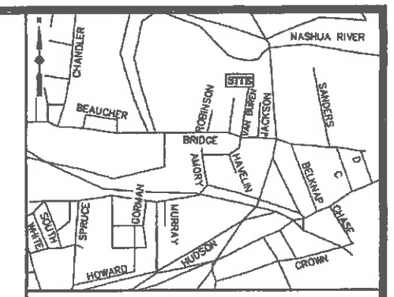
Drawn By CG		Date	Job No.
Surveyed By TO – JT		MAY 18, 2018	190072B
Checked By DPP		Scale	Sheet No.
Book No. N-255A		1" = 20'	2 OF 5

190072B-1.dwg



LEGEND

FDC	FIRE DEPARTMENT CONNECTION
	UTILITY POLE WITH RISER
	UTILITY POLE
	UTILITY POLE WITH LIGHT
	UTILITY POLE WITH TRANSFORMER
	UTILITY WITH RISER AND TRANSFORMER
	SHRUB
	SIGN (SINGLE POSTED)
BOMD	BOLT OVER MAIN OUTLET
EOP	EDGE OF PAVEMENT
VCC	VERTICAL GRANITE CURB
CC	CONCRETE CURB
LSA	LANDSCAPED AREA
FFE	FINISHED FLOOR ELEVATION
CRW	CONCRETE RETAINING WALL
BOH	BUILDING OVERHANG
JB	JERSEY BARRIER
CMP	CORRUGATED METAL PIPE
PVC	POLYVINYL CHLORIDE
CI	CAST IRON
INV.	INVERT
(R)	RECORD INFORMATION
UTD	UNABLE TO OBSERVE
CNO	COULD NOT OPEN
	IRON ROD FOUND
SBDHD	STONE BOUND WITH DRILL HOLE
SBND	STONE BOUND
	FIRE ALARM
	GAS MANHOLE
	ROUND CATCH BASIN
	CATCH BASIN
	DRAIN MANHOLE
	NO LABEL MANHOLE
	SEWER MANHOLE
	ELECTRIC BOX
	ELECTRIC HANDHOLE
	ELECTRIC METER
	ELECTRIC MANHOLE
	GAS METER
	GAS VALVE
	WATER GATE
	FIRE HYDRANT
	SIGN (DOUBLE POSTED)
	POST
	MONITORING WELL
	LIGHT POLE
	BOLLARD
	HANDICAP PARKING
	VALVE
	BENCHMARK
	ABUTTERS LOT LINE
	RIGHT OF WAY
	PROPERTY LINE
	EASEMENT
	CHAIN LINK FENCE
	METAL GUARDRAIL
	BUILDING OVERHANG
	SEWER LINE
	DRAIN LINE
	WATER LINE
	GAS LINE
	OVERHEAD WIRES
	TREE LINE
	INTERMEDIATE CONTOURS
	INDEX CONTOURS
WF A17	WETLAND LINE



LOCUS MAP
(N.T.S.)

UTILITY STATEMENTS

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6. THE WETLAGS SHOWN HEREON WERE SET BY OTHERS AND FIELD LOCATED BY WSP DURING MAY OF 2018.

PLAN REFERENCES

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4. BOSTON AND MAINE RAILROAD VAL MAP NUMBER V.21-1, FILED AT CITY OF NASHUA DEPARTMENT OF PUBLIC WORKS.

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

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

REVISION

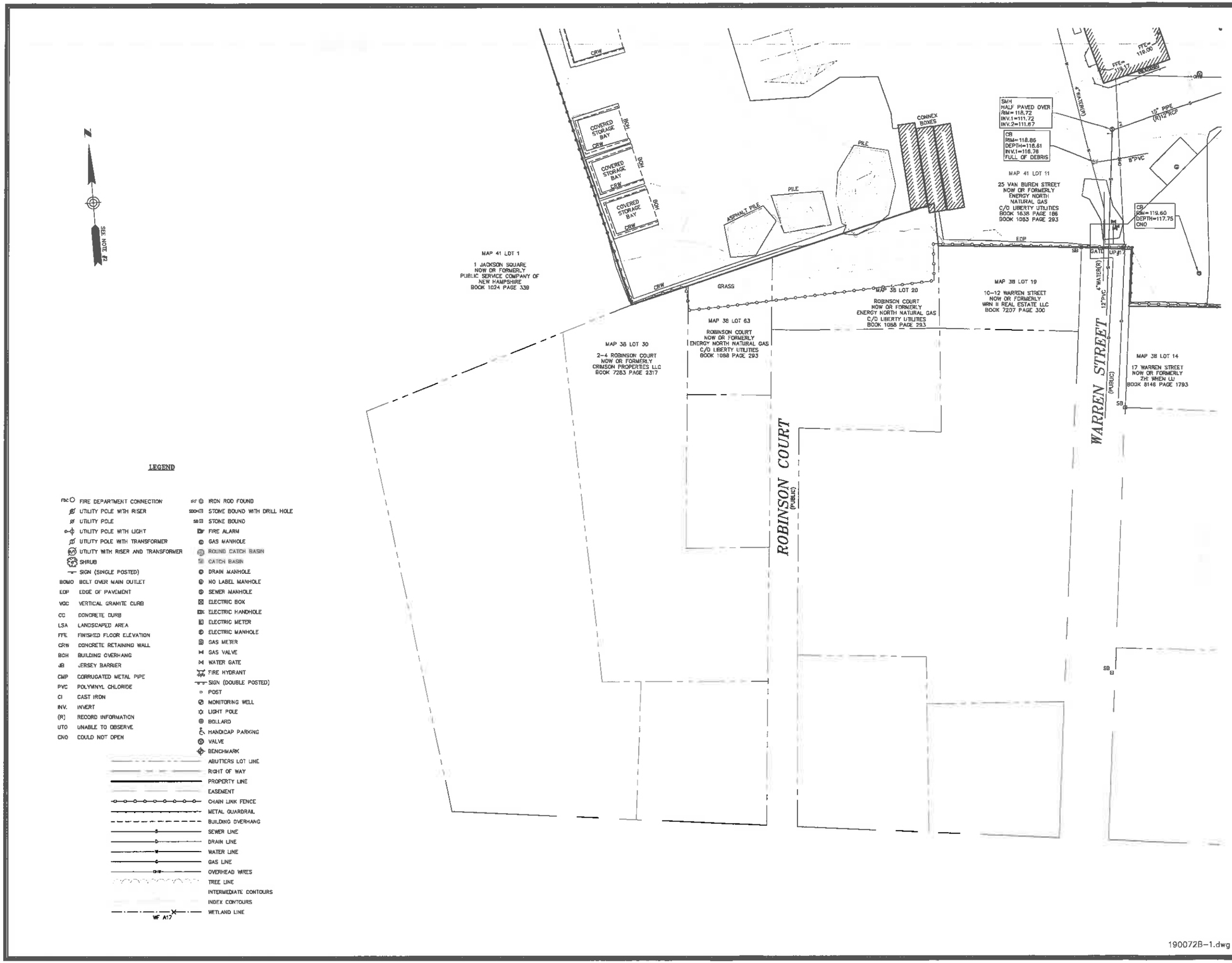
DATE	DESCRIPTION
--/--/--	---

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

WSP USA Inc
155 Main Dunstable Rd. Suites 120 & 126
Nashua, NH 03060
603.595.7800

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

190072B-1.dwg



LEGEND

FDC	FIRE DEPARTMENT CONNECTION	IRF	IRON ROD FOUND
	UTILITY POLE WITH RISER	SBDH	STONE BOUND WITH DRILL HOLE
	UTILITY POLE	SB	STONE BOUND
	UTILITY POLE WITH LIGHT		FIRE ALARM
	UTILITY POLE WITH TRANSFORMER		GAS MANHOLE
	UTILITY WITH RISER AND TRANSFORMER		ROUND CATCH BASIN
	SHRUB		CATCH BASIN
	SIGN (SINGLE POSTED)		DRAIN MANHOLE
BOMO	BOLT OVER MAIN OUTLET		NO LABEL MANHOLE
EOP	EDGE OF PAVEMENT		SEWER MANHOLE
VGC	VERTICAL GRANITE CURB		ELECTRIC BOX
CC	CONCRETE CURB		ELECTRIC HANDHOLE
LSA	LANDSCAPED AREA		ELECTRIC METER
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CRW	CONCRETE RETAINING WALL		GAS METER
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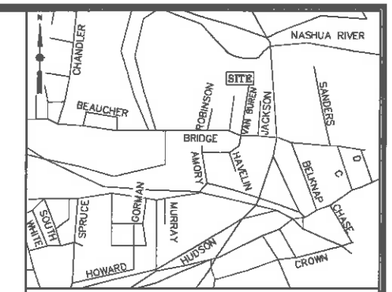
JB	JERSEY BARRIER		WATER GATE
CMP	CORRUGATED METAL PIPE		FIRE HYDRANT
PVC	POLYVINYL CHLORIDE		SIGN (DOUBLE POSTED)
CI	CAST IRON		POST
INV.	INVERT		MONITORING WELL
(R)	RECORD INFORMATION		LIGHT POLE
UTO	UNABLE TO OBSERVE		BOLLARD
CNO	COULD NOT OPEN		HANDICAP PARKING
			VALVE
			BENCHMARK
			ABUTTERS LOT LINE
			RIGHT OF WAY
			PROPERTY LINE
			EASEMENT
			CHAIN LINK FENCE
			METAL GUARDRAIL
			BUILDING OVERHANG
			SEWER LINE
			DRAIN LINE
			WATER LINE
			GAS LINE
			OVERHEAD WIRES
			TREE LINE
			INTERMEDIATE CONTOURS
			INDEX CONTOURS
			WETLAND LINE

WF A17

190072B-1.dwg



LOCUS MAP
(N.T.S.)

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

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

REVISION

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

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

Drawn By	CG	Date	Job No.
Surveyed By	TO – JT	MAY 18, 2018	190072B
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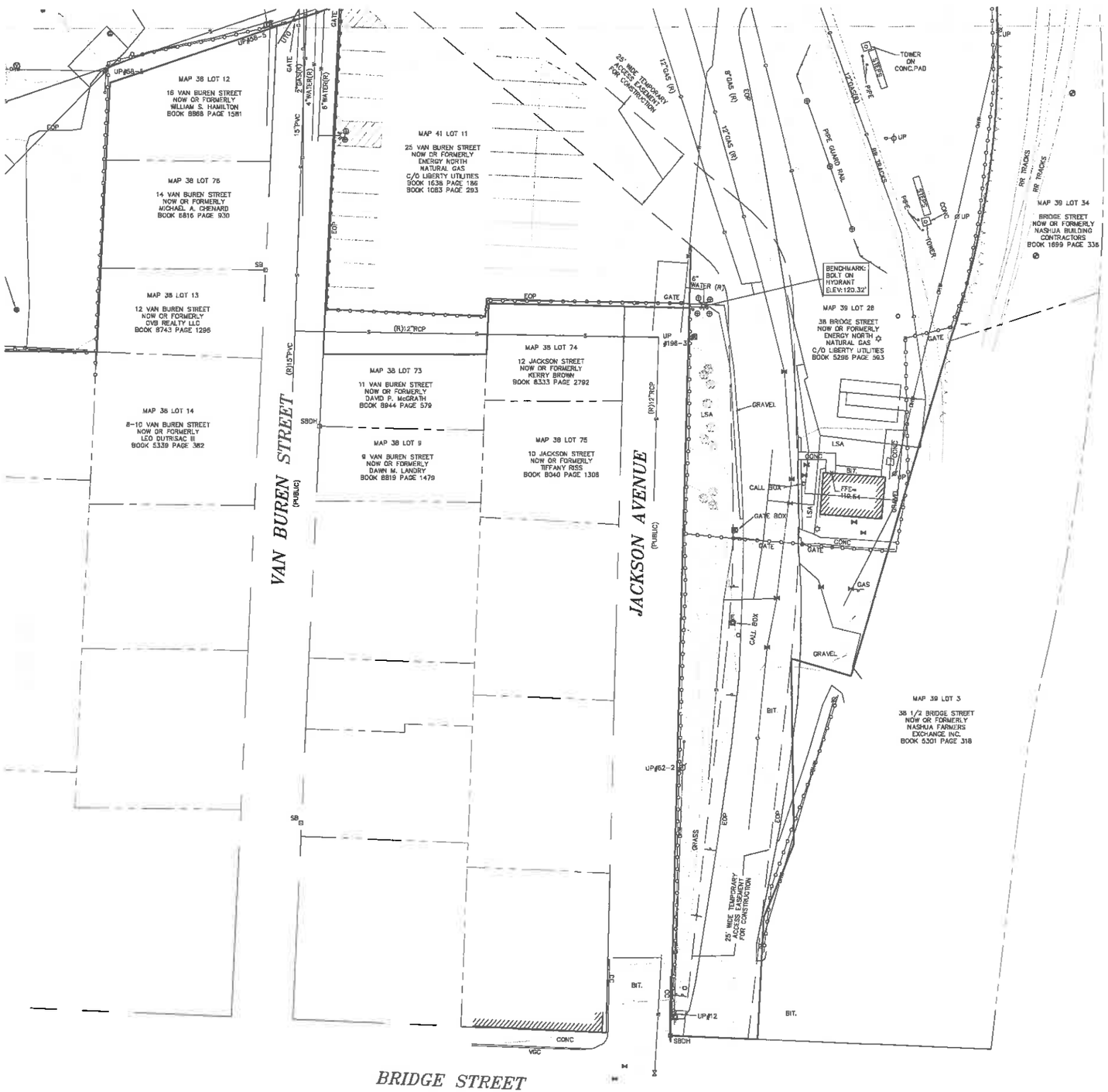

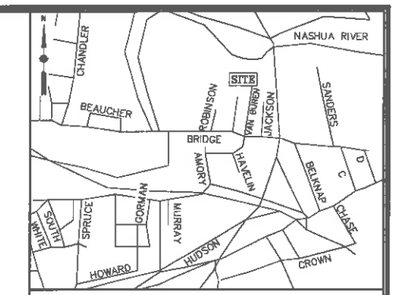

LOCUS MAP
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LEGEND

FDC	FIRE DEPARTMENT CONNECTION	IRF	IRON ROD FOUND
	UTILITY POLE WITH RISER	SBDH	STONE BOUND WITH DRILL HOLE
	UTILITY POLE	SB	STONE BOUND
	UTILITY POLE WITH LIGHT	FA	FIRE ALARM
	UTILITY POLE WITH TRANSFORMER		GAS MANHOLE
	UTILITY WITH RISER AND TRANSFORMER		ROUND CATCH BASIN
	SHRUB		CATCH BASIN
	SIGN (SINGLE POSTED)		DRAIN MANHOLE
BOMO	BOLT OVER MAIN OUTLET		NO LABEL MANHOLE
EOP	EDGE OF PAVEMENT		SEWER MANHOLE
VGC	VERTICAL GRANITE CURB		ELECTRIC BOX
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JB	JERSEY BARRIER		WATER GATE
CMP	CORRUGATED METAL PIPE		FIRE HYDRANT
PVC	POLYVINYL CHLORIDE		SIGN (DOUBLE POSTED)
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INV.	INVERT		MONITORING WELL
(R)	RECORD INFORMATION		LIGHT POLE
UTO	UNABLE TO OBSERVE		BOLLARD
CNO	COULD NOT OPEN		HANDICAP PARKING
			VALVE
			BENCHMARK
			ABUTTERS LOT LINE
			RIGHT OF WAY
			PROPERTY LINE
			EASEMENT
			CHAIN LINK FENCE
			METAL GUARDRAIL
			BUILDING OVERHANG
			SEWER LINE
			DRAIN LINE
			WATER LINE
			GAS LINE
			OVERHEAD WIRES
			TREE LINE
			INTERMEDIATE CONTOURS
			INDEX CONTOURS
			WETLAND LINE

DRAWING:
EX-5
NOTE: DRAWING NUMBER ADDED BY GZA FOR INCLUSION IN PLAN SET DATED JUNE 8, 2020

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

REVISION

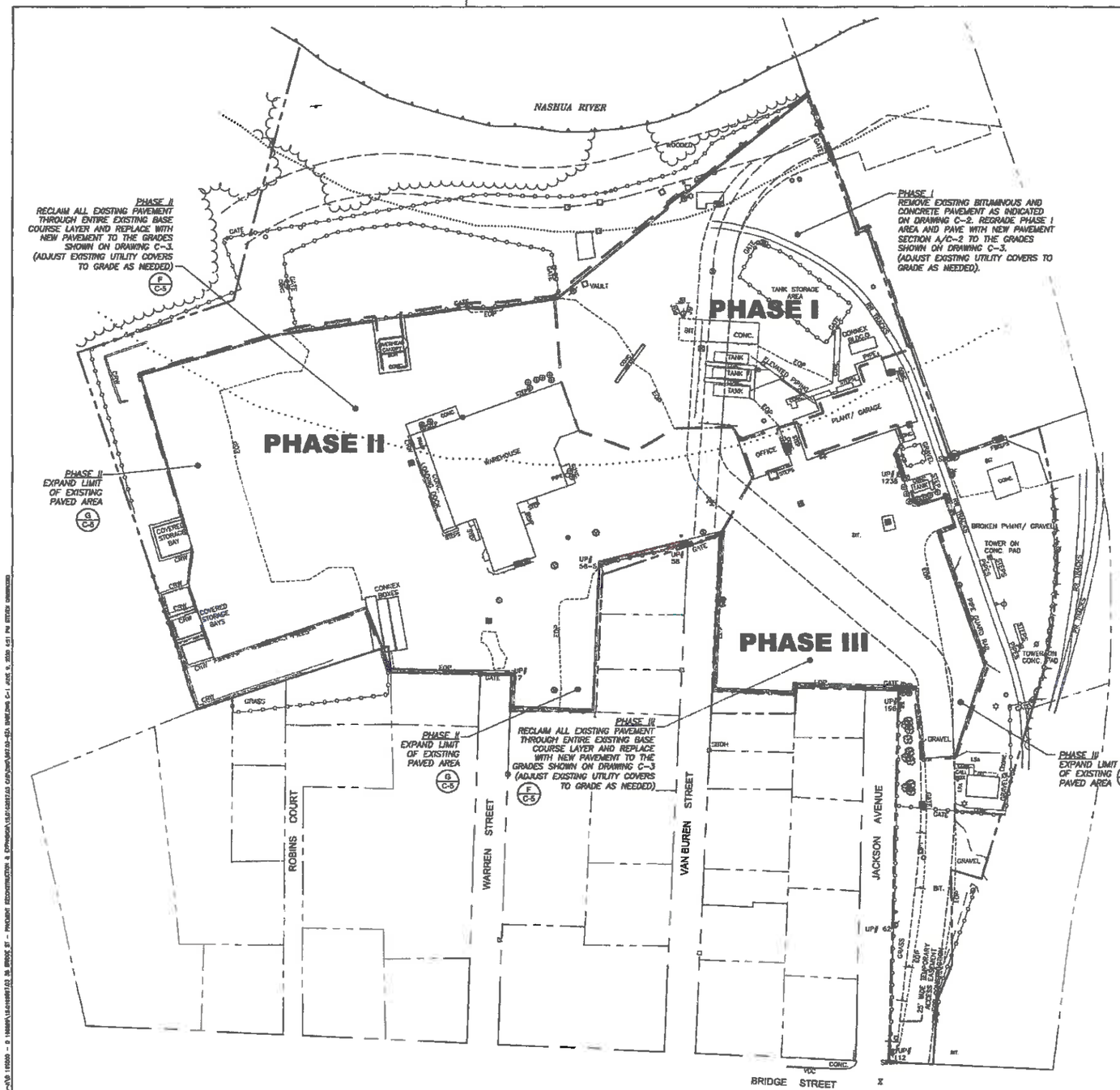
DATE	DESCRIPTION
--/--/--	---

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

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

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

1900728-1.dwg



N

LEGEND

FDC	FIRE DEPARTMENT CONNECTION		IRON ROD FOUND
	UTILITY POLE WITH RISER		STONE BOUND WITH DRILL HOLE
	UTILITY POLE		STONE BOUND
	UTILITY POLE WITH LIGHT		FIRE ALARM
	UTILITY POLE WITH TRANSFORMER		GAS MANHOLE
	UTILITY WITH RISER AND TRANSFORMER		ROUND CATCH BASIN
	SHRUB		CATCH BASIN
	SIGN (SINGLE POSTED)		DRAIN MANHOLE
BOMO	BOLT OVER MAIN OUTLET		NO LABEL MANHOLE
EOP	EDGE OF PAVEMENT		SEWER MANHOLE
VCC	VERTICAL GRANITE CURB		ELECTRIC BOX
CC	CONCRETE CURB		ELECTRIC HANDHOLE
LSA	LANDSCAPED AREA		ELECTRIC METER
FFE	FINISHED FLOOR ELEVATION		ELECTRIC MANHOLE
CRW	CONCRETE RETAINING WALL		GAS METER
BOH	BUILDING OVERHANG		GAS VALVE
JB	JERSEY BARRIER		WATER GATE
CMP	CORRUGATED METAL PIPE		FIRE HYDRANT
PVC	POLYVINYL CHLORIDE		POST
CI	CAST IRON		LIGHT POLE
			BOLLARD
			VALVE

PROJECT PROPERTY LINE
PROPERTY LINE
ABUTTERS LOT LINE
RIGHT OF WAY
EXISTING EASEMENT
TEMPORARY EASEMENT
EDGE OF EXISTING PAVEMENT
CHAIN LINK FENCE
METAL GUARDRAIL
BUILDING OVERHANG
TREE LINE
WETLAND LINE
75 FT. WETLAND BUFFER
250 FT. WETLAND BUFFER
PHASE LIMITS

LIMIT OF PHASE I (A C-5)

LIMIT OF PHASE II (F C-5)

LIMIT OF PHASE III (F C-5)

LIMIT OF PHASE II & III PAVEMENT EXPANSION (G C-5)

