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

   Documents:

   20200811 ZBA AGENDA - AMENDED.PDF

2. 20200811 ZBA Case Packets

   Documents:

   20200811 25 VAN BUREN ST.PDF
   20200811 436 SOUTH MAIN ST.PDF
   20200811 L APPLEDORE ST.PDF
   20200811 50 WESTGATE CROSSING.PDF
   20200811 4 BLACKSTONE DR.PDF
   20200811 7 FAIRWAY ST.PDF
   20200811 4 LAUREL CT.PDF
   20200811 62 NAGLE ST.PDF
   20200811 61 ALMONT ST.PDF
   20200811 137 PALM ST.PDF
   20200811 8 MERRIT PKWY.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, AUGUST 11, 2020

AMENDED AGENDA

To access WebEx:
https://nashuanh.webex.com/nashuanh/j.php?MTID=m1dd2f9c0ac71ac9a521ff92ae97b615e

Meeting number/access code: **129 062 2404**
Password: **EDwuFrMG288**

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. 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. **[TABLED FROM 7-14-2020 MEETING]**

2. 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. [**TABLED FROM 7-14-2020 MEETING]**

3. 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. **[TABLED FROM 7-14-2020 MEETING]**

4. Cynthia M. Doyle (Owner) 50 Westgate Crossing (Sheet C Lot 1417) requesting variance from Land Use Code Section 190-264 to exceed maximum accessory use area, 40% permitted, 46% proposed – to erect an 18-foot round above-ground swimming pool. R9 Zone, Ward 5.

5. Wilmar, LLC (Owner) Colbea Enterprises, LLC (Applicant) 4 Blackstone Drive (Sheet H Lot 520) requesting variance from Land Use Code Section 190-41 (B)(5) for minimum distance to drive-thru exit, minimum of 60 feet required – 8 feet proposed. GB Zone, Ward 2.

6. Colleen & John Lyons DuPre (Owners) 7 Fairway Street (Sheet 1 Lot 102) requesting variance from Land Use Code Section 190-223 for minimum lot area, 40,000 sq.ft required for a proposed lot to be serviced by an individual sewage disposal system – 33,497 sq.ft proposed. R9 Zone, Ward 7.

7. Maria R. Fassina (Owner) 4 Laurel Court (Sheet E Lot 2111) requesting special exception from Land Use Code Section 190-15, Table 15-1 (#3) to allow an accessory (in-law) dwelling unit in basement of existing house. R9/PRD Zone, Ward 5. **[WITHDRAWN BY APPLICANT.]**

8. Tige W. & Heidi A. McNulty (Owners) Golden Home Services, LLC (Applicant) 62 Nagle Street (Sheet 102 Lot 68) requesting variance from Land Use Code Section 190-264, to exceed maximum accessory use area, 40% permitted - 54% proposed – to construct a deck for existing 21-foot round above-ground swimming pool. RB Zone, Ward 6.

9. Jack LoBrutto (Owner) 61 Almont Street (Sheet 103 Lot 33) requesting variance from Land Use Code Section 190-192 (C) to exceed maximum driveway width, 22 feet existing, 24 feet permitted – an extra 8’x21’ driveway proposed on right side of existing driveway for a total width of 30 feet. RB Zone, Ward 6.

10. Palms Edge, LLC & Theresa Corriveau Rev. Trust (Owner) 137 Palm Street, “L” Pine Street and “L” Palm Street (Sheet 99 Lots 31, 35 and 69) requesting variance from Land Use Code Section 190-16, Table 16-3 for minimum lot area, 49,547 square feet existing - 62,712 square feet required, to allow

18 multi-family units in two buildings - one building with 6 units and one building with 12 units. RC Zone, Ward 6.

11. Hannaford Bros. Co (Owner) Merritt Place, LLC (Applicant) 8 Merritt Parkway (Sheet C Lot 2544-8) requesting use variance from Land Use Code Section 190-15, Table 15-1 (#15) to allow up to 160 multi-family dwelling units in one building. R30/FUOD Zone, Ward 9. **[TABLED TO THE AUGUST 25, 2020 MEETING.]**

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."

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5 Commerce Park North
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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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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

---

[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.

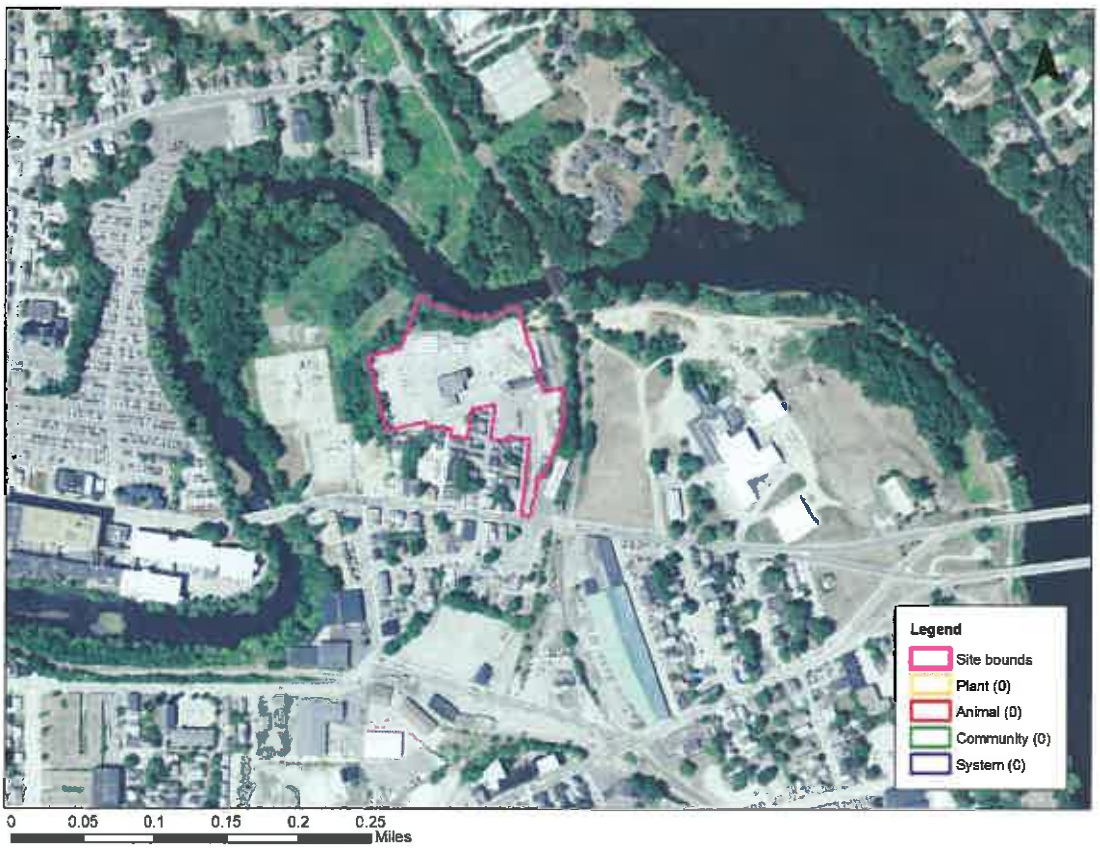
It was determined that, although there was a NHB record (e.g., rare wildlife, plant, and/or natural community) present in the vicinity, we do not expect that it will be impacted by the proposed project. This determination was made based on the project information submitted via the NHB Datacheck Tool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



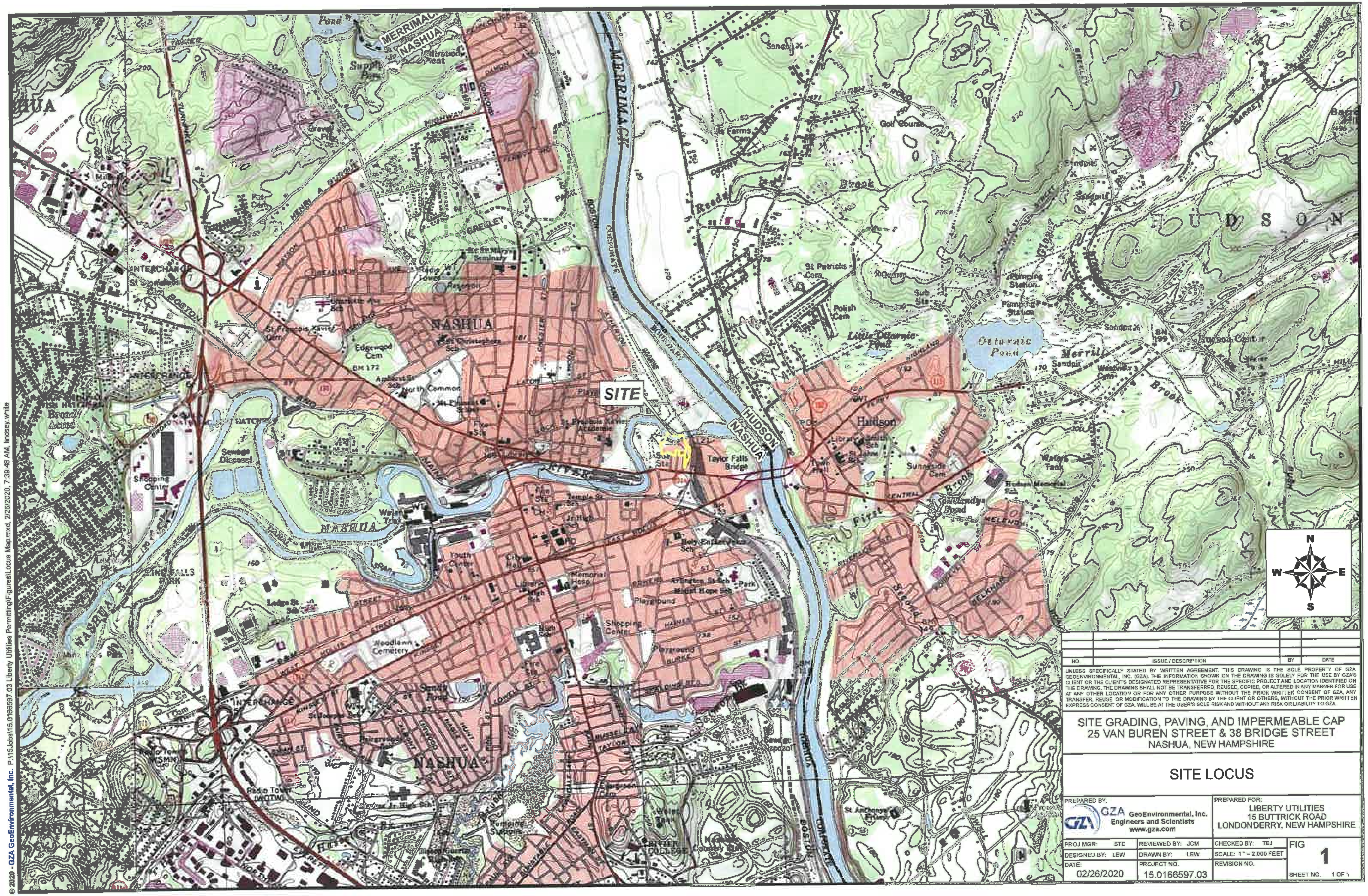
Department of Natural and Cultural Resources
Division of Forests and Lands
(603) 271-2214 fax: 271-6488

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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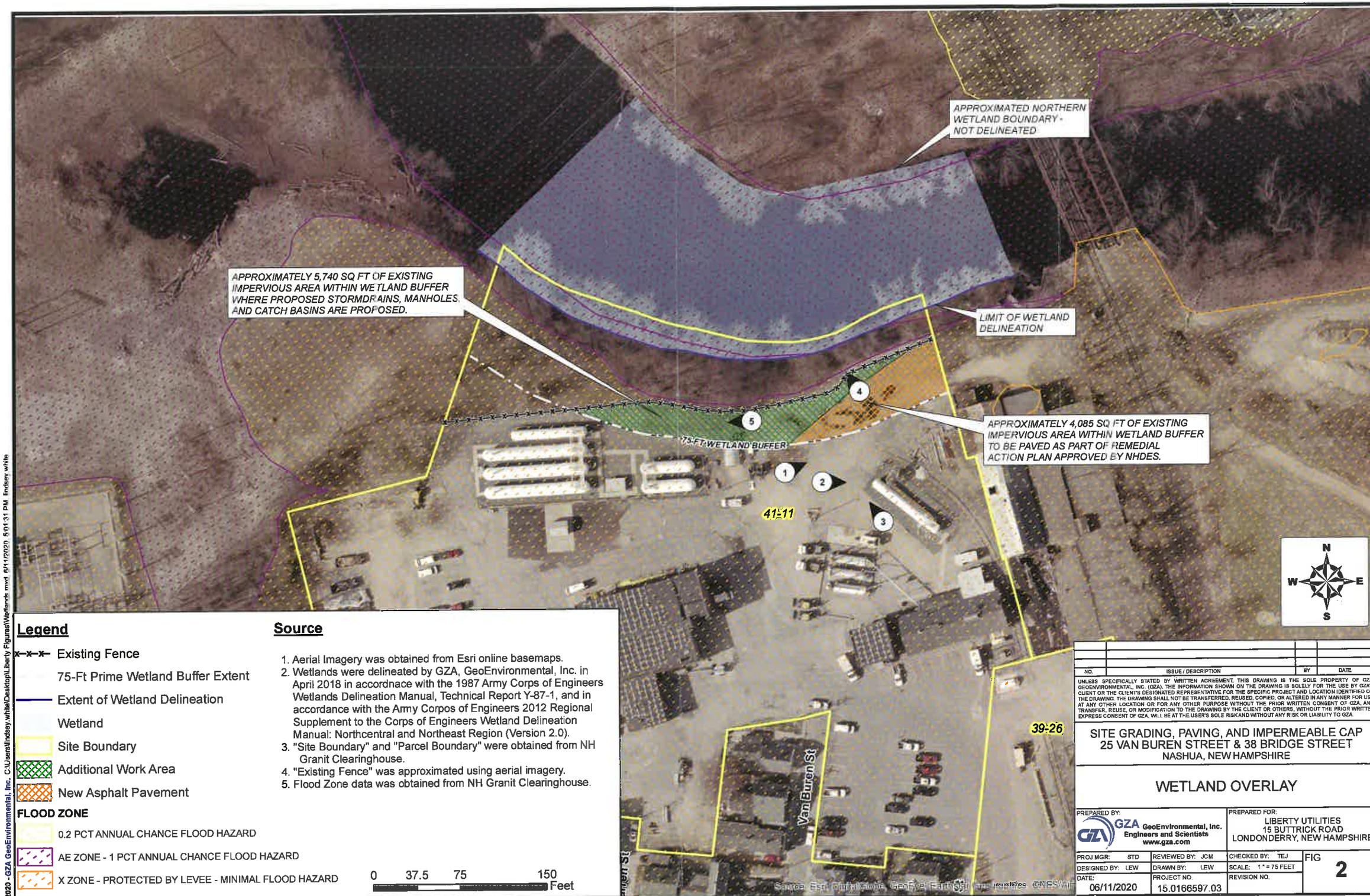

Legend

- 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.

NO.	ISSUE / DESCRIPTION	BY	DATE

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

WETLAND OVERLAY

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

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

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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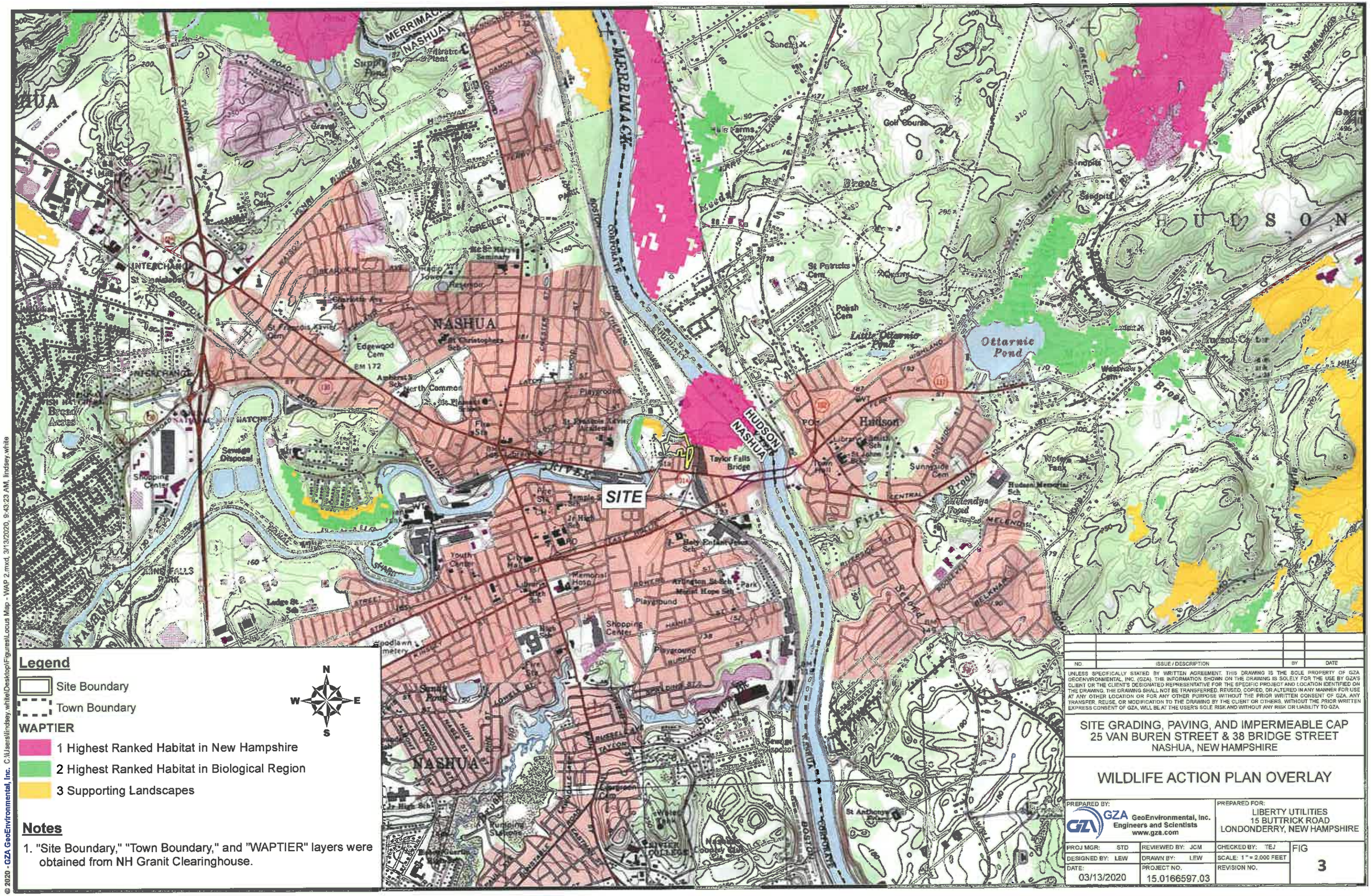

Notes

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

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

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

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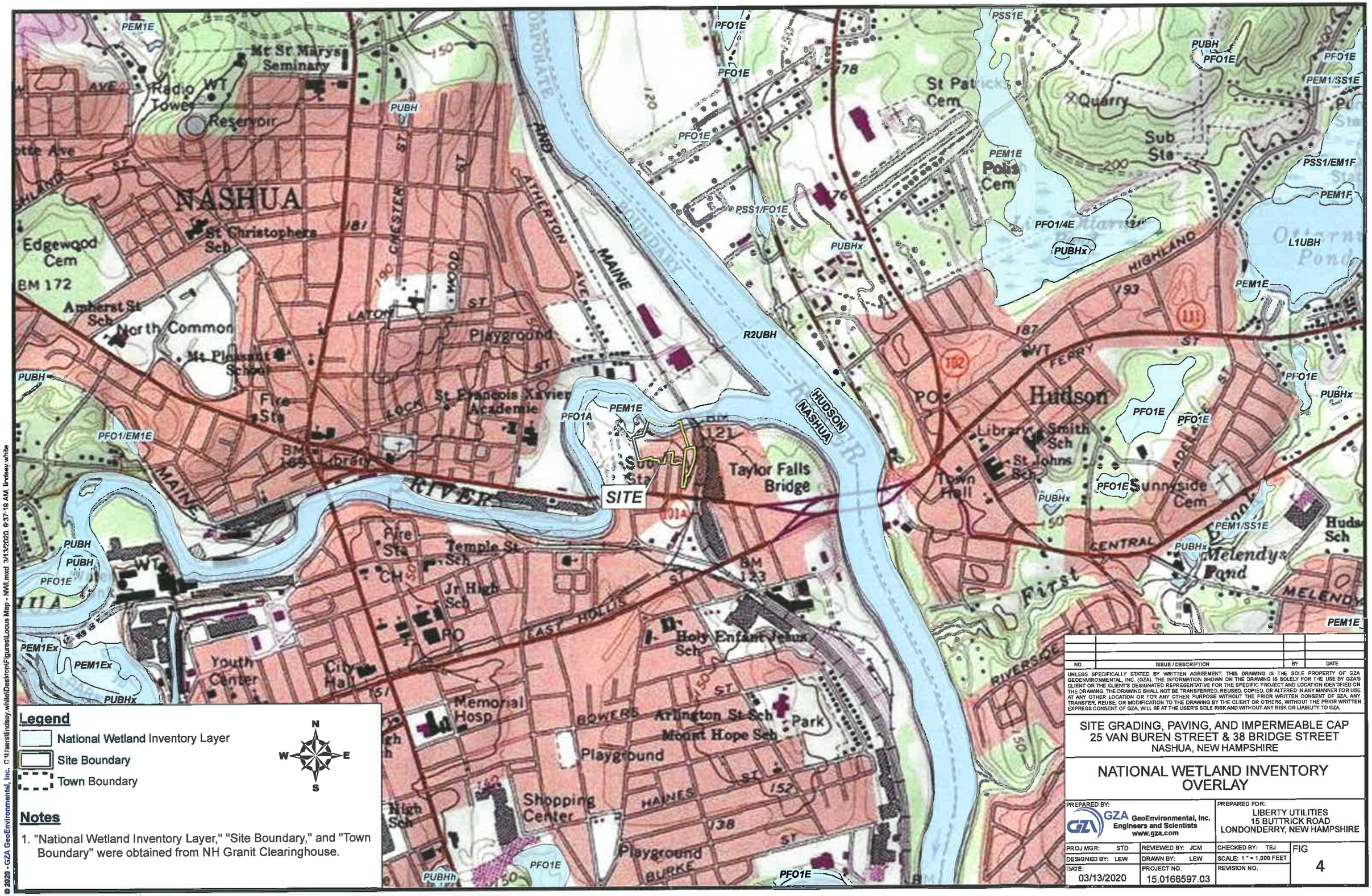

Notes

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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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" = 1,000 FEET	4
DATE: 03/13/2020	PROJECT NO. 15.0166597.03	REVISION NO.	