GRAPHIC SCALE
0 20 40 80
SCALE IN FEET

NO	ISSUE/DESCRIPTION	BY	DATE
1	MISC TEXT EDITS	STD	06/09/20

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

PHASING PLAN

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

PREPARED FOR
LIBERTY UTILITIES (NEW HAMPSHIRE)
15 BUTTRICK ROAD
LONDONDERRY, NH 03053

PROJ MGR	STD	REVIEWED BY	STD	CHECKED BY	TEJ	DRAWING
DESIGNED BY	STD	DRAWN BY	DSM	SCALE	1"=40'	C-1
DATE		PROJECT NO.		REVISION NO.		
FEB. 27, 2020		15.0166597.03		1		

N

LEGEND

FIRE DEPARTMENT CONNECTION	GAS MANHOLE
UTILITY POLE WITH RISER	ROUND CATCH BASIN
UTILITY POLE	CATCH BASIN
UTILITY POLE WITH LIGHT	DRAIN MANHOLE
UTILITY POLE WITH TRANSFORMER	NO LABEL MANHOLE
UTILITY WITH RISER AND TRANSFORMER	SEWER MANHOLE
SIGN (SINGLE POSTED)	ELECTRIC BOX
EDGE OF PAVEMENT	ELECTRIC HANDHOLE
VERTICAL GRANITE CURB	ELECTRIC METER
CONCRETE CURB	ELECTRIC MANHOLE
LANDSCAPED AREA	GAS METER
CONCRETE RETAINING WALL	GAS VALVE
BUILDING OVERHANG	WATER GATE
JERSEY BARRIER	FIRE HYDRANT
IRON ROD FOUND	POST
STONE BOUND WITH DRILL HOLE	LIGHT POLE
STONE BOUND	BOLLARD
FIRE ALARM	VALVE

PROJECT PROPERTY LINE
PROPERTY LINE
ABUTTERS LOT LINE
RIGHT OF WAY
EDGE OF PAVEMENT
CHAIN LINK FENCE
METAL GUARDRAIL
BUILDING OVERHANG
WETLAND LINE
75 FT. WETLAND BUFFER
250 FT. WETLAND BUFFER
PROPOSED CURB (E C-9)
PROPOSED CATCH BASIN (A C-9) (C C-9)
NEW CATCH BASIN FRAME & GRATE (A C-9)
PROPOSED DRAIN MANHOLE (B C-9) (C C-9)

CURBING & SURFACING LEGEND

1 LIMIT OF NEW BIT. CONC. PAVEMENT (NO CURB)
2 NEW BTUMINOUS CONCRETE CURB (E C-9) (H C-9)
PROPOSED AREA OF NEW PAVEMENT (A C-9) (F C-9) (C C-9)
PROPOSED PARKING STALL STRIPING

GRAPHIC SCALE
0 20 40 80
SCALE IN FEET

NO.	ISSUE/DESCRIPTION	BY	DATE

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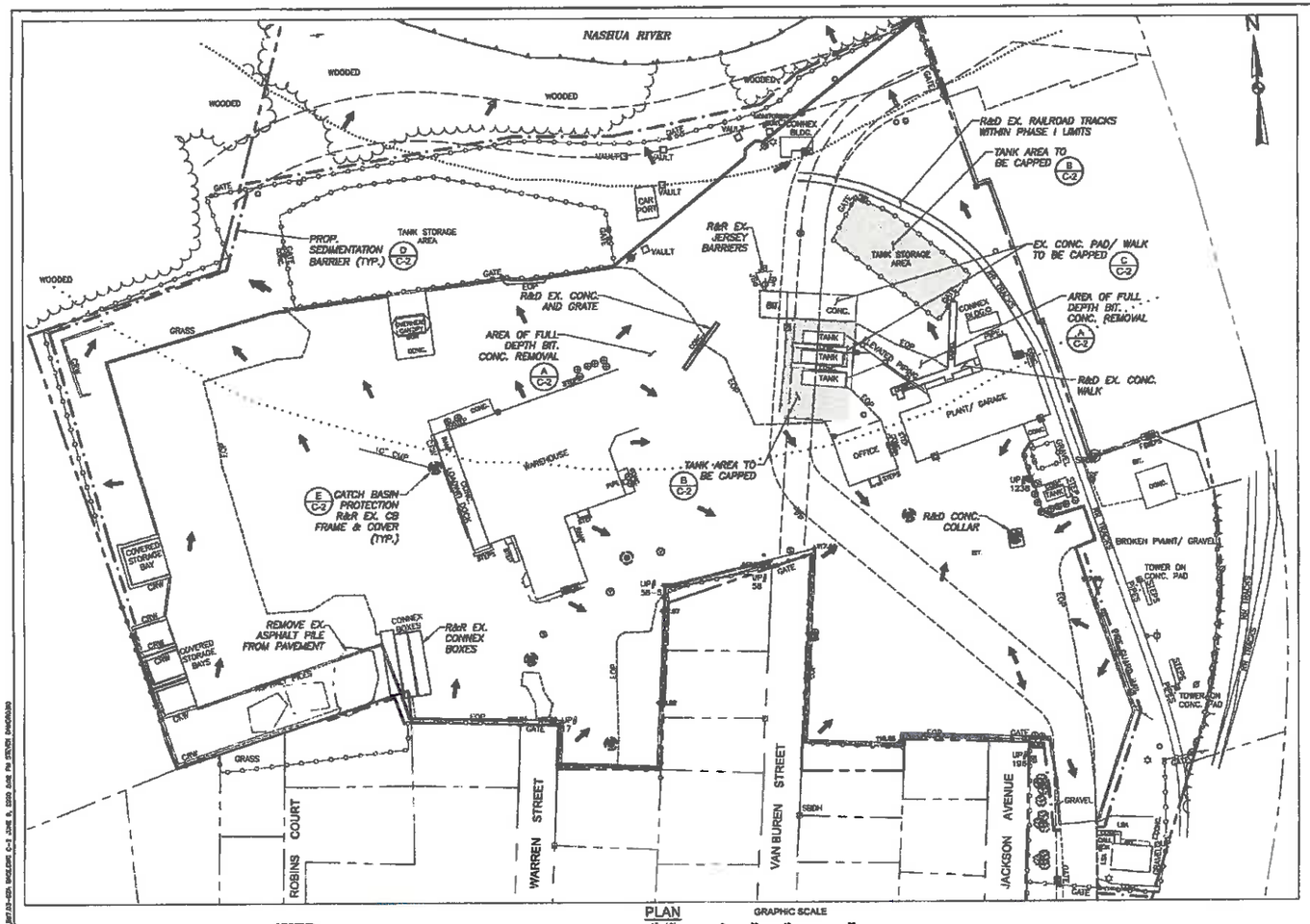
SITE GRADING, PAVING AND IMPERVIOUS CAP
LIBERTY UTILITIES
38 BRIDGE STREET, NASHUA, NH

LAYOUT PLAN

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

PREPARED FOR:
LIBERTY UTILITIES (NEW HAMPSHIRE)
15 BUTTRICK ROAD
LONDONDERRY, NH 03053

PROJ MGR. STD	REVIEWED BY STD	CHECKED BY TEJ	DRAWING
DESIGNED BY STD	DRAWN BY EBM	SCALE 1"=40'	C-3
DATE: FEB. 27, 2020	PROJECT NO. 15.0166587.03	REVISION NO. -	



PLAN
1"=40'

GRAPHIC SCALE
0 20 40 80
SCALE IN FEET

CAP CONSTRUCTION NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH NHDES APPROVED ASBESTOS DISPOSAL SITE (ADS) WORK PLAN. IN GENERAL, WORK SHALL BE DONE WITHOUT RELEASE OF FUGITIVE EMISSIONS AND DUST.
2. LOOSE SURFICIAL DEBRIS (BRICK, WOOD, CONCRETE) GREATER THAN TWO INCHES SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH APPROVED WORK PLAN.
3. AREAS REQUIRING EXCAVATION TO MEET GRADES OR REMOVAL OF PAVEMENT AND OR CONCRETE SHALL BE DONE IN ACCORDANCE OF THE APPROVED WORK PLAN.
4. UTILITY STRUCTURES AND MONITORING WELLS IN CAP AREAS WILL BE RAISED TO MEET FINISHED GRADES.
5. EXCESS EXCAVATED SOIL SHALL BE CHARACTERIZED FOR DISPOSAL AND DISPOSED OF AT A FACILITY PERMITTED TO ACCEPT THE WASTE.
6. PAVING AND CAPPING OF RAILROAD SPUR WILL BE PERFORMED IN ACCORDANCE WITH AREMA SPECIFICATIONS.
7. GENERAL PAVEMENT CAP AREAS (DETAIL A)

A. ONCE THE SUBGRADE HAS BEEN REGRADED, THE SUBGRADE SHALL BE PROOF-COMPACTED WITH FOUR PASSES OF A LARGE SELF-PROPELLED ROLLER.

B. HIGH STRENGTH WOVEN GEOTEXTILE FABRIC CONSISTING OF MIRAFI HP570 OR EQUIVALENT SHALL BE PLACED OVER THE SUBGRADE AND OVERLAPPED A MINIMUM 12-INCHES WITH ADJOINING SECTIONS.

C. A MINIMUM OF 2 INCHES OF CRUSHED GRAVEL (FREE-DRAINING SAND AND GRAVEL) MEETING THE FOLLOWING SPECIFICATIONS

Sieve Designation	Percent Passing
1 in.	100
3/4 in.	85-100
1/2 in.	50-90
No. 4	20-65
No. 200	0-10

D. THE CRUSHED GRAVEL SHALL BE COMPACTED WITH A MINIMUM 6 PASSES OF A LARGE VIBRATORY ROLLER.

E. PAVEMENT SECTION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL DETAIL. PAVEMENT WEARING COURSE SHALL CONSIST OF NHDOT 3/8-INCH MIX. PAVEMENT BINDER COURSE SHALL CONSIST OF NHDOT 3/4-INCH BINDER MIX. AIR VOIDS SHALL NOT EXCEED 4%. ASPHALT SHALL BE PLACED AND COMPACTED IN 1-INCH LIFTS.

8. TANK/VAPORIZER CAP AREAS (DETAIL B)

A. REMOVE UP TO FOUR INCHES OF EXISTING CRUSHED STONE BELOW TANK AND VAPORIZER AREAS. DO NOT REMOVE SOIL BELOW THE CRUSHED STONE.

B. CRUSHED STONE REMOVAL SHALL BE VISUALLY INSPECTED FOR EVIDENCE OF ASBESTOS CONTAINING MATERIALS (ACM) IN ACCORDANCE WITH APPROVED ADS WORK PLAN. CRUSHED STONE THAT CONTAINS ACMs WILL BE RELOCATED AND CAPPED TO AN ALTERNATE LOCATION WITHIN THE PROPOSED CAP AREA OR DISPOSED OF AT A FACILITY PERMITTED TO ACCEPT THE WASTE.

C. ONCE THE STONE HAS BEEN REMOVED THE AREA SHOULD BE GRADED AND CROWNED TO PROMOTE DRAINAGE TO THE SURROUNDING PAVED AREAS AND PARKING LOT. FREE-DRAINING SAND AND GRAVEL SOIL CAN BE USED TO GRADE THE AREA. A MEMBRANE SYSTEM CONSISTING OF A SPRAY-APPLIED 60 MIL LINER BETWEEN TWO PROTECTIVE FABRICS WILL BE PLACED IN THE TANK AND VAPORIZER AREAS.

D. A MINIMUM OF 4-INCHES OF CRUSHED STONE SHALL BE PLACED OVER THE MEMBRANE SYSTEM. THE CRUSHED STONE MAY CONSIST OF THE EXISTING CRUSHED STONE OR EQUIVALENT IMPORTED CRUSHED STONE.

E. THE CONCRETE SIDEWALKS WITHIN THE TANK/VAPORIZER AREAS WILL BE MAINTAINED AND THE CRUSHED STONE SHOULD MEET THE GRADES OF THE CONCRETE SIDEWALKS.

F. SPRAY-ON MEMBRANE - MEMBRANE SHALL CONSIST OF A SINGLE COURSE, HIGH BUILD, POLYMER MODIFIED, ASPHALT EMULSION, WATERBORNE AND SPRAY APPLIED AT AMBIENT TEMPERATURES. A NOMINAL THICKNESS OF 60 DRY MILS. NON-TOXIC AND ODORLESS.

9. EXISTING CONCRETE PAD CAP AREAS (DETAIL C)

A. CONCRETE PAD SHALL BE CLEANED AND PREPPED IN ACCORDANCE WITH SEALER MANUFACTURER INSTRUCTIONS.

B. CONCRETE PADS WILL BE SEALED WITH A WATER-PROOF SEALER (LITHI-TEX 9500 OR EQUIVALENT).

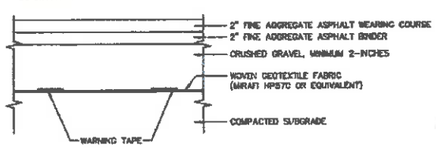
10. CAP SURFACE AREAS WILL BE GRADED TO ALLOW DISCHARGE TO THE EXISTING STORMWATER SYSTEM AT THE SITE. THE CAP SYSTEM WILL BE INTEGRATED INTO THE CAPITAL IMPROVEMENTS FOR THE SITE WHICH WILL INCLUDE REGRADING AND REPAVING THE EXISTING PARKING LOT. AS PART OF THE CAPITAL IMPROVEMENTS, THE STORMWATER SYSTEM WILL BE EVALUATED AND ADDITIONAL STORMWATER CAPACITY WILL ADDED AS NEEDED TO COMPENSATE FOR THE ADDITIONAL IMPERVIOUS CAP AREAS.

SEDIMENT AND EROSION CONTROL NOTES:

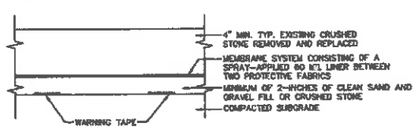
1. SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE.
2. THE CONTRACTOR SHALL CONSTRUCT ALL EROSION AND SEDIMENT CONTROL MEASURES PER THE SEDIMENT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

LEGEND

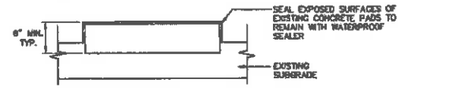
- FDC FIRE DEPARTMENT CONNECTION
- UTILITY POLE WITH RISER
- UTILITY POLE
- UTILITY POLE WITH LIGHT
- UTILITY POLE WITH TRANSFORMER
- UTILITY WITH RISER AND TRANSFORMER
- SHRUB
- SIGN (SINGLE POSTED)
- BOMO BOLT OVER MAIN OUTLET
- EOP EDGE OF PAVEMENT
- VCC VERTICAL GRANITE CURB
- CC CONCRETE CURB
- LSA LANDSCAPED AREA
- FFE FINISHED FLOOR ELEVATION
- CRW CONCRETE RETAINING WALL
- BOH BUILDING OVERHANG
- JB JERSEY BARRIER
- IRF IRON ROD FOUND
- SBDH43 STONE BOUND WITH DRILL HOLE
- SBD STONE BOUND
- R&D = REMOVE AND DISPOSE OF
- R&R = REMOVE AND REINSTALL OR REPLACE
- FIRE ALARM
- GAS MANHOLE
- ROUND CATCH BASIN
- CATCH BASIN
- DRAIN MANHOLE
- NO LABEL MANHOLE
- SEWER MANHOLE
- ELECTRIC BOX
- ELECTRIC HANDHOLE
- ELECTRIC METER
- ELECTRIC MANHOLE
- GAS METER
- GAS VALVE
- WATER GATE
- FIRE HYDRANT
- POST
- MONITORING WELL
- LIGHT POLE
- BOLLARD
- HANDICAP PARKING
- VALVE
- PROJECT PROPERTY LINE
- PROPERTY LINE
- ABUTTERS LOT LINE
- RIGHT OF WAY
- EXISTING EASEMENT
- TEMPORARY EASEMENT
- EDGE OF PAVEMENT
- CHAIN LINK FENCE
- METAL GUARDRAIL
- BUILDING OVERHANG
- SEWER LINE
- DRAIN LINE
- WATER LINE
- GAS LINE
- OVERHEAD WIRES
- TREE LINE
- INTERMEDIATE CONTOURS
- INDEX CONTOURS
- WETLAND LINE
- WF A17 75 FT. WETLAND BUFFER
- 250 FT. WETLAND BUFFER
- PROPOSED CURB
- EROSION CONTROL BARRIER
- CATCH BASIN PROTECTION
- SURFACE FLOW DIRECTION
- AREA OF CEMENT CONCRETE REMOVAL
- AREA OF FULL DEPTH BITUMINOUS CONCRETE REMOVAL (A C-2)
- PROPANE TANK AREA TO BE CAPPED (B C-2)
- CONCRETE PAD TO BE CAPPED (C C-2)



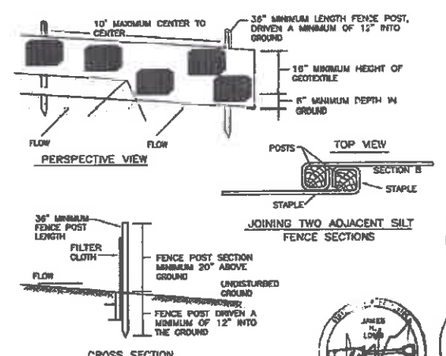
(A C-2) TYPICAL CAP PAVEMENT SECTION
NTS



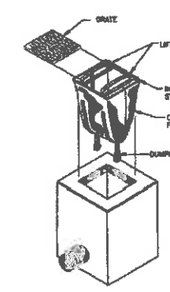
(B C-2) TYPICAL TANK AREA CAP SECTION
NTS



(C C-2) EXISTING CONCRETE PAD CAP DETAIL
NTS



(D C-2) SILT FENCE DETAIL
NTS



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

Maintenance: Remove all accumulated sediment and debris from vicinity of unit after each storm event. After each storm event and at regular intervals, look into the geotextile fabric unit. If the containment area is more that 1/3 full of sediment, the unit must be emptied. To empty unit, lift the unit out of the inlet using the lifting straps and remove the grate. If using optional oil absorbents; replace absorbent when near saturation.

(E C-2) CATCH BASIN PROTECTION
NTS

NO.	ISSUE/DESCRIPTION	BY	DATE

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

SITE PREPARATION & DEMOLITION PLAN AND SEDIMENT & EROSION CONTROL PLAN

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

PREPARED FOR:
LIBERTY UTILITIES (NEW HAMPSHIRE)
15 BUTTRICK ROAD
LONDONDERRY, NH 03053

PROJ MGR.	STD	REVIEWED BY:	STD	CHECKED BY	TEJ
DESIGNED BY	STD	DRAWN BY	SDM	SCALE	AS NOTED
DATE: FEB. 27, 2020		PROJECT NO. 15.0166587.23		REVISION NO. -	

DRAWING C-2

PROPOSED STORM DRAIN SCHEDULE

CB-1
RIM=116.0
INV. OUT=112.25 (DMH-1) 18"ø HDPE-34 L.F. @ 0.5%

DMH-1
RIM=118.0
INV. IN=112.08 (CB-1)
INV. OUT=111.98 (DMH-2) 18"ø HDPE-45 L.F. @ 0.5%

DMH-2
RIM=117.8
INV. IN=111.75 (DMH-1)
INV. OUT=111.65 (DMH-3) 18"ø HDPE-115 L.F. @ 0.5%

DMH-3
RIM=116.8
INV. IN=111.07 (DMH-2)
INV. OUT=110.97 (DMH-4) 18"ø HDPE-97 L.F. @ 0.5%

DMH-4
RIM=116.5
INV. IN=111.48 (DMH-3)
INV. OUT=110.38 (DMH-5) 18"ø HDPE-71 L.F. @ 0.5%

DMH-5
RIM=117.4
INV. IN (N)=110.02 (DMH-4)
INV. IN (W)=110.02 (CB-2)
INV. OUT=109.92 (CULTEC) 18"ø HDPE-9 L.F. @ 0.5%

CB-2
RIM=116.5
INV. OUT=111.25 (DMH-5) 15"ø HDPE-44 L.F @ 2.8%

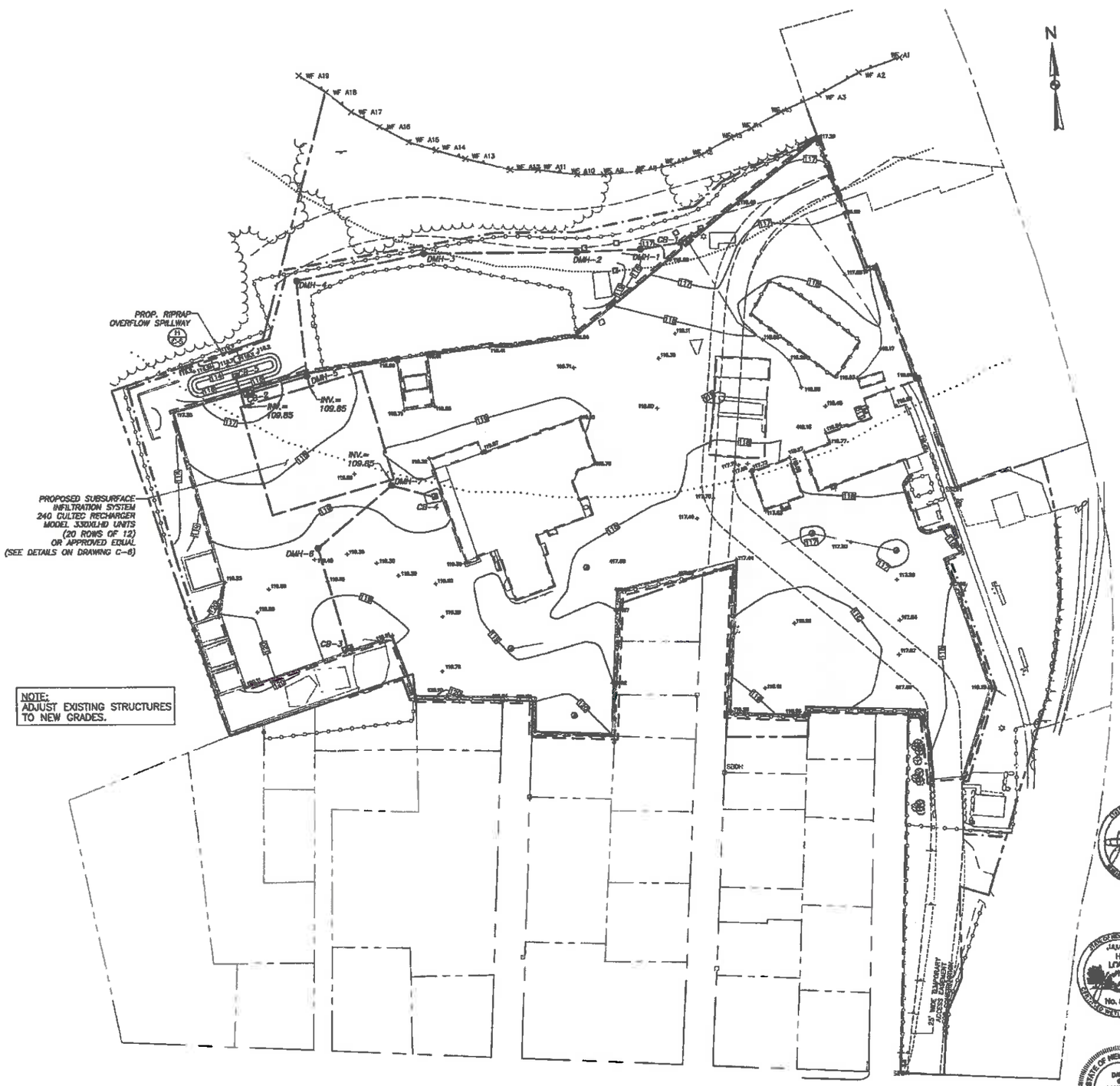
CB-3
RIM=118.5
INV. OUT=113.25 (DMH-6) 15"ø HDPE-78 L.F @ 2.0%

DMH-6
RIM=119.3
INV. IN=111.69 (CB-3)
INV. OUT=111.59 (DMH-7) 15"ø HDPE-71 L.F. @ 2.0%

CB-4
RIM=117.5
INV. OUT=112.5 (DMH-7) 12"ø HDPE-31 L.F @ 5.0%

DMH-7
RIM=118.4
INV. IN (W)=110.17 (DMH-6)
INV. IN (E)=110.95 (CB-4)
INV. OUT=110.07 (CULTEC) 15"ø HDPE-5 L.F. @ 4.4%

CB-5
RIM=114.0
INV. OUT=109.85 (CULTEC) 18"ø HDPE-24 L.F. @ 0.0%



NOTE:
ADJUST EXISTING STRUCTURES TO NEW GRADES.

LEGEND

- FIRE DEPARTMENT CONNECTION
- UTILITY POLE WITH RISER
- UTILITY POLE
- UTILITY POLE WITH LIGHT
- UTILITY POLE WITH TRANSFORMER
- UTILITY WITH RISER AND TRANSFORMER
- SHRUB
- SIGN (SINGLE POSTED)
- BOLT OVER MAIN OUTLET
- EDGE OF PAVEMENT
- VERTICAL GRANITE CURB
- CONCRETE CURB
- LANDSCAPED AREA
- FINISHED FLOOR ELEVATION
- CONCRETE RETAINING WALL
- BUILDING OVERHANG
- JERSEY BARRIER
- CORRUGATED METAL PIPE
- POLYVINYL CHLORIDE
- CAST IRON
- INVERT
- RECORD INFORMATION
- UNABLE TO OBSERVE
- COULD NOT OPEN
- IRON ROD FOUND
- STONE BOUND WITH DRILL HOLE
- STONE BOUND
- FIRE ALARM
- GAS MANHOLE
- ROUND CATCH BASIN
- CATCH BASIN
- DRAIN MANHOLE
- NO LABEL MANHOLE
- SEWER MANHOLE
- ELECTRIC BOX
- ELECTRIC HANDHOLE
- ELECTRIC METER
- ELECTRIC MANHOLE
- GAS METER
- GAS VALVE
- WATER GATE
- FIRE HYDRANT
- SIGN (DOUBLE POSTED)
- POST
- MONITORING WELL
- LIGHT POLE
- BOLLARD
- HANDICAP PARKING
- VALVE
- BENCHMARK
- PROJECT PROPERTY LINE
- PROPERTY LINE
- ABUTTERS LOT LINE
- RIGHT OF WAY
- EXISTING EASEMENT
- TEMPORARY EASEMENT
- EDGE OF PAVEMENT
- CHAIN LINK FENCE
- METAL GUARDRAIL
- BUILDING OVERHANG
- SEWER LINE
- DRAIN LINE
- WATER LINE
- GAS LINE
- OVERHEAD WIRES
- TREE LINE
- INTERMEDIATE CONTOURS
- INDEX CONTOURS
- WETLAND LINE (WF A17)
- 75 FT. WETLAND BUFFER
- 250 FT. WETLAND BUFFER
- LIMIT OF NEW PAVEMENT
- PHASE LIMITS
- EROSION CONTROL BARRIER
- PROPOSED CURB (E C-5)
- PROPOSED CONTOUR (115)
- PROPOSED SPOT GRADE (117.66)
- PROPOSED CATCH BASIN (A C-5) (C C-5)
- NEW CATCH BASIN FRAME & GRATE (A C-5)
- PROPOSED DRAIN MANHOLE (B C-5) (C C-5)
- PROPOSED STORMDRAIN
- PROPOSED AREA OF NEW PAVEMENT (A C-2) (F C-5) (G C-5)

GRAPHIC SCALE
0 20 40 80
SCALE IN FEET

NO.	ISSUE/DESCRIPTION	BY	DATE

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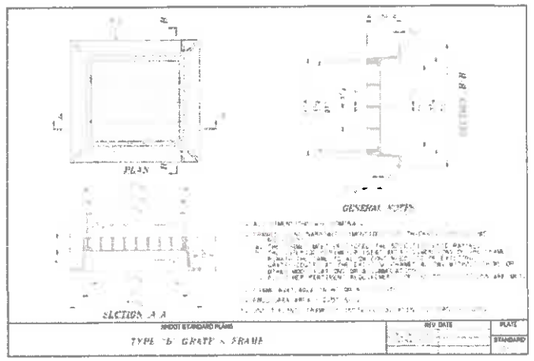
SITE GRADING, PAVING AND IMPERVIOUS CAP
LIBERTY UTILITIES
38 BRIDGE STREET, NASHUA, NH

GRADING PLAN

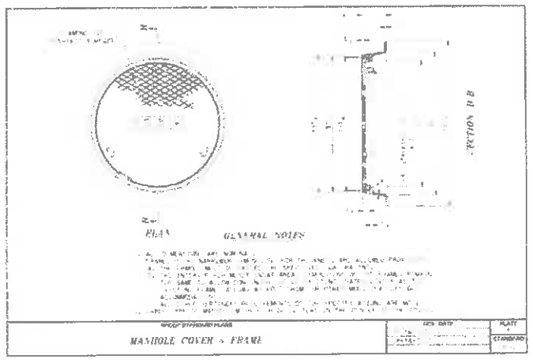
PREPARED BY
GZA GeoEnvironmental, Inc.
Engineers and Scientists
www.gza.com

PREPARED FOR:
LIBERTY UTILITIES (NEW HAMPSHIRE)
15 BUTTRICK ROAD
LONDONDERRY, NH 03053

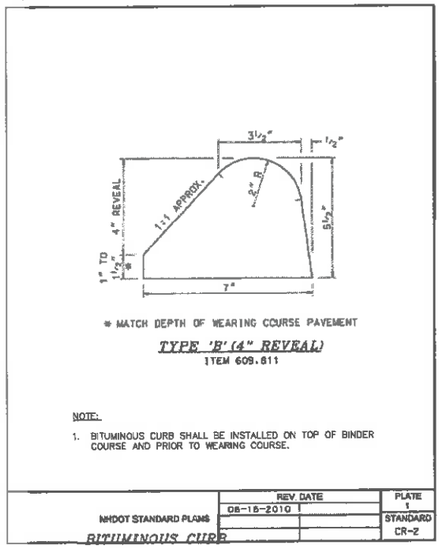
PROJ MGR: STD	REVIEWED BY: STD	CHECKED BY: TEJ	DRAWING
DESIGNED BY: STD	DRAWN BY: EDM	SCALE: 1"=40'	C-4
DATE: FEB. 27, 2020	PROJECT NO.: 15.0166597.03	REVISION NO.: -	



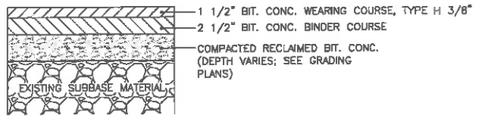
A C-5 CATCH BASIN FRAME & GRATE
NTS



B C-5 MANHOLE COVER & GRATE
NTS

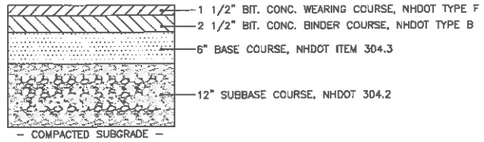


E C-5 BITUMINOUS CURB DETAIL
NTS



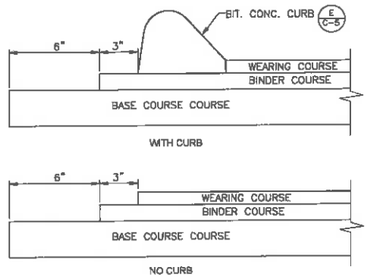
NOTE:
1. ESTIMATED THICKNESS OF EX. BIT. CONC. = 3-INCHES
2. WEARING AND BINDER COURSE SHALL CONFORM TO SECTION 401.2 OF THE NHDOT STANDARD SPECIFICATIONS
3. RECLAIMED BITUMINOUS CONCRETE SHALL BE COMPACTED IN 6" LIFTS TO 95% M.D.D.

F C-5 TYPICAL PAVING SECTION - RECLAIM & REPAVE
BITUMINOUS CONCRETE
NTS

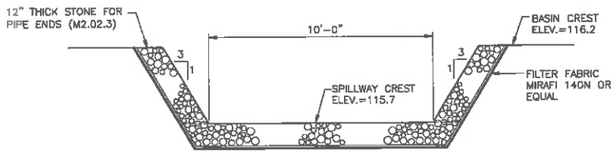


NOTE:
1. WEARING AND BINDER COURSE SHALL CONFORM TO SECTION 401.2 OF THE NHDOT STANDARD SPECIFICATIONS
2. SUBBASE SHALL BE COMPACTED IN 6" LIFTS. ALL GRANULAR BASE COURSES SHALL BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY.

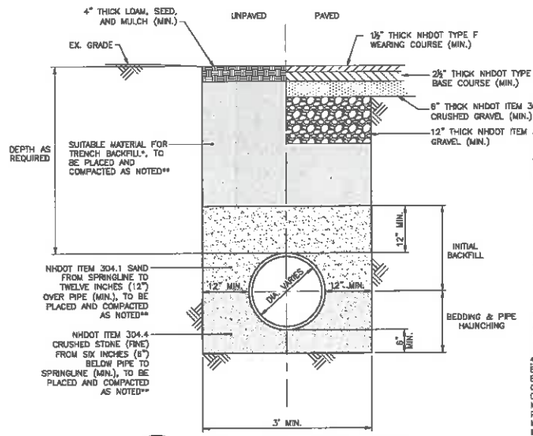
G C-5 TYPICAL PAVING SECTION
NTS



H C-5 PAVEMENT EDGE DETAIL
NTS



J C-5 OVERFLOW SPILLWAY
NTS

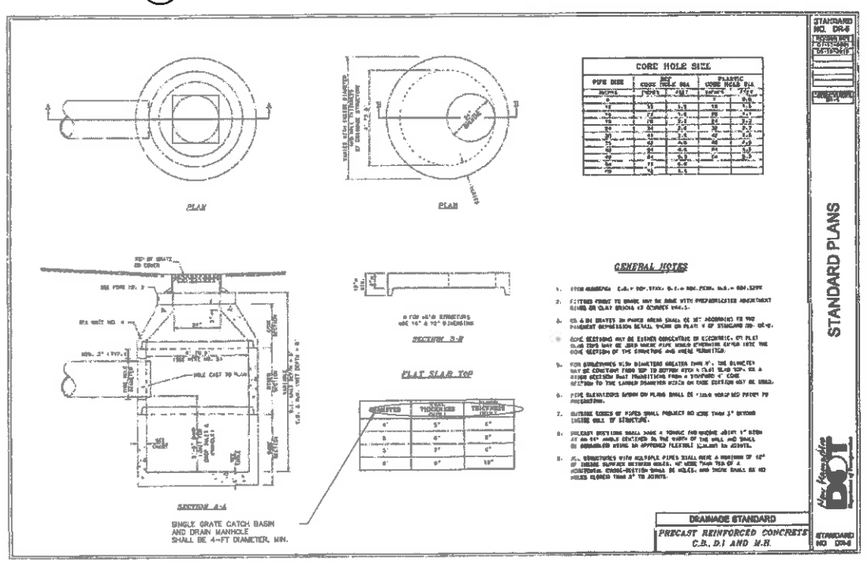


**COMPACTION NOTES:
1. BEDDING AND PIPE HAUNCHING – COMPACT TO 95% MAXIMUM DRY DENSITY (MDD); 6" LIFTS MAX. COMPACTED THICKNESS.
2. INITIAL BACKFILL – COMPACT TO 95% MDD; 12" LIFTS MAX. COMPACTED THICKNESS.
3. SUITABLE MATERIAL FOR TRENCH BACKFILL – COMPACT TO 92% MDD; 12" LIFTS MAX. COMPACTED THICKNESS.

NOTE: MDD DETERMINED BY AASHTO T180/ASTM D1557 MODIFIED PROCTOR.

*NOTE: SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER, TOP SOIL, ALL WET OR SOFT MUCK, PEAT OR CLAY, ALL EXCAVATED LEDGE MATERIAL, AND ALL ROCKS OVER SIX INCHES IN THE LARGEST DIMENSION, OR ANY MATERIAL WHICH, AS DETERMINED BY THE CITY OF NASHUA DEPARTMENT OF ENGINEERING, WILL NOT PROVIDE SUFFICIENT SUPPORT OR MAINTAIN THE COMPLETED CONSTRUCTION IN A STABLE CONDITION.

K C-5 TYPICAL DRAIN TRENCH DETAIL
NTS



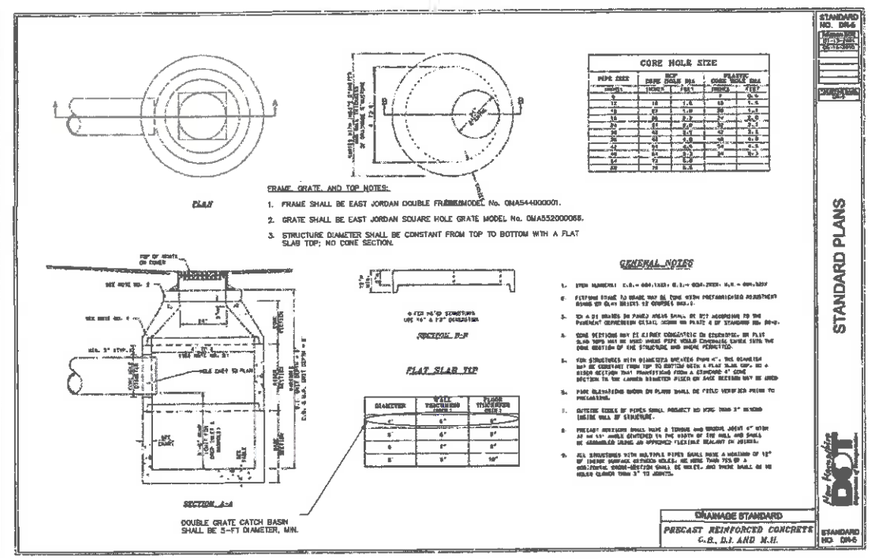
CORE HOLE SIZE

PIPE SIZE (INCHES)	CORE HOLE DIA (INCHES)	CORE HOLE DIA (MM)	PLASTIC CORE HOLE DIA (INCHES)	PLASTIC CORE HOLE DIA (MM)
6	10	254	8	0.4
8	12	305	10	0.5
10	14	356	12	0.6
12	17	432	15	0.7
15	20	508	18	0.8
18	23	584	21	0.9
21	26	660	24	1.0
24	29	737	27	1.1
27	32	813	30	1.2
30	35	889	33	1.3
36	41	1.04	39	1.5
42	47	1.19	45	1.8
48	53	1.35	51	2.0
54	59	1.50	57	2.3
60	65	1.65	63	2.5
66	71	1.80	69	2.8
72	77	1.96	75	3.0

GENERAL NOTES

1. PIPE MATERIAL C.P. = CONC. PIPE; C.S. = CORR. STEEL; P.V.C. = POLYVINYL CHLORIDE PIPE.
2. FITTINGS FOR PIPE TO BRICK MAY BE MADE WITH PREFABRICATED ADJUSTMENT RINGS OR CLAY BRICKS AS SHOWN ON PLANS.
3. CB & DI BASINS IN PAVED AREAS SHALL BE 24" MODIFIED TO THE PAVEMENT EXPANSION DETAIL SHOWN ON PLATE 4 OF STANDARD DR-CB-4.
4. CORE SECTIONS MAY BE EITHER CONCENTRIC OR ECCENTRIC. ON FLAT SLAB TOPS MAY BE USED WHERE PIPE WOULD OTHERWISE OFFER LESS THE CORE SECTION OF THE STRUCTURE AND AREA PERMITTED.
5. FOR STRUCTURES WITH DIAMETERS GREATER THAN 4', THE DIAMETER MAY BE CONSTANT FROM TOP TO BOTTOM WITH A FLAT SLAB TOP, OR A BASE SECTION THAT TRANSITIONS FROM A STANDARD 4' CORE SECTION TO THE LARGER DIAMETER WITH AN CONE SECTION MAY BE USED.
6. PIPE ELEVATIONS SHOWN ON PLANS SHALL BE FIELD VERIFIED PRIOR TO INSTALLATION.
7. OUTSIDE EDGES OF PIPES SHALL PROJECT NO LESS THAN 3" BEYOND INSIDE WALL OF STRUCTURE.
8. PRECAST SECTIONS SHALL HAVE A TONGUE AND GROOVE JOINT 4" DEEP AT AN 11½" DOUBLE SEATING IN THE WIDTH OF THE WALL AND SHALL BE ASSEMBLED USING AN APPROVED FLEXIBLE SEALANT IN JOINTS.
9. STRUCTURES WITH MULTIPLE PIPES SHALL HAVE A MINIMUM OF 12" OF CONCRETE SURFACE BETWEEN HOLES. NO LESS THAN 75% OF A HORIZONTAL CROSS-SECTION SHALL BE HOLES, AND THERE SHALL BE NO HOLES CLOSER THAN 3" TO JOINTS.

C C-5 CATCH BASIN & DRAIN MANHOLE DETAIL
NTS



FRAME, GRATE, AND TOP NOTES:
1. FRAME SHALL BE EAST JORDAN DOUBLE FRAME MODEL No. GMA544000001.
2. GRATE SHALL BE EAST JORDAN SQUARE HOLE GRATE MODEL No. GMA552000068.
3. STRUCTURE DIAMETER SHALL BE CONSTANT FROM TOP TO BOTTOM WITH A FLAT SLAB TOP; NO CONE SECTION.

CORE HOLE SIZE

PIPE SIZE (INCHES)	CORE HOLE DIA (INCHES)	CORE HOLE DIA (MM)	PLASTIC CORE HOLE DIA (INCHES)	PLASTIC CORE HOLE DIA (MM)
6	10	254	8	0.4
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12	17	432	15	0.7
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30	35	889	33	1.3
36	41	1.04	39	1.5
42	47	1.19	45	1.8
48	53	1.35	51	2.0
54	59	1.50	57	2.3
60	65	1.65	63	2.5
66	71	1.80	69	2.8
72	77	1.96	75	3.0

GENERAL NOTES

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D C-5 DOUBLE GRATE CATCH BASIN DETAIL
NTS

NO.	ISSUE/DESCRIPTION	BY	DATE

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

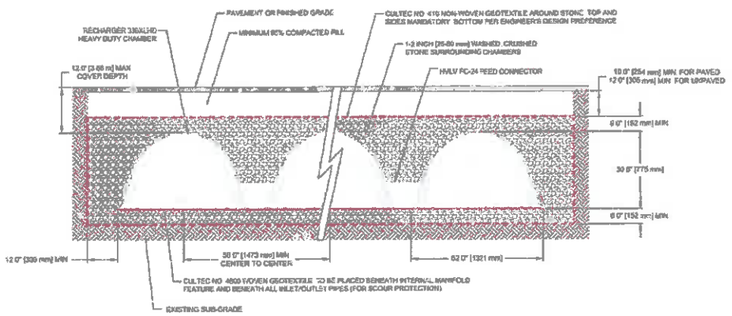
DETAILS

STATE OF NEW HAMPSHIRE
DAVID G. LAMOTHE
No. 9772
LICENSED PROFESSIONAL ENGINEER

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

PREPARED FOR:
LIBERTY UTILITIES (NEW HAMPSHIRE)
15 BUTTRICK ROAD
LONDONDERRY, NH 03053

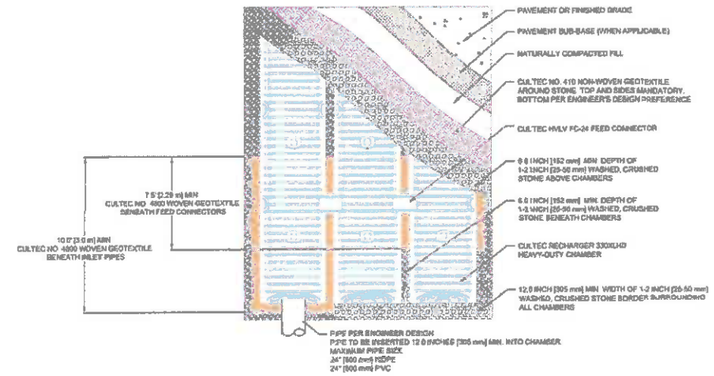
PROJ MGR: STD	REVIEWED BY: STD	CHECKED BY: TEJ	DRAWING C-5
DESIGNED BY: STD	DRAWN BY: EDM	SCALE: AS NOTED	
DATE: FEB. 27, 2020	PROJECT NO. 15.0166697.03	REVISION NO. -	



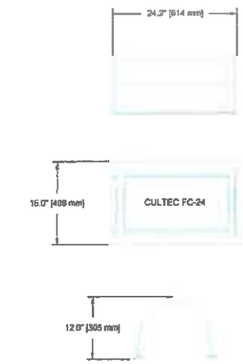
GENERAL NOTES
ALL CULTEC RECHARGER 330XLHD (OR APPROVED EQUAL) SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.