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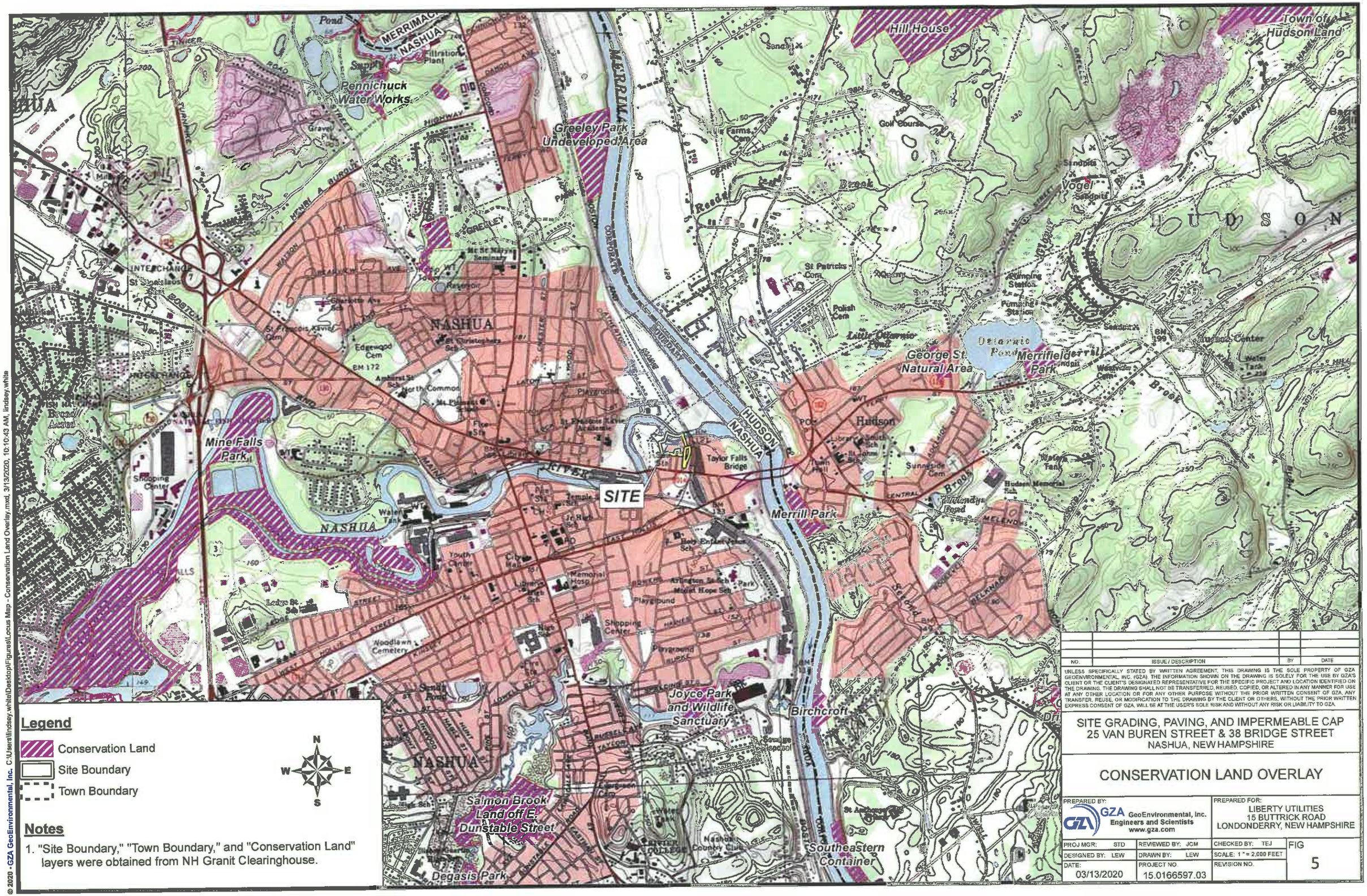

NO.	ISSUE / DESCRIPTION	BY	DATE

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

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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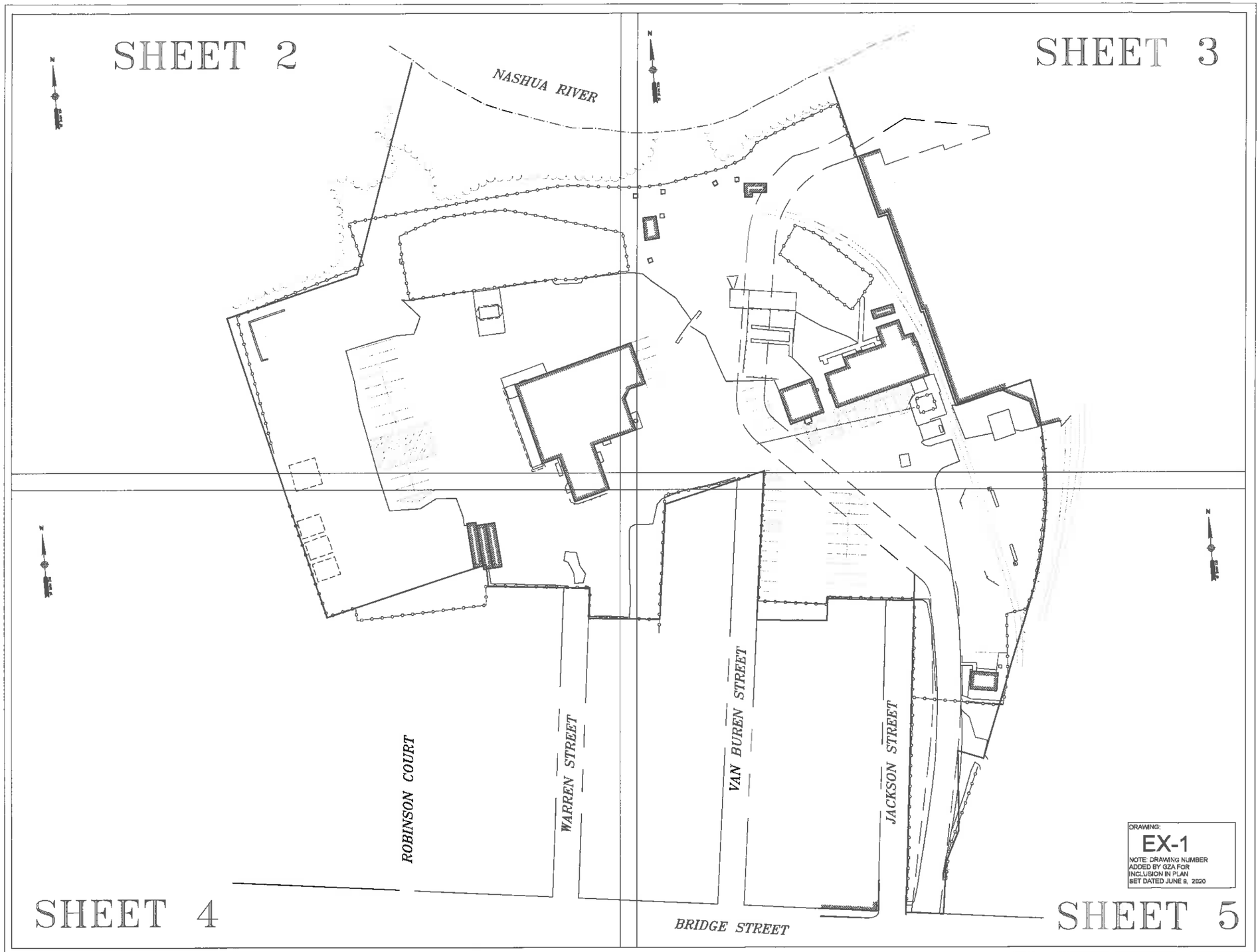
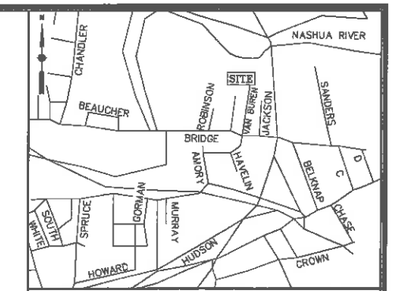


DRAWING:
EX-1
NOTE: DRAWING NUMBER ADDED BY GZA FOR INCLUSION IN PLAN SET DATED JUNE 9, 2020

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.

2. PLAN ENTITLED "BRIDGE STREET SUBDIVISION AND CONSOLIDATION (LAND SWAP) OF LAND OF GAS SERVICE INC." DATED JULY 1987, RECORDED AT HILLSBOROUGH COUNTY REGISTRY OF DEEDS AS PLAN NUMBER 21689 IN DRAWER 90.

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

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

5. PLAN ENTITLED "GAS SERVICE COMPANY, INC., PLOT PLAN, NASHUA RIVER INTERCEPTOR – 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

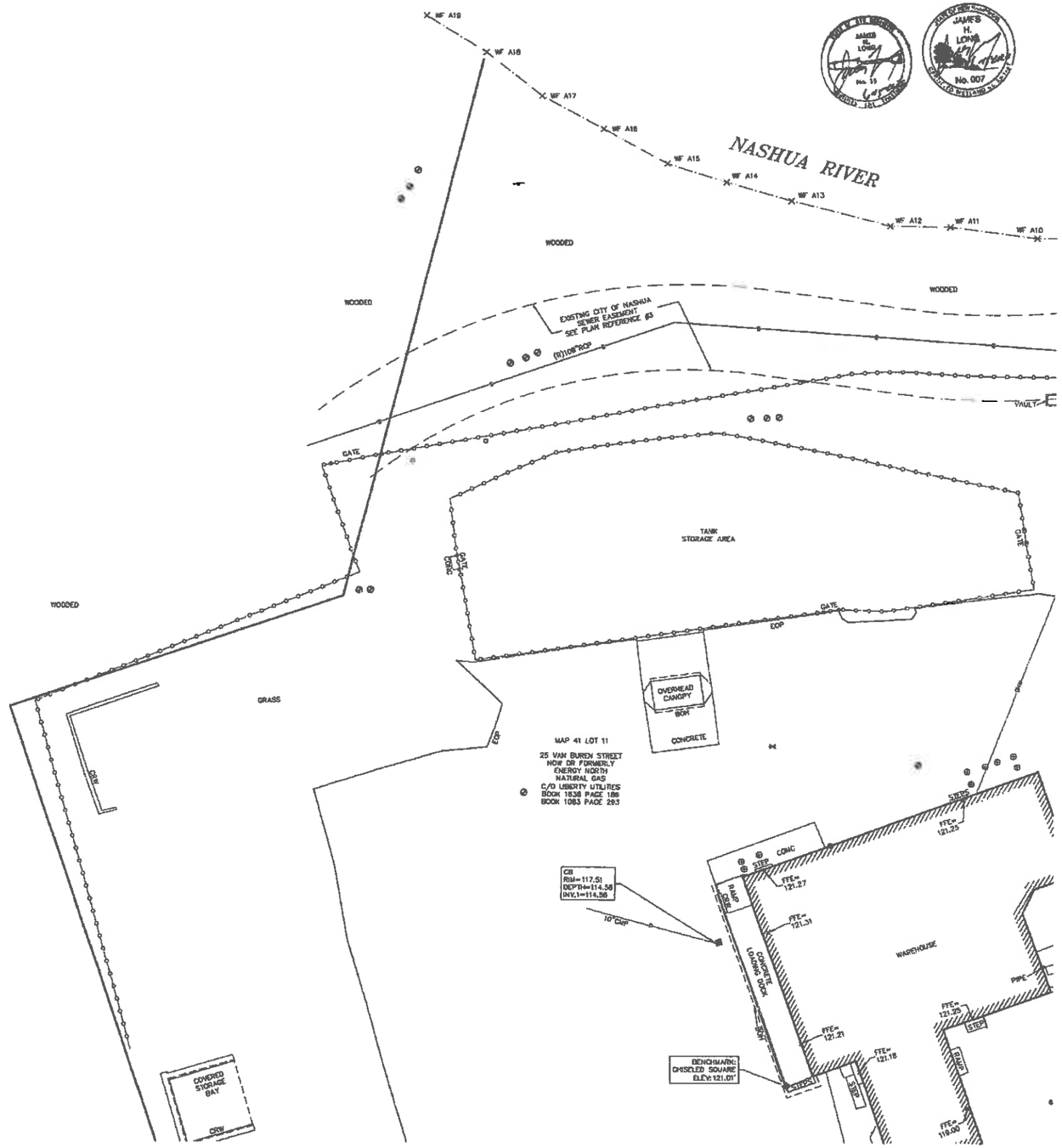
REVISION

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

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

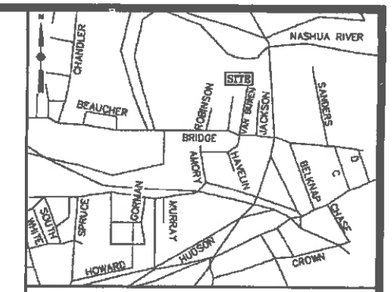
WSP USA Inc.
155 Main Dunstable Rd, Suites 120 & 125
Nashua, NH 03060
603.595.7600

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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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.

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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.

2. PLAN ENTITLED "BRIDGE STREET SUBDIVISION AND CONSOLIDATION (LAND SWAP) OF LAND OF GAS SERVICE INC." DATED JULY 1987, RECORDED AT HILLSBOROUGH COUNTY REGISTRY OF DEEDS AS PLAN NUMBER 21669 IN DRAWER 90.

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.

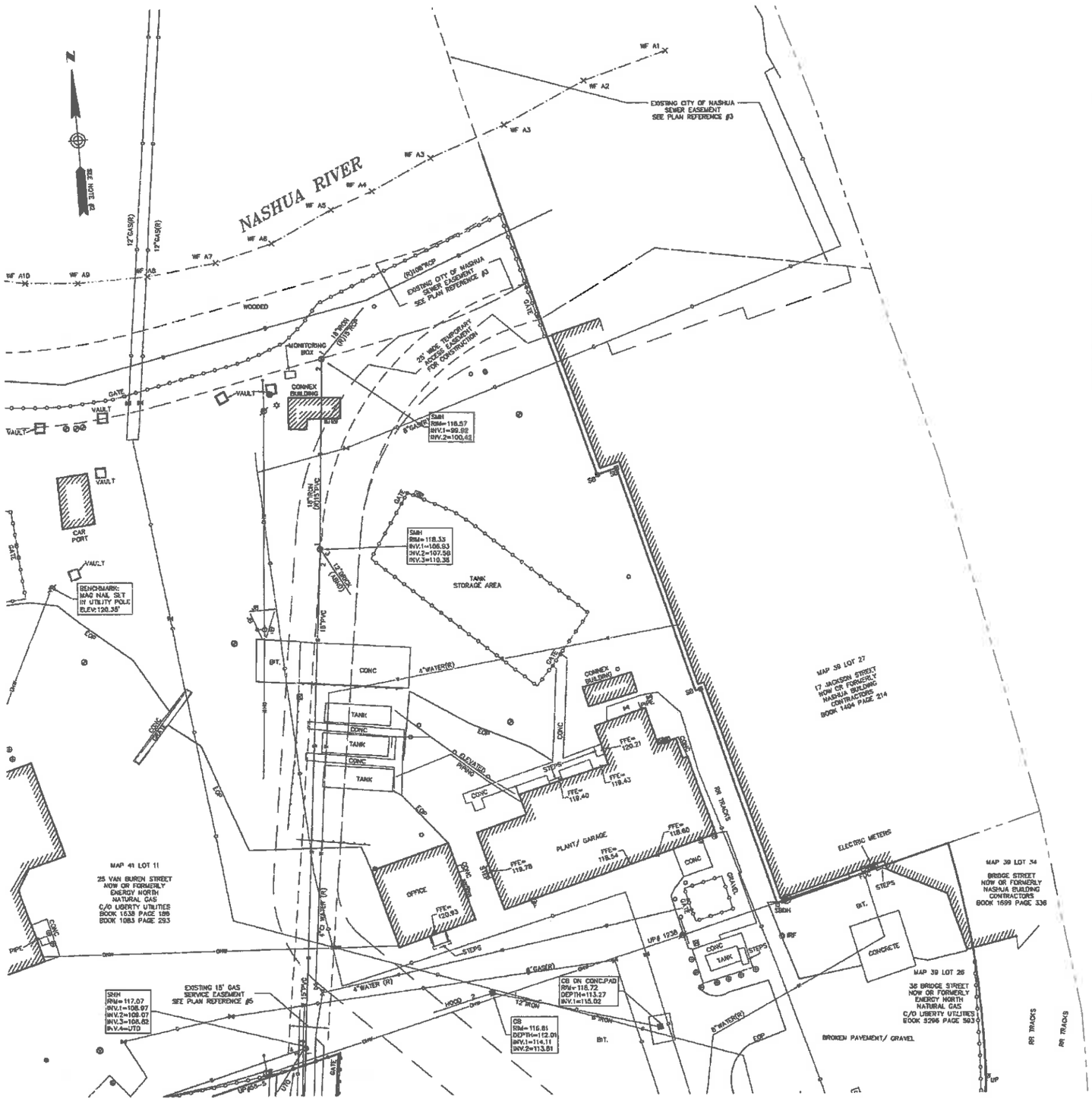
REVISION	
DATE	DESCRIPTION
--/--/--	----

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

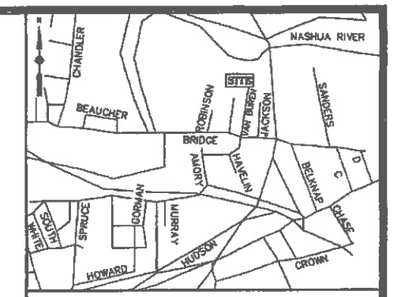
Drawn By CG		Date	Job No.
Surveyed By TO – JT		MAY 18, 2018	190072B
Checked By DPP		Scale	Sheet No.
Book No. N-255A		1" = 20'	2 OF 5

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

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 SERVICES 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 WETLAGS 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 7068 IN DRAWER 8.

2. PLAN ENTITLED "BRIDGE STREET SUBDIVISION AND CONSOLIDATION (LAND SWAP) OF LAND OF GAS SERVICE INC." DATED JULY 1987, RECORDED AT HILLSBOROUGH COUNTY REGISTRY OF DEEDS AS PLAN NUMBER 21888 IN DRAWER 90.

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

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

5. PLAN ENTITLED "GAS SERVICE COMPANY, INC., PLOT PLAN, NASHUA RIVER INTERCEPTOR – 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.

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

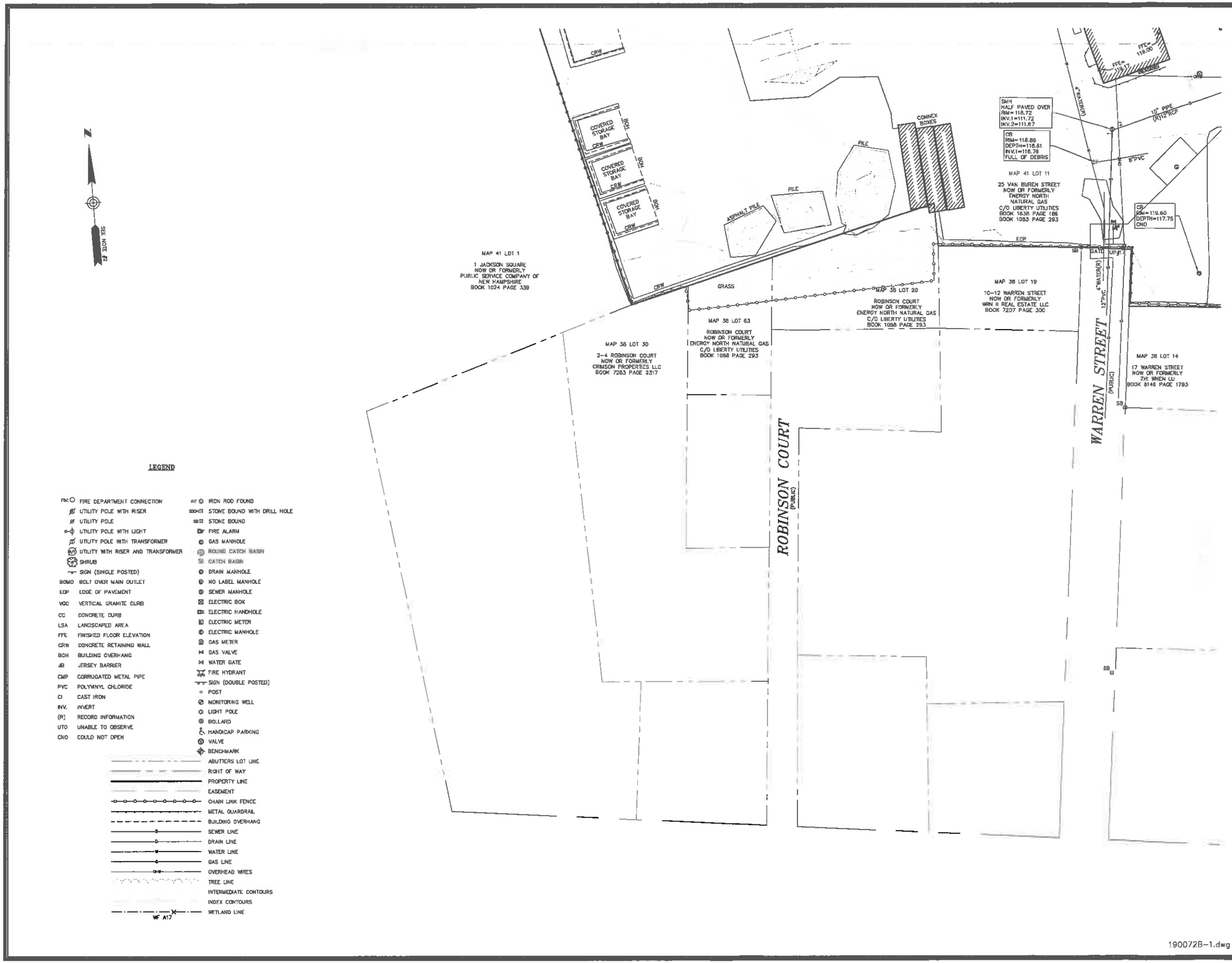
DATE	DESCRIPTION
--/--/--	---

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

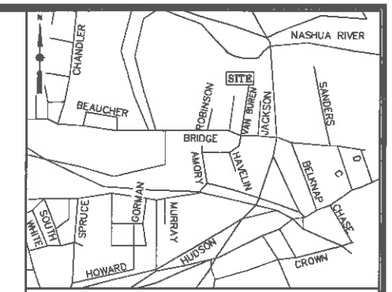


LEGEND

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
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		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.)

UTILITY STATEMENTS

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NOTES

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

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3. THE VERTICAL DATUM SHOWN HEREON REFERENCES NAVD88.

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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.

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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.

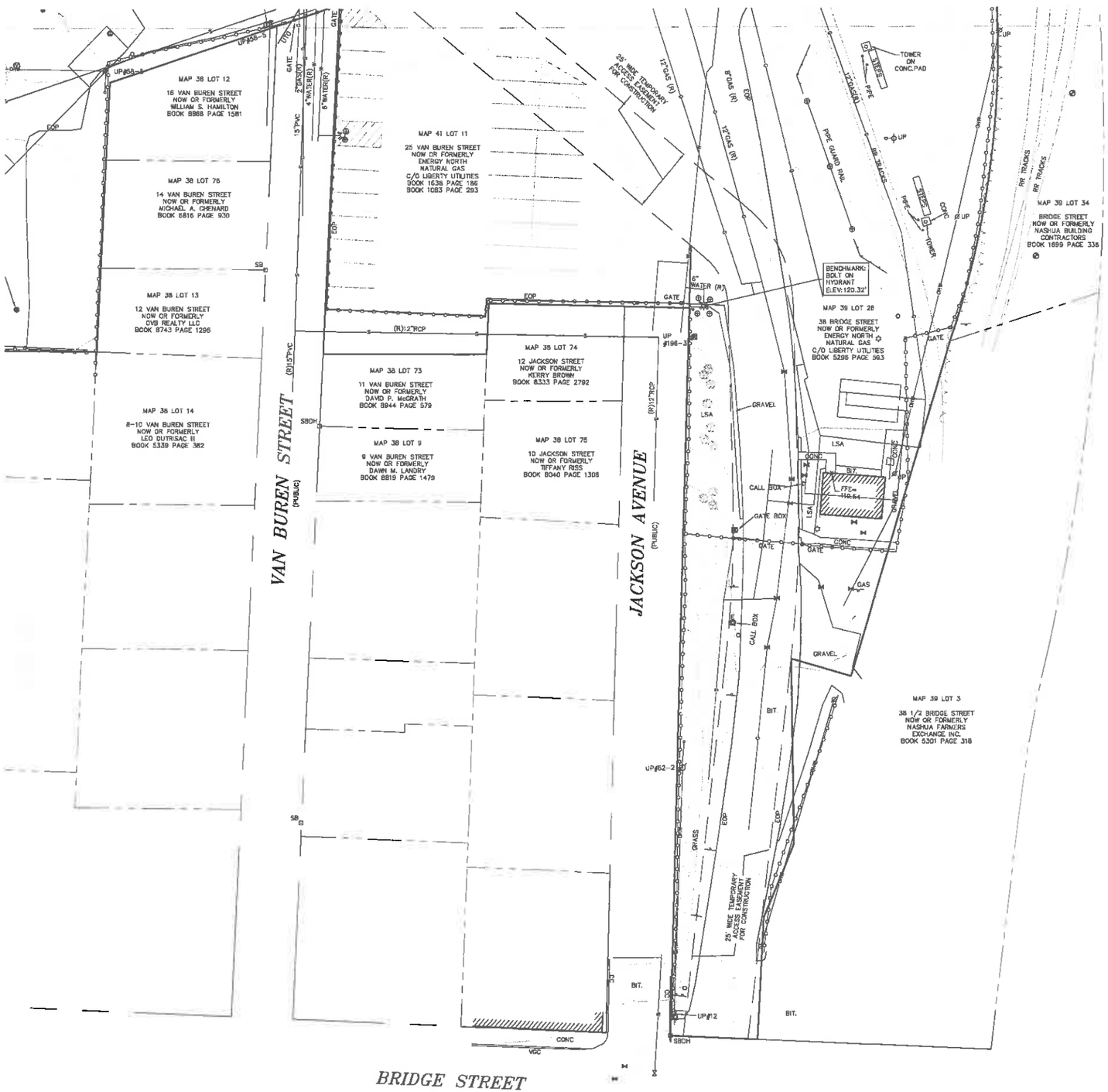
REVISION

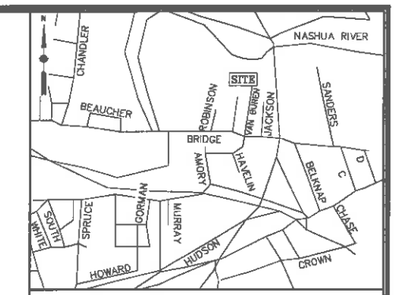
DATE	DESCRIPTION
--/--/--	---

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
Checked By	DPP	Scale	Sheet No.
Book No.	N-255A	1" = 20'	4 OF 5





LOCUS MAP
(N.T.S.)