PROVIDE ANTI-SCOUR PROTECTION AT ALL PIPE INLETS AND BENEATH ALL FEED CONNECTORS PER MANUFACTURER'S INSTALLATION GUIDELINES.

A / C-6 SUBSURFACE INFILTRATION SYSTEM
TYPICAL SECTION
NTS



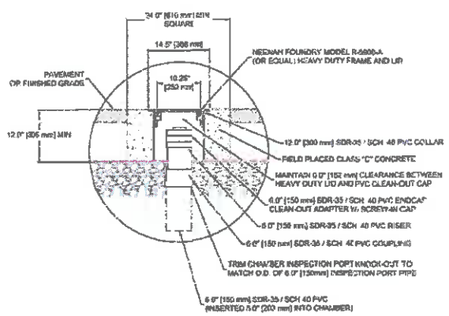
B / C-6 SUBSURFACE INFILTRATION SYSTEM
TYPICAL PLAN VIEW
NTS



C / C-6 SUBSURFACE INFILTRATION SYSTEM
FEED CONNECTOR
NTS

SUBSURFACE INFILTRATION NOTES:

1. ALL NEW STORM DRAINS SHALL BE HIGH DENSITY POLYETHYLENE (HPDE) PIPE, UNLESS OTHERWISE INDICATED ON THESE PLANS.
2. AT A MINIMUM, FEED CONNECTORS SHALL BE INSTALLED TO CREATE AN INTERNAL MANIFOLD AT BOTH ENDS OF THE SUBSURFACE INFILTRATION SYSTEM; MINIMUM NUMBER OF FEED CONNECTORS = 38
3. AT A MINIMUM, INSPECTION PORTS SHALL BE INSTALLED IN THE MIDDLE UNITS OF EVERY FIFTH ROW OF CULTEC RECHARGER 330XLHD UNITS (OR APPROVED EQUAL); MINIMUM NUMBER OF INSPECTION PORTS = 5



D / C-6 SUBSURFACE INFILTRATION SYSTEM
INSPECTION PORT
NTS

NO.	ISSUE/DESCRIPTION	BY	DATE

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

DETAILS

STATE OF NEW HAMPSHIRE — DAVID G. LAMONTAGNE — PROFESSIONAL ENGINEER

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

PREPARED FOR:
LIBERTY UTILITIES (NEW HAMPSHIRE)
15 BUTTRICK ROAD
LONDONDERRY, NH 03053

PROJ MGR: BTD	REVIEWED BY: BTD	CHECKED BY: TEJ	DRAWING
DESIGNED BY: BTD	DRAWN BY: EDM	SCALE: AS NOTED	C-6
DATE: FEB. 27, 2020	PROJECT NO. 15.0166597.03	REVISION NO. -	

© 2020 - GZA GeoEnvironmental, Inc. GZA-J:\G 166000 - G 166000\15.0166597.03 JB BRIDGE ST - PROVIDER RECONSTRUCTION & DRAINAGE\15.0166597.03 CAD\DWG\97.03-GZA BASE.DWG C-6 JUNE 8, 2020 5:08 PM STEVEN SHAMBROOD

City of Nashua

Planning Department

229 Main Street

Nashua, New Hampshire 03061-2019

Planning & Zoning 589-3090

WEB www.nashuanh.gov

SPECIAL EXCEPTION APPLICATION (ZBA)

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

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

I. SPECIAL EXCEPTION INFORMATION

1. ADDRESS OF REQUEST 79 Allds Street

   Zoning District R-B Sheet [redacted] Lot [redacted]

2. SPECIAL EXCEPTION(S) REQUESTED: Sheet: 20 Lot: 73

   Small Home Hair Salon Business

II. GENERAL INFORMATION

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

   (Print Name): Carol A. Muldoon

   Applicant's signature Carol A. Muldoon Date 6/15/2020

   Applicant's address 79 Allds Street Nashua NH, 03060

   Telephone number H: N/A C: 978-397-5582 E-mail: carolmuldoon@comcast.net

2. **PROPERTY OWNER (Print Name):** Carol A. Muldoon

   ***Owner's signature** Carol A. Muldoon Date 6/15/2020

   Owner's address 79 Allds Street Nashua NH, 03060

   Telephone number H: N/A C: 978-397-5582 E-mail: carolmuldoon@comcast.net

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

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

PLR# _____ *Board Action* _____

*$*_____ *application fee* ☐ *Date Paid* _____ *Receipt #* _____

*$*_____ *signage fee* ☐ *Date Paid* _____ *Receipt #* _____

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

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

III. PURPOSE OF REQUEST

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

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

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

2. Does your proposal involve the physical construction or expansion of a structure? Yes ☑ No ☐
   If yes, describe how the size of the addition (and any existing structure) compares with the physical size of surrounding properties.

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

3. Do you anticipate the need for additional on-site parking space as a result of your proposal? Yes ☐ No ☑
   If yes, approximately how many square feet of paved or designated parking space will be provide for both existing and proposed usage?

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

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

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

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

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

IV. SPECIAL EXCEPTION – ADDITIONAL QUESTIONS

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

1. Total number of employees 1 (self) Number of employees per shift 1 (self)
2. Hours and days of operation Hours stagger depending on clients needs. However, I generally work no more than 6 hours a day and 5 days a week.
3. Number of daily and weekly visits to the premises by customers, clients, vendors, and solicitors As aforementioned visits stagger based on customer needs. The only visitors are clients, and daily

4. Number of daily and weekly commercial deliveries to the premises 0

5. Number of parking spaces available 2

6. Describe your general business operations:

Hair: Shampoo, cut and color

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

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

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

Carol A. Muldoon
Signature of Applicant

6/15/2020
Date

Carol A. Muldoon
Print Name

June 15, 2020
Date

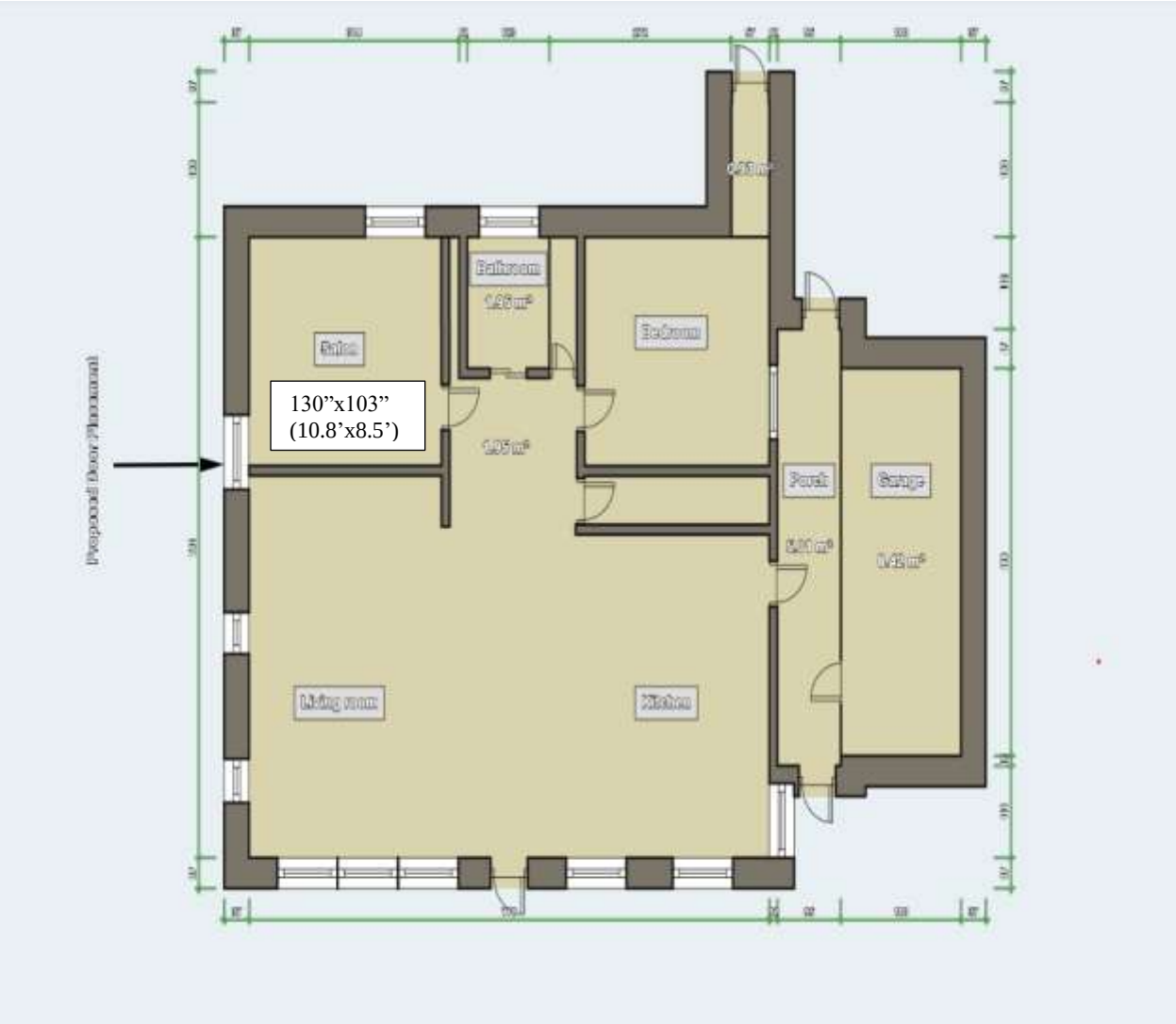
To whom it may concern,

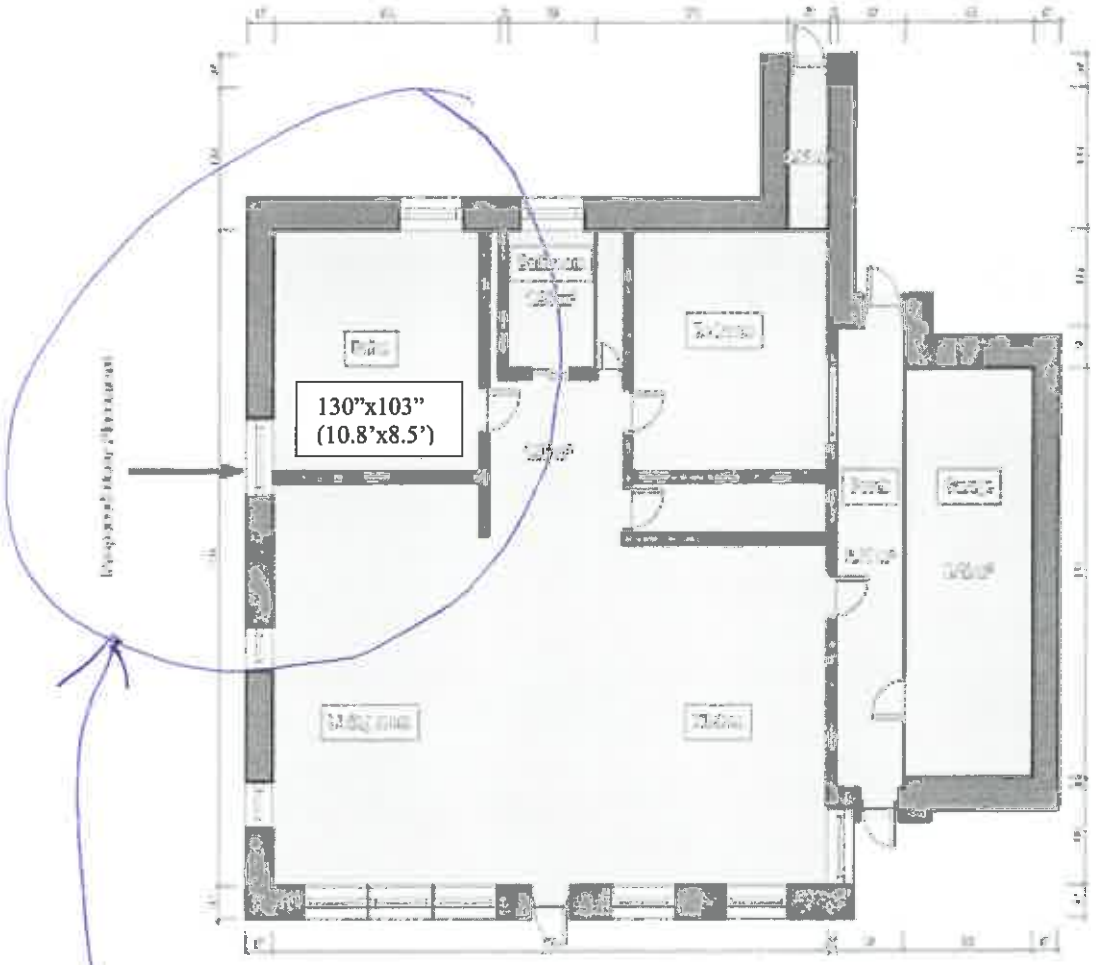
My name is Carol Muldoon, I have been a hair stylist for 39 years. In January of this year, I went into a booth rental situation for the first time. My husband passed away in February, and the Covid-19 Pandemic occurred closing our businesses in March; redefining how we can work and make money. The sudden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

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

Your consideration is much appreciated.

Thank you,
Carol A. Muldoon
carolmuldoon@comcast.net
978-397-5591

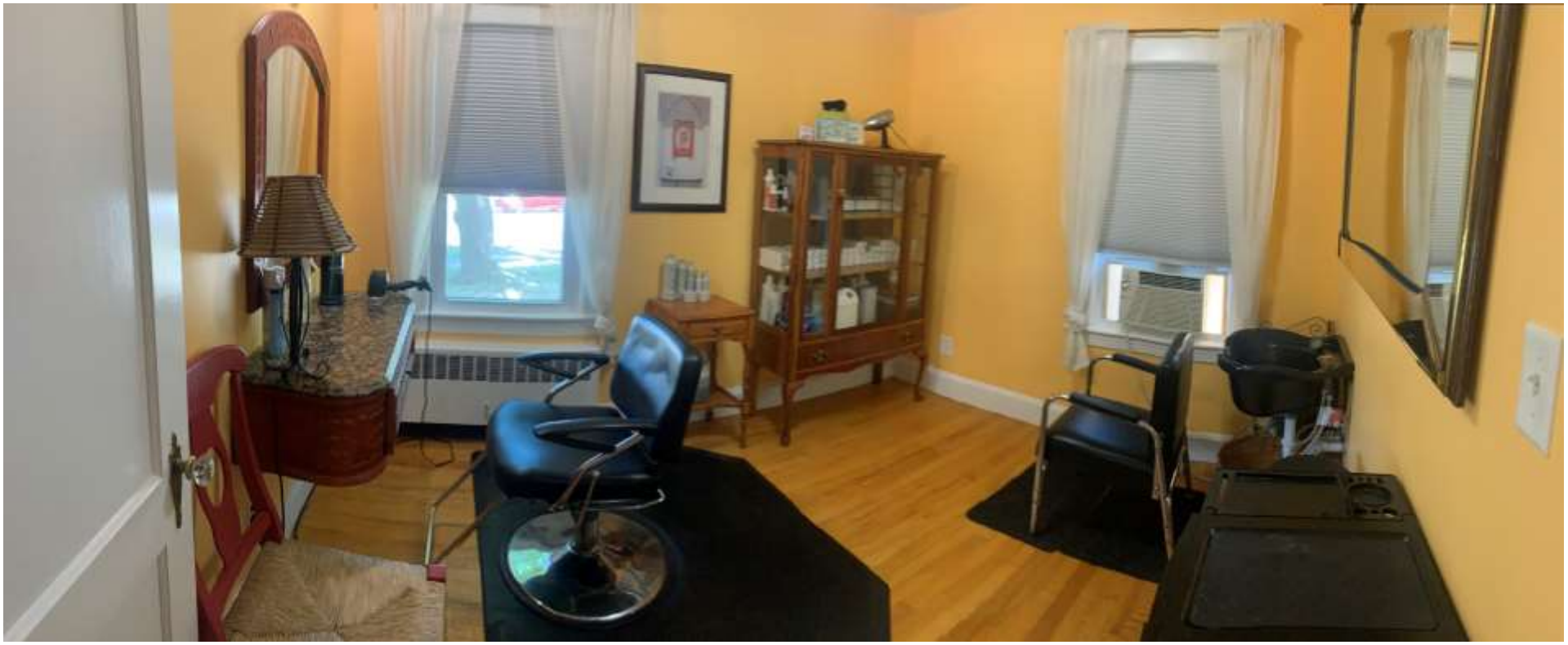

Proposed Door Placement
130”x103”
(10.8’x8.5’)
Porch
Garage



SIZE OF SALON = 92.98 ¢

79

door



79 Allds St

Feet

0 62.5 125 250

79 Allds St

N
W E
S

0 62.5 125 250 Feet

Nashua New Hampshire GIS

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

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

VARIANCE APPLICATION (ZBA)

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

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

I. VARIANCE INFORMATION

1. ADDRESS OF REQUEST 41 Central Street

   Zoning District RC Sheet 80 Lot 89

2. VARIANCE(S) REQUESTED:

   See attached.

II. GENERAL INFORMATION

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

   (Print Name): Boston Capital Corporation/Richard Mazzocchi and Nashua Housing Redevelopment Authority

   Applicant's signature Rich Mazzocchi Date June 16, 2020

   Applicant's address 1 Boston Place, Suite 2100, Boston, MA 02108

   Telephone number H: 617-842-0600 C: 617-842-0600 E-mail: RMazzocchi@bostoncapital.com

2. **PROPERTY OWNER (Print Name):** Nashua Housing and Redevelopment Authority / Lynn Lombardi, Executive Director

   ***Owner's signature** Lynn M. Lombardi Date June 16, 2020

   Owner's address 40 East Pearl Street, Nashua, NH 03060

   Telephone number H: 603-883-5661 C: E-mail: llombardi@nashuaha.org

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

OFFICE USE ONLY *Date Received* _____ *Date of hearing* 7-14-2020 **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: _____

III. PURPOSE OF REQUEST

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

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

   See attached.

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

   See attached.

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

   See attached.

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

   See attached.

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

See attached.

IV. USE VARIANCE ADDITIONAL INFORMATION

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

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

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

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

Rich Mazzocchi
Signature of Applicant

June 16, 2020
Date

Rich Mazzocchi
Print Name

June 16, 2020
Date

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

☐ I will pick it up at City Hall
☐ Please email it to me at See attached.
☐ Please mail it to me at See attached.

ATTACHMENT IN SUPPORT OF APPLICATION FOR A VARIANCE

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

I **The variances requested** are as follows:

(i) Section 190-16-E Setbacks
Front setback 10 feet allowed – 2 feet and 7 feet proposed
(two locations along Central St and Pine St.)

(ii) Section 190-16-F Parking in Setback
Parking in front setback 10 feet allowed – 0 feet proposed
(parking area along Myrtle St)

(iii) Section 190-16-G Maximum Side Setbacks
20 feet allowed – 70 feet proposed
(easterly parking/access next to Plus Co.)

(iv) Section 190-16-M Open Space
35% required – 28% proposed

(v) Section 190-16-B Residential Density
52 allowed – 216 proposed

(vi) Section 190-16-D Floor Ratio
1.0 allowed – 1.4 proposed

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

III **Purpose of Request**

Narrative

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

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

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

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

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

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

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

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

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

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

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

The following are facts supporting the request for a variance:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Special Conditions.

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

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

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

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

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

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

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

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

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

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

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

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

Reasonable use.

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

Conclusion.