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

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
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		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

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

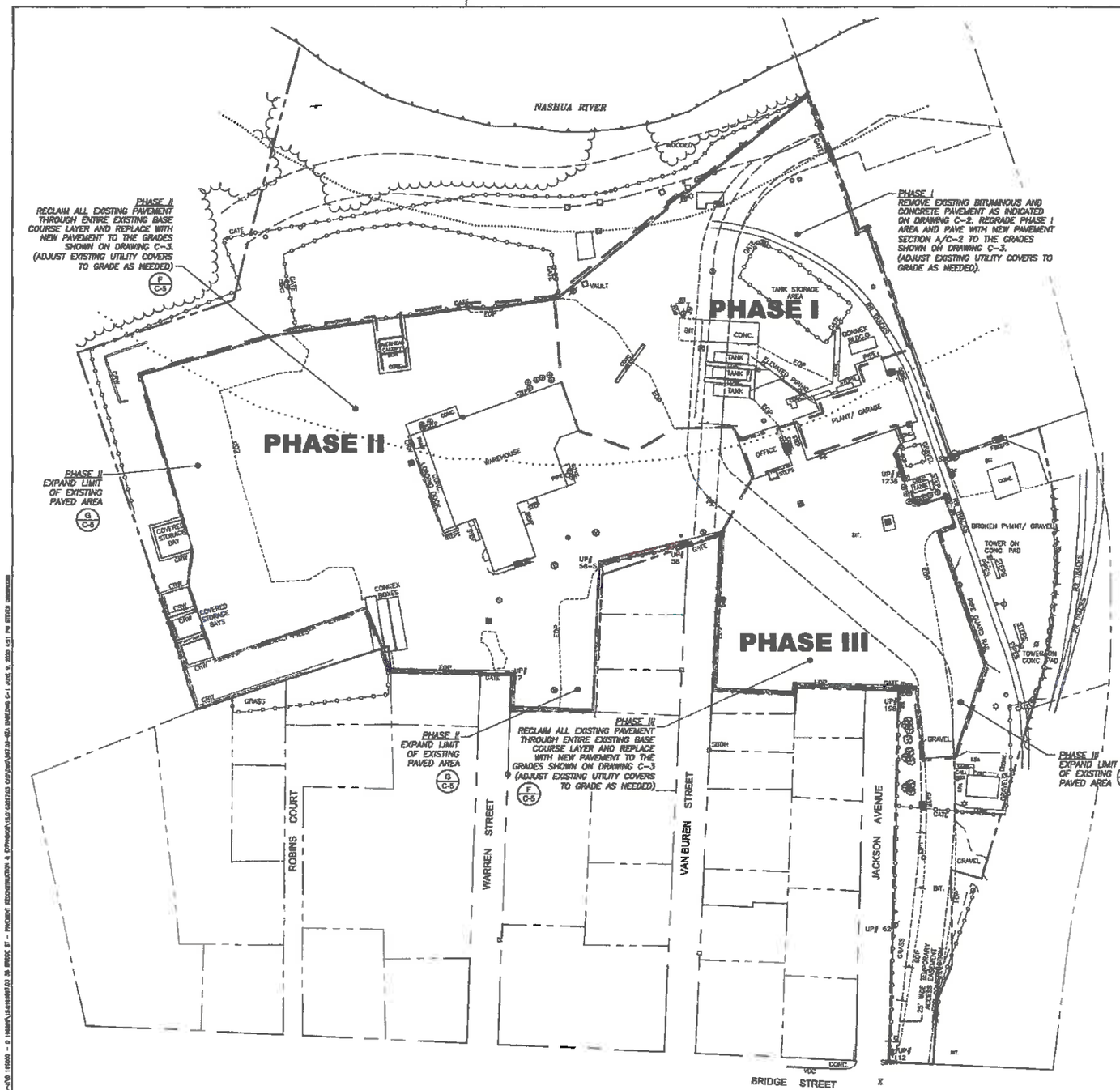
DATE	DESCRIPTION
--/--/--	---

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

UNLESS SPECIFICALLY STATED BY WRITTEN AGREEMENT, THIS DRAWING IS THE SOLE PROPERTY OF GZA GEOENVIRONMENTAL, INC. (GZA). THE INFORMATION SHOWN ON THE DRAWING IS SOLELY FOR USE BY GZA'S CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE FOR THE SPECIFIC PROJECT AND LOCATION IDENTIFIED ON THE DRAWING. THE DRAWING SHALL NOT BE TRANSFERRED, REUSED, COPIED, OR ALTERED IN ANY MANNER FOR USE AT ANY OTHER LOCATION OR FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF GZA. ANY TRANSFER, REUSE, OR MODIFICATION TO THE DRAWING BY THE CLIENT OR OTHERS, WITHOUT THE PRIOR WRITTEN EXPRESS CONSENT OF GZA, WILL BE AT THE USER'S SOLE RISK AND WITHOUT ANY RISK OR LIABILITY TO GZA

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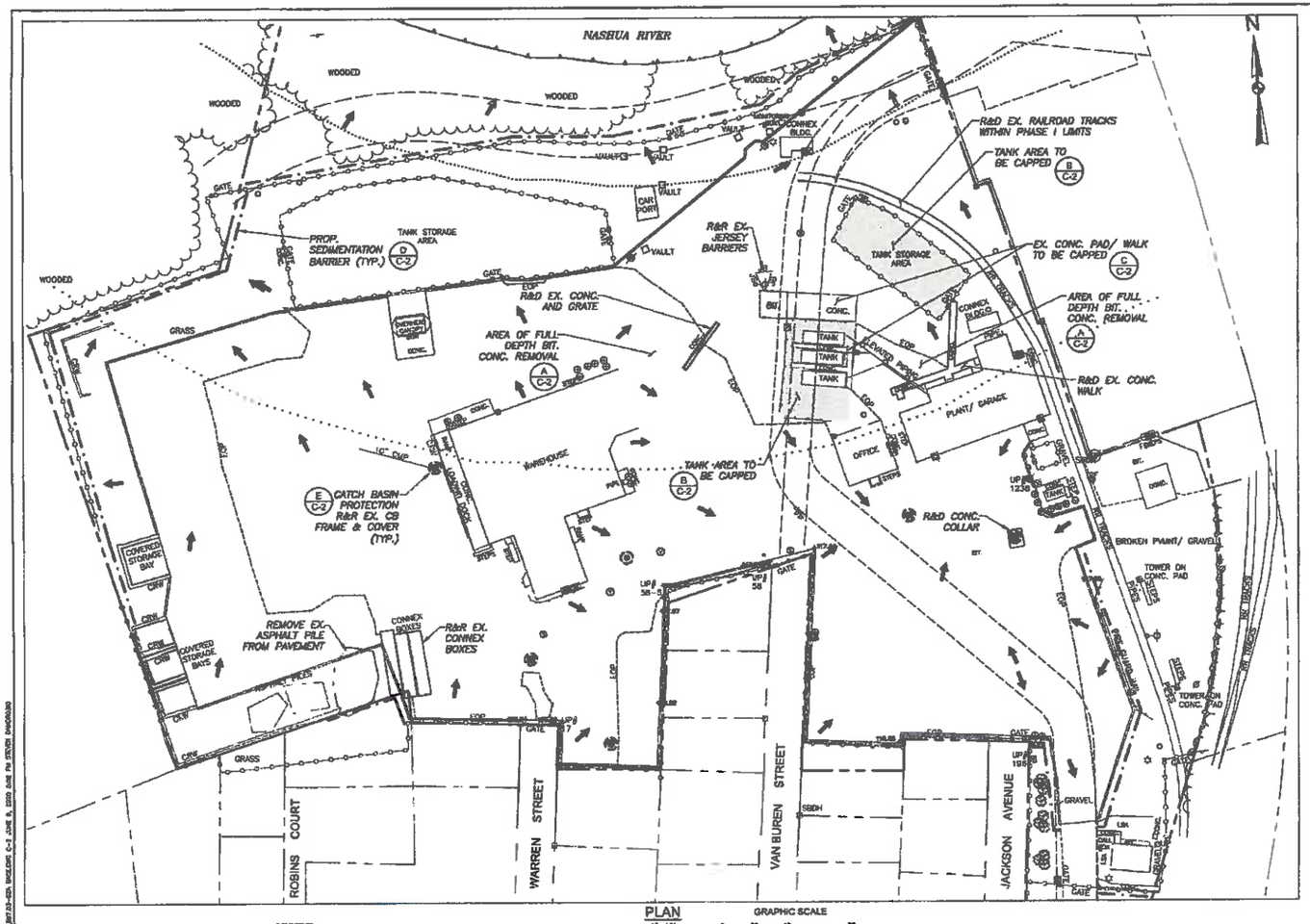
SITE GRADING, PAVING AND IMPERVIOUS CAP
LIBERTY UTILITIES
38 BRIDGE STREET, NASHUA, NH

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).

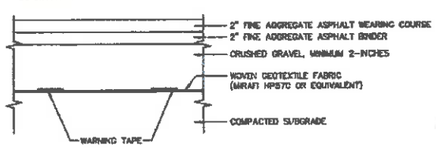
10. CAP SURFACE AREAS WILL BE GRADED TO ALLOW DISCHARGE TO THE EXISTING STORMWATER SYSTEM AT THE SITE. THE CAP SYSTEM WILL BE INTEGRATED INTO THE CAPITAL IMPROVEMENTS FOR THE SITE WHICH WILL INCLUDE REGRADING AND REPAVING THE EXISTING PARKING LOT. AS PART OF THE CAPITAL IMPROVEMENTS, THE STORMWATER SYSTEM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

SEDIMENT AND EROSION CONTROL NOTES:

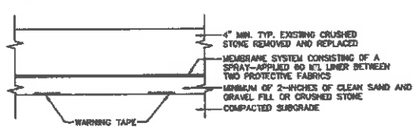
1. SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE.
2. THE CONTRACTOR SHALL CONSTRUCT ALL EROSION AND SEDIMENT CONTROL MEASURES PER THE SEDIMENT 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
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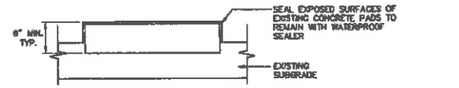
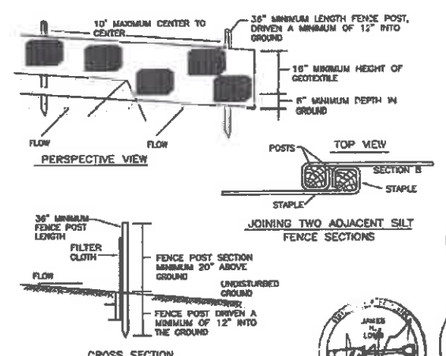
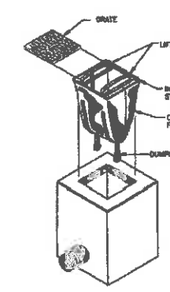


(C C-2) EXISTING CONCRETE PAD CAP DETAIL
NTS



(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%

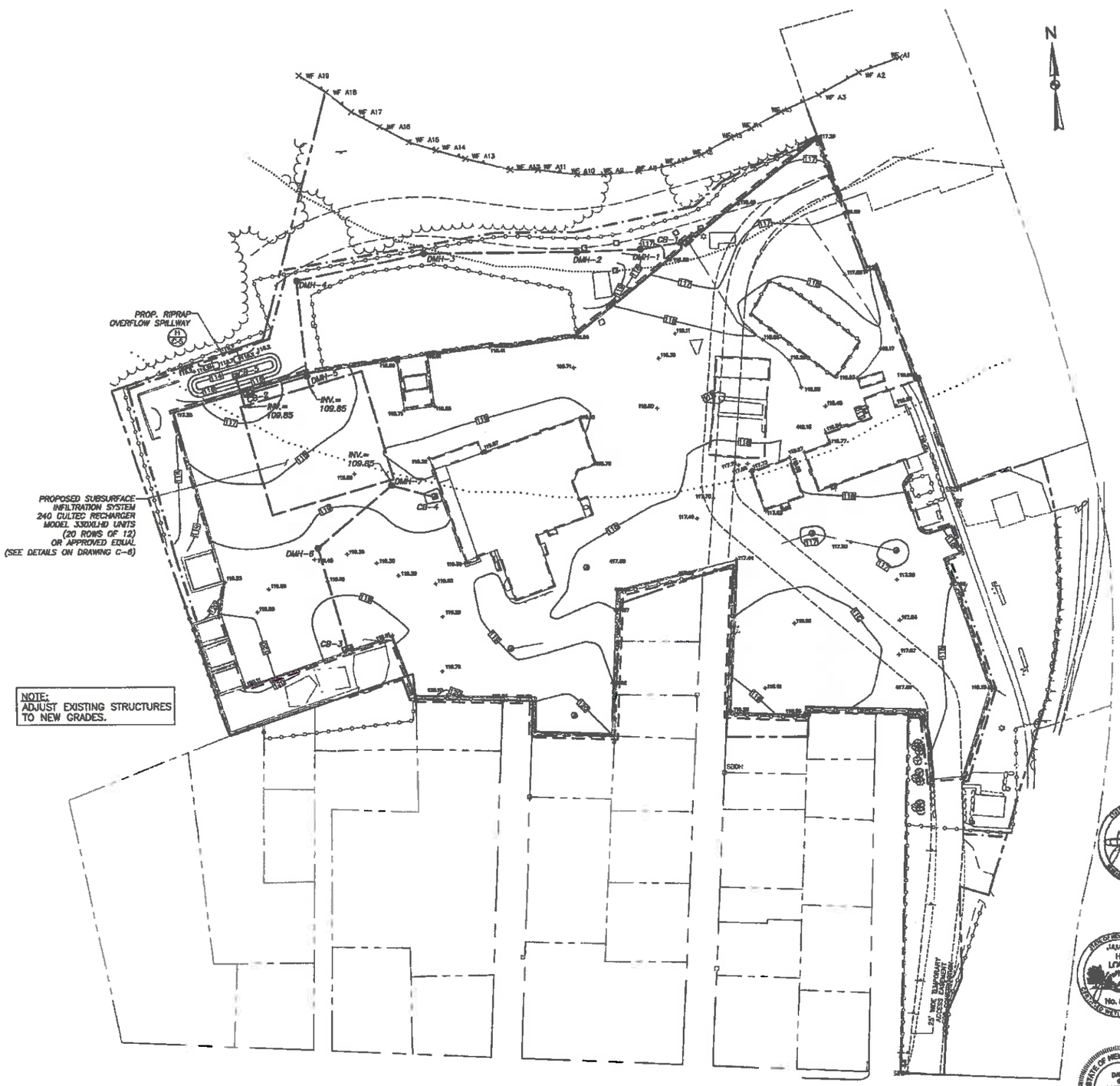
CB-3
RIM=118.5
INV. OUT=113.25 (DMH-6) 15"ø HDPE-78 L.F @ 2.0%

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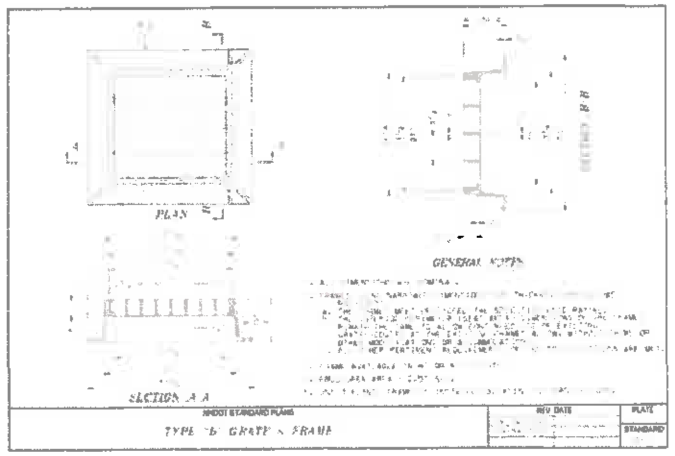
SITE GRADING, PAVING AND IMPERVIOUS CAP
LIBERTY UTILITIES
38 BRIDGE STREET, NASHUA, NH

GRADING PLAN

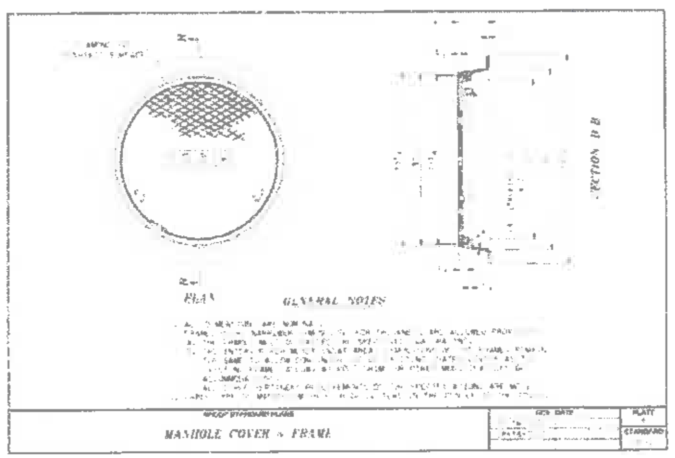
PREPARED BY
GZA GeoEnvironmental, Inc.
Engineers and Scientists
www.gza.com

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

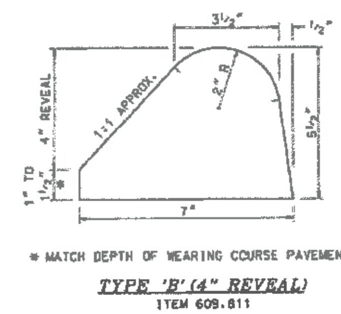
PROJ MGR: STD	REVIEWED BY: STD	CHECKED BY: TEJ	DRAWING
DESIGNED BY: STD	DRAWN BY: EDM	SCALE: 1"=40'	C-4
DATE: FEB. 27, 2020	PROJECT NO.: 15.0166597.03	REVISION NO.: -	



A / C-5 — CATCH BASIN FRAME & GRATE
NTS



B / C-5 — MANHOLE COVER & GRATE
NTS



* MATCH DEPTH OF WEARING COURSE PAVEMENT

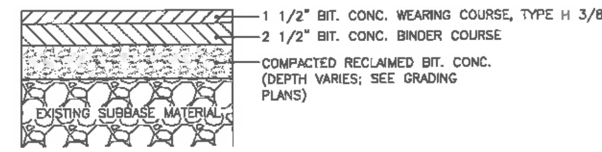
TYPE 'B' (4" REVEAL)
ITEM 609.811

NOTE:

1. BITUMINOUS CURB SHALL BE INSTALLED ON TOP OF BINDER COURSE AND PRIOR TO WEARING COURSE.

NHDOT STANDARD PLANS	REV. DATE		PLATE 1
BITUMINOUS CURB	06-15-2010		STANDARD CR-2

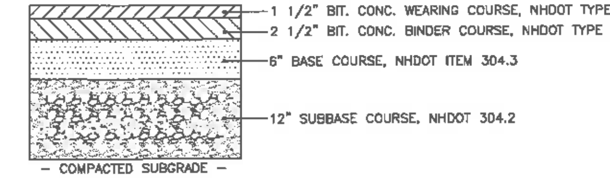
E / C-5 — BITUMINOUS CURB DETAIL
NTS



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.

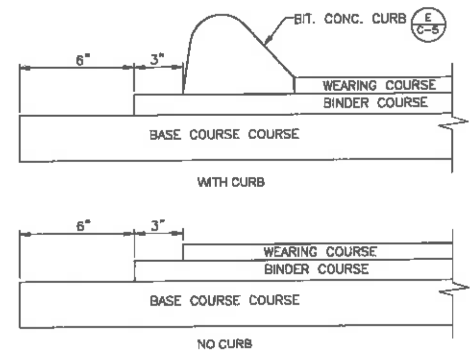
F / C-5 — TYPICAL PAVING SECTION - RECLAIM & REPAVE BITUMINOUS CONCRETE
NTS



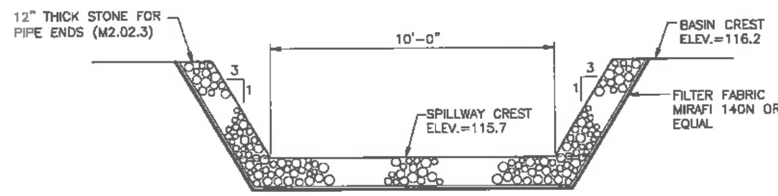
NOTE:

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.

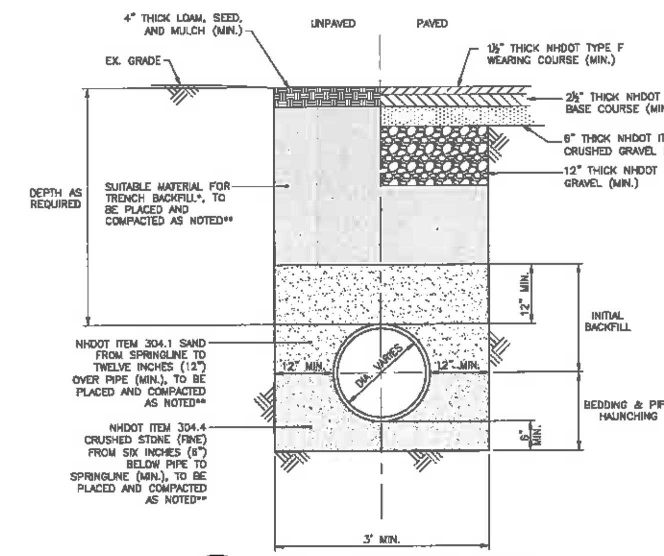
G / C-5 — TYPICAL PAVING SECTION
NTS



H / C-5 — PAVEMENT EDGE DETAIL
NTS



J / C-5 — OVERFLOW SPILLWAY
NTS



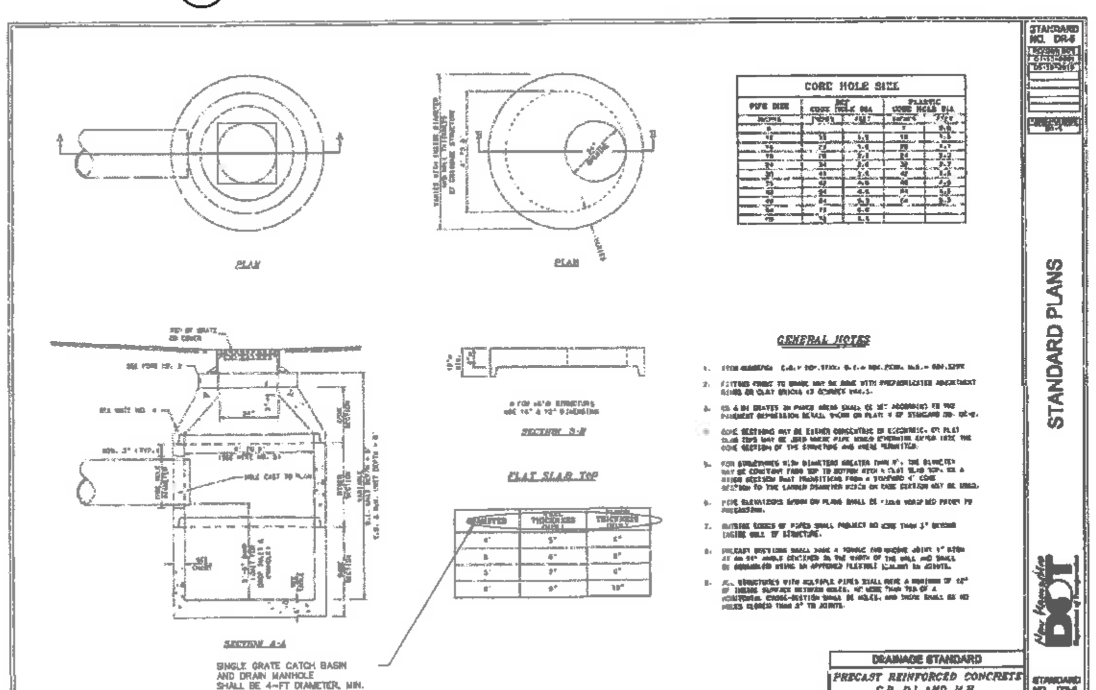
**COMPACTION NOTES:

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.

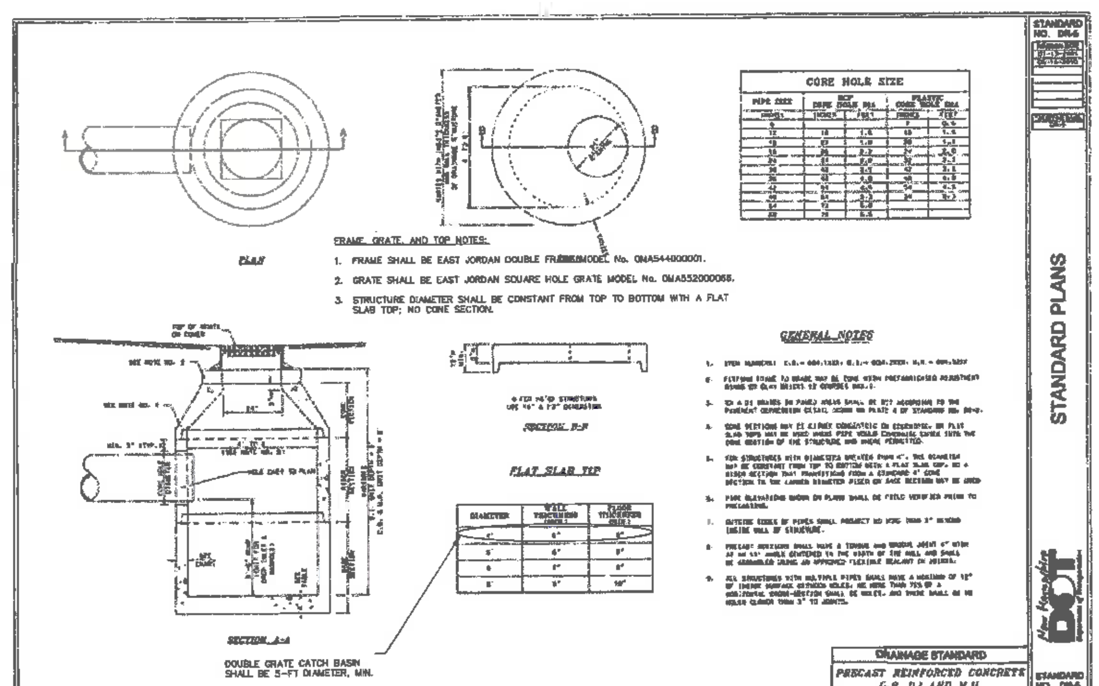
NOTE: MDD DETERMINED BY AASHTO T180/ASTM D1557 MODIFIED PROCTOR.

*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



C / C-5 — CATCH BASIN & DRAIN MANHOLE DETAIL
NTS



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

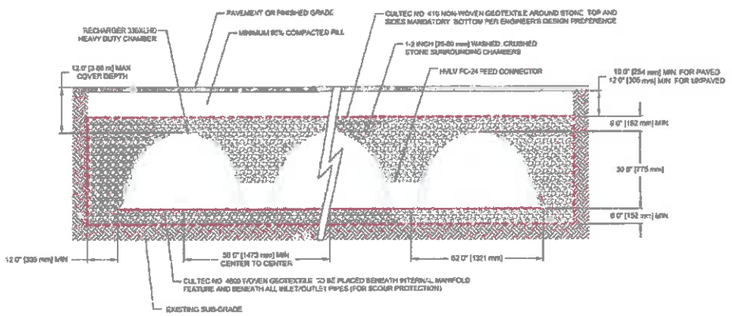
PREPARED BY: GZA GeoEnvironmental, Inc. Engineers and Scientists www.gza.com

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

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

PROJ MGR: STD	REVIEWED BY: STD	CHECKED BY: TEJ	DRAWING
DESIGNED BY: STD	DRAWN BY: EDM	SCALE: AS NOTED	C-5
DATE: FEB. 27, 2020	PROJECT NO. 15.0166597.03	REVISION NO. -	

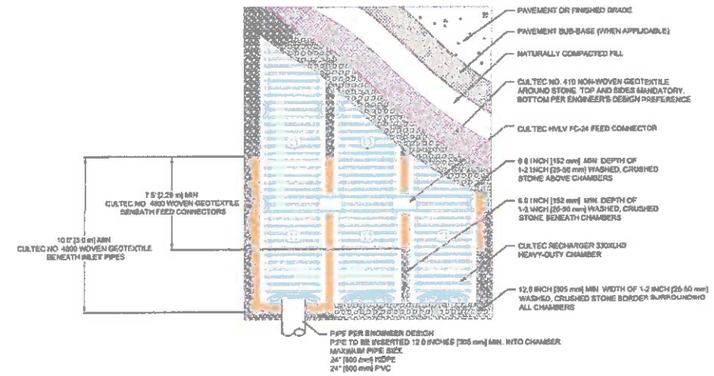
©2020 – GZA GeoEnvironmental, Inc. GZA–J:\0 169500 – 0 169999\15.0166597.03 38 BRIDGE ST – PAVEMENT RECONSTRUCTION & EXPANSION\15.0166597.03 CAD\DWG\597.03–GZA BASE.DWG C-5 JUNE 8, 2020 5:05 PM STEVEN DIAMBROSIO



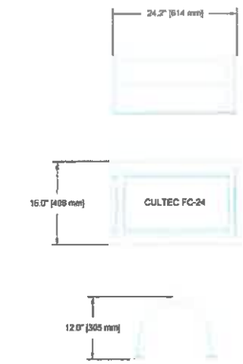
GENERAL NOTES
ALL CULTEC RECHARGER 330XLHD (OR APPROVED EQUAL) SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.

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



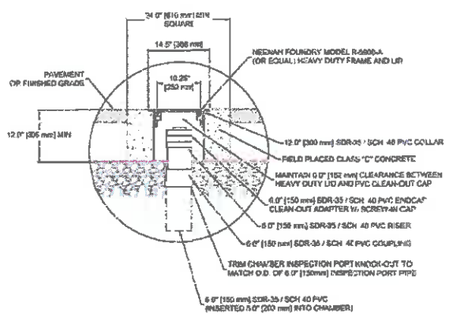
B / C-6 SUBSURFACE INFILTRATION SYSTEM
TYPICAL PLAN VIEW
NTS



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

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

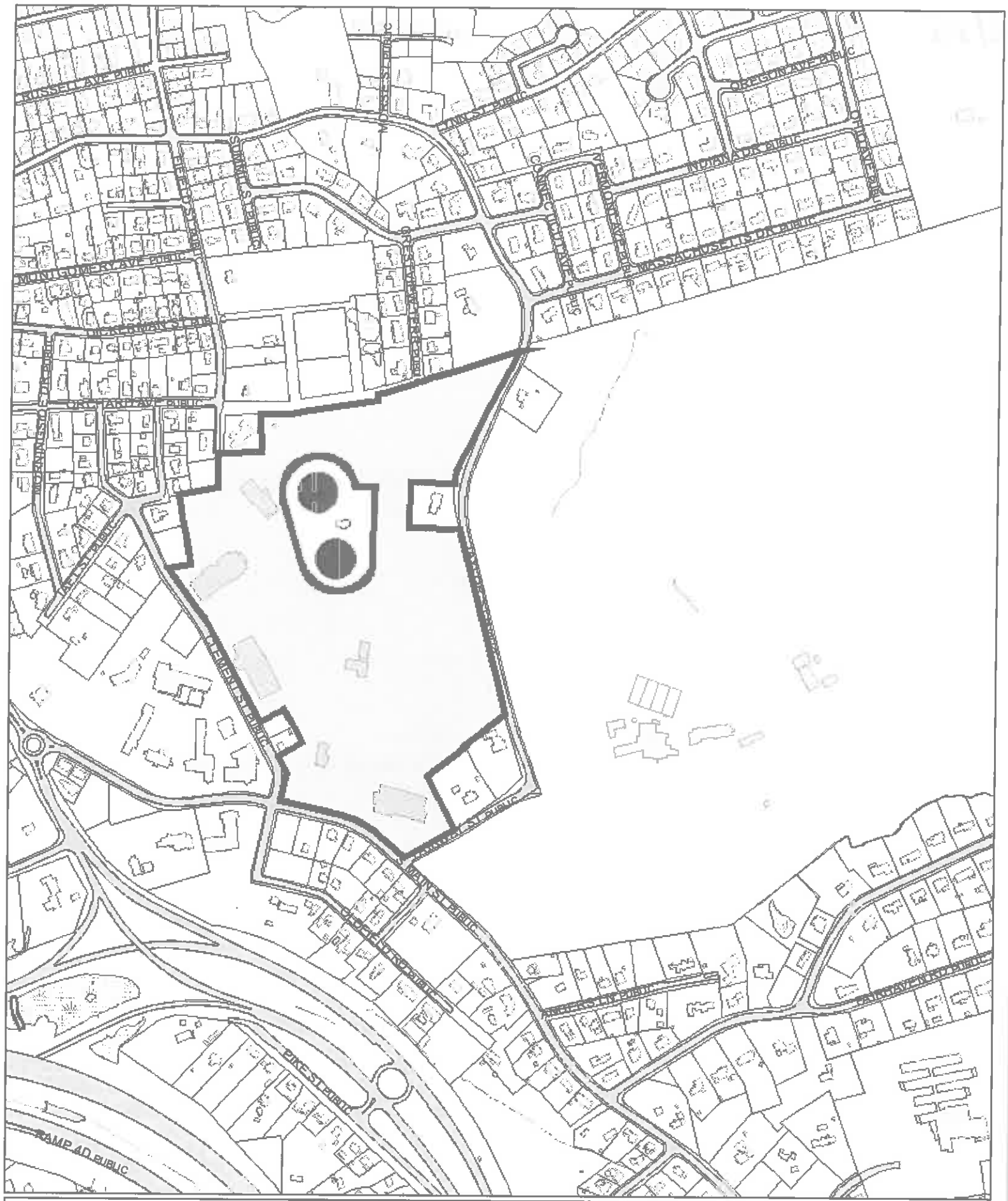
John parker June 8, 2020
Print Name Date

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

N
W E
S

Feet
0 500 1,000 2,000

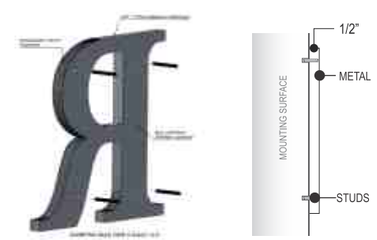
NASHUA New Hampshire GIS

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

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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

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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

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.

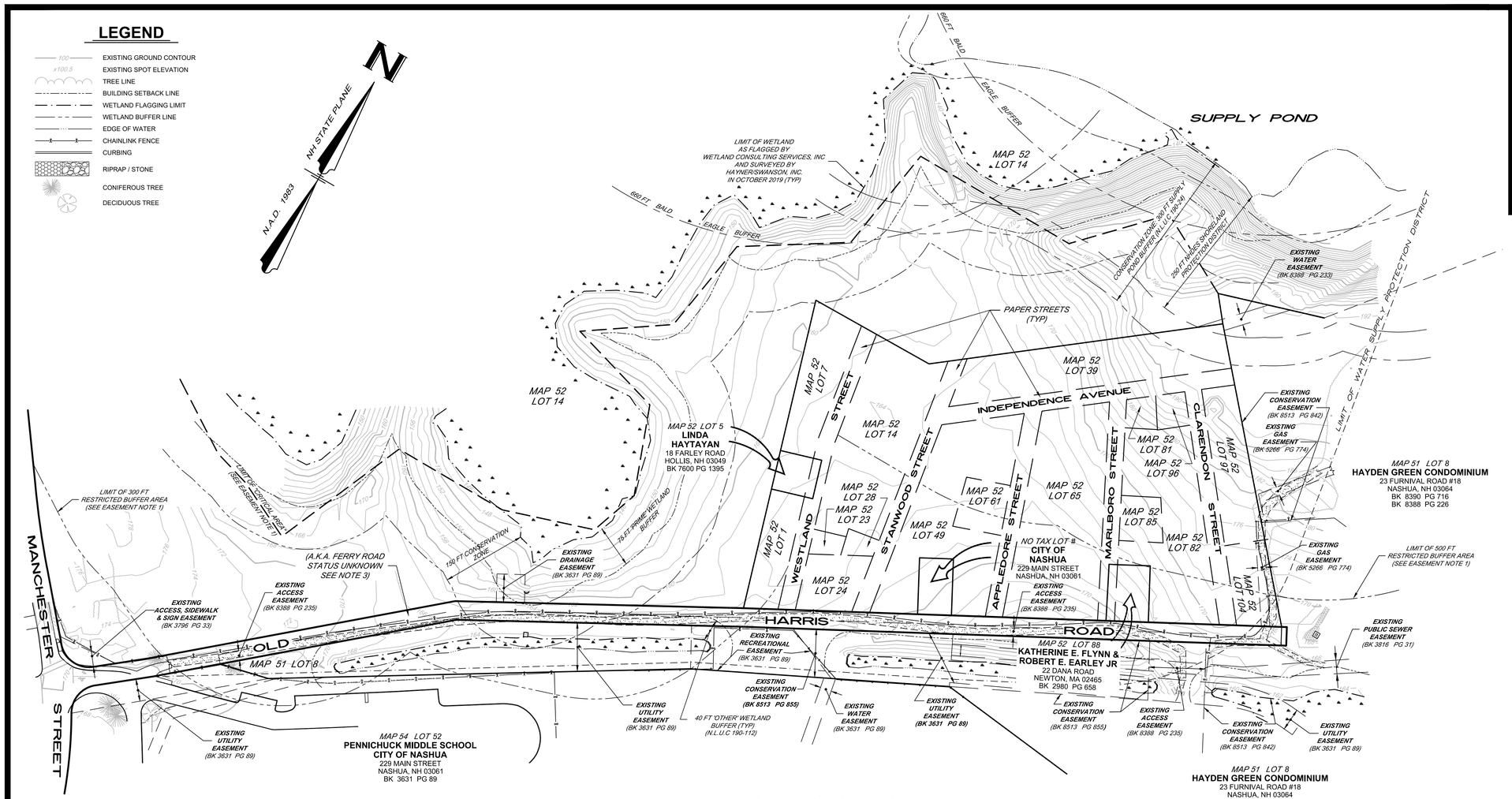
   The requested work doesn't affect the character of the zoning district or the immediate neighborhood as it is an underground utility improvement, an improvement to an existing gravel drive and selective tree clearing. The post construction conditions will be similar to the pre-construction conditions.

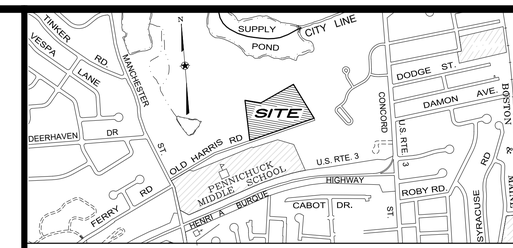
PHOTO 'A'
OLD HARRIS ROAD LOOKING
WEST TOWARDS MANCHESTER
STREET

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

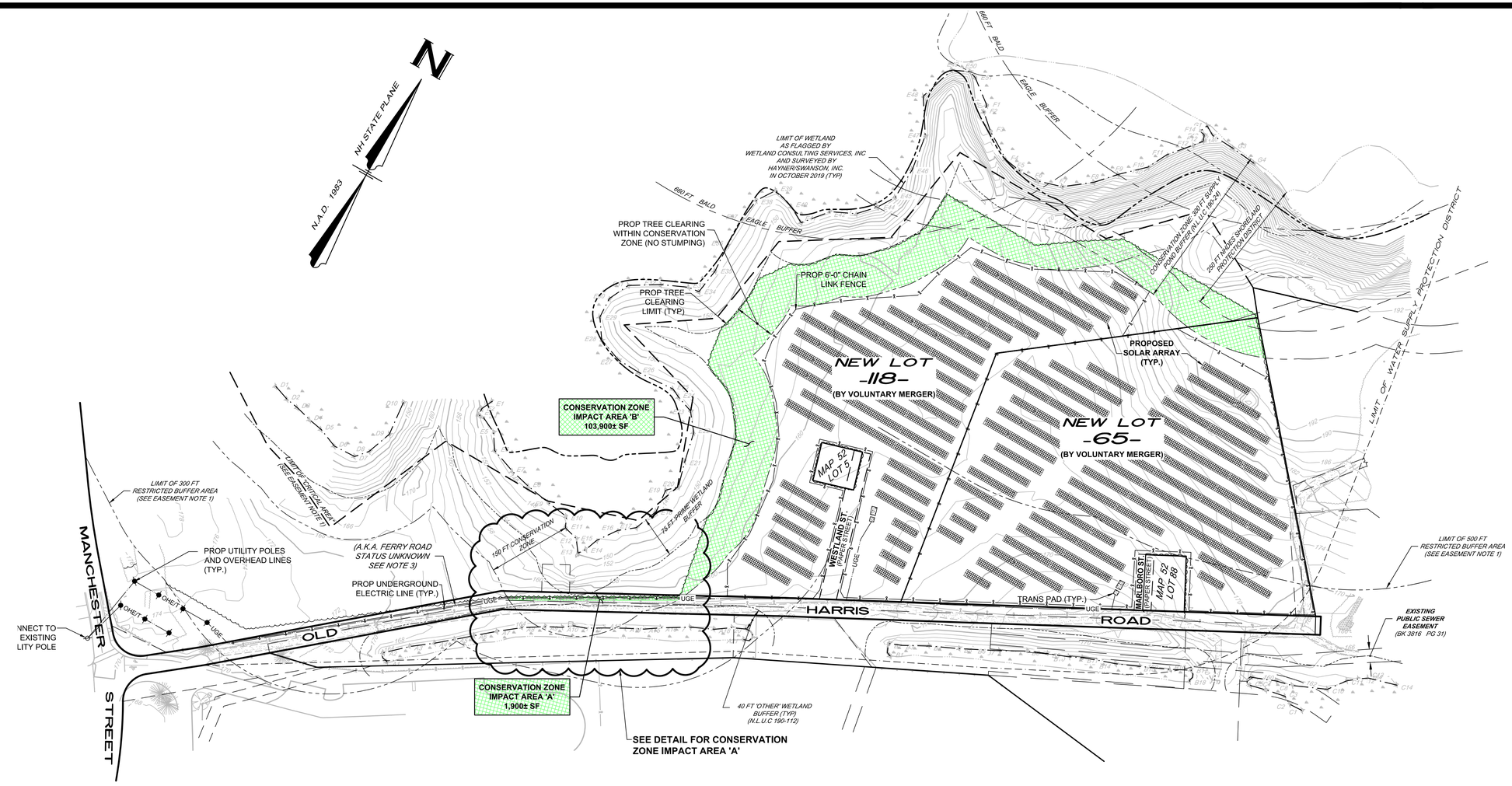
SCALE: 1"=100 Feet
1"=30.480 Meters

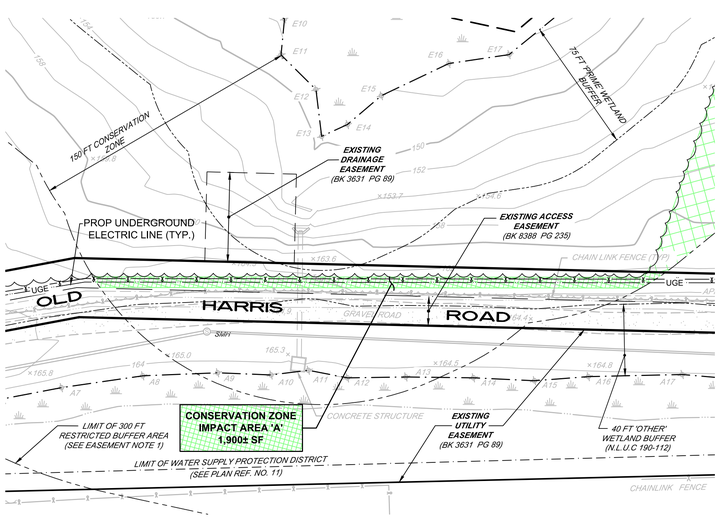
15 JUNE 2020

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

© Hayner/Swanson, Inc.





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

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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

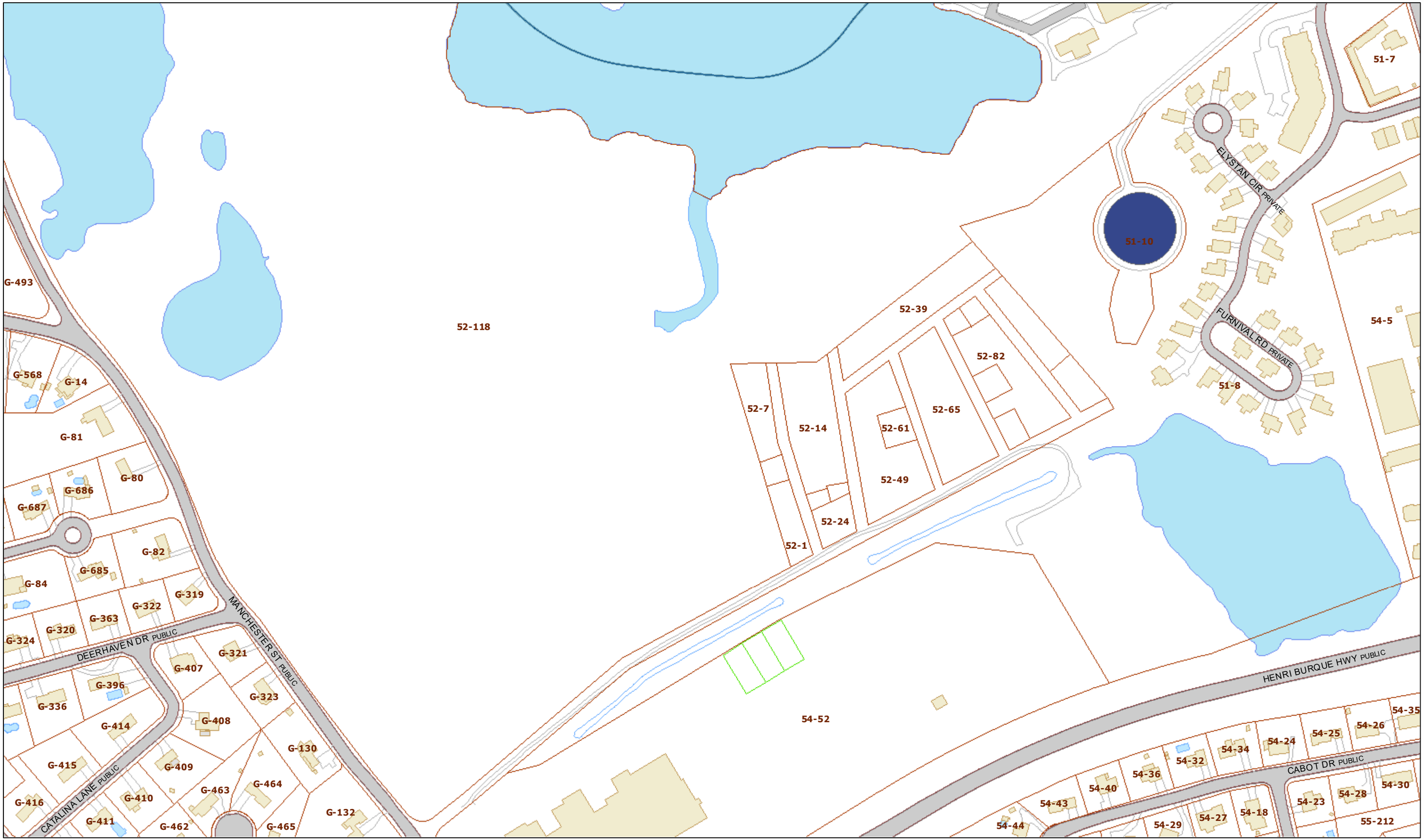
© Hayner/Swanson, Inc.

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

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: 50 WESTGATE CROSSING NASHUA 03062

   Zoning District: R9 Sheet: C Lot: 1417

2. VARIANCE(S) REQUESTED:

   Exceed the 40% AUS percentage, and request 45.8% to construct an 18' above ground pool

II. GENERAL INFORMATION

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

   (Print Name): CYNTHIA M. DOYLE

   Applicant's signature [signature] Date

   Applicant's address: 50 WESTGATE CROSSING NASHUA 03062

   Telephone number H: C: 603 620 4209 E-mail: cindy@casualcat.com

2. **PROPERTY OWNER (Print Name):** CYNTHIA M. DOYLE

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

   Owner's address: 50 WESTGATE CROSSING NASHUA 03062

   Telephone number H: C: 603-620-4209 E-mail: CINDY@CASUALCAT.COM.

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

OFFICE USE ONLY *Date Received* 7/15/20 *Date of hearing* 8/11/20 **Application checked for completeness:** CF

PLR# A20-084 *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: 190-264

Address 50 Westgate Crossing

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.")

Pool will be situated in the back portion of yard. No neighbors to one side and across the back.

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.")

Pool will be professionally installed and will be graded appropriately.

Once pool is installed surrounding area will be professionally landscaped.

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.)

With the pandemic and access to beaches limited and no public pools open will be a great respite from the reality of how we must live

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.)

I believe the pool and landscaping around it will only increase the property values

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

Because of the common land to the two sides it will not intringe on others

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:

grading for pool install landscaping around

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.

Cynthia M Doyle — Signature of Applicant — Date 7.14.20

CYNTHIA M. DOYLE — Print Name — Date 7.14.20.