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

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

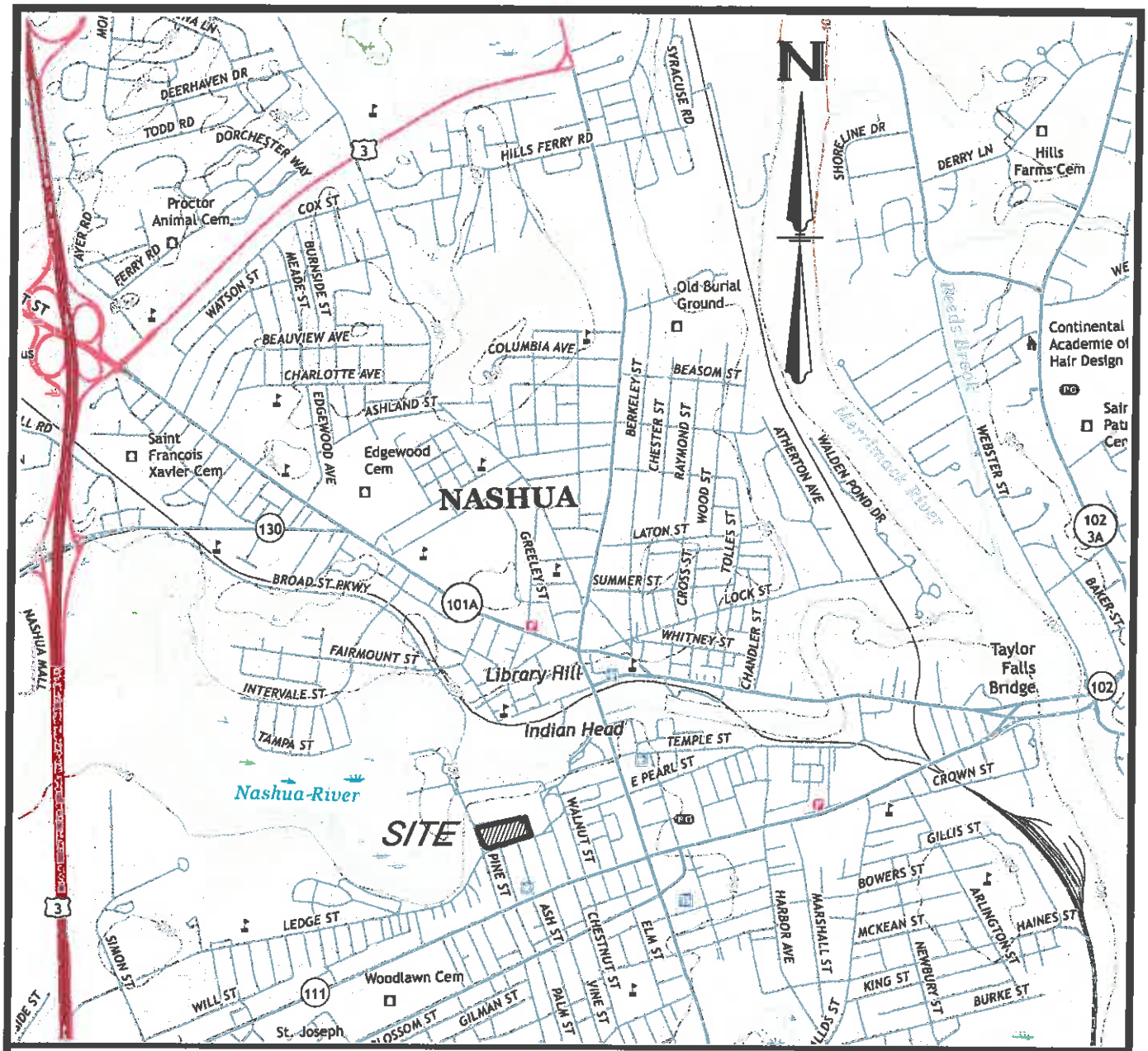
H:\tjleonard\Clients\Boston Capital - Mazzocchi, Richard\ZBA\application filed 6-15-20\modified application 6-23-20\App Variance v2.docx

41 Central St

N
W E
S

0 255 510 1,020 Feet

NASHUA New Hampshire GIS



1 1/2 0 1 MILE

1000 0 1000 2000 3000 4000 5000 6000 7000 FEET

1 .5 0 1 KILOMETER

CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

NASHUA NORTH, NH
QUAD MAP (2018)

VICINITY PLAN

BRONSTEIN REDEVELOPMENT

41 CENTRAL STREET

NASHUA, NH

PREPARED FOR:

BOSTON CAPITAL CORPORATION

ONE BOSTON PLACE, SUITE 2100 BOSTON, MA 02106 (617) 624-8900

JUNE 2020

FIG. 1

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

Drawing: 5700SITE-USGS

Location: J:\5000\5700\DWG\5700 SITE

5700
File Number

0 150 300 450 FEET

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

NRCS SOILS MAP

BRONSTEIN REDEVELOPMENT

41 CENTRAL STREET

NASHUA, NH

PREPARED FOR:

FIG. 2

BOSTON CAPITAL CORPORATION

ONE BOSTON PLACE, SUITE 2100 BOSTON, MA 02106 (617) 624-8900

JUNE 2020

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

Drawing: 5700SITE-USGS

Location: J:\5000\5700\DWG\5700 SITE

5700

File Number

0 200 400 600 FEET

AERIAL DISPLAY PLAN

BRONSTEIN REDEVELOPMENT

41 CENTRAL STREET

NASHUA, NH

PREPARED FOR:

FIG. 3

BOSTON CAPITAL CORPORATION

ONE BOSTON PLACE, SUITE 2100 BOSTON, MA 02106 (617) 624-8900

JUNE 2020

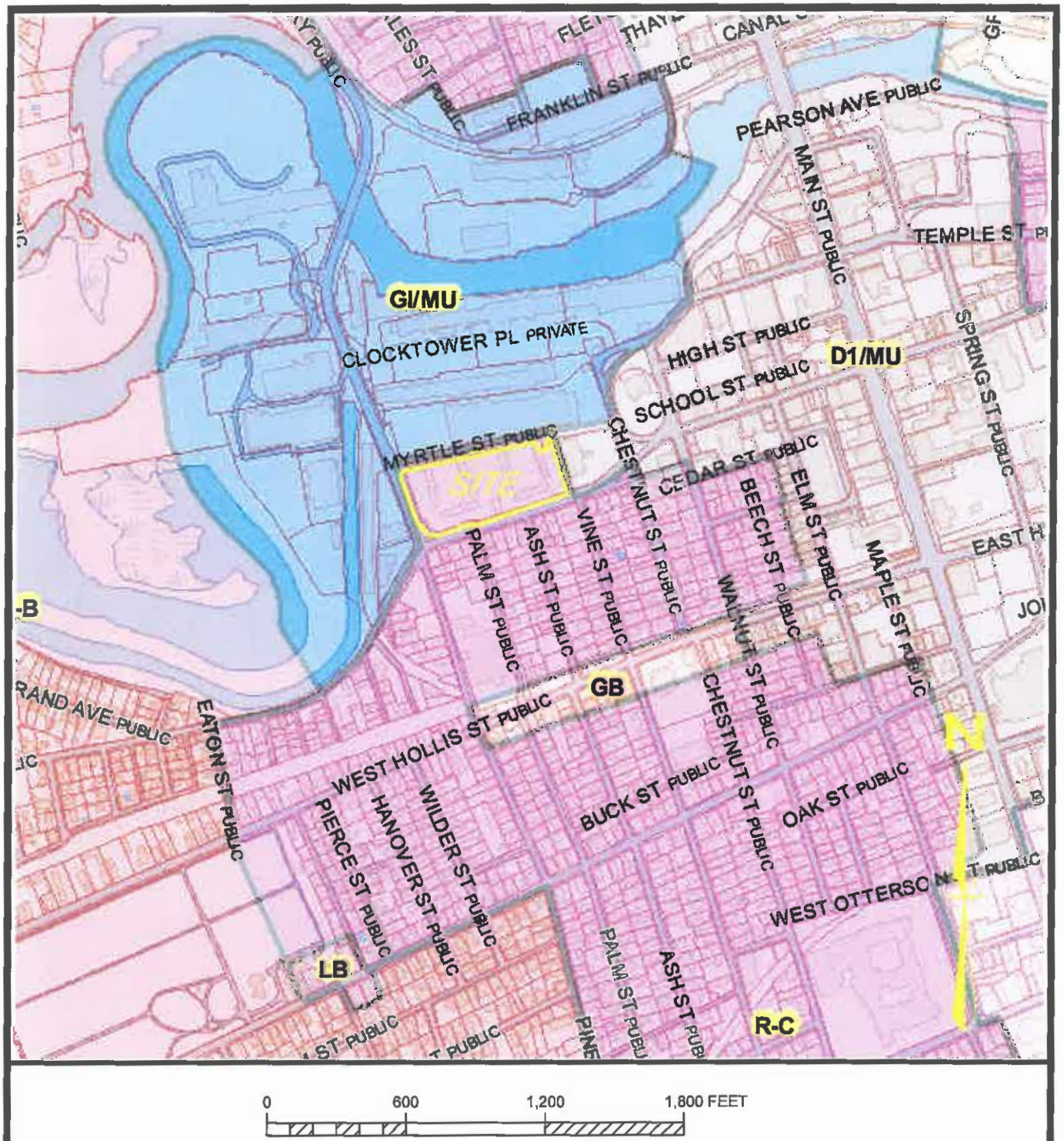
HSI Hayner/Swanson, Inc.
3 Congress Street Nashua, NH 03062 (603) 883-2057
131 Middlesex Turnpike Burlington, MA 01803 (781) 203-1501
www.hayner-swanson.com

Drawing: 5700SITE-USGS

Location: J:\5000\5700\DWG\5700 SITE

5700

File Number



0 600 1,200 1,800 FEET

TAX MAP PLAN

BRONSTEIN REDEVELOPMENT

41 CENTRAL STREET

NASHUA, NH

PREPARED FOR:

BOSTON CAPITAL CORPORATION

ONE BOSTON PLACE, SUITE 2100 BOSTON, MA 02106 (617) 624-8900

JUNE 2020

FIG. 4

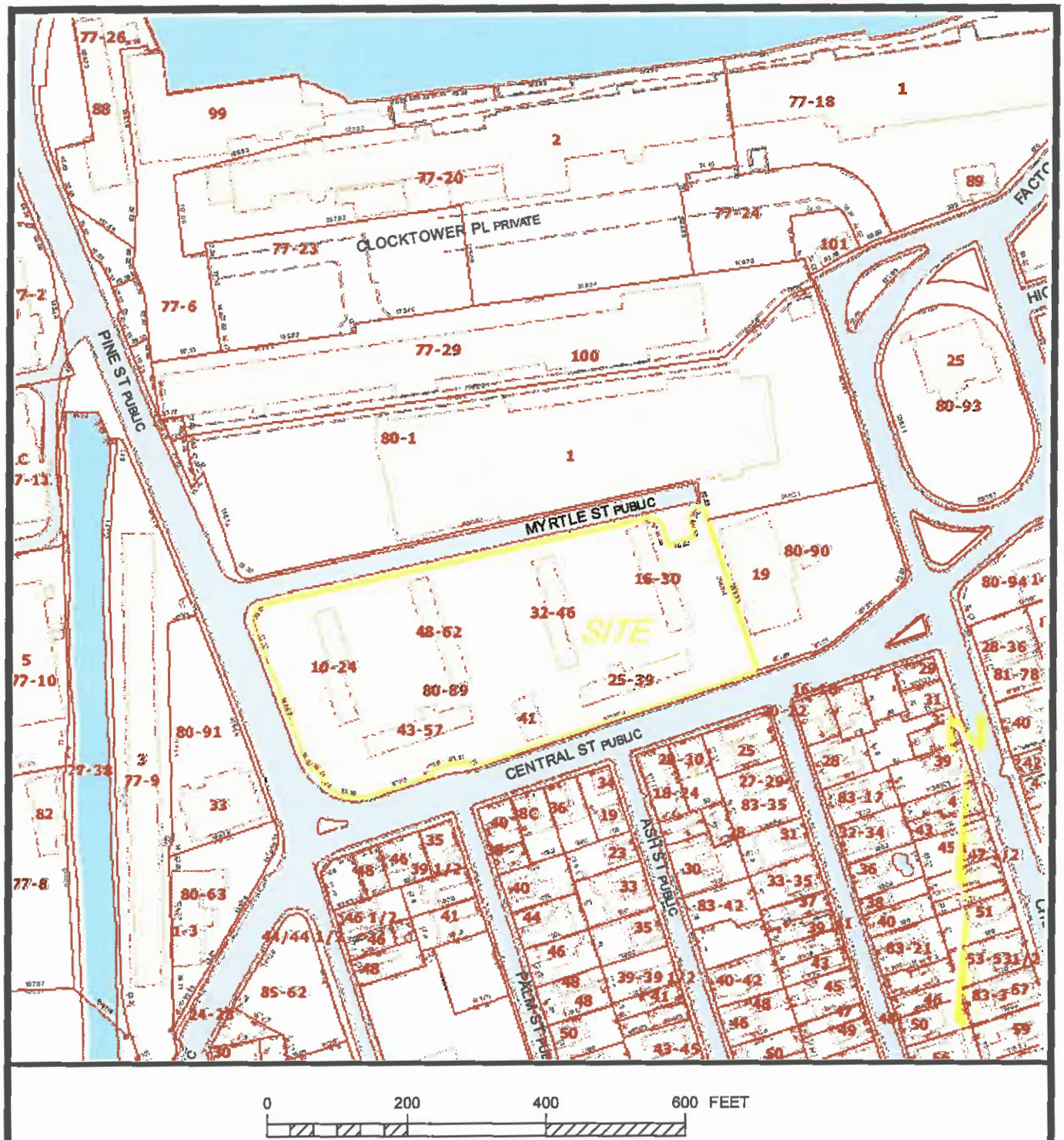
HSI Hayner/Swanson, Inc.
3 Congress Street Nashua, NH 03062 (603) 883-2057
131 Middlesex Turnpike Burlington, MA 01803 (781) 203-1501
www.hayner-swanson.com

Drawing: 5700SITE-USGS

Location: J:\5000\5700\DWG\5700 SITE

5700

File Number



0 200 400 600 FEET

TAX MAP PLAN

BRONSTEIN REDEVELOPMENT

41 CENTRAL STREET

NASHUA, NH

PREPARED FOR:

BOSTON CAPITAL CORPORATION

ONE BOSTON PLACE, SUITE 2100 BOSTON, MA 02106 (617) 624-8900

JUNE 2020

FIG. 4

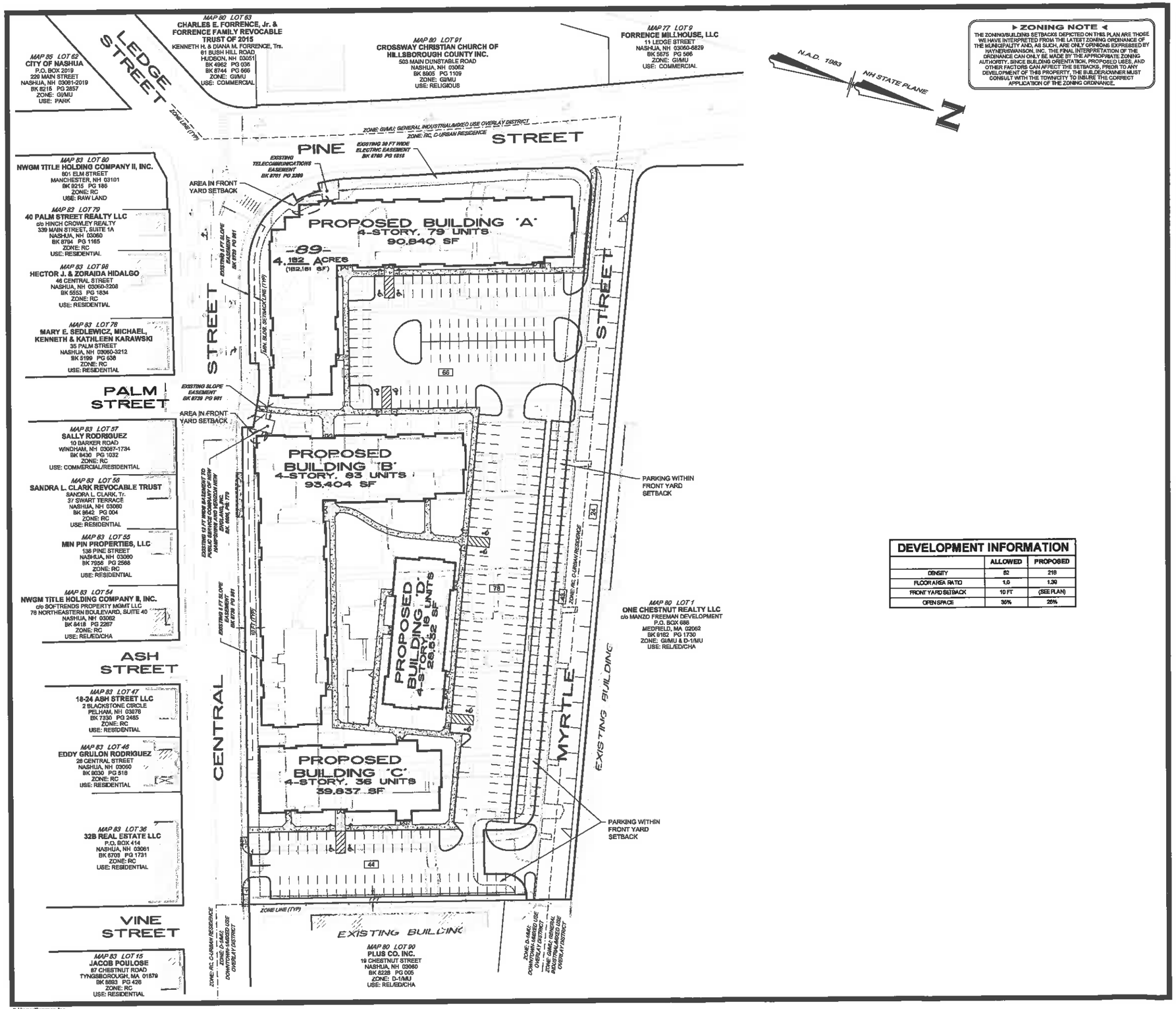
HSI Hayner/Swanson, Inc.
3 Congress Street Nashua, NH 03062 (603) 883-2057
131 Middlesex Turnpike Burlington, MA 01803 (781) 203-1501
www.hayner-swanson.com

Drawing: 5700SITE-USGS

Location: J:\5000\5700\DWG\5700 SITE

5700

File Number

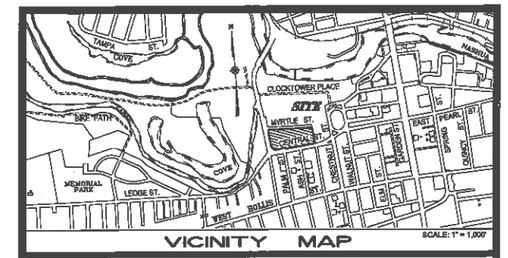


▶ ZONING NOTE ◀

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 THIS PROPERTY, THE BUILDER/OWNER MUST CONSULT WITH THE TOWN/CITY TO INSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.

DEVELOPMENT INFORMATION

	ALLOWED	PROPOSED
DENSITY	82	218
FLOOR AREA RATIO	1.0	1.39
FRONT YARD SETBACK	10 FT	(SEE PLAN)
OPEN SPACE	30%	26%



VICINITY MAP

PLAN REFERENCES:

1. ACQUISITION PLAN (LOT 89, MAP 80), BROAD STREET PARKWAY PROJECT, 41 CENTRAL STREET, NASHUA, NEW HAMPSHIRE, PREPARED FOR: CITY OF NASHUA, RECORD OWNER: NASHUA HOUSING AUTHORITY, SCALE: 1" = 20', DATED 11 SEPTEMBER 2013 WITH REVISIONS THRU 03/26/15 AND PREPARED BY THIS OFFICE.
   RECORDED: HCRD – PLAN No. 38378.
2. EASEMENT PLAN (MAP 80, LOT 89), BROAD STREET PARKWAY PROJECT, 41 CENTRAL STREET, NASHUA, NEW HAMPSHIRE, PREPARED FOR: CITY OF NASHUA, RECORD OWNER: NASHUA HOUSING AUTHORITY, SCALE: 1" = 20', DATED 31 MARCH 2015 AND PREPARED BY THIS OFFICE.
   NOT YET RECORDED.

NOTES:

1. TOTAL SITE AREA: 4.192 ACRES
2. PRESENT ZONING: RC; C URBAN RESIDENCE

	REQUIRED	PROPOSED
MINIMUM LOT REQUIREMENTS		
- LOT AREA	5,000 FT	182,161 SF
- LOT FRONTAGE	50 FT	1,682.98 FT
- LOT WIDTH	50 FT	1,636.6 FT
- LOT DEPTH	75 FT	285 FT
MINIMUM/MAXIMUM YARD SETBACKS		
- FRONT YARD	10 FT/–	3.7 FT
- SIDE YARD	7 FT/20 FT	73.4 FT
- REAR YARD	20 FT/20 FT	N/A
- MAX. BUILDING HEIGHT	100 FT	48 FT±
- MAX STORIES	10	4

3. LOT NUMBERS REFER TO THE CITY OF NASHUA ASSESSORS MAPS 77, 80, 83 & 85.
4. PURPOSE OF PLAN:
   TO SHOW THE REDEVELOPMENT OF THE BRONSTEIN APARTMENT COMPLEX.
5. THE PARCEL IS NOT LOCATED IN A FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), HILLSBOROUGH COUNTY, CITY OF NASHUA, NEW HAMPSHIRE, COMMUNITY No. 330097, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBERS: 33011C0513D & 33011C0514E, DATED: SEPTEMBER 25, 2009.
6. PRESENT OWNERS OF RECORD:
   MAP 80, LOT 89
   NASHUA HOUSING AUTHORITY
   40 EAST PEARL STREET
   NASHUA, NEW HAMPSHIRE 03060
   BK. 1539, PG. 417
   BK. 2074, PG. 320
   BK. 2092, PG. 157

PRELIMINARY
DESIGN REVIEW

No.	DATE	REVISION	BY
1	08/22/20	REVISE UNIT COUNT	JNP

ZONING BOARD OF ADJUSTMENT PLAN
(MAP 80, LOT 89)

BRONSTEIN REDEVELOPMENT

41 CENTRAL STREET
NASHUA, NEW HAMPSHIRE

PREPARED FOR:
BOSTON CAPITAL CORPORATION
ONE BOSTON PLACE, SUITE 2100 BOSTON, MA 02108 (617) 624-8900

RECORD OWNER:
NASHUA HOUSING AUTHORITY
40 EAST PEARL STREET NASHUA, NEW HAMPSHIRE 03060 (603) 883-5561

40 0 40 80 120 160 FEET
20 0 20 40 METERS
SCALE: 1"=40 Feet
1"=12.192 Meters

10 JUNE 2020

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

FIELD BOOK: 1245	DRAWING NAME: 5700SITE-FZ41	5700	1 OF 1
DRAWING LOC: J:\5000\5700\DWG\5700 SITE		F.B. Number	Sheet

© Hayner/Swanson, Inc.

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 Old Harris Road

Zoning District R-18 Sheet (see plan) Lot

b. SPECIAL EXCEPTION(S) REQUESTED:

To allow minor road/utility improvements and tree clearing within a portion of the Conservation Zone (Section 190-24(F)(3))

c. LAND USE CODE SECTION(S) REQUESTING SPECIAL EXCEPTION(S) FROM: 190-24(F)(3)

2. GENERAL INFORMATION

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

(Print Name): GSSG New Hampshire, LLC

Applicant's signature Date

Applicant's address 36 Maplewood Avenue, Portsmouth, NH 03801

Telephone number H: 603-494-6801 C: E-mail: michael@nesolargarden.com

b. **PROPERTY OWNER (Print Name):** Pennichuck Water Works & Pennichuck Water Works, Inc.