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:

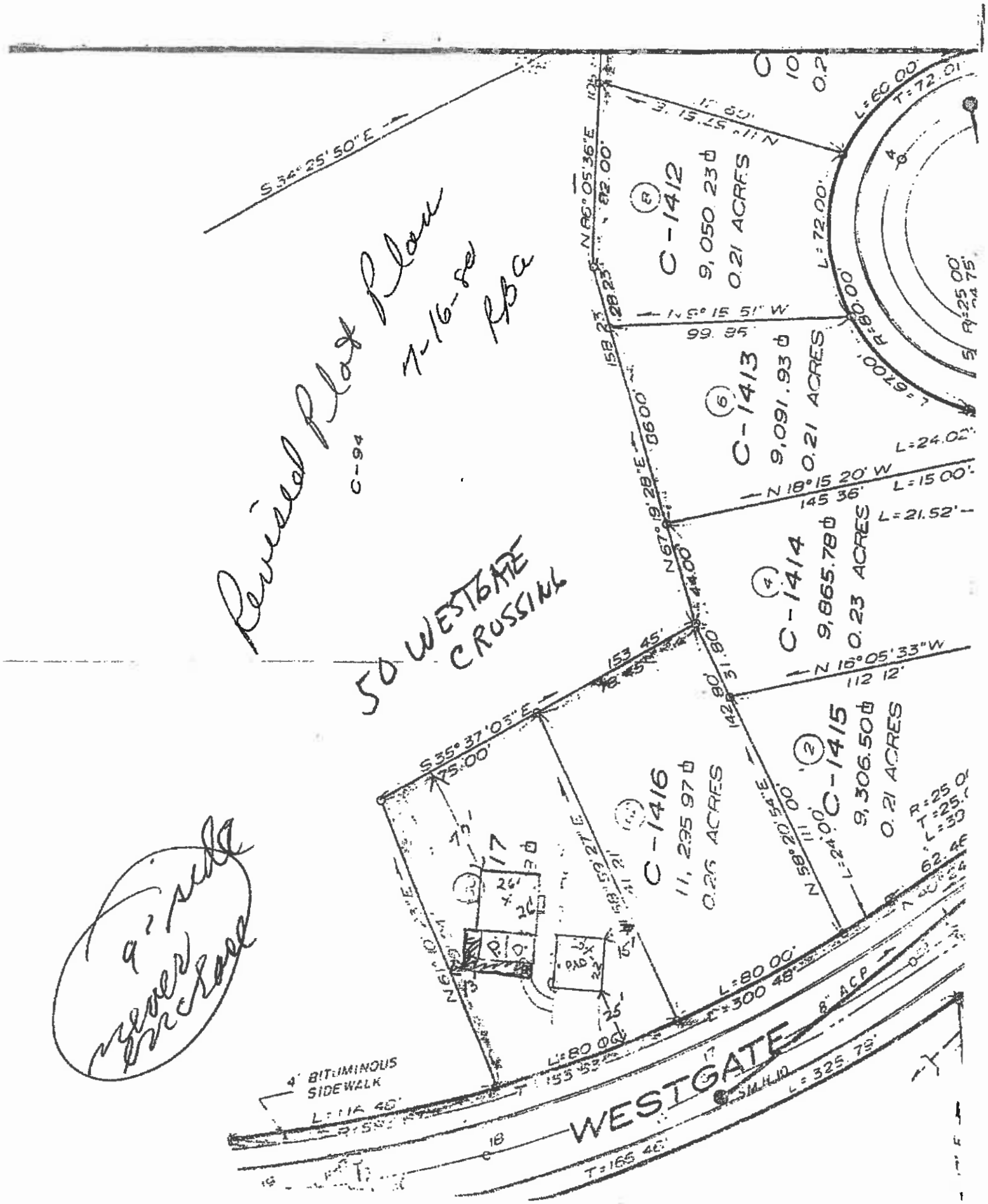
- ☐ I will pick it up at City Hall
- ☐ Please email it to me at CINDY@CASUALCAT.COM
- ☐ Please mail it to me at

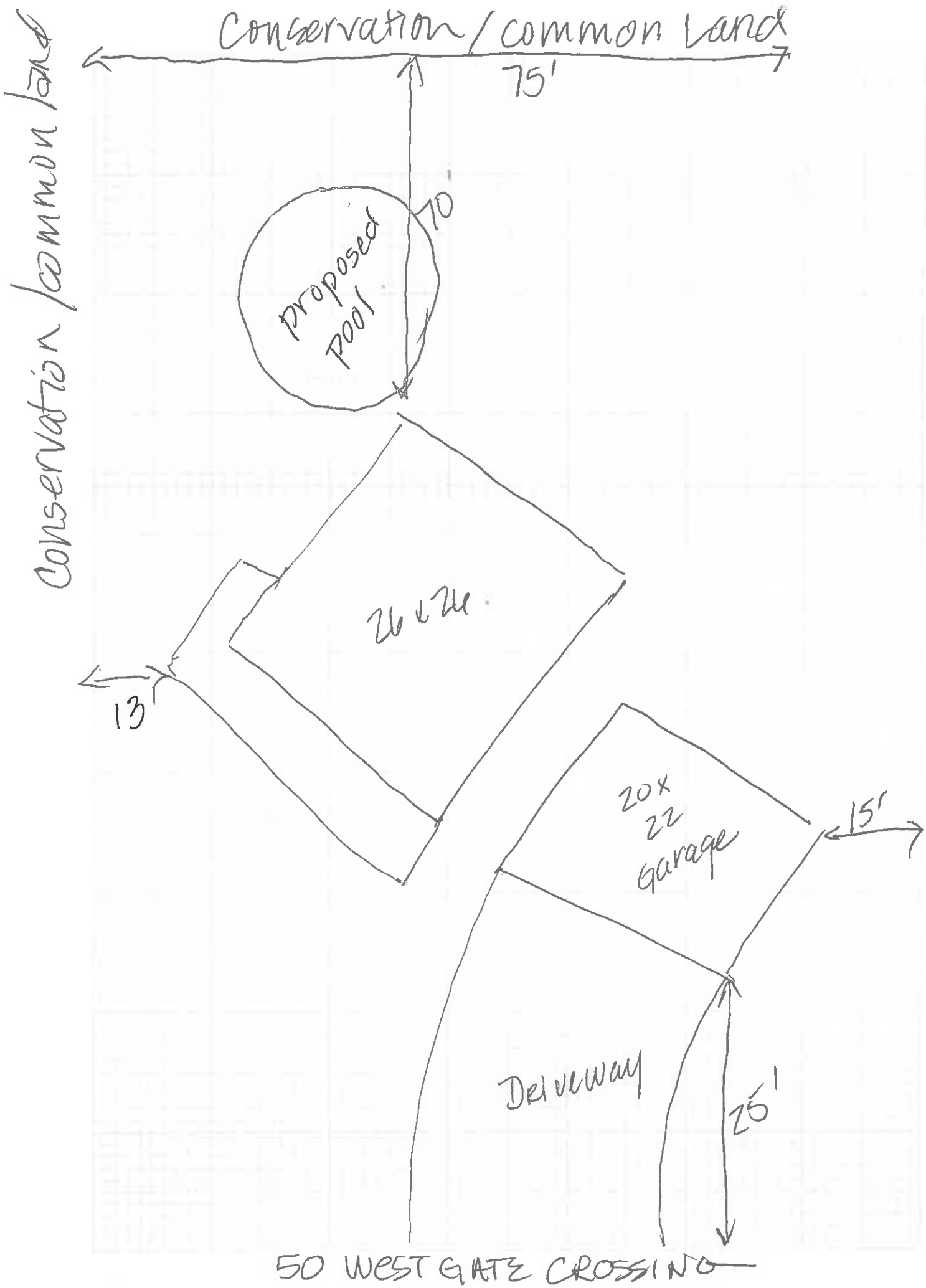
50 Westgate Crossing

N W E S

0 70 140 280 Feet

NASHUA GIS


Revised Plot Plan
7-16-80
RBA
C-94
50 WESTGATE CROSSING
9' side never enclose
C-1412
9,050.23
0.21 ACRES
C-1413
9,091.93
0.21 ACRES
C-1414
9,865.78
0.23 ACRES
C-1415
9,306.50
0.21 ACRES
C-1416
11,235.97
0.26 ACRES
S 34°25'50"E
N 86°05'36"E
N 9°15'51"W
N 18°15'20"W
N 16°05'33"W
N 67°19'28"E
S 35°37'03"E
N 58°20'54"E
L=60.00'
T=72.01'
L=72.00'
L=24.02'
L=15.00'
L=21.52'
L=80.00'
L=300.48'
L=325.79'
T=165.46'
4' BITUMINOUS SIDEWALK
WESTGATE
8" ACP


Conservation / common Land
75'
Conservation / common land
70
proposed pool
26 x 26
13'
20 x 22 garage
15'
Driveway
25'
50 WESTGATE CROSSING

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

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

RECEIVED
JUL - 9 2020
KP

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: 4 Blackstone Drive

   Zoning District: GB Sheet: H Lot: 520

2. VARIANCE(S) REQUESTED:

   To allow a drive-through lane with a distance of 8 feet when 40 feet is required.

II. GENERAL INFORMATION

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

   (Print Name): Colbea Enterprises, LLC

   Applicant's signature [signature] Date: 7/7/2020

   Applicant's address: by its attorneys, Prunier & Prolman PA, 20 Trafalgar Square, Nashua, NH 03063

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

2. **PROPERTY OWNER (Print Name):** Wilmar, LLC

   ***Owner's signature** [signature] Date: 7/7/2020

   Owner's address: by its attorneys, Prunier & Prolman PA, 20 Trafalgar Square, Nashua, NH 03063

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

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

OFFICE USE ONLY *Date Received* _____ *Date of hearing* 8/11/2020 **Application checked for completeness:** OK

PLR# A20-0084 *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: 190-41 (B)(5)

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 existing shape of the lot will not allow for the proposed site layout to meet both the required drive-through lane egress dimensions, as well as off-street parking dimensional requirements. The proposed drive-through exit lane is 20 feet wide and is only intended for one-way traffic.

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.")

   Because of the width of the drive-through and the one-way traffic, it will allow the vehicles to safely maneuver the turn.

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.)

   Because of the existing shape of the lot and the fact that vehicle safety will be maintained, it will allow the applicant to use the lot safely.

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 surrounding property is mainly retail/commercial with some office space and multi-family; this will be new construction.

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

The character of the neighborhood is retail/commercial and is located on Amherst Street;the property will be used for a commercial use which is a reasonable use of the property.

IV. USE VARIANCE ADDITIONAL INFORMATION

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

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

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

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

Signature of Applicant — Date 7/8/20

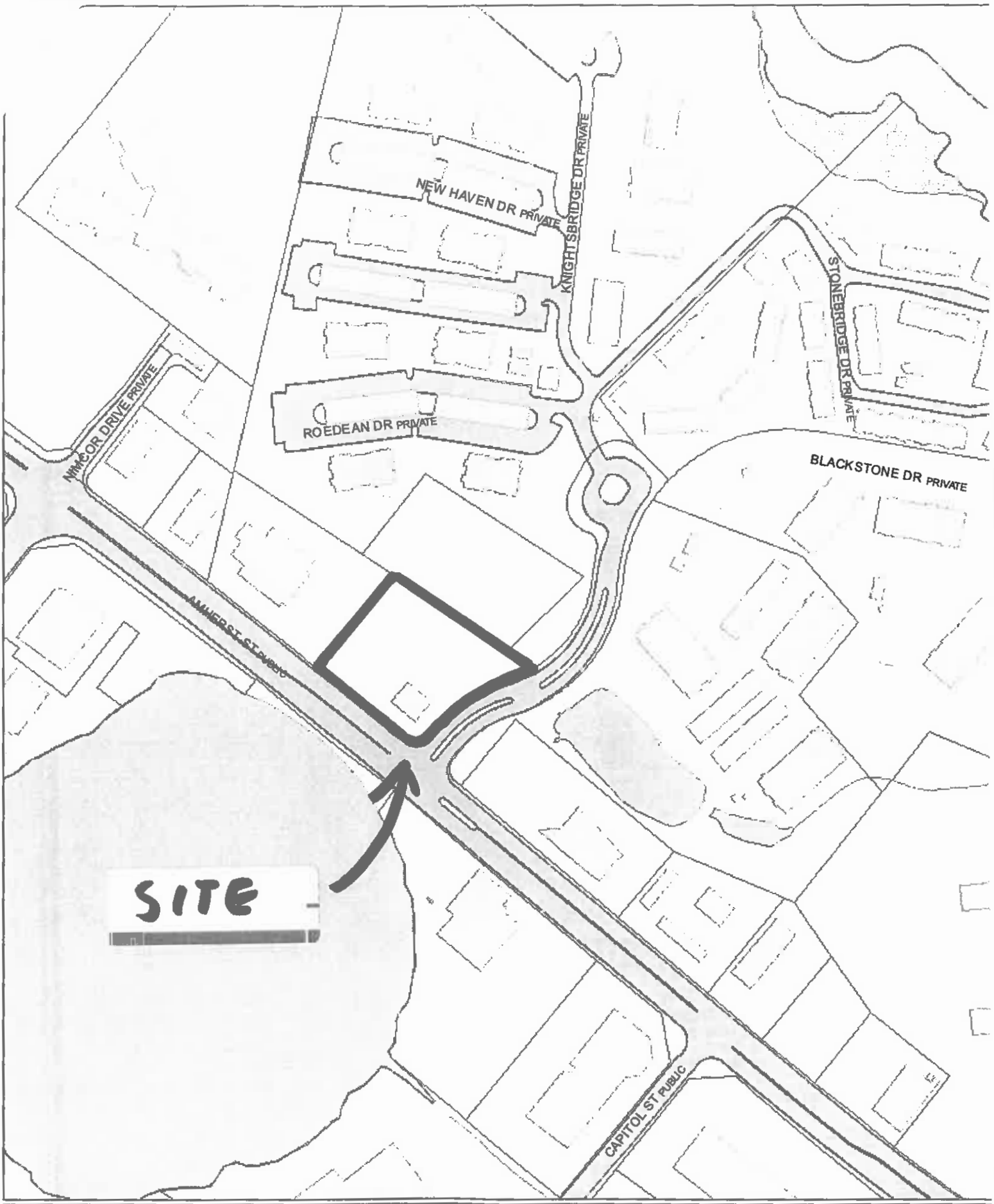
Print Name — Date

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:

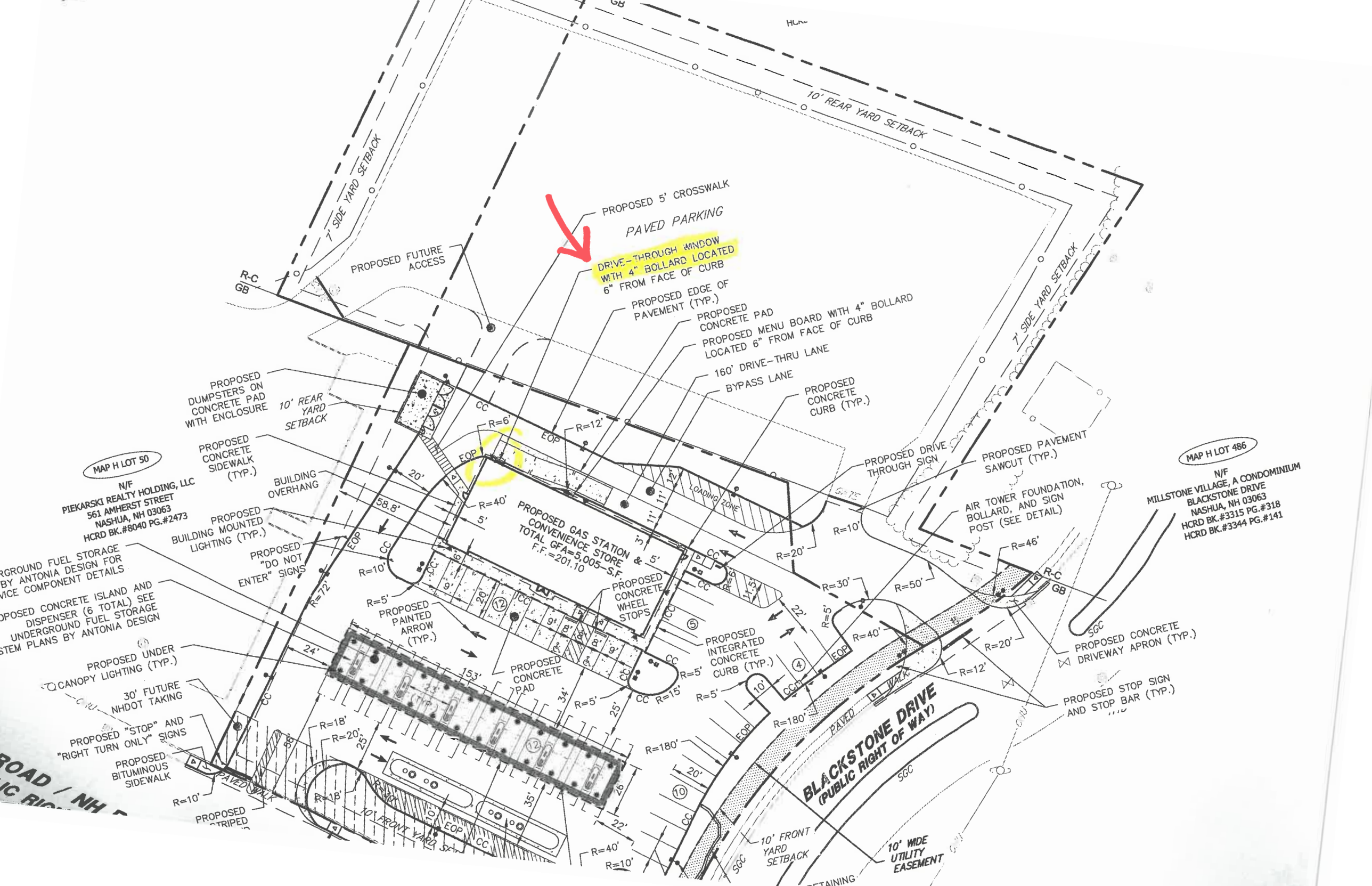
☐ I will pick it up at City Hall

☐ Please email it to me at Because of the width of the drive-through and the one-way traffic, it will allow the vehicles to safely maneuver the turn.

☐ Please mail it to me at Because of the existing shape of the lot and the fact that vehicle safety will be maintained, it will allow the applicant to use the lot safely.



4 Blackstone Drive


10' REAR YARD SETBACK
7' SIDE YARD SETBACK
7' SIDE YARD SETBACK
PROPOSED 5' CROSSWALK
PAVED PARKING
DRIVE-THROUGH WINDOW WITH 4" BOLLARD LOCATED 6" FROM FACE OF CURB
PROPOSED EDGE OF PAVEMENT (TYP.)
PROPOSED CONCRETE PAD
PROPOSED MENU BOARD WITH 4" BOLLARD LOCATED 6" FROM FACE OF CURB
160' DRIVE-THRU LANE
BYPASS LANE
PROPOSED CONCRETE CURB (TYP.)
PROPOSED FUTURE ACCESS
R-C
GB
PROPOSED DUMPSTERS ON CONCRETE PAD WITH ENCLOSURE
10' REAR YARD SETBACK
PROPOSED CONCRETE SIDEWALK (TYP.)
BUILDING OVERHANG
PROPOSED BUILDING MOUNTED LIGHTING (TYP.)
PROPOSED "DO NOT ENTER" SIGNS
MAP H LOT 50
N/F
PIEKARSKI REALTY HOLDING, LLC
561 AMHERST STREET
NASHUA, NH 03063
HCRD BK.#8040 PG.#2473
RGROUND FUEL STORAGE BY ANTONIA DESIGN FOR VICE COMPONENT DETAILS
OPOSED CONCRETE ISLAND AND DISPENSER (6 TOTAL) SEE UNDERGROUND FUEL STORAGE STEM PLANS BY ANTONIA DESIGN
PROPOSED UNDER CANOPY LIGHTING (TYP.)
30' FUTURE NHDOT TAKING
PROPOSED "STOP" AND "RIGHT TURN ONLY" SIGNS
PROPOSED BITUMINOUS SIDEWALK
PROPOSED STRIPED
ROAD / NH
PROPOSED GAS STATION & CONVENIENCE STORE
TOTAL GFA=5,005-S.F.
F.F.=201.10
PROPOSED PAINTED ARROW (TYP.)
PROPOSED CONCRETE PAD
PROPOSED CONCRETE WHEEL STOPS
PROPOSED INTEGRATED CONCRETE CURB (TYP.)
LOADING ZONE
PROPOSED DRIVE THROUGH SIGN
PROPOSED PAVEMENT SAWCUT (TYP.)
AIR TOWER FOUNDATION, BOLLARD, AND SIGN POST (SEE DETAIL)
MAP H LOT 486
N/F
MILLSTONE VILLAGE, A CONDOMINIUM
BLACKSTONE DRIVE
NASHUA, NH 03063
HCRD BK.#3315 PG.#318
HCRD BK.#3344 PG.#141
PROPOSED CONCRETE DRIVEWAY APRON (TYP.)
PROPOSED STOP SIGN AND STOP BAR (TYP.)
BLACKSTONE DRIVE
(PUBLIC RIGHT OF WAY)
PAVED
WALK
10' FRONT YARD SETBACK
10' WIDE UTILITY EASEMENT
SGC
CC
EOP
R=6'
R=12'
R=40'
R=10'
R=5'
R=72'
R=18'
R=20'
R=15'
R=180'
R=30'
R=50'
R=46'
R=12'
R=20'
153'
58.8'
24'
34'
25'
35'
26'
22'
20'
10'
5'

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

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

7

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 Fairway Street

   Zoning District: R9 Sheet: 1 Lot: 102

2. VARIANCE(S) REQUESTED:

   Requesting a variance for an individual sewage disposal system on a proposed 33,497 square foot lot where a 40,000 square foot lot is required by Section 190-223

II. GENERAL INFORMATION

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

   (Print Name): John L. and Colleen Lyons DuPre

   Applicant's signature John L. DuPre' Date 7/17/20

   Applicant's address: 7 Fairway Street, Nashua NH 03060

   Telephone number H: 603 888-5738 C: 603 860-3203 E-mail: duprents@gmail.com

2. **PROPERTY OWNER (Print Name):** John L. and Colleen Lyons DuPre

   ***Owner's signature** John L. DuPre' Date 7/17/20

   Owner's address: 7 Fairway Street, Nashua, NH 03060

   Telephone number H: 603 888-5738 C: 603 860-3203 E-mail: duprents@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: CF

PLR# _____ *Board Action* _____

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

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

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

Land Use Code Section(s) Requesting Variances From: 190-223

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.")

Subdividing the lot will not materially alter the character of the neighborhood as this is one of the larger residential lots in the area and the subdivision will create lots similar in size to the neighboring lots. Test pit of soil conditions was conducted and reviewed by DES and the City's engineer has stated the City has no objection to the construction of a new septic. The proposed septic will not threaten the health, safety or welfare as the new septic will meet state requirements.

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 spirit of the ordinance is to allow sufficient space between lots and allow sufficient area for a septic system. Here, connection to the City sewer is unfeasible and the lot is only 6,503 square feet short of the required 40,000 sf and the City and State have deemed the area of proper soils is sufficient to contain a new septic system and the lot otherwise complies with the City's setback requirements. A septic system including leach field will not threaten public health, safety and welfare.

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

Granting the variance will allow subdivision of a large lot (approximately 33,497 s.f.) in the R9 zoning district while only 9,000 s.f. is required into a second lot to allow construction of an additional residential dwelling. There will be no harm to the public if granted NH DES has confirmed there is sufficient proper soils and sufficient area for the septic system and the City of Nashua does not see any reason to prohibit its construction.

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.)

Allowing a lot having an areas of 33,497 s.f. where 40,000 sf is required where a private septic system is to be constructed will not diminish the values of surrounding homes as the septic will comply with all state and local regulations.

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.**

There is no fair and substantial relationship between the general purpose of the ordinance and its enforcement against this property in that the proposed subdivided lot will have sufficient area and soils for a septic system, including a leach field, as NH DES has confirmed that the soils and area are sufficient for a new septic system. Since the new lot can adequately accommodate the new septic system there is no reason to require additional area, and the proposed use for a single family home is reasonable.

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.

John L. DuPre' — Signature of Applicant — Date 7/14/20

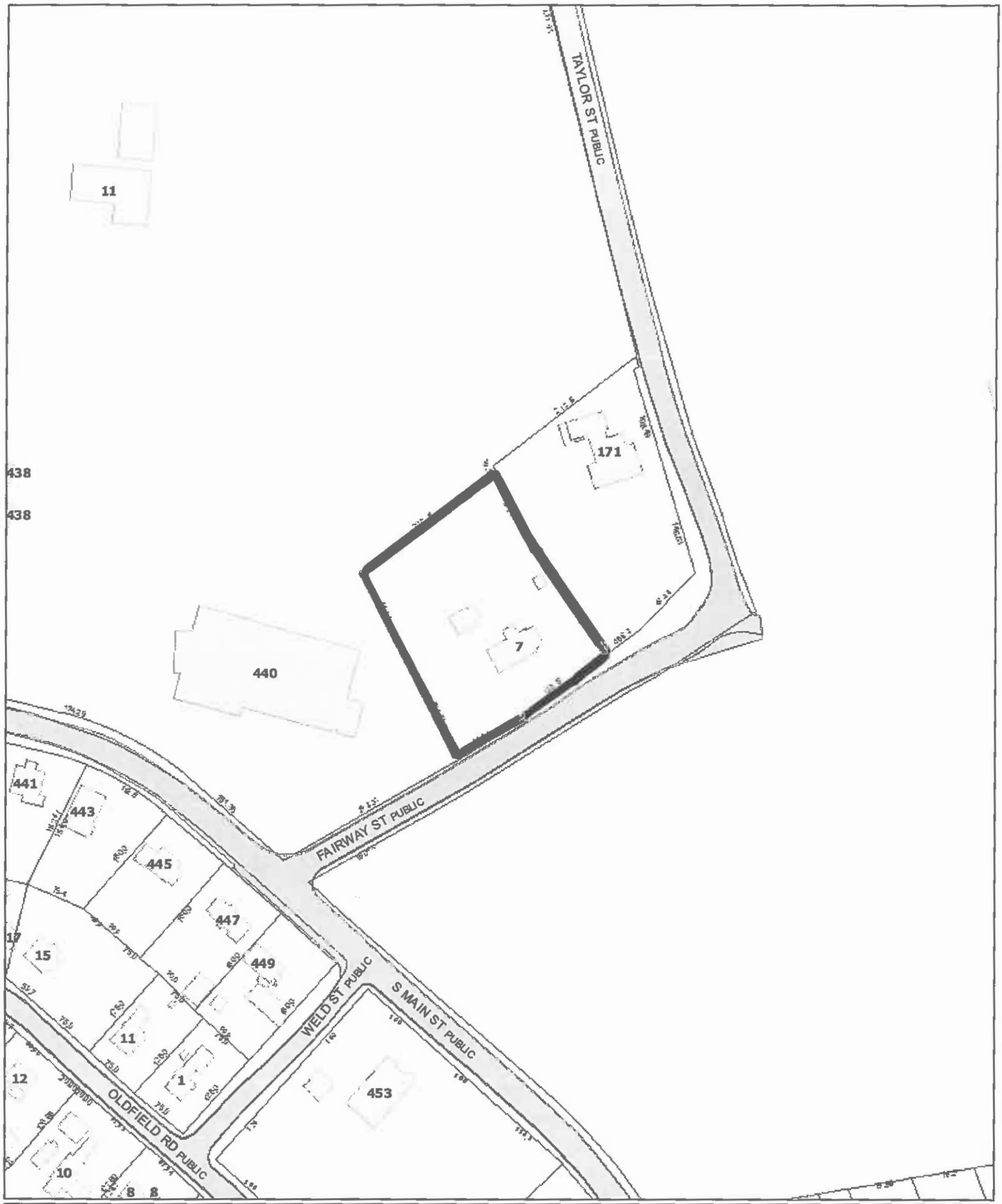
John L. DuPre' — Print Name — Date

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 The spirit of the ordinance is to allow sufficient space between lots and allow sufficient area for a septic system. Here, connection to the City sewer is unfeasible and the lot is only 8,503 square feet short of the required 40,000 sf and the City and State have deemed the area of proper soils is sufficient to contain a new septic

☐ Please mail it to me at Granting the variance will allow subdivision of a large lot (approximately 33,497 s.f.) in the RS zoning district while only 8,000 s.f. is required into a second lot to allow construction of an additional residential dwelling. There will be no harm to the public if granted NH DES has confirmed there is sufficient proper soil's and sufficient area

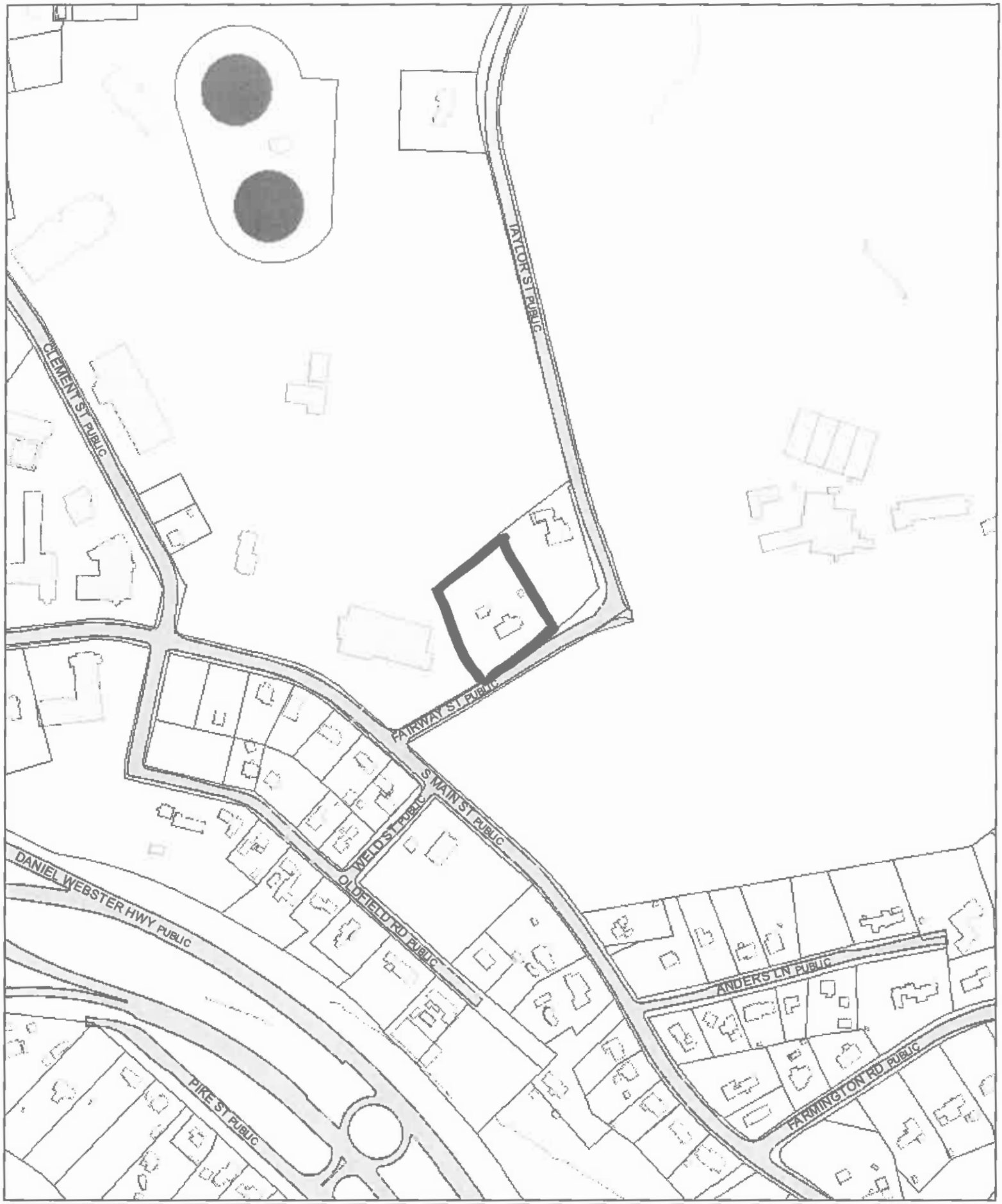


7 Fairway St

N
W E
S

0 145 290 580 Feet

NASHUA New Hampshire GIS

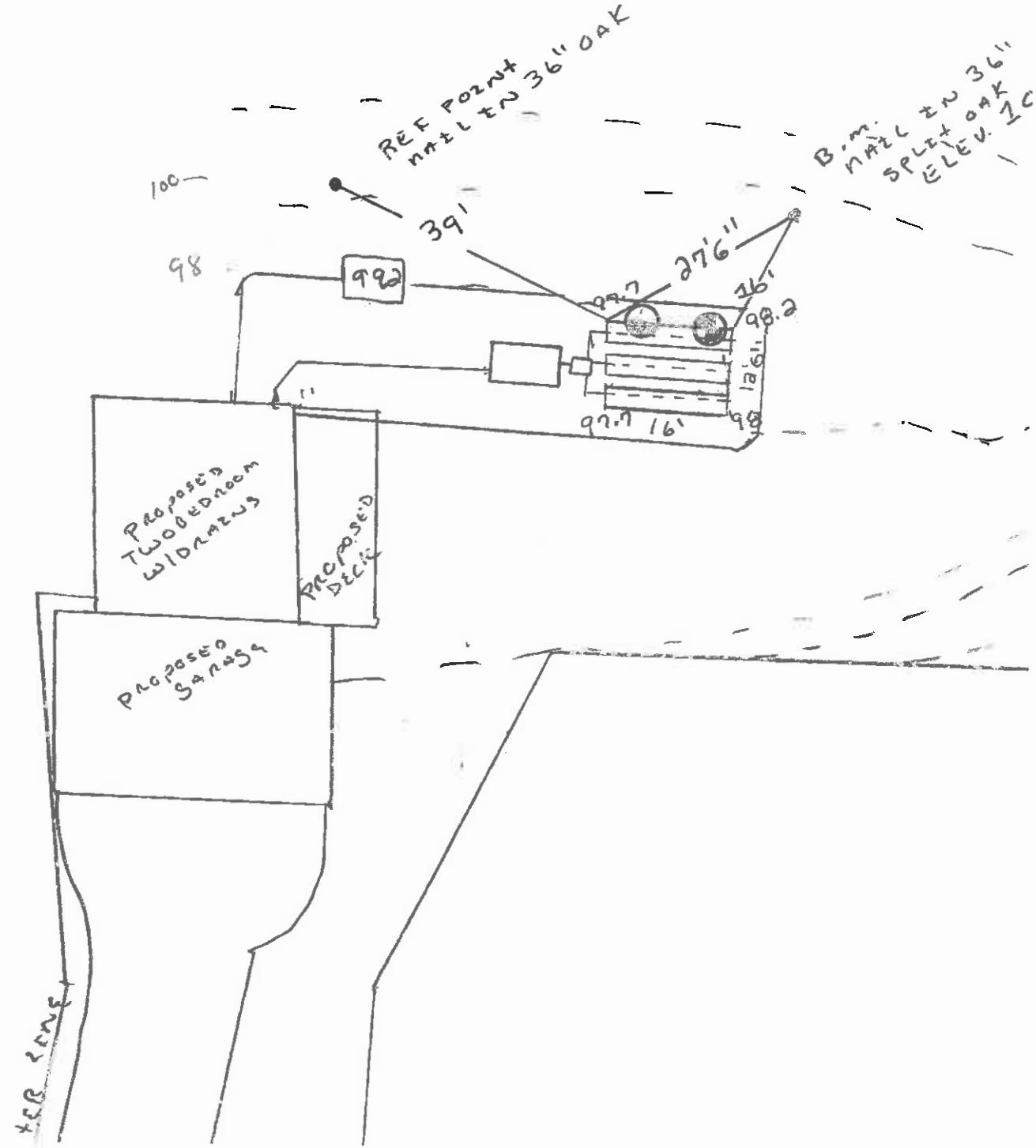


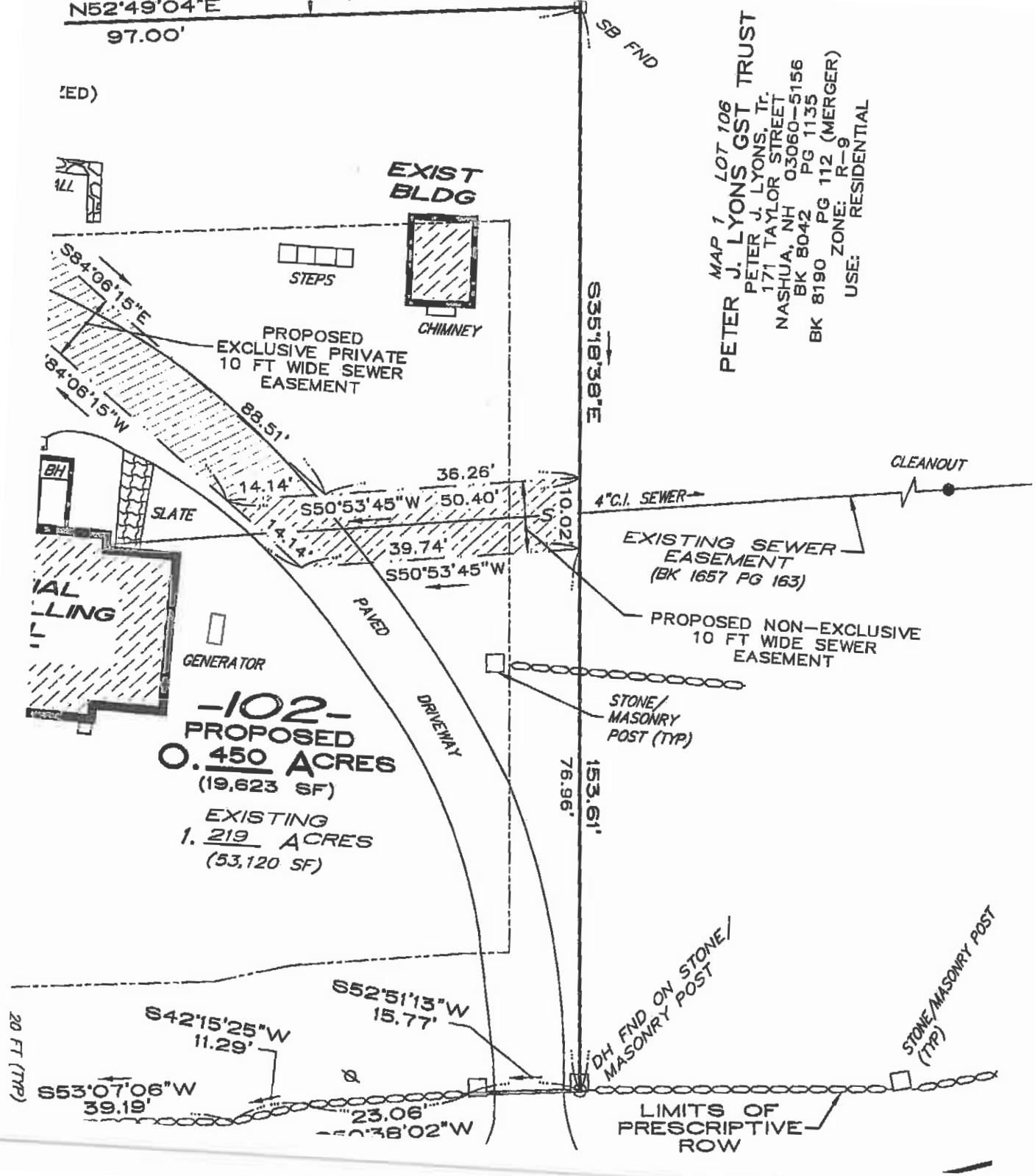
7 Fairway St

N
W E
S

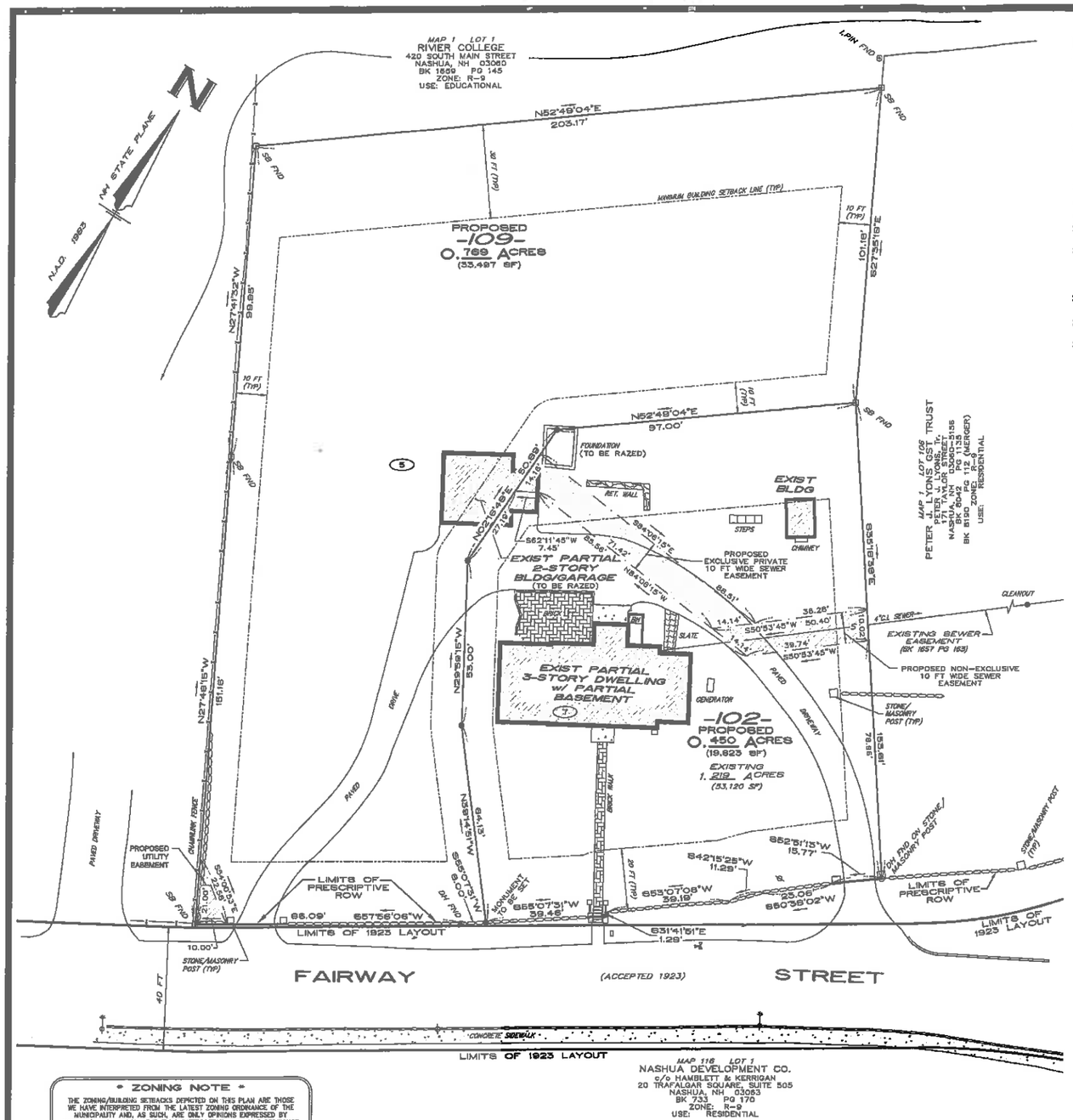
0 290 580 1,160 Feet

NASHUA
GIS


REF POINT
NAIL IN 36" OAK
B.M.
NAIL IN 36"
SPLIT OAK
ELEV. 10
100
98
39'
27'6"
16'
98.2
97.7
16'
98
PROPOSED
TWO BEDROOM
W/DRAINS
PROPOSED
DECK
PROPOSED
GARAGE


N52°49'04"E
97.00'
SB FND
MAP 1 LOT 106
PETER J. LYONS GST TRUST
PETER J. LYONS, Tr.
171 TAYLOR STREET
NASHUA, NH 03060-5156
BK 8042 PG 1135
BK 8190 PG 112 (MERGER)
ZONE: R-9
USE: RESIDENTIAL
EXIST BLDG
STEPS
CHIMNEY
S84°06'15"E
PROPOSED EXCLUSIVE PRIVATE 10 FT WIDE SEWER EASEMENT
S84°06'15"W
88.51'
S35°18'38"E
BH
SLATE
14.14'
36.26'
S50°53'45"W
50.40'
10.02'
14.14'
39.74'
S50°53'45"W
CLEANOUT
4"C.I. SEWER
EXISTING SEWER EASEMENT (BK 1657 PG 163)
PROPOSED NON-EXCLUSIVE 10 FT WIDE SEWER EASEMENT
PAVED DRIVEWAY
GENERATOR
STONE/ MASONRY POST (TYP)
-102-
PROPOSED
0.450 ACRES
(19,623 SF)
EXISTING
1.219 ACRES
(53,120 SF)
76.96'
153.61'
S52°51'13"W
15.77'
S42°15'25"W
11.29'
S53°07'06"W
39.19'
23.06'
DH FND ON STONE/ MASONRY POST
STONE/MASONRY POST (TYP)
LIMITS OF PRESCRIPTIVE ROW
20 FT (TYP)

10 FT (TYP)
ED)
EXIST BLDG
STEPS
CHIMNEY
MAP 1 LOT 106
PETER J. LYONS GST TRUST
PETER J. LYONS, Tr.
171 TAYLOR STREET
NASHUA, NH 03060-5156
BK 8042 PG 1135
BK 8190 PG 112 (MERGER)
ZONE: R-9
USE: RESIDENTIAL
SEWER SERVICE INV. = 97.7±
BH
SLATE
92.04
AL
LING
GENERATOR
4" PVC SUMP PUMP DRAIN INV. = 97.85
PAVED DRIVEWAY
PROPOSED
-102-
GAS
1"W(d)
0.5"G(d)
UGE/T(c)
4"C.I. SEWER
S
EXISTING SEWER EASEMENT (BK 1657 PG 163)
CLEANOUT
INV. = 81.47
STONE/ MASONRY POST (TYP)
STONE/MASONRY POST (TYP)
100
+100.5
S
W
G
OHE/T
UGE/T
TBM 1
F



NOTES – CONT'D:

12. PRIOR TO THE RECORDING OF THE PLAN, DOCUMENTS PERTAINING TO THE STORMWATER OPERATION AND MAINTENANCE PLAN SHALL BE RECORDED.
13. FUTURE BUILDING CONSTRUCTION SHALL INCORPORATE FOUNDATION DRAINAGE SYSTEMS EXCEPT WHERE AN INVESTIGATION ESTABLISHES THAT SPECIFIC BUILDING SITES ARE LOCATED IN WELL DRAINED SOILS AND THAT SUCH SYSTEMS ARE NOT REQUIRED.
14. STREET RESTORATION, IF ANY, SHALL BE IN ACCORDANCE WITH NRO SECTION 285-13.
15. NO WETLANDS OR ASSOCIATED BUFFERS AFFECTING THE PROPERTY WERE OBSERVED DURING PLAN PREPARATION.
16. IT SHALL BE UNLAWFUL TO MODIFY, CHANGE, OR ALTER ANY STRUCTURE SHOWN ON THIS SUBDIVISION PLAN IN ANYWAY WHATSOEVER, OR CONVERT OR ALTER ANY STRUCTURE SHOWN ON THIS SUBDIVISION PLAN, OR CHANGE THE ABOVE USE INDICATED ON THE PLAN WITHOUT RECEIVING APPROVAL FROM THE CITY.
17. THE SITE IS NOT LOCATED WITHIN THE WATER SUPPLY PROTECTION DISTRICT.
18. THERE ARE NO NEW STREET LIGHTS PROPOSED WITH THIS PLAN.
19. PROPOSED DRIVEWAY WIDTHS SHALL NOT EXCEED 24 FEET AT RIGHT OF WAY.
20. THE EXISTING 4" SEWER MAIN SHALL REQUIRE A VIDEO PRIOR TO CONNECTING THE PROPOSED 4" SEWER SERVICE. THE RESULTS SHALL BE REPORTED TO THE ENGINEER.
21. ALL PROPOSED DEMOLITION ACTIVITIES REQUIRE INSPECTIONS FOR THE PRESENCE OF ASBESTOS – CONTAINING MATERIALS PRIOR TO ENVIRONMENTAL HEALTH'S SIGN-OFF ON NASHUA'S BUILDING SAFETY DEPARTMENT'S DEMOLITION PERMIT APPROVAL FORM. IF ANY ASBESTOS – CONTAINING MATERIALS ARE FOUND, THEY MUST BE ABATED AND DOCUMENTED ACCORDING TO STATE AND LOCAL REGULATIONS.
22. WAIVERS APPROVED:
    (A) SECTION 190-221(C): UNDERGROUND ELECTRIC/TELECOMMUNICATIONS SERVICES
23. EXCHANGE OF DRIVEWAY CROSS-ACCESS EASEMENTS TO BE PROVIDED UPON TRANSFER OF LAND.
24. PRESENT OWNER:
    MAP 1, LOT 102
    JOHN L.DUPRE & COLLEEN LYONS DUPRE
    7 FAIRWAY STREET
    NASHUA, NH 03060-5130
    BK 4365, PG 009
    BK 3879, PG 338

LEGEND

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

*** 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.

APPROVED
NASHUA CITY PLANNING BOARD

CHAIRMAN _____ DATE _____

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

JOHN L. DUPRE — DATE 9/24/19

COLLEEN LYONS DUPRE — DATE 9/24/19

CERTIFICATION

I HEREBY CERTIFY, TO MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN SHOWS THE RESULTS OF AN ON THE GROUND "STANDARD PROPERTY SURVEY" AND THAT SAID SURVEY MEETS THE MINIMUM PRECISION AND/OR ACCURACY MEASUREMENTS FOR SURVEY CLASSIFICATION "U" (URBAN) AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS ADOPTED 08/23/01, EFFECTIVE 01/01/09.

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

2/7/20
DATE

STATE OF NEW HAMPSHIRE — No. 885 — DENNIS C. POLLOCK — LICENSED LAND SURVEYOR

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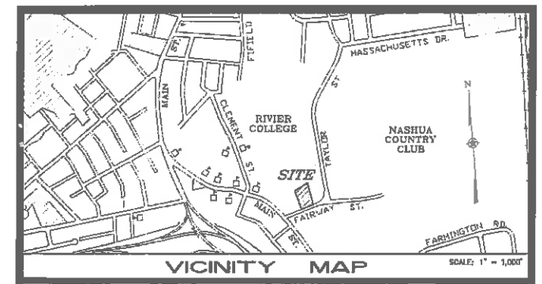


VICINITY MAP

PLAN REFERENCES:

1. CONSOLIDATION, LOT LINE RELOCATION PLAN (LOTS 102, 108 & 109, MAP 1), FAIRWAY STREET & TAYLOR STREET, NASHUA, NEW HAMPSHIRE. PREPARED FOR: JAMES A. & JEAN E. LYONS, SCALE: 1" = 50', DATED: 21 NOVEMBER 1986 WITH REVISIONS THRU 12/22/88 AND PREPARED BY ALLAN H. SWANSON, INC. RECORDED: HCRD PLAN No. 20163.
2. PLAN OF LAND PREPARED FOR WILLIAM C. LABOMBARDE, FAIRWAY STREET & TAYLOR ROAD, NASHUA, N.H., SCALE: 1" = 40', DATED 23 JULY 1941 AND PREPARED BY EARLE L. WILLIAMS. NOT RECORDED.