***Owner's signature** Date

Owner's address 25 Manchester Street, PO Box 1947, Merrimack, NH 03054

Telephone number H: 603-913-2330 C: E-mail: donald.ware@pennichuck.com

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

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

PLR# _____ *Board Action* _____

*$*_____ *application fee* ☐ *Date Paid* _____ *Receipt #* _____

*$*_____ *signage fee* ☐ *Date Paid* _____ *Receipt #* _____

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

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.

Relief from Section 190-24 F(3) is sought to improve access and provide underground electric utilities to a proposed solar array project along Old Harris Road. Additionally, tree clearing (no stumping) is proposed within sections of the Conservation Zone to maximize sun exposure for the proposed solar array project.

b. Does your proposal involve the physical construction or expansion of a structure? Yes ☐ No ☑
If yes, describe how the size of the addition (and any existing structure) compares with the physical size of surrounding properties.

c. Do you anticipate the need for additional on-site parking space as a result of your proposal? Yes ☐ No ☑
If yes, approximately how many square feet of paved or designated parking space will be provide for both existing and proposed usage?

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

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 work doesn't affect the character of the zoning district or the immediate neighborhood as it is for roadway/utility improvements and selective tree clearing. The post construction conditions will be similar to the pre-construction conditions along Old Harris Road. The area of selective tree clearing will be allowed to grow back over time.

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 N/A

f. Describe your general business operations:

Proposed solar array

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

Specific improvements within the Conservation Zone include underground electric utility construction, relocating existing fencing, and improving the surface of an existing gravel drive along Old Harris Road. Additionally, tree clearing (no stumping) is proposed within sections of the Conservation Zone to maximize sun exposure for the proposed solar array project.

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

Signature of Applicant

Date

Print Name

Date

SUPPLEMENTAL INFORMATION TO THE

SPECIAL EXCEPTION APPLICATION

OLD HARRIS ROAD

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

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

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

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

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

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

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

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

   There are no special regulations for this intended use.

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

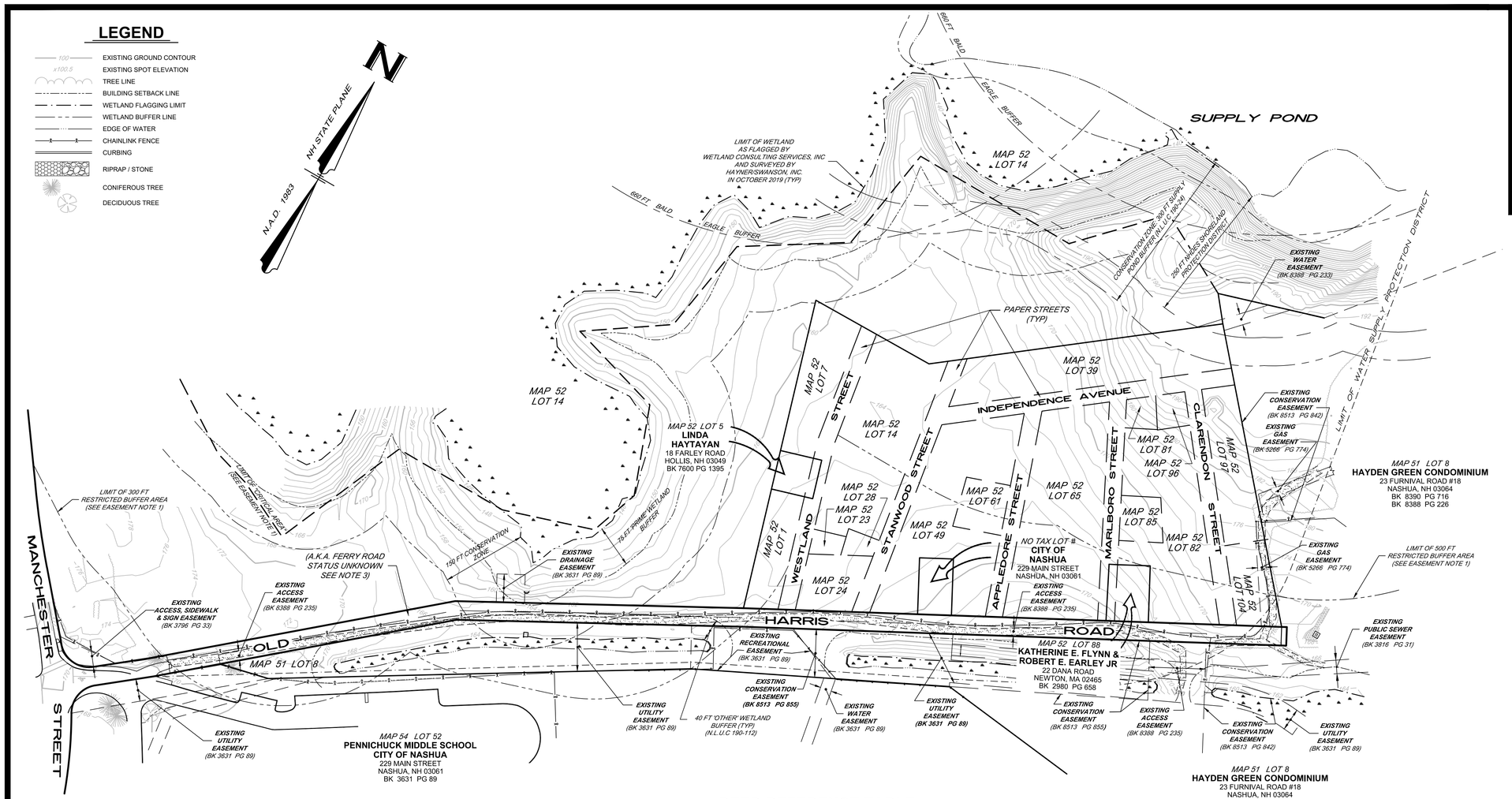
   The requested work doesn't affect the character of the zoning district or the immediate neighborhood as it is an underground utility improvement, an improvement to an existing gravel drive and selective tree clearing. The post construction conditions will be similar to the pre-construction conditions.

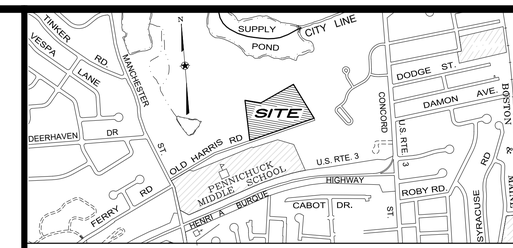
PHOTO 'A'
OLD HARRIS ROAD LOOKING
WEST TOWARDS MANCHESTER
STREET

PHOTO 'B'
OLD HARRIS ROAD LOOKING
EAST TOWARDS SITE

LEGEND

- 100 — EXISTING GROUND CONTOUR
- x100.5 — EXISTING SPOT ELEVATION
- TREE LINE
- BUILDING SETBACK LINE
- WETLAND FLAGGING LIMIT
- WETLAND BUFFER LINE
- EDGE OF WATER
- CHAINLINK FENCE
- CURBING
- RIPRAP / STONE
- CONIFEROUS TREE
- DECIDUOUS TREE





VICINITY MAP SCALE" 1" = 1,000'

NOTES:

1. PRESENT ZONING: PER CITY ZONING ORDINANCE
   (NO ZONING REPORT PROVIDED TO THE SURVEYOR)

   GENERAL DISTRICT: R-19 (B - SUBURBAN RESIDENCE)

   MINIMUM LOT REQUIREMENTS

- LOT AREA	18,000 SF
- LOT WIDTH	120 FT
- LOT FRONTAGE	100 FT
- LOT DEPTH	100 FT

   MINIMUM YARD SETBACKS

- FRONT YARD	20 FT
- SIDE YARD	20 FT
- REAR YARD	40 FT
MAXIMUM BUILDING HEIGHT	35 FT / 2.5 STORIES
OPEN SPACE (%)	50%

   OVERLAY DISTRICT: WSP (WATER SUPPLY PROTECTION DISTRICT)

   CONSERVATION ZONE (UNDISTURBED NATURAL) BUFFERS:

- POND BUFFER	300 FT
- OTHER CONNECTED WATER BODIES & WETLANDS	150 FT

2. PURPOSE OF PLAN: TO SHOW A PROPOSED SOLAR ARRAY PROJECT TO BE CONSTRUCTED UPON THE SUBJECT SITE ALONG WITH ASSOCIATED CONSERVATION ZONE IMPACT AREAS.
3. NO LAYOUT OR ACCEPTANCE FOR OLD HARRIS ROAD (A.K.A. FERRY ROAD) IS ON FILE WITH THE CITY OF NASHUA. A PORTION OF HARRIS ROAD, HOWEVER, IS DEPICTED ON H.C.R.D. PLAN No. 234 AS ACCESS TO THE SUBDIVISION OF WHICH THE SUBJECT PROPERTY IS A PART. THE CURRENT STATUS OF OLD HARRIS ROAD IS UNKNOWN, HOWEVER, PRIVATE RIGHTS EXIST OVER THIS ROAD.
4. INDEPENDENCE AVENUE AND WESTLAND, STANWOOD, APPLEDORE, MARLBORO AND CLARENDON STREETS ARE DEDICATED ON H.C.R.D. PLAN No. 234. NO ACCEPTANCE FOR THESE STREETS IS ON FILE WITH THE CITY OF NASHUA. NO EVIDENCE THAT THESE STREETS WERE EVER CONSTRUCTED WAS OBSERVED DURING THE SURVEY. THEREFORE, THEY ARE DEPICTED HEREON AS "PAPER STREETS". PRIVATE RIGHTS EXIST OVER THESE STREETS.
5. PRESENT OWNERS OF RECORD:
   MAP 52, LOTS 1, 7, 14, 23, 24, 28, 39, 49, 61, 65, 81, 82, 85, 96, 97, 104 & 118.
   PENNICHUCK WATER WORKS &
   PENNICHUCK WATER WORKS, INC.
   25 MANCHESTER STREET
   PO BOX 1947
   MERRIMACK, NH 03054
   (SEE DEED REFERENCE TABLE)

EASEMENTS, RIGHTS & RESTRICTIONS

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

DEED REFERENCE TABLE

TAX LOT No	GRANTEE ENTITY	H.C.R.D. PLAN 234 LOT No.	DEED BOOK / PAGE
1	PENNICHUCK WATER WORKS	1	990 / 540
	(LOT 1 MERGED BY 6375 / 315)	2 - 4	1035 / 270
7	PENNICHUCK WATER WORKS	7 - 9	3878 / 159
	(LOT 7 MERGED BY 6375 / 316)	10 - 13	1035 / 270
14	PENNICHUCK WATER WORKS	14 - 21, 30, 32, 34, 36	1035 / 270
	(LOT 14 MERGED BY 6375 / 317)	22	1092 / 148
		29	1054 / 284
		31 & 33	1020 / 352
		35	1090 / 149
		37 & 38	1216 / 355
23	PENNICHUCK WATER WORKS, INC.	23	8799 / 1156
24	PENNICHUCK WATER WORKS	24	990 / 540
28	PENNICHUCK WATER WORKS, INC.	28	9014 / 2177
39	PENNICHUCK WATER WORKS	39	1035 / 270
	(LOT 39 MERGED BY 6375 / 320)	40 - 44	1051 / 412
		45 - 48	1035 / 270
49	PENNICHUCK WATER WORKS	49, 51, 53 & 54	1035 / 270
	(LOT 49 MERGED BY 6375 / 322)	50 & 52	1054 / 284
		55 - 58	990 / 540
		59 & 62	1051 / 412
		63 & 64	1090 / 149
61	PENNICHUCK WATER WORKS, INC.	61 & 62	9014 / 2177
65	PENNICHUCK WATER WORKS	65 & 66, 77 & 78	1035 / 270
	(LOT 65 MERGED BY 6375 / 324)	67, 73 & 74	971 / 149
		68, 70 & 71, 79 & 80	1054 / 284
	PENNICHUCK WATER WORKS, INC.	69	3961 / 96
	PENNICHUCK WATER WORKS	72, 75 & 76	990 / 540
81	PENNICHUCK WATER WORKS, INC.	81	8799 / 1156
82	PENNICHUCK WATER WORKS	82, 84, 95	1035 / 270
	PENNICHUCK WATER WORKS, INC.	83	3961 / 96
	PENNICHUCK WATER WORKS	87	1054 / 284
	(LOT 82 MERGED BY 6375 / 326)	89 & 90	990 / 540
		91 - 94	1051 / 412
85	PENNICHUCK WATER WORKS, INC.	85 & 86	8799 / 1156
96	PENNICHUCK WATER WORKS, INC.	96	9014 / 2177
97	PENNICHUCK WATER WORKS, INC.	97 - 103	9014 / 2177
104	PENNICHUCK WATER WORKS	104 & 105	990 / 540
	(LOT 104 MERGED BY 6375 / 328)		
118	PENNICHUCK WATER WORKS		8630 / 948 8621 / 432 3166 / 88 526 / 557 366 /543

No.	DATE	REVISION	BY

ZONING BOARD OF ADJUSTMENT PLAN
EXISTING CONDITIONS

OLD HARRIS ROAD

NASHUA, NEW HAMPSHIRE

PREPARED FOR:

GSSG NEW HAMPSHIRE, LLC

36 MAPLE AVENUE PORTSMOUTH, NEW HAMPSHIRE 03801

RECORD OWNER:

Pennichuck Water Works & Pennichuck Water Works, Inc.

25 MANCHESTER STREET P.O. BOX 1947 MERRIMACK, NH 03054

100 0 100 200 300 400 FEET
50 0 50 100 METERS

SCALE: 1"=100 Feet
1"=30.480 Meters

15 JUNE 2020

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

FIELD BOOK: 1244	DRAWING NAME: 5677-FV63	5677	1 OF 2
DRAWING LOC: J:\5000\5677\DWG\5677 ZONING		File Number	Sheet

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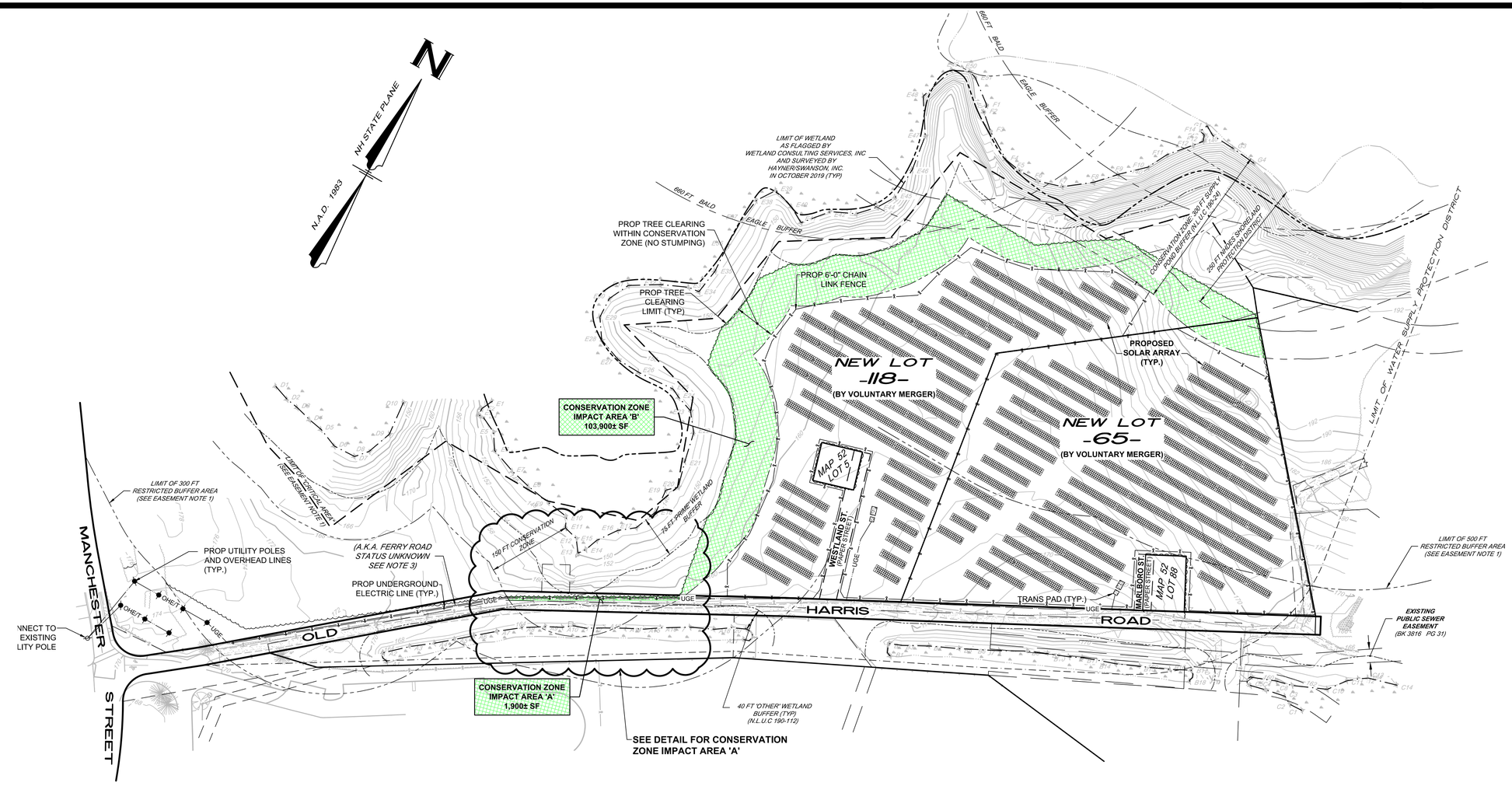

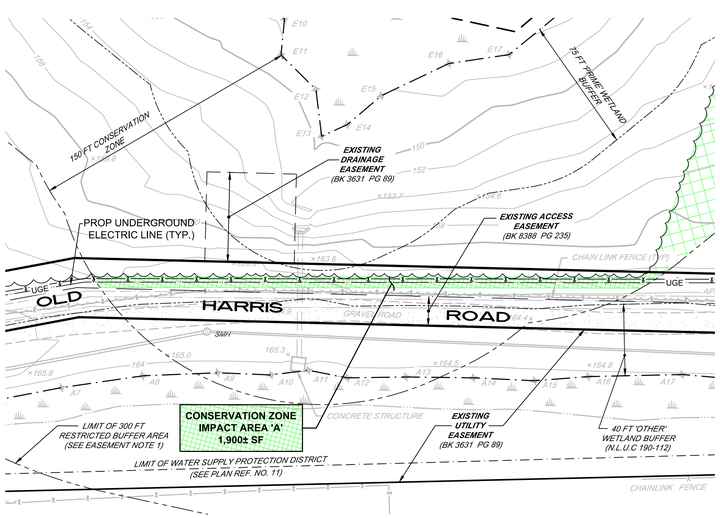

CONSERVATION ZONE IMPACT AREA 'A' DETAIL

SCALE: 1" = 40'

No.	DATE	REVISION	BY

ZONING BOARD OF ADJUSTMENT PLAN
PROPOSED SITE PLAN

OLD HARRIS ROAD

NASHUA, NEW HAMPSHIRE

PREPARED FOR:

GSSG NEW HAMPSHIRE, LLC

36 MAPLE AVENUE PORTSMOUTH, NEW HAMPSHIRE 03801

RECORD OWNER:

Pennichuck Water Works & Pennichuck Water Works, Inc.

25 MANCHESTER STREET P.O. BOX 1947 MERRIMACK, NH 03054

100 0 100 200 300 400 FEET

50 0 50 100 METERS

SCALE: 1"=100 Feet
1"=30.480 Meters

15 JUNE 2020

HSI Hayner/Swanson, Inc.
Civil Engineers/Land Surveyors
3 Congress Street, Nashua, NH 03062, (603) 883-2057
131 Middlesex Turnpike, Burlington, MA 01803, (781) 203-1501
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FIELD BOOK: 1244	DRAWING NAME: 5677-FV63	5677	2 OF 2
DRAWING LOC: J:\5000\5677\DWG\5677 ZONING		File Number	Sheet

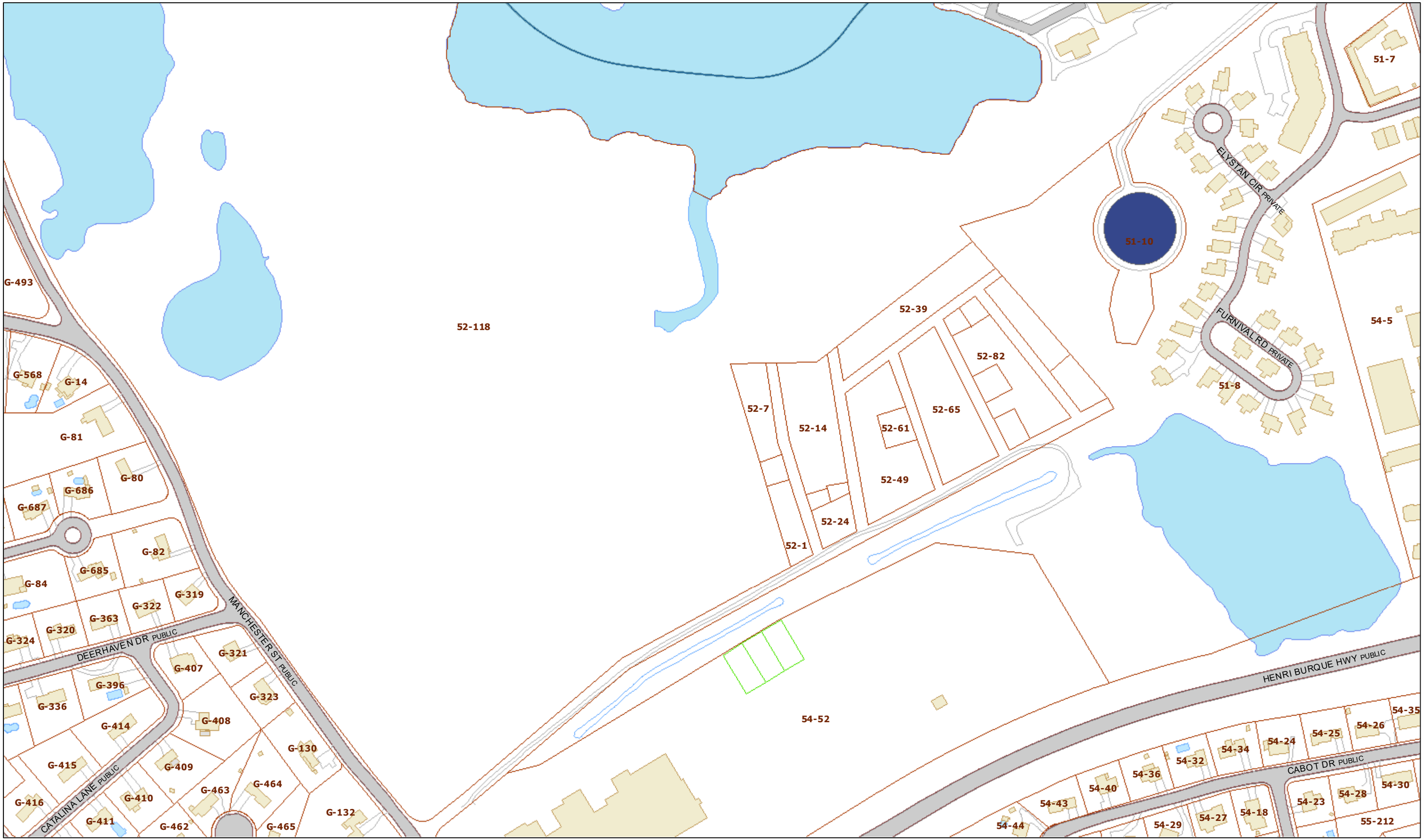
© Hayner/Swanson, Inc.