NOTES:

1. LOT AREA: (PRIOR TO SUBDIVISION) 1.219 AC (53,120 SF)
2. PRESENT ZONING: *R-9;* C-SUBURBAN RESIDENCE

	REQUIRED	PROPOSED LOT 102	PROPOSED LOT 109
MINIMUM LOT REQUIREMENTS			
- LOT AREA	9,000 SF	19,623 SF	33,497 SF
- LOT FRONTAGE	75 FT	128.77 FT	94.09 FT
- LOT WIDTH	90 FT	130.97 FT	90.09 FT
- LOT DEPTH	80 FT	156± FT	253± FT
MINIMUM YARD SETBACKS			
- FRONT YARD	20 FT	56.8± FT	140± FT
- SIDE YARD	10 FT	11± FT	15± FT
- REAR YARD	30 FT	61± FT	84± FT
- MAX. BUILDING HEIGHT	35 FT	N/A	27 FT
- MAX STORIES	2 1/2	3	2
- OPEN SPACE (%)	50%	75%	84%

3. LOT NUMBERS REFER TO THE CITY OF NASHUA ASSESSORS MAP 1.
4. PURPOSE OF PLAN:
   TO SHOW THE PROPOSED SUBDIVISION OF MAP 1, LOT 102 INTO TWO (2) NEW LOTS.
5. SITE IS SERVICED BY MUNICIPAL SEWER, WATER BY PENNICHUCK WATER WORKS, PROPANE, AND OVERHEAD ELECTRIC/TELECOMMUNICATION UTILITIES.
6. MONUMENTS, WHERE REQUIRED, TO BE SET BY A LICENSED LAND SURVEYOR AS FOLLOWS:
   (A) STONE BOUNDS: AT STREET INTERSECTIONS, POINTS OF CURVATURE AND TANGENCY OF PUBLIC STREET
   (B) IRON PINS: AT LOT CORNERS
7. THE PARCEL IS LOCATED WITHIN FLOOD ZONE X AS DETERMINED FROM THE FLOOD INSURANCE RATE MAP (FIRM), HILLSBOROUGH COUNTY, CITY OF NASHUA, NEW HAMPSHIRE. COMMUNITY No. 330097, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 33011C0625E, DATED: APRIL 16, 2011.
8. THIS SUBDIVISION PACKAGE CONTAINS 4 SHEETS OF WHICH SHEET 1 SHALL BE RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. THE REMAINING SHEETS WILL BE ON FILE AT THE CITY OF NASHUA PLANNING DEPARTMENT.
10. THE APPLICANT SHALL SUBMIT AN ELECTRONIC FILE OF THE SUBDIVISION PLAN (PLOT) PRIOR TO RECORDING OF THE PLAN.
11. PRIOR TO A BUILDING PERMIT BEING ISSUED, BONDING FOR ALL PUBLIC IMPROVEMENTS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEERING DEPARTMENT AND CORPORATION COUNSEL.

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

SUBDIVISION PLAN
(MAP 1, LOT 102)

7 FAIRWAY STREET

NASHUA, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:

John L. Dupre & Colleen Lyons Dupre

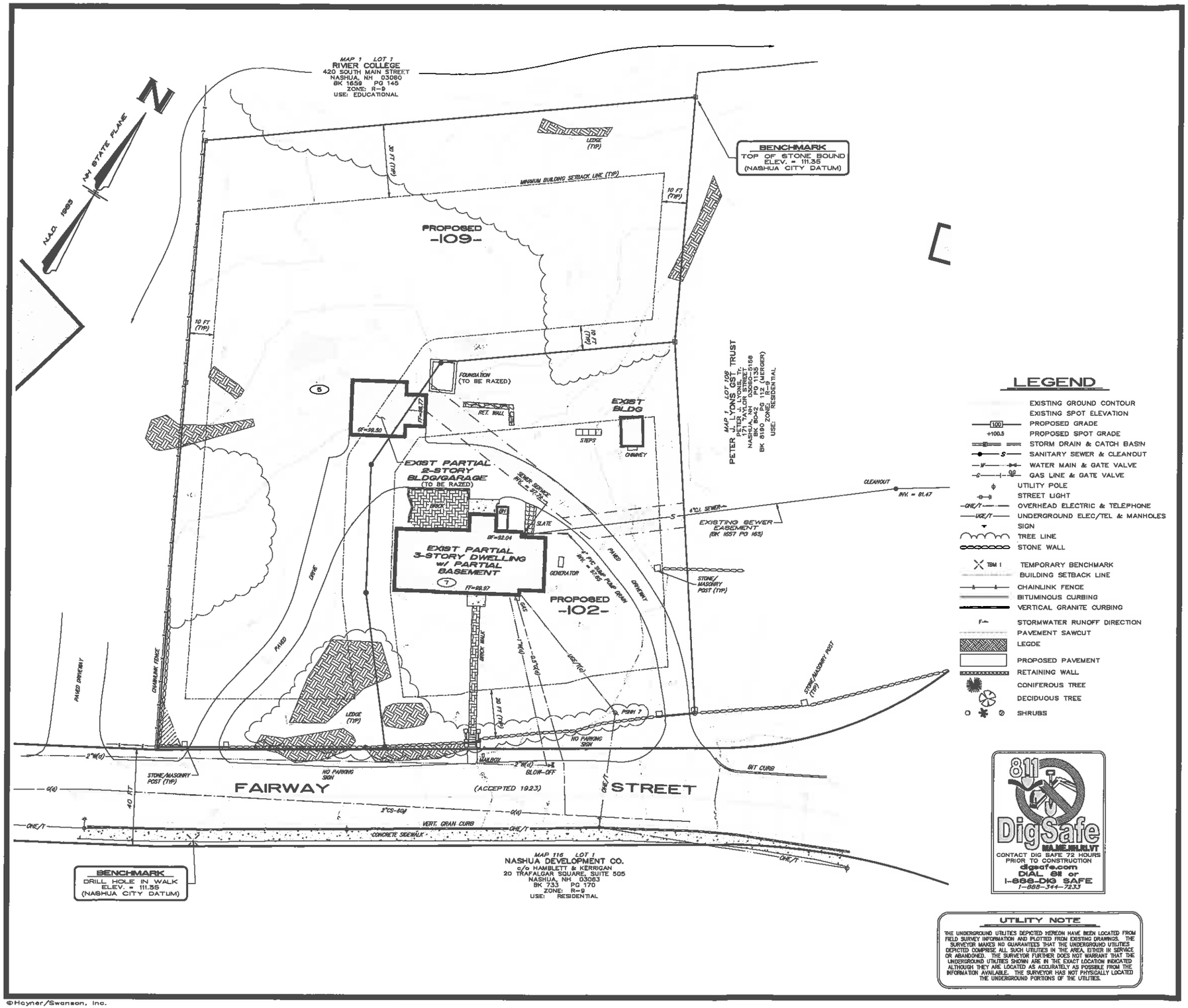
7 FAIRWAY STREET NASHUA, NEW HAMPSHIRE 03060–5130 (603) 860–3203

20 0 20 40 60 80 FEET
10 0 10 20 METERS
SCALE: 1"=20 Feet
1"=6.096 Meters

18 JULY 2019

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: 1223	DRAWING NAME: 2795FS21-C3D	2795	1 OF 4
DRAWING LOCATION: J:\2000\2795\DWG		File Number	Sheet



LEGEND

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

811 DigSafe
CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION
digsafe.com
DIAL 811 or
1-888-DIG SAFE
1-888-344-7233

UTILITY NOTE

THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND PLOTTED FROM EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED 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 ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

©Hayner/Swanson, Inc.

SURVEY NOTES:

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

CONSTRUCTION NOTES:

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

CITY OF NASHUA

PLANNING DEPARTMENT
COMMUNITY DEVELOPMENT DIVISION
229 MAIN STREET
NASHUA, NH 03060

ATT: LINDA McGHEE
(603) 589-3110

ENGINEERING DEPARTMENT
NASHUA DEPT. OF
PUBLIC WORKS / ENGINEERING
9 RIVERSIDE STREET
NASHUA, NH 03062

ATT: JOE MENDOLA
(603) 589-3124

FIRE DEPARTMENT
NASHUA FIRE DEPARTMENT
177 LAKE STREET
NASHUA, NH 03060

ATT: ADAM POULIOT
(603) 589-3480

UTILITY CONTACTS

WATER:
PENNICHUCK WATER WORKS
25 MANCHESTER STREET
MERRIMACK, NH 03054

ATT: JOHN BOISVERT, PE
(603) 913-2300

TELEPHONE:
CONSOLIDATED COMMUNICATIONS
257 DANIEL WEBSTER HWY.
MERRIMACK, NH 03054

ATT: JOY MENDONCA
(603) 645-2713

POWER:
EVERSOURCE
370 AMHERST STREET
NASHUA, NH 03060

ATT: MARC GAGNON
(603) 882-5694

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

TOPOGRAPHIC SUBDIVISION PLAN
(MAP 1, LOT 102)

7 FAIRWAY STREET

NASHUA, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:

John L. Dupre & Colleen Lyons Dupre

7 FAIRWAY STREET NASHUA, NEW HAMPSHIRE 03060-5130 (603) 880-3203

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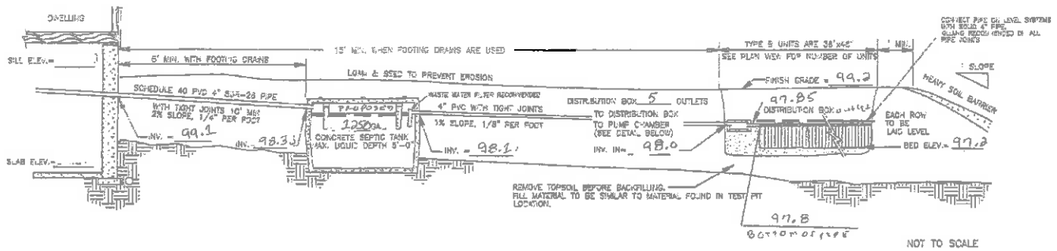
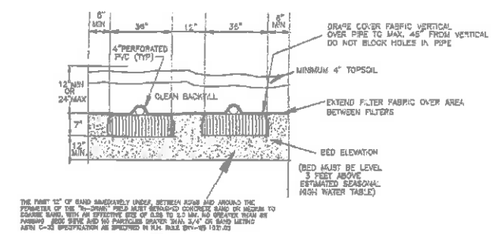
FIELD BOOK: 1223	DRAWING NAME: 2795FS21-C3D	2795	2 OF 4
DRAWING LOCATION: J:\2000\2795\DWG		File Number	Sheet



NOT TO SCALE



TYPICAL CROSS SECTION NOT TO SCALE

SOIL DATA

CFD
CHARTFIELD - HOLLIS - RANDOM COMPLEX

DESIGN INTENT

THE BOTTOM OF THE EFFLUENT DISPOSAL SYSTEM (EDS) SHALL BE CONSTRUCTED AT 97.9 ELEVATION. THIS IS APPROXIMATELY 0.5 FEET BELOW ORIGINAL GROUND ON THE HIGH CONTOUR OF THE DESIGNED EFFLUENT DISPOSAL SYSTEM. OF 98.2 to maximum 3 feet above E.H.W.T.

John L. Dupee OWNER
&
Colleen Lyons Dupee
7 Fairway St. Nashua, NH.

DEED RECORDING

VOLUME, Pending PAGE, Pending , COUNTY Hillsborough
D.E.S.– W.S.P.C.D. SUBDIVISION APPROVAL#
D.E.S.– W.S.P.C.D. CONSTRUCTION APPROVAL# Pending

"WETS"
1) THERE ARE NO WELLS, SURFACE WATERS, OR POORLY DRAINED SOILS WITHIN 75' OF PROPOSED SYSTEM
2) ANY WETLAND DELINEATION WAS PERFORMED IN ACCORDANCE WITH ENV.WQ 1014.06 NO WETLANDS FOUND
3) A TABLE FILTER TO BE INSTALLED IN OUTLET OF BAFFLE OF SEPTIC TANK
4) FLOW EQUALIZERS OR EQUAL TO BE INSTALLED IN OUTLET PORTS OF DISTRIBUTION BOX

"LOT LOADING CALC."
(Q(GPD)÷2000(GPD/AC)) × FACTOR
300 ÷ 2000 × 2.08 = .312 AC REQ'D
GROUP 3 D-SLOPE .77 AC PROV'D – .05 AC (LEDGE OUTCROP) = .72 ACRES REMAINING

NOTES

IN-DRAIN UNITS SHALL BE INSTALLED, USED AND MAINTAINED IN ACCORDANCE WITH PUBLISHED GUILDLINES.

DO NOT DISCHARGE WATER SOFTENER OR TREATMENT BACKWASH INTO SEPTIC SYSTEM.

THIS SEPTIC SYSTEM IS NOT DESIGN TO ACCOMMODATE THE USE OF A GARBAGE DISPOSAL.

INSTALL POLYLOK FLOW EQUALIZERS IN OUTLET LINES, (GRAVITY SYSTEMS ONLY).

INLET AND OUTLET JOINTS TO SEPTIC TANK AND D–BOX TO BE SEALED W/ NON SHRINK MORTAR OR POLYLOK SEALS.

AVOID VEHICULAR TRAFFIC OVER E.D.A.

ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THOSE REFLECTED ON THIS PLAN MUST BE REPORTED TO THE DESIGNER.

FAILURE TO HALT CONSTRUCTION AND NOTIFYING THE DESIGNER OF ANY DISCREPANCIES RELIEVES THE DESIGNER OF ANY LIABILITY INCURRED FROM THOSE DIFFERENCES.

THIS PLAN HAS BEEN PREPARED FOR THE PURPOSE OF ASSISTING IN THE CONSTRUCTION OF A SUBSURFACE WASTE DISPOSAL SYSTEM. PERSONS USING THIS DOCUMENT FOR THE PURPOSES OTHER THAN DESCRIBED DO SO AT THEIR OWN RISK.

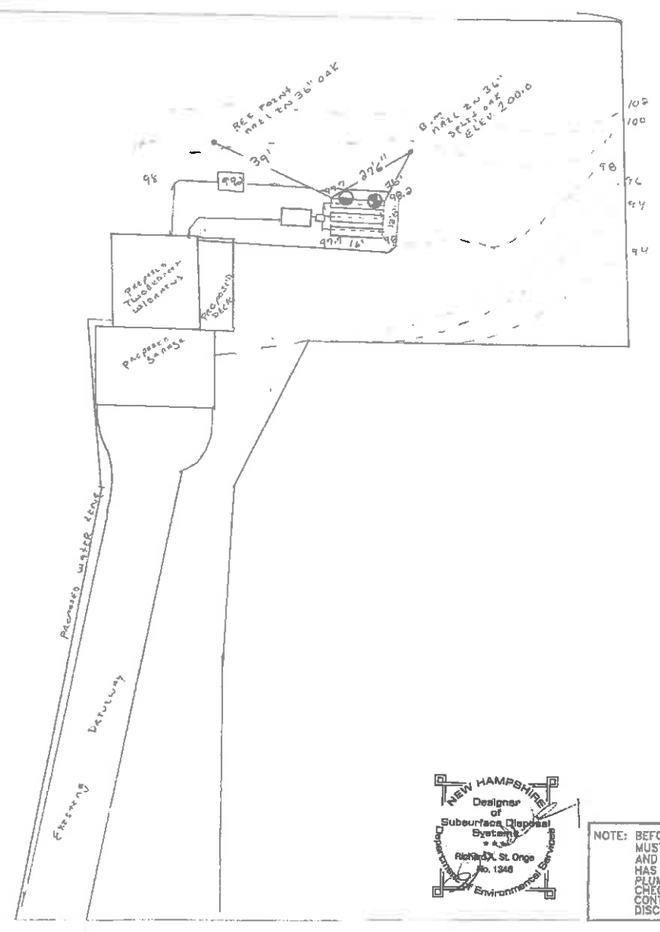
PLAN BOUNDARY INFORMATION MAY BE COMPILED FROM VARIOUS SOURCES AND WE DO NOT CERTIFY ITS ACCURACY.

THERE IS NO POORLY DRAINED SOILS WITHIN 50' OR OPEN WATER WITHIN 75' OF THE PROPOSED SYSTEM ACCORDING TO RULE Env–Ws 1014.03c.

SEPTIC TANK TO BE NO CLOSER THAN 5' FROM ANY FOUNDATION WITH DRAINS
LEACH BED TO BE NO CLOSER THAN 15' FROM ANY FOUNDATION WITH DRAINS
LEACH BED COVER IS GREATER THAN 1' THE LEACH FIELD MUST BE VENTED

ALL PIPING TO SEPTIC TANK TO BE SDR 35 OR EQUIVICANT.

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



NEW HAMPSHIRE Designer of Subsurface Disposal Systems # 4,341 Richard L. St. Onge No. 1348 Certified Environmental Engineer

NOTE: BEFORE INSTALLATION, INSTALLER MUST VERIFY ALL ELEVATIONS AND DISTANCES. IF SYSTEM HAS EXISTING BUILDING, ALL PLUMBING ELEVATIONS MUST BE CHECKED. CONTACT DESIGNER IF ANY DISCREPANCIES ARE FOUND.

SYSTEM REQUIREMENTS

PERC. RATE 1"– 6 MINS.
DAY DESIGN FLOW: 300 GPD 3 BEDROOM

TYPE B IN-DRAINS REQ. BY TABLE 1 OF ELWEN DESIGN MANUAL EQUALS 10 UNITS
PROPOSED ARE 18 TYPE B UNITS
THREE ROWS WIDE × 4 UNITS LONG

PERCOLATION TEST DATA ⊙

6-16-20 RATE: 1"– 6 MINS. @ 24"

TEST PIT DATA ⊕

DATE: 6-16-20
WATER @: NONE
ESTIMATED SEASONAL HIGH WATER TABLE @: 42"
LEDGE = 60"

	10YR 3/2 TOPSOIL
12"	10YR 5/6 Yellow Brown Fine Loamy Sand
22"	2.5Y 7/4 Pale Brown Fine Sand
36"	2.5Y 6/3 Light Yellow Brown Fine Sand
60" Ledge	

DEPTH OF ROOTS: 36"
SURFACE VEGETATION:

LOCATION MAP (NOT TO SCALE)

SUBMITTED BY: ST. ONGE Septic, INC.
568 Mountain Road
Goffstown, N.H. 03045
PHONE: 603-627-2809

PROPOSED EFFLUENT DISPOSAL SYSTEM FOR PROPERTY OF:
5 FAIRWAY ST.
NASHUA, N.H.
MAP #1 LOT 109

DRN. BY:	
SCALE 1"=20'	CHECKED BY:
DATE: 7-9-20	DRAWING #:

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)

W 5

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: 4 LAUREL CT

Zoning District: RC Sheet: 0000E Lot: 2111

R9 PRD

2. SPECIAL EXCEPTION(S) REQUESTED:

Addition of Kitchenette, bathroom and Laundry Room to existing basement.

II. GENERAL INFORMATION

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

(Print Name): MARIA R. FASSINA

Applicant's signature _____ Date 07/09/2020

Applicant's address: 4 LAUREL CT.

Telephone number H: N/A C: 603-262-0488 E-mail: REGINAFASSINA@GMAIL.com

2. **PROPERTY OWNER (Print Name)**: MARIA R. FASSINA

*Owner's signature _____ Date 07/09/2020

Owner's address: 4 LAUREL CT.

Telephone number H: N/A C: 603-262-0488 E-mail: REGINAFASSINA@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:** OK

PLR# A20-0082 *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 (#3)

III. PURPOSE OF REQUEST

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

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

   I'd like to finish my basement and add-on a kitchenette, bath-room and laundry room, so my son can stay there with his girlfriend and the other son and girlfriend stay in the house with me when they come to visit me or on vacation.

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.

   add-on in the existing basement: kitchenette, bathroom, laundry room

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?

   NO,

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

   NO EFFECTS, nothing will be done on the exterior.

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?

   Nothing will be touched outside the property.

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 N/A Number of employees per shift
2. Hours and days of operation N/A
3. Number of daily and weekly visits to the premises by customers, clients, vendors, and solicitors N/A

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

5. **Number of parking spaces available** N/A

6. Describe your general business operations:

N/A

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

N/A

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: 07/09/2020

MARIA R. FASSINA — Date: 07/09/2020

Print Name

4 Laurel Court

N
W E
S

0 145 290 580 Feet

NASHUA
GIS

4 Laurel Court

N
W E
S

0 290 580 1,160 Feet

NASHUA
New Hampshire
GIS

Poirier, Kate

From: Tom Katsiaficas <tom@katsconstruction.com>
Sent: Friday, July 10, 2020 1:58 PM
To: Poirier, Kate
Subject: RE: Fassina Basement Plan

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

Correct 674 sq ft to living space.

Thanks again for all your help.

Sincerely,

Tom Katsiaficas
Owner
Kats Construction & Remodel LLC
☎Cell: 603-557-5030
✉Email: tom@katsconstruction.com
www.katsconstruction.com

KATs Construction & Remodel
Kitchens, Bathrooms, Insurance Remodels

HomeAdvisor TOP RATED

SCREENED & HomeAdvisor APPROVED

Angie's list 2019 SUPER SERVICE AWARD

From: Poirier, Kate [mailto:PoirierK@nashuanh.gov]
Sent: Friday, July 10, 2020 1:48 PM
To: Tom Katsiaficas <tom@katsconstruction.com>
Subject: RE: Fassina Basement Plan

Good Afternoon,

That is a very clearly drawn plan, thank you for submitting it! Just to confirm, the area of living space dedicated to the unit is 674-sqft?

From: Tom Katsiaficas [mailto:tom@katsconstruction.com]
Sent: Friday, July 10, 2020 1:45 PM
To: Poirier, Kate
Subject: Fassina Basement Plan

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

Kate,

How about this plan?