Old Harris Road Aerial

N
W E
S

0 275 550 1,100 Feet

Nashua New Hampshire GIS



Old Harris Road

N
W E
S

0 275 550 1,100 Feet

NASHUA NEW HAMPSHIRE GIS

Hayner/Swanson, Inc.

023128

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

HSI *Hayner/Swanson, Inc.*

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

CITIZENS BANK, NA
New Hampshire
54-153/114

023128

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

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

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

AUTHORIZED SIGNATURE

⑈023128⑈ ⑆011401533⑆ 3304133029⑈

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 413 South Main Street

   Zoning District R9 Sheet 110 Lot 28

2. VARIANCE(S) REQUESTED:

   A use variance is being requested for the lettering of the new Science and Innovation Center. As an educational building, the a 12 square foot sign is permitted. The plan indicates a 58 square foot sign.

II. GENERAL INFORMATION

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

   (Print Name): John Parker, Rivier University

   Applicant's signature _____ Date June 8, 2020

   Applicant's address 420 South Main Street, Nashua, NH 03060

   Telephone number H: 603-897-8501 C: _____ E-mail: jhparker@rivier.edu

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

   ***Owner's signature** _____ Date June 8, 2020

   Owner's address 420 South main Street, Nashua, NH 03060

   Telephone number H: 603-897-8501 C: _____ E-mail: jhparker10@rivier.edu

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

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

PLR# A20 - 0054 *Board Action* _____

$_____ *application fee* ☐ *Date Paid* _____ *Receipt #* _____

$_____ *signage fee* ☐ *Date Paid* _____ *Receipt #* _____

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

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

III. PURPOSE OF REQUEST

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

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

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

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

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

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

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

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

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

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

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

IV. USE VARIANCE ADDITIONAL INFORMATION

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

a. Total number of employees 6 Number of employees per shift 4
b. Hours and days of operation M-S 9 am - 9 pm
c. Number of daily and weekly visits to the premises by customers, clients, vendors and solicitors Varies
d. Number of daily and weekly commercial deliveries to the premises 2 weekly
e. Number of parking spaces available 30
f. Describe your general business operations:

Institution of higher education

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

New landscaping, lighting,sidewalks, and signage.

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

John H. Parker _____ June 8, 2020
Signature of Applicant Date

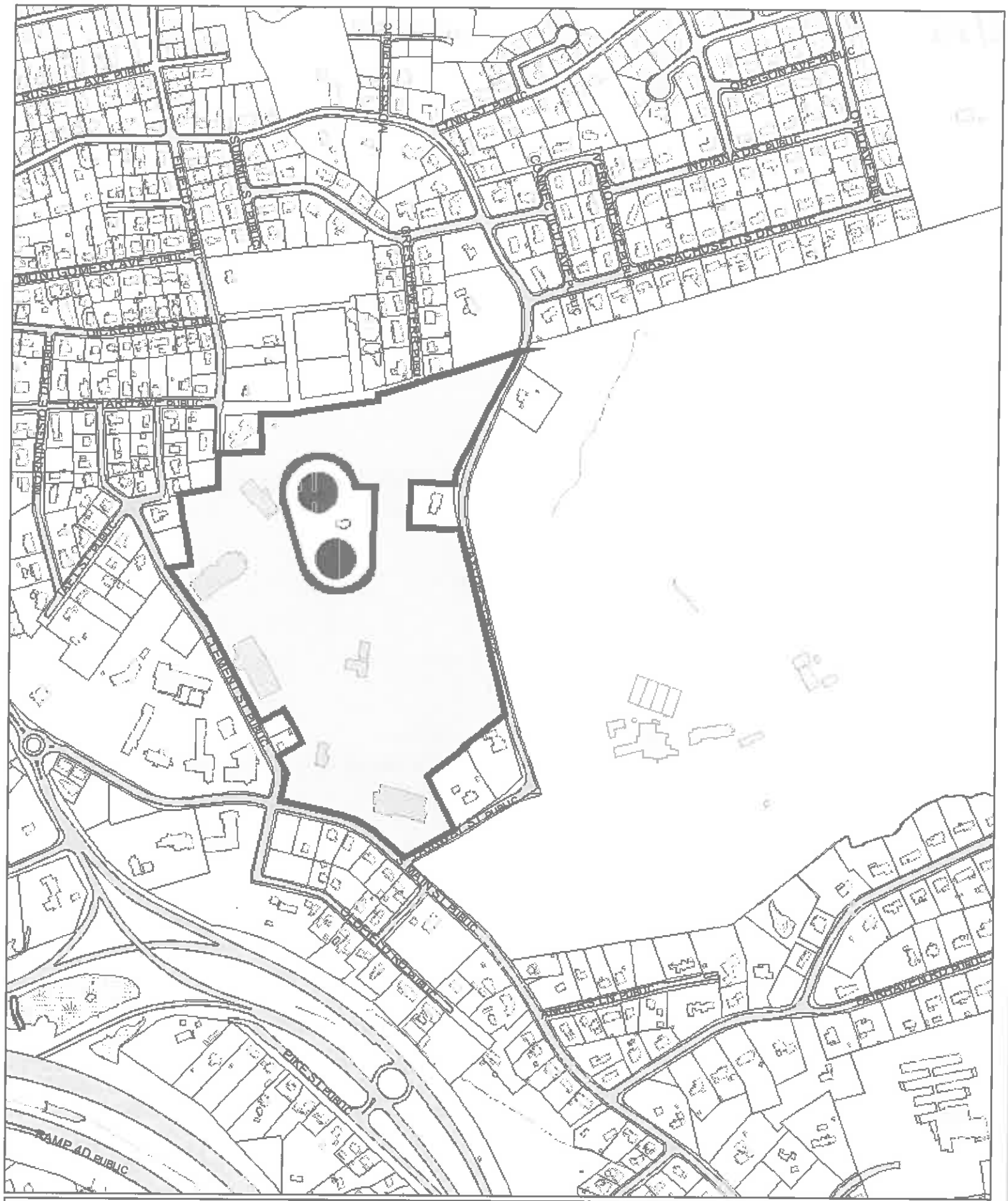
John parker June 8, 2020
Print Name Date

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 jhparker@rivier.edu

☐ Please mail it to me at _____



436 South Main Street

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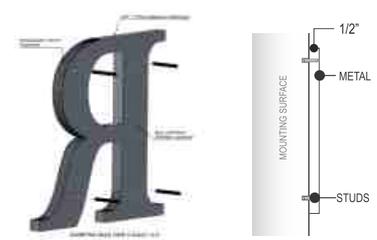
NASHUA New Hampshire GIS

BARLO SIGNS INTERNATIONAL

SCALE: 3/16”=1’-0”

BUILDING MEASUREMENTS

SCALE: 3/16”=1’-0”



FONT:
SITKA TEXT

FLUSH MOUNTED w/ STUDS

FCO METAL LETTER SECTION DETAIL

SCOPE OF WORK

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

TOTAL SQUARE FEET: 58.97

CODE ALLOWANCE: 12 SQ FT — VARIANCE REQUIRED: YES

COLOR SCHEDULE - CLIENT TO VERIFY

C1 PTM “DARK BRONZE” TO MATCH WINDOW TRIM (TBD)

BARLO INTERNATIONAL

8 Greeley St. Hudson, NH 03051 P: (603) 8822638 F: (603) 882.76

© COPYRIGHT 2019
This design concept is the property of barlo Signs international, inc.

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

PROJECT APPROVAL	
Client:	Date:
Design:	Date:
Sales:	Date:
Updating:	Date:
Production:	Date:

DESIGNER: AS
SALES REP: BARN
PM: TBD

RIVIER UNIVERSITY
420 S. MAIN STREET
NASHUA, NH 03060

04.15.20

ITEM **A**

SHEET 1.0

FILE NAME: RIVIER UNIVERSITY 200406879 4

QUOTE #: 6879 JOB #: - - - - -

NOT TO SCALE

PROPOSED

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

BARLO INTERNATIONAL

8 Greeley St. Hudson, NH 03051 P: (603) 8822638 F: (603) 882.76

© COPYRIGHT 2019
This design concept is the property of barlo Signs international, inc.

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

PROJECT APPROVAL

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

DESIGNER: AS
SALES REP: BARN
PM: TBD

RIVIER UNIVERSITY
420 S. MAIN STREET
NASHUA, NH 03060

04.15.20

SP

SHEET 2.0

FILE NAME: RIVIER UNIVERSITY 200406879 4

QUOTE #: 0000 JOB #: -----

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

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

VARIANCE APPLICATION (ZBA)

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

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

I. VARIANCE INFORMATION

1. ADDRESS OF REQUEST: 28 Charron Ave., Suite 10 first floor

   Zoning District: AI Sheet: ~~5-10-81~~ E Lot: E-~~[illegible]~~ 1350

2. VARIANCE(S) REQUESTED:

   For a hair salon.

II. GENERAL INFORMATION

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

   (Print Name): Kathleen Camberlain / Mallia Hair Studio

   Applicant's signature: Kathleen Camberlain Date: 6/1/2020

   Applicant's address: 11 Walkeridge drive Nashua NH 03062

   Telephone number H: _____ C: (603) 494-9122 E-mail: malliahairstudio@yahoo.com

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

   ***Owner's signature:** [signature] Date: 06/01/2020

   Owner's address: 28 Charron Ave, Suite 10, Nashua, NH 03063

   Telephone number H: _____ C: 603-801-2064 E-mail: ned@freestoneusa.com

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

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

PLR# 20-0059 *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: 190-15, Table 15-1 (#35)

Address 28 Charron Ave unit 10

III. PURPOSE OF REQUEST

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

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

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

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

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

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

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

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

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

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.

Since there is an existing salon offering more services within the same complex we don't believe a high end boutique salon will not alter the character of the neighborhood.

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 Self Number of employees per shift
b. Hours and days of operation Mon-closed Tuesday: 9-9 Wed 9-9 Thursday 9-9 Fridays 9-3 Sat 9-3
c. Number of daily and weekly visits to the premises by customers, clients, vendors and solicitors 5
d. Number of daily and weekly commercial deliveries to the premises 0
e. Number of parking spaces available 14
f. Describe your general business operations:

Hair Salon. Shampooing, Cutting, Coloring, Styling + blowdrying

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

NONE

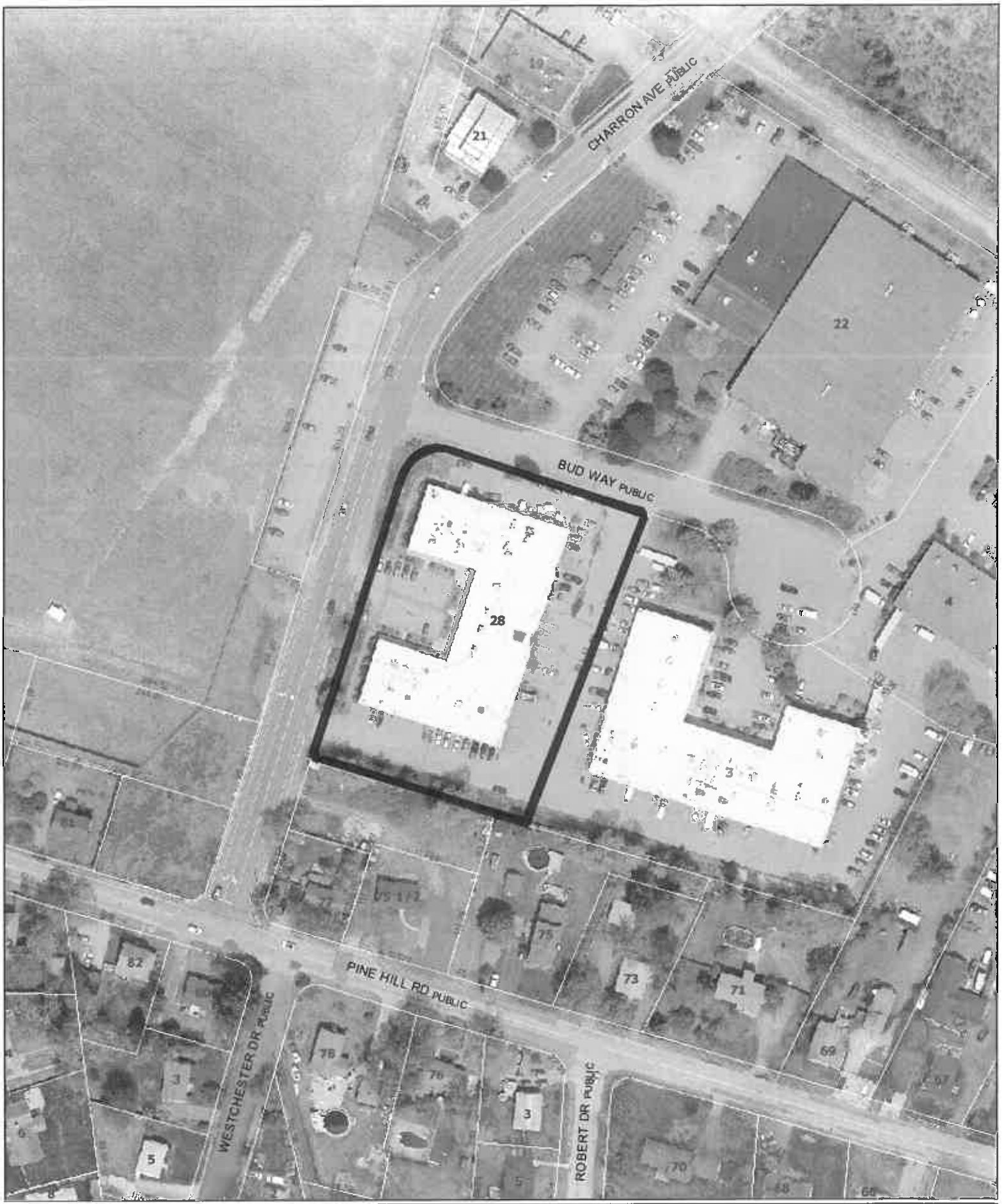
I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all the city ordinances and state laws regulating construction. I understand that only those point specifically mentioned are affected by action taken on this appeal.

Kathleen Chamberlain — Signature of Applicant — Date 6/1/2020

Kathleen Chamberlain — Print Name — Date 6/1/2020

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



28 Charron Ave - Suite 10

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NASHUA New Hampshire GIS

28 Charron Ave Suite 10

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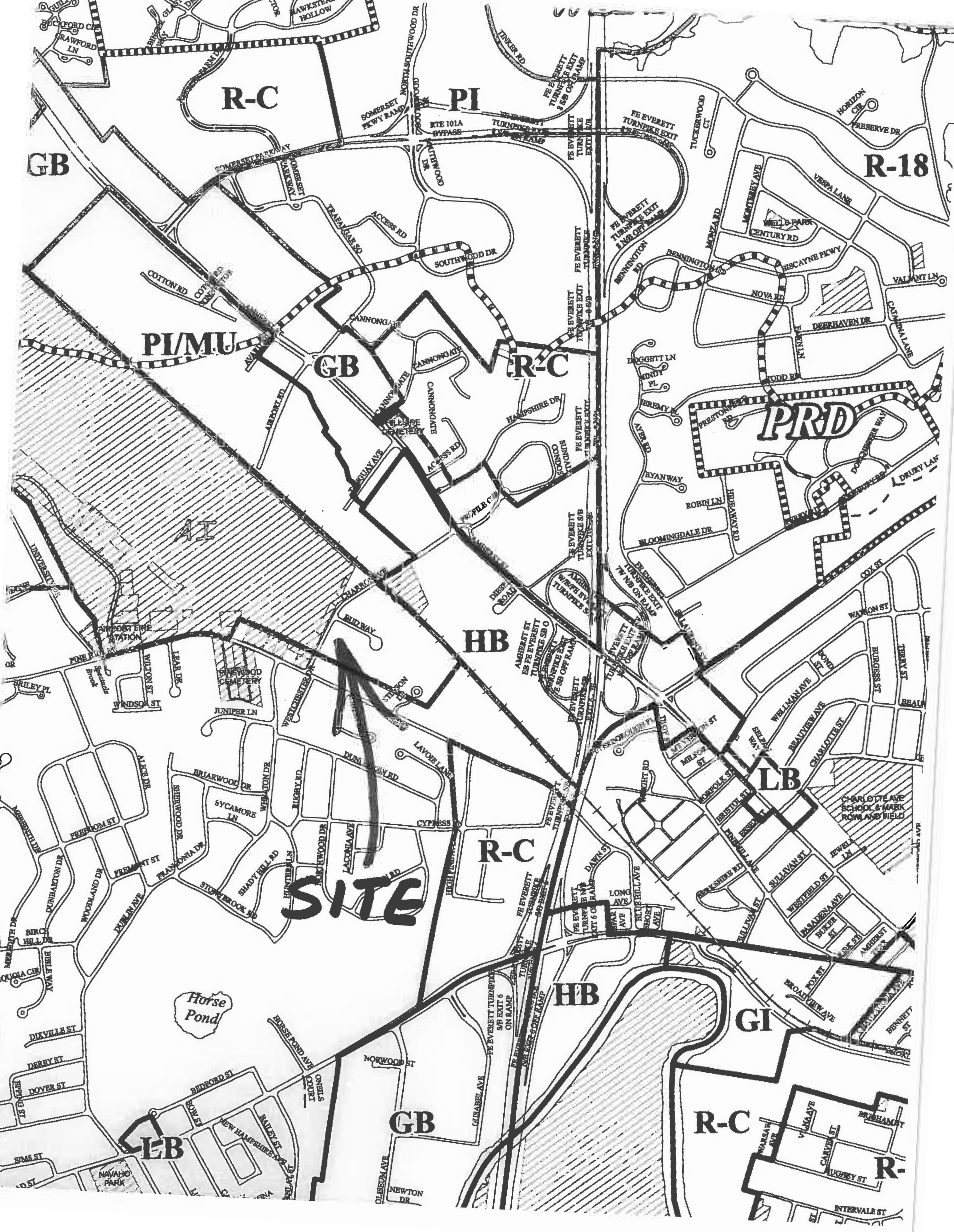
NASHUA GIS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HB
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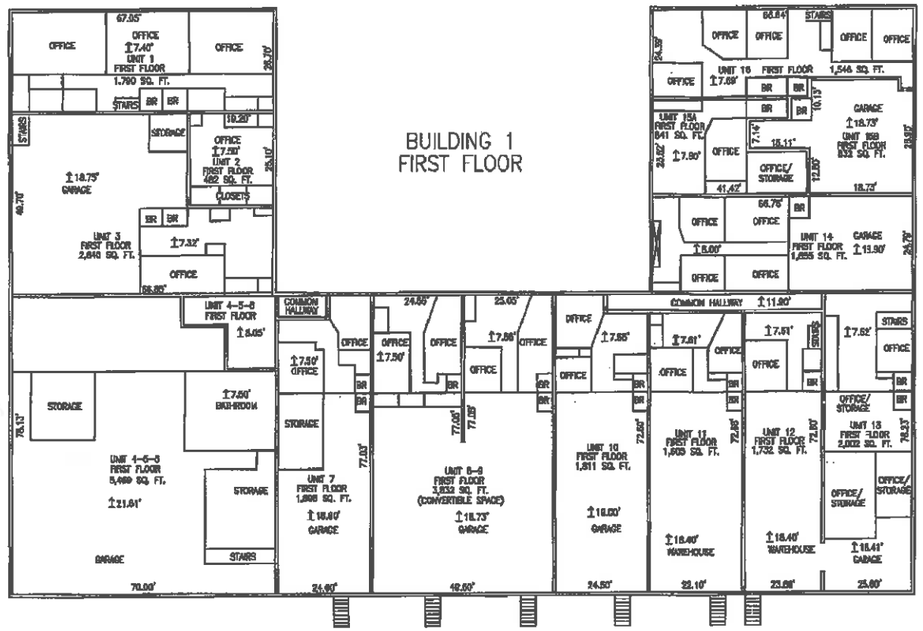
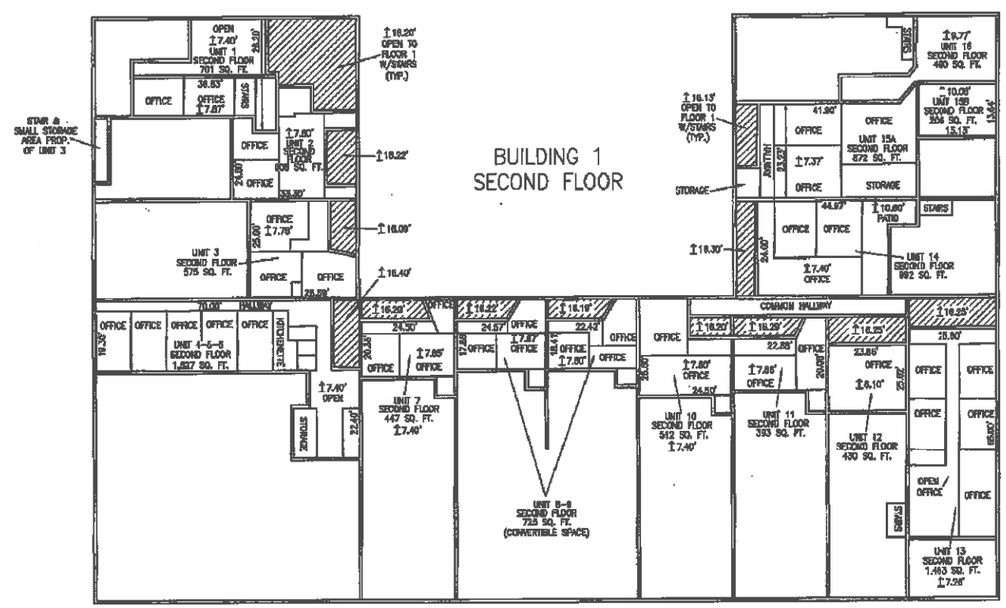
LB
SITE
Horse Pond
CHARLOTTE AVE SCHOOL & MARK ROWLAND FIELD
HILLSIDE CEMETERY
PINEWOOD CEMETERY
AIRPORT FIRE STATION
NAVAHO PARK
SOMERSET PARKWAY
SOUTHWOOD DR
COTTON RD
AIRPORT RD
CANNONGATE
HAMPSHIRE DR
BLOOMINGDALE DR
ROBIN LN
RYAN WAY
HIDEAWAY RD
DEERHAVEN DR
BISCAYNE PKWY
NOVA RD
TODD RD
COX ST
WATSON ST
WELLMAN AVE
BEAUVIEW AVE
CHARLOTTE ST
BURGESS ST
TERRY ST
NORFOLK ST
BRISTOL ST
SULLIVAN ST
WESTFIELD ST
PASADENA AVE
BROADVIEW AVE
FOX ST
AMHERST ST
BERKSHIRE RD
LONG AVE
DAWN ST
CYPRESS RD
LAVOIE LANE
WESTCHESTER DR
BUD WAY
JUNIPER LN
WINDSOR ST
PINE ST
BRILEY PL
BRIARWOOD DR
SYCAMORE LN
WHEATON DR
RUGBY RD
SHERWOOD DR
FRANCONIA DR
FREEDOM ST
FREMONT ST
ALICE DR
DUNBARTON DR
WOODLAND DR
DUBLIN AVE
STONEBROOK RD
SHADY HILL RD
HUNTER LN
NORTHWOOD DR
LACONIA AVE
HORSE POND AVE
NORWOOD ST
DIXVILLE ST
DERRY ST
DOVER ST
BEDFORD ST
BAILEY ST
NEW HAMPSHIRE DR
SIMS ST
GUSABEL AVE
NEWTON DR
INTERVALE ST
RUGBY ST
VILMA AVE
WARSAW AVE
FE EVERETT TURNPIKE





NOTE:

15.80' INDICATES FLOOR TO CEILING HEIGHTS FOR INDIVIDUAL UNITS.

FOR USE BY COUNTY REGISTRY OF DEEDS

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

SIGNATURE

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

04-06-07
DATE SIGNATURE

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

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

Revision Date	Revision Description
04-29-05	REVISED UNIT NUMBERS
05-19-05	REVISED UNIT NUMBERS
06-24-05	ADD ROOM HEIGHTS & REVISED CERTIFICATION
04-06-07	CONVERT UNIT 11 & 12

SCALE: 1" = 20'
20 0 20 40 60

Scale: 1"=20'
Dr. By: DV Ck By: JR
H.E.S. Job No. 0420281
Field Book No. 1007
Field Book Page No. 619
Sheet No. 2 of 3

HOLDEN ENGINEERING & SURVEYING, Inc.
19 Temple Park Drive
PO Box 400 Concord, N.H. 03302
(603) 225-6149
9 Constitution Drive
Bedford, N.H. 03110
(603) 472-2070

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#35377 Folder 2007 APR -9 PM 2:51 7023823

PLAN 35377 FOLDER BUILDING2.DWG
VANTAGE POINT CONDOMINIUM

(SIMILAR CASE)

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

SECONDED by Mr. Shaw.

MOTION CARRIED UNANIMOUSLY

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

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

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

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

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

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

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

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

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

Atty. Prunier said they are commercial condominiums.

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

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

SPEAKING IN FAVOR

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

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

Mr. Anderson asked where the entrance is located.

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

SPEAKING IN OPPOSITION

No One.

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

SECONDED by Mr. Shaw.

MOTION CARRIED UNANIMOUSLY

Minutes

None

Regional Impact

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

ADJOURNMENT

Mr. Anderson called the meeting closed at 755PM.

Lt
Taped Meeting

Norm Tremblay
Acting Clerk

City of Nashua

Planning Department

229 Main Street
Nashua, New Hampshire 03061-2019

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

May 30, 2006

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

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

Dear Atty. Prunier:

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

1) Hardship identified in that the request is reasonable for this building.

2) Spirit and intent of the ordinance is being kept in good faith.

3) Property values will not be negatively impacted.

4) Not contrary to the public interest.

5) Substantial justice is served to the applicant.

Important Information

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

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

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

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

VARIANCE APPLICATION (ZBA)

1

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

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

I. VARIANCE INFORMATION

1. ADDRESS OF REQUEST 6 white ave; 76

Zoning District C Urban. Residence Sheet 0035 Lot 00075

2. VARIANCE(S) REQUESTED:

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

II. GENERAL INFORMATION

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

(Print Name): Douglas Dichard

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

Applicant's address 42 parrish hill Dr Nashua NH 03063

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

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

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

Owner's address 42 parrish hill Dr Nashua NH 03063

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

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

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

PLR# A20-0057 *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

Address 6 white ave : 76

III. PURPOSE OF REQUEST

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

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

By Granting this variance it would allow 2 units in a Neighborhood where Avast majority are multi family Buildings it would not alter the character of neighborhood - nor threaten public health safety of welfare.

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

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

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

Justice would be done seeing eventually the owner would occupy one of the units - after selling primary residence. taxes are too high and can't afford them much longer. there would be no harm to general public or other individuals

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

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

Address 6 white Ave : 76

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

Special conditions exist seeing only use currently is garage that can not be rented by allowing this 1134 sq ft variance it would allow me to build a suitable housing for me and possible family members (children)

House would look like Building at 36 central ST Nashua NH. 03060

IV. USE VARIANCE ADDITIONAL INFORMATION

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

a. Total number of employees [ ] Number of employees per shift [ ]
b. Hours and days of operation 8-Hrs daily (6 days) with Framing and weather tight
c. Number of daily and weekly visits to the premises by customers, clients, vendors and solicitors 3-5
d. Number of daily and weekly commercial deliveries to the premises 3-5 days for material
e. Number of parking spaces available 4
f. Describe your general business operations:

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

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

– demo of existing garage – Construction of 2 story 2 unit building paving of (2) 10x20 Parking, grass fencing etc. vinyl siding

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

[signature] 6/12/2020
Signature of Applicant Date

Douglas Dichard 6/12/2020
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 Dougdeesh@aol.com
☐ Please mail it to me at

(F)

BUILDING TO LOOK LIKE THIS

(R)

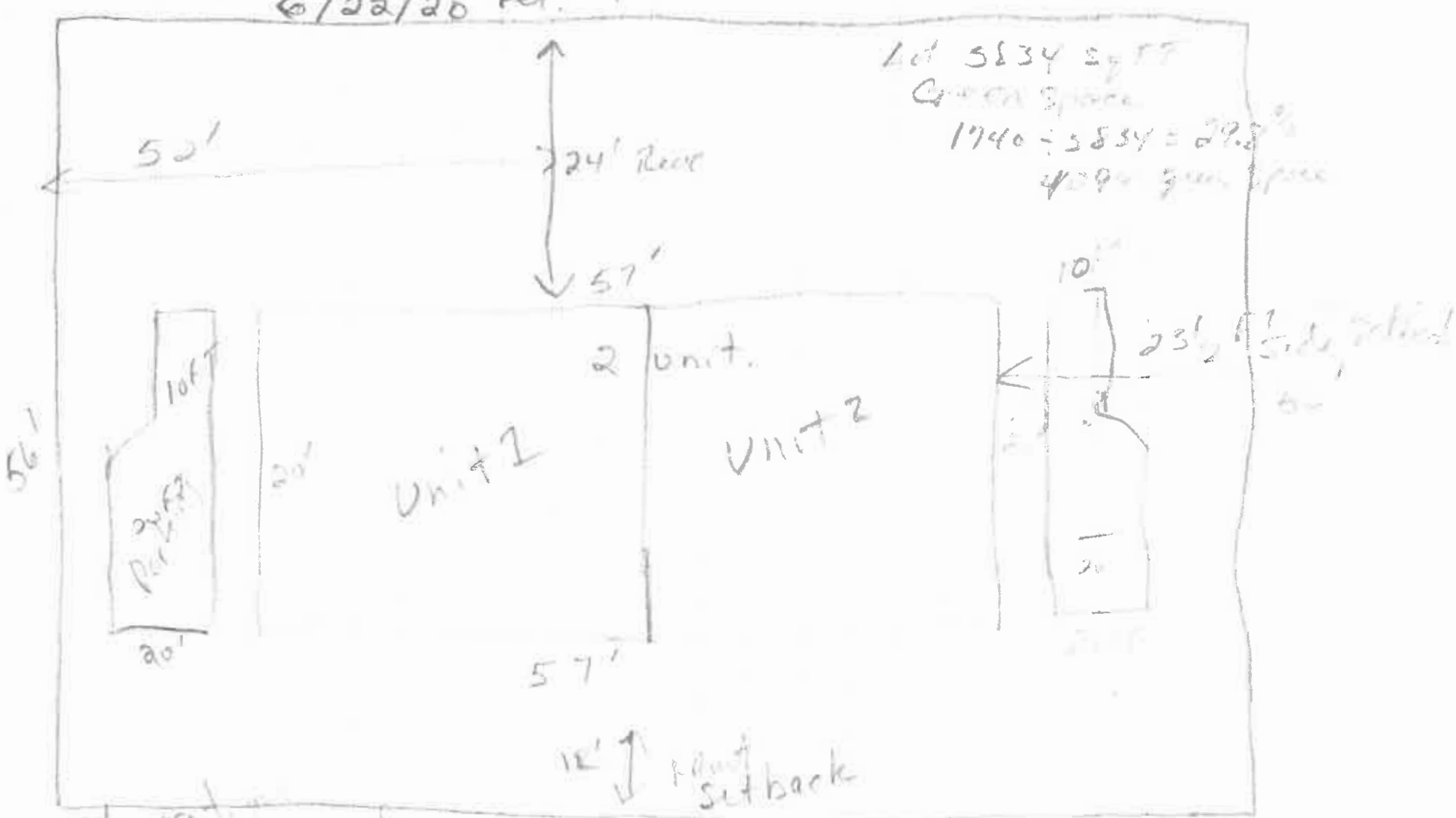
(S)

BUILDING TO LOOK LIKE THIS

(S)

Revised 2 Pk spots
6/22/20 Per.

Lot-6 White Ave j76



Elevation
9' per floor
plus 8 ft Roof
height.
under 28 ft

White Ave

Lot 6 White Ave
j76

EXISTING
35-44
80.3
80.0
55
52.0
54.0
104
56.0
35-75
35-74
56.16
104
WHITE AVE PUBLIC
106
35-72

6 White Avenue

0 62.5 125 250 Feet

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

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

VARIANCE APPLICATION (ZBA)

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

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

I. VARIANCE INFORMATION

1. ADDRESS OF REQUEST: 7 BERKELEY STREET

   Zoning District: RA Sheet: 47 Lot: 79

2. VARIANCE(S) REQUESTED:

   TO ENCROACH 21 INTO REAR AND SIDE YARD SETBACKS FOR PLACEMENT OF 12 X 18 SHED. A VARIANCE TO 190-31, A. DIMENSIONAL SETBACKS

II. GENERAL INFORMATION

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

   (Print Name): ROBERT P. TRABUCCHI

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

   Applicant's address: 7 BERKELEY ST, NASHUA NH 03064

   Telephone number H: 883 6949 C: 864 9187 E-mail: bobtrabucchi@gmail.com

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

   ***Owner's signature** [signature] Date

   Owner's address: 7 BERKELEY ST, NASHUA NH 03064

   Telephone number H: 883 6949 C: 864 9187 E-mail: bobtrabucchi@gmail.com

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

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

PLR# _____ *Board Action* _____

$ _____ *application fee* ☐ *Date Paid* _____ *Receipt #* _____

$ _____ *signage fee* ☐ *Date Paid* _____ *Receipt #* _____

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

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

Address 7 BERKELEY ST, NASHUA NH

III. PURPOSE OF REQUEST

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

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

   SEE ATTACHED ADDENDUM

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

   SEE ATTACHED ADDENDUM

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

   SEE ATTACHED ADDENDUM

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

   SEE ATTACHED ADDENDUM

Address 7 BERKELEY ST, NASHUA NH

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

SEE ATTACHED ADDENDUM

IV. USE VARIANCE ADDITIONAL INFORMATION

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

a. Total number of employees Ø Number of employees per shift Ø N/A
b. Hours and days of operation Ø
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 Ø
e. Number of parking spaces available 3
f. Describe your general business operations:

RESIDENTIAL HOME

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

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

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

Signature of Applicant — Date 6/10/2020

ROBERT P. TRABUCCHI — Date 6/10/2020
Print Name

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

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

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

Robert P. Trabucchi - Applicant

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

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

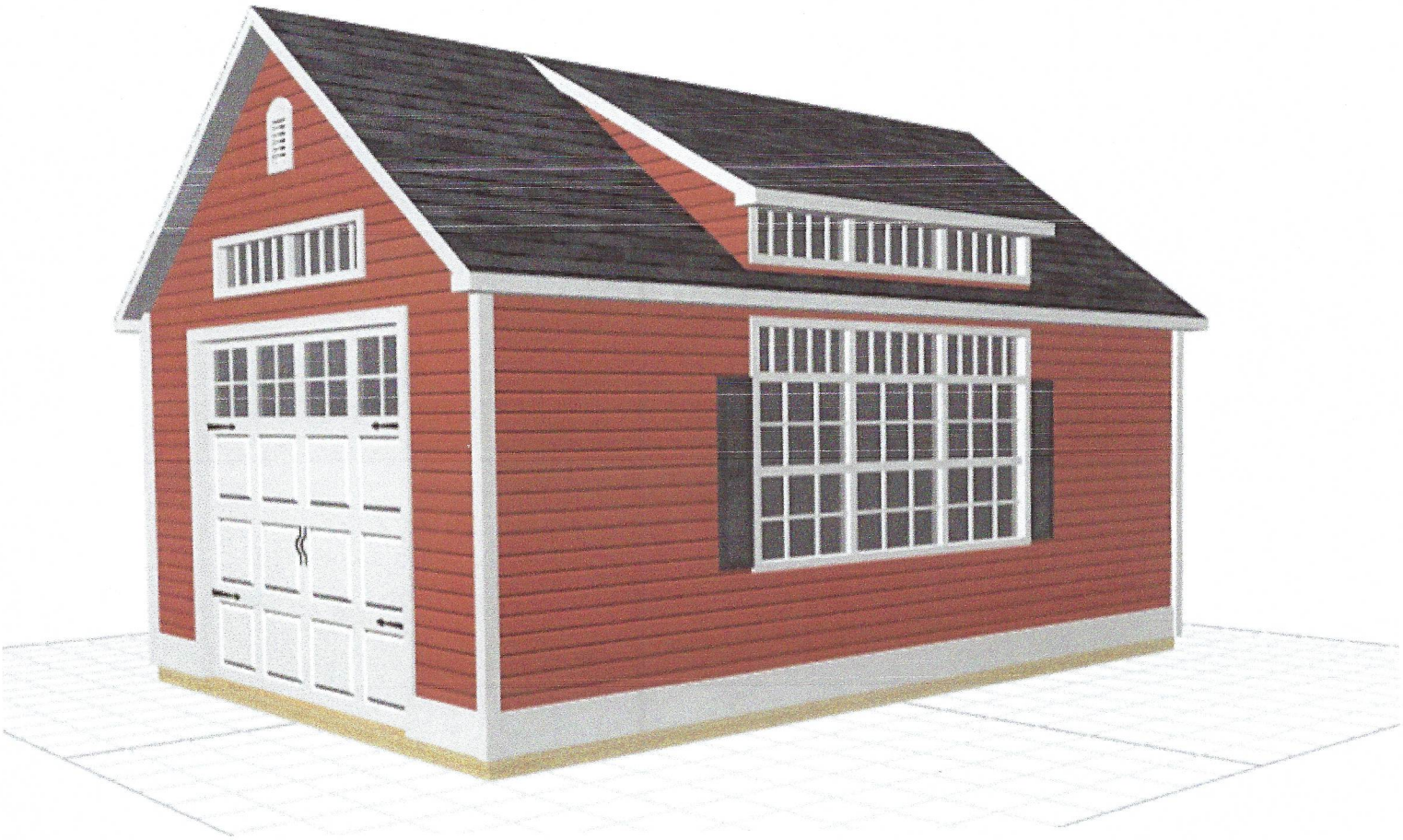
Substantial justice would be done to the property owner by granting the variance, because it will allow the owner to use the property in a safe and reasonable manner while maintaining existing old growth landscaping and keeping the new structure an added distance from the rear of the existing home. Current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

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

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

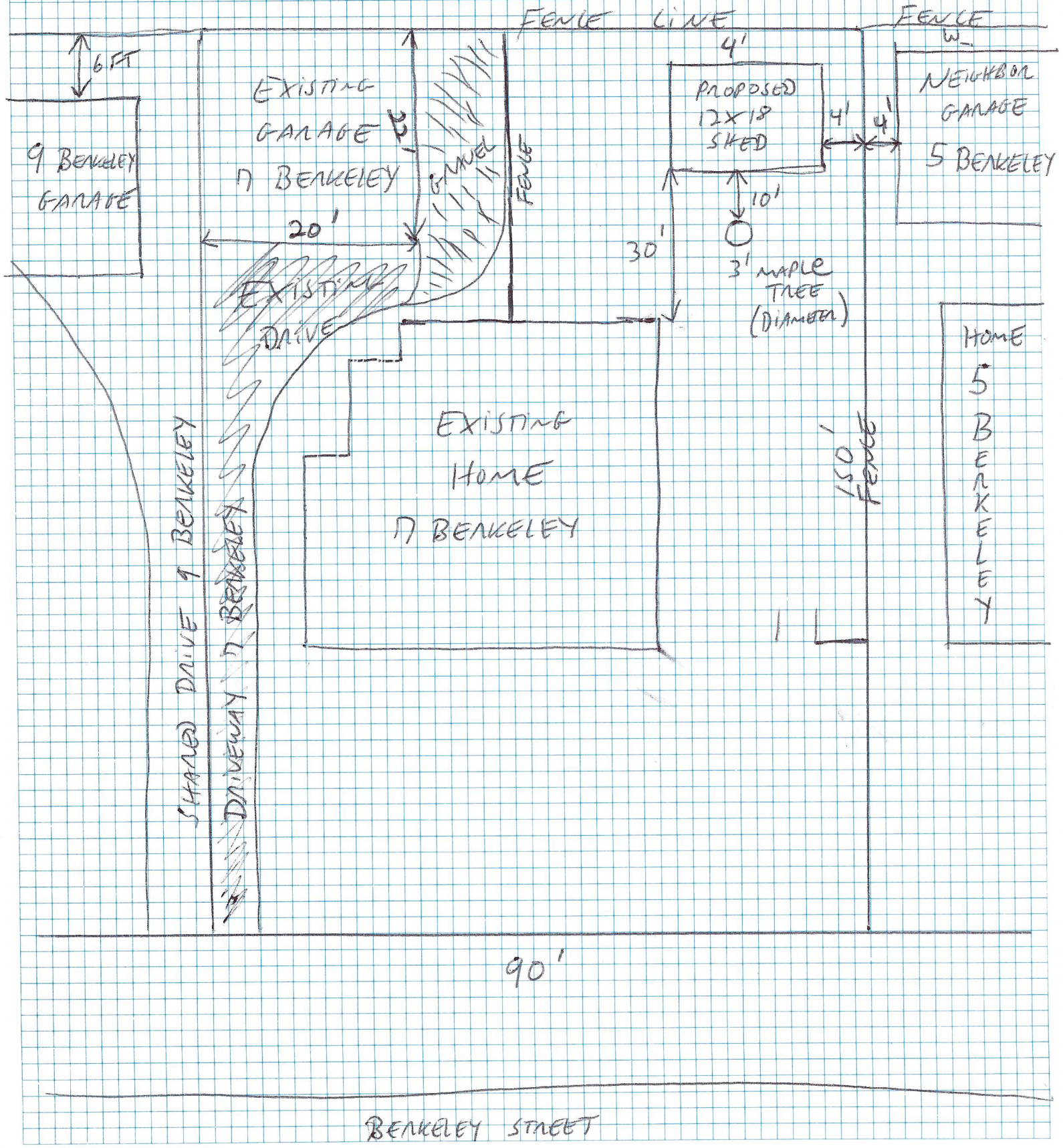
SHED	216	1680
Garage	440	1156
	656	2836
		.40%
		1134 ft allowed

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



PROPOSED PLOT PLAN — 7 BERKELEY ST.

PROPOSED 12 X 18 SHED (4 FOOT SETBACKS)



7 Berkeley St

N
W E
S

0 62.5 125 250 Feet

NASHUA New Hampshire GIS