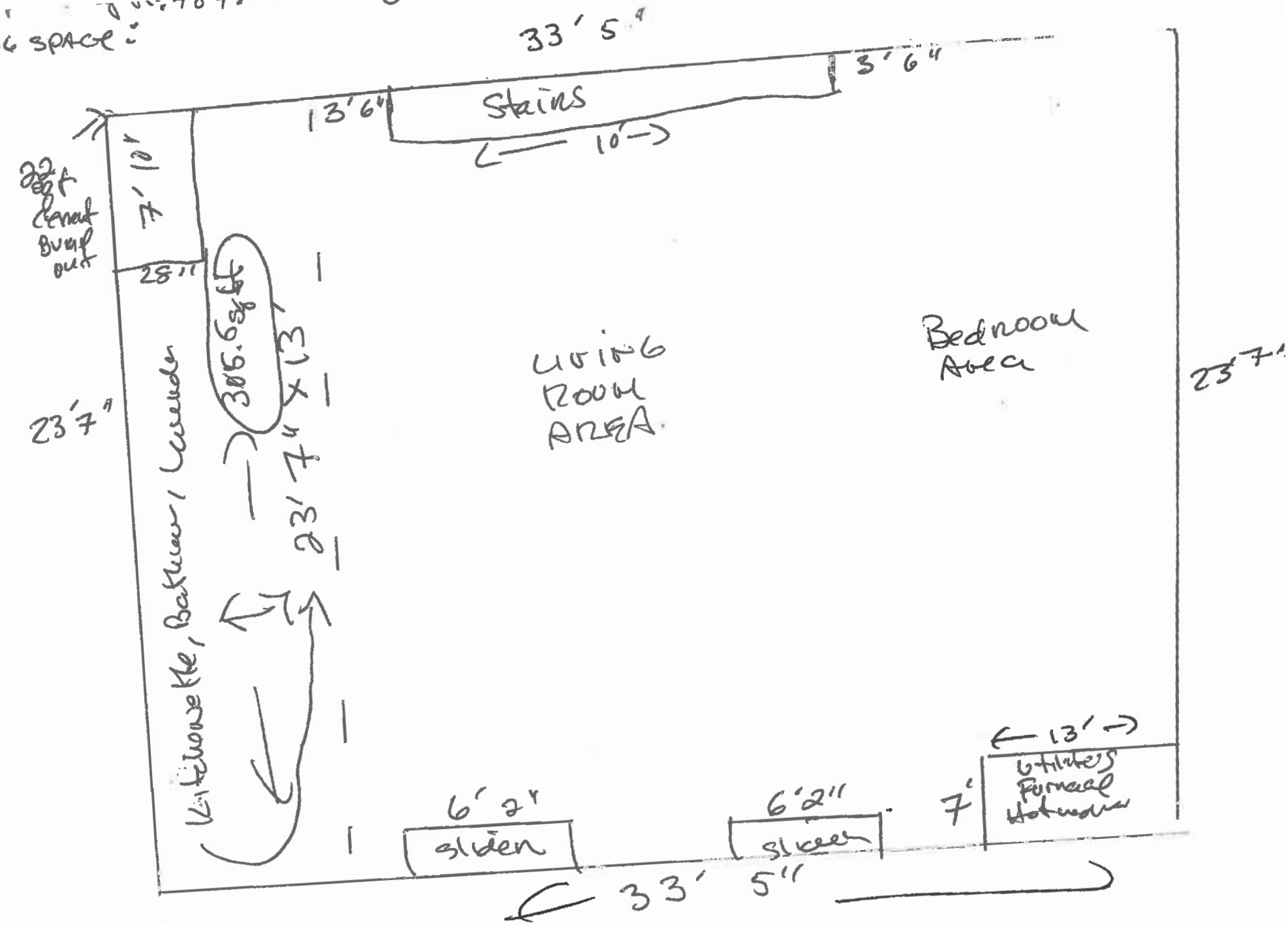
Ty vm

Sincerely,

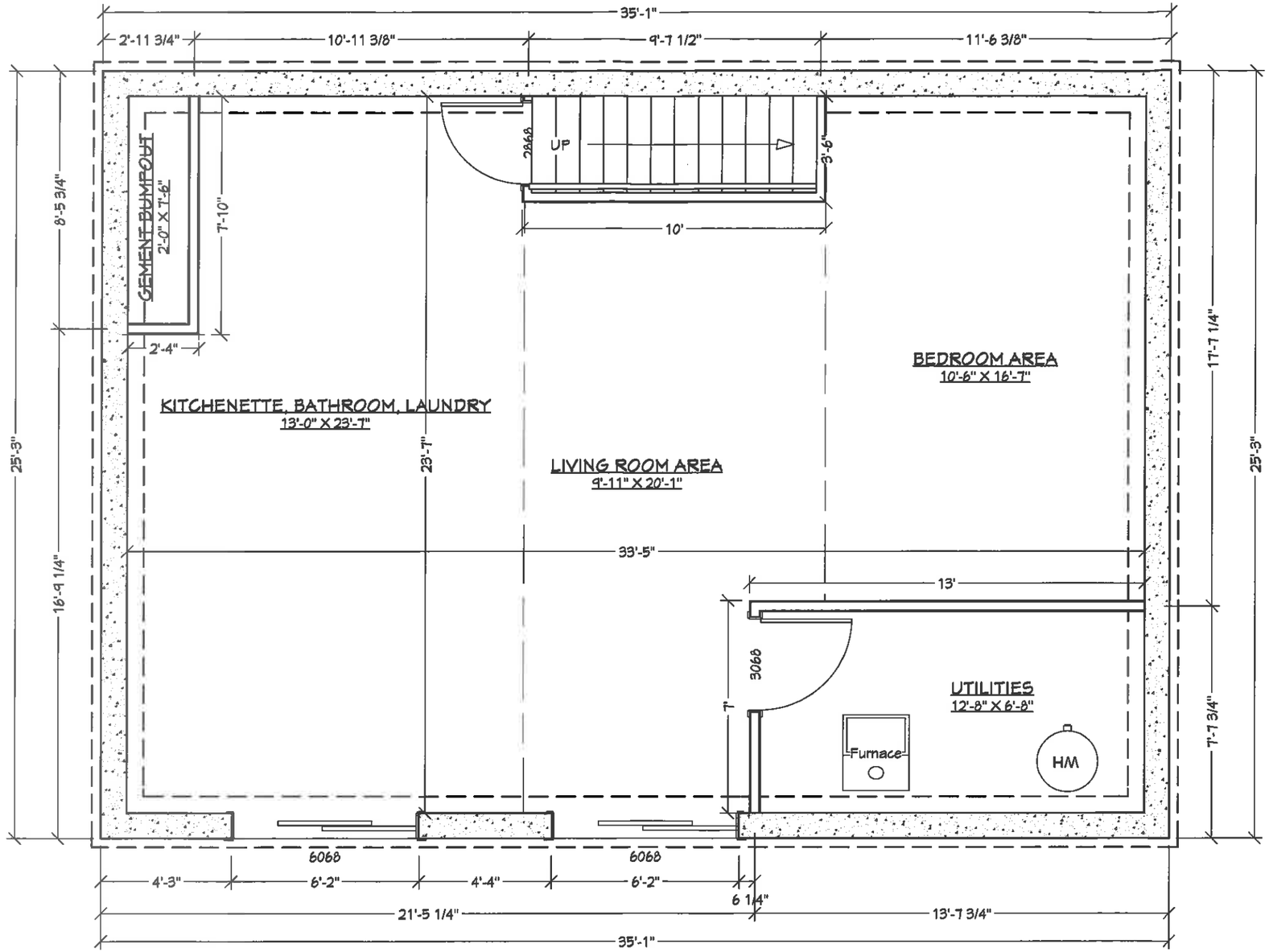
Tom Katsiaficas
Owner
Kats Construction & Remodel LLC
☎Cell: 603-557-5030
✉Email: tom@katsconstruction.com
www.katsconstruction.com

KATs
Construction & Remodel
Kitchens, Bathrooms, Insurance Remodels

LIVING SPACE:



FASSINA
4 Laurel Ct
NASHUA NH



NOTE: EXACT LOCATIONS OF DOORS, FIXTURES, ETC ARE TO BE VERIFIED
THIS IS FOR CONCEPT PURPOSES
BASEMENT AREA
886 SQ FT

Unit Area = 674 sqft

KATS Construction & Remodel
Kitchens, Bathrooms, Insurance Remodels

Drawn for	Project	page/scale/date	Basement Floor Plan
KATS Construction & Remodel	Fassina Residence Basement Remodel	1 of 1	'Proposed-Planning Board Review Plan'
Nashua, NH	4 Laurel Court	1/4" = 1'-0"	
603-557-5030	Nashua, NH	7/10/2020	

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: 62 Nagle St Nashua, NH

   Zoning District: B-Res (RB) Sheet: 102 Lot: 68+69

2. VARIANCE(S) REQUESTED:

   We would like to request an additional allowance for accessory (SF) in back yard to allow for construction of a pool deck. Adding to the final (SF) would be 54% of the homes 1427 (SF)

II. GENERAL INFORMATION

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

   (Print Name): Christopher Golden - Golden Home Services LLC.

   Applicant's signature [signature] Date

   Applicant's address: 21 L Pingree Hill Rd Derry, NH 03038

   Telephone number H: C: 603-440-8832 E-mail: Golden4579@gmail.com

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

   ***Owner's signature** [signature] Date 7-14-2020

   Owner's address: 62 Nagle St Nashua, NH

   Telephone number H: C: 603-438-6525 E-mail:

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

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

PLR# _____ *Board Action* _____

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

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

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

Land Use Code Section(s) Requesting Variances From: 190-264

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 request to build the deck would have little bearing on the general public.
* Home has a larger rear yard and adding a deck would cause minimal intrusion into other open areas of the yard
* Proposed deck wouldn't be visible to general public
* Allows the homeowner to have access to pool ~~without~~ without climbing a ladder up to the pool surface

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 deck fits into the space without being a dominant feature in the yard. ~~Have~~

* Deck would provide meaningful storage underneath

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.)

Property owner would like to access the deck from above, rather than climb a ladder on both sides. He's concerned about safety of ladderuse to climb up to the pool.

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 deck would be proportional in size to the pool and would be proffessionally constructed

We hope the deck will add value to their property

Wouldn't cause adverse reactions by neighboring homes as its very centrally located in back yard

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

The rear yard at 62 Nagle appears to be much larger than neighboring yards. I've observed neighbors yards more condensed with Accessory items ~~yet no issues~~ and overall more items in smaller spaces

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 [6]
f. Describe your general business operations:

N/A

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

Adding Pool deck beside pool (144SF), remove brick steps and install 6x10' Front porch with rails (60 SF)

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 7/13/2020

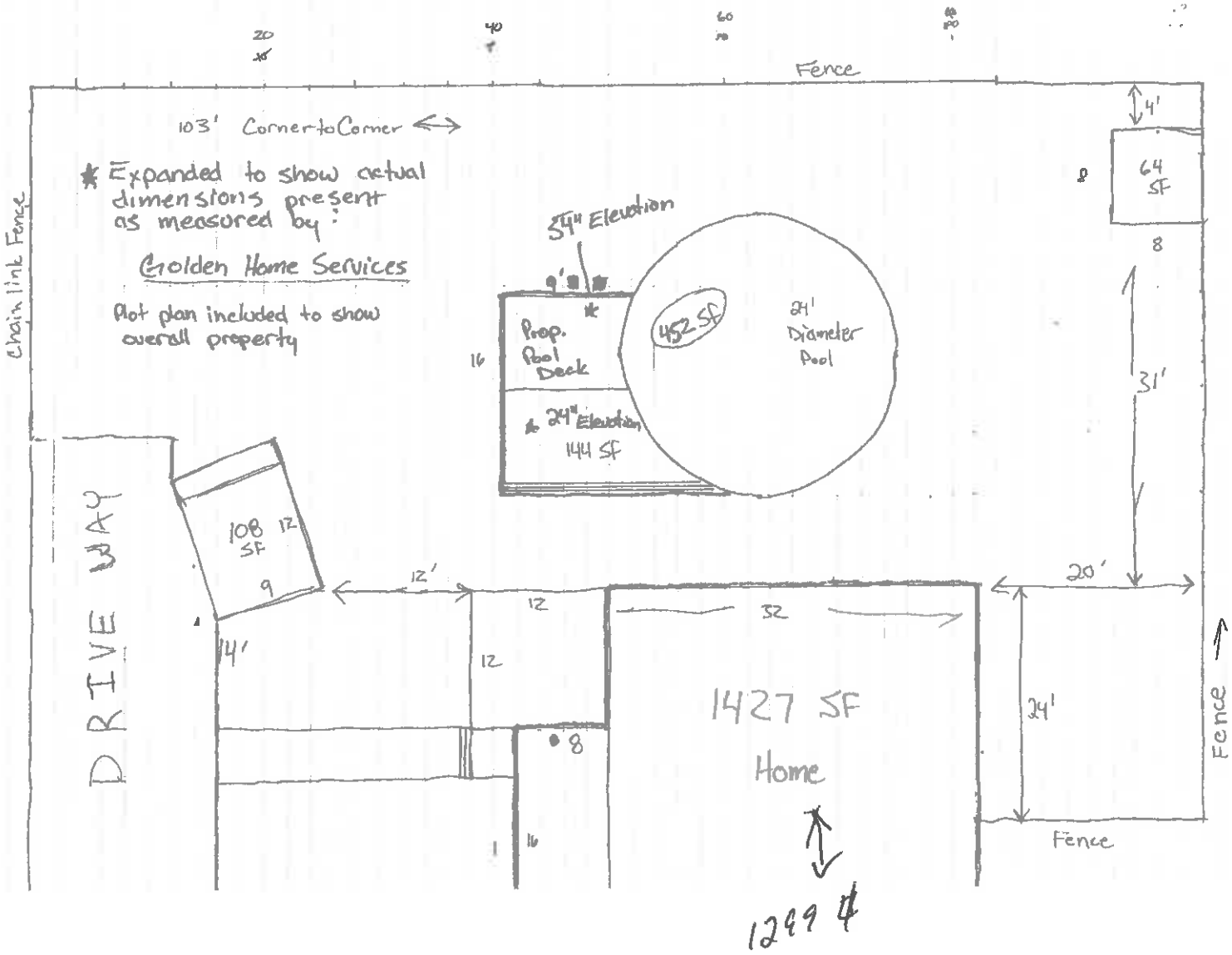
Print Name Christopher Golden Date 7/13/2020

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 Golden4579@Gmail.com

☐ Please mail it to me at


Fence
103' Corner to Corner
* Expanded to show actual dimensions present as measured by:
Golden Home Services
Plot plan included to show overall property
Chain link Fence
54" Elevation
9'
Prop. Pool Deck
16
24" Elevation
144 SF
452 SF
24' Diameter Pool
4'
64 SF
8
8
31'
108 SF
12
9
DRIVE WAY
14'
12'
12
12
32
20'
24'
1427 SF
Home
8
1
16
Fence
Fence
1299 #

7/14/2020

I Tigo McNulty give Chris Golden permission to submit the application for variance.

Tigo McNulty

CERT. OF OCC. NO. 4209 JAN 14 1948

BUILDING PERMIT

Tige McNulty

No.

SHEET

MAY 10 1947

Owners Name

LOT

OCT 11 1955

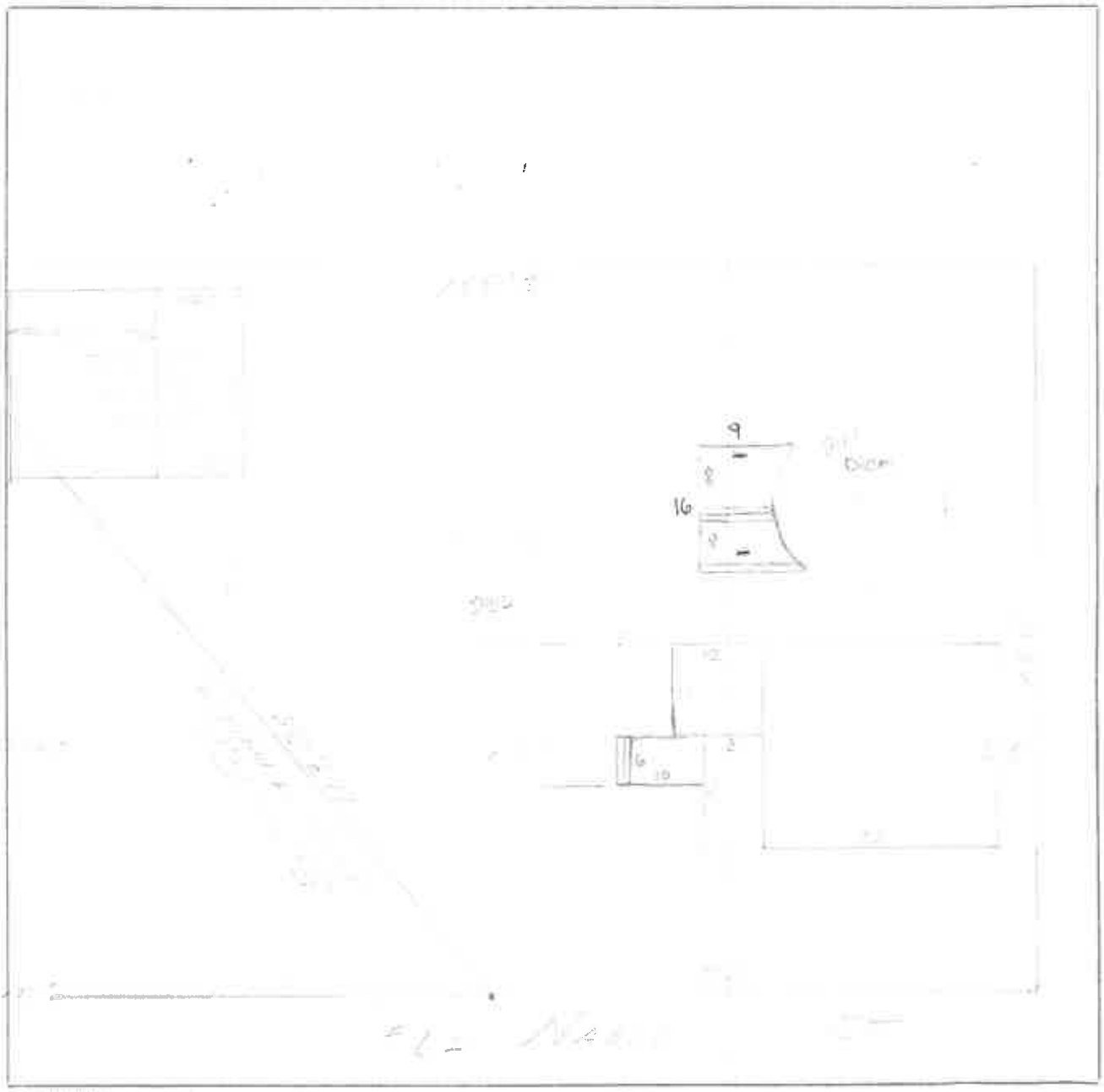
No. Street

SCALE 1"= ft.

District

REMARKS

1956 WIRE FENCE W/HEADER

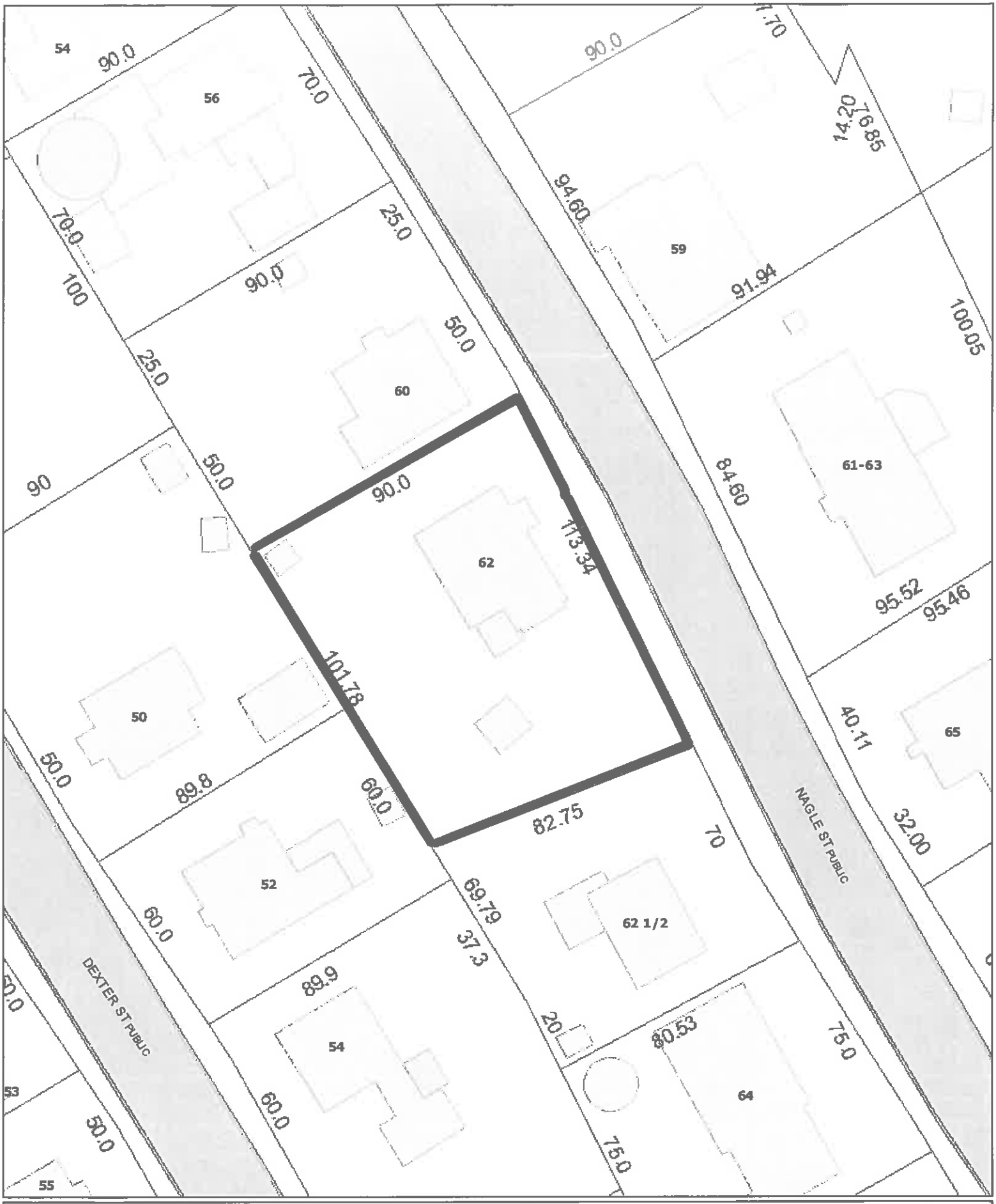


OCT 11 1955

62 Nagle St

0 70 140 280 Feet

NASHUA NEW HAMPSHIRE GIS



62 Nagle St

N
W E
S

Feet
0 35 70 140

NASHUA GIS

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

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

6

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: 61 Almont St

   Zoning District: RB Sheet: 103 Lot: 33

2. VARIANCE(S) REQUESTED:

   8x20' paved area over by existing driveway

II. GENERAL INFORMATION

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

   (Print Name): Jack LoBrutto

   Applicant's signature [signature] Date: 7-12-20

   Applicant's address: 61 Almont St

   Telephone number H: 603 864 8392 C: 781 640 6520 E-mail: JLBPlastering@yahoo.com

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

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

   Owner's address: 61 Almont St

   Telephone number H: 603 864 8392 C: 781 640 6520 E-mail: JLBPlastering@yahoo.com

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

OFFICE USE ONLY *Date Received* 7/15/20 *Date of hearing* 8/11/20 **Application checked for completeness:** CF

PLR# A20-0086 *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: 190-192 (c)

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.")

   It would look better Parking on Asphalt than on my Lawn.

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.")

   It won't threaten Public Heath, Safety or Welfare. there's a few Property's on this Street that would have the same driveway.

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.)

   It will not harm the general public.

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.)

   It probably gains.

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.

My kids Moved back home due to Covid-19 lost their jobs. Need Place to Park since there is no overnite Parking in Nashua.

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 [0] Number of employees per shift [0]
b. Hours and days of operation [0]
c. Number of daily and weekly visits to the premises by customers, clients, vendors and solicitors [0]
d. Number of daily and weekly commercial deliveries to the premises [0]
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:

Pavement

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 7-12-20

Print Name Jack LoBrutto Date 7-12-20

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 _____

☐ Please mail it to me at _____

61 Almont St

N
W E
S

0 35 70 140 Feet

NASHUA GIS

61 Almont St

N
W E
S

0 70 140 280 Feet

NASHUA GIS

garage
door
House
deck
8' wide
8'x21
Proposed pavement
8' wide
Existing driveway
Lawn
Lawn
22'
6) Almont St

(J-11, 134)

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 137 PALM STREET No's 124 & 137? ASSUMED/VACANT LOTS

Zoning District RE Sheet [illegible] Lot 31, 35, 69

2. VARIANCE(S) REQUESTED:

PROPOSED 2 MULTIFAMILY BLDGS (6 & 12 UNITS) ON NEW 49,547 SF LOT — 2752 SF/UNIT (VS 3485 SF)

II. GENERAL INFORMATION

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

(Print Name): PALMS EDGE, LLC & THERESA CORRIVEAU REVTRUST

Applicant's signature [signature] Date 7/8/2020

Applicant's address C/O CORRIVEAU INVESTMENTS, 17 MARSHALL ST, NASHUA NH 03060

Telephone number H: — C: 880 9988 E-mail: CORVS@COMCAST.NET

2. **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* 7/10/2020 *Date of hearing* 8/11/2020 **Application checked for completeness:** CF

PLR# A20-0083 *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 PALM ST, LOTS 31, 35, 69

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.")

   RE ZONE WITH MAJORITY OF PROPERTIES MULTI FAMILY (2 UNITS OR MORE) ON SMALL LOTS WITH NO PARKING. SOME 45 PROPERTIES ~~HAVE~~ ARE MORE DENSE THAN 2752 SF/UNIT AND 56 TOTAL EXCEED ALLOWED DENSITY OF 3500 SF/UNIT FOR RE ZONE. CLOSE TO DOWNTOWN AND VERY APPROPRIATE LOC FOR MODERATE INCOME HOUSING WHICH IS VERY MUCH NEEDED IN CITY OF NASHUA ALSO PROVIDES SURPLUS PARKING AND EMERGENCY CONNECTION TO ASH STREET FOR DEAD END PALM ST

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.")

   MULTI FAMILY IS A PERMITTED USE AND PROPOSED DENSITY IS VERY MUCH IN CHARACTER WITH NEIGHBORHOOD. PROPOSED PARKING EXCEEDS THE REQUIREMENTS

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.)

   ALLOW A PERMITTED USE IN CONFORMITY WITH EXISTING CHARACTER OF NEIGHBORHOOD

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.)

   THIS IS AN OLDER NEIGHBORHOOD ON DEAD END STREET WITH ON STREET PKG CONCERNS. NEW CONSTRUCTION WITH SURPLUS PARKING WILL ENHANCE PROPERTY VALUES

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

MINOR DENSITY VARIANCE WHERE MUCH OF THE NEIGHBORHOOD HAS GREATER DENSITY THAN PROPOSED. SURPLUS PARKING LAYOUT GREATLY BENEFITS ENTIRE AREA.

IV. USE VARIANCE ADDITIONAL INFORMATION

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

a. Total number of employees N/A Number of employees per shift
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:

NEIGHBORHOOD PARKING – ~~48~~ 27 SP FOR 18 UNITS PROPOSED PLUS 12 COMMITTED TO OTHER LOTS VS 48 SP PROPOSED

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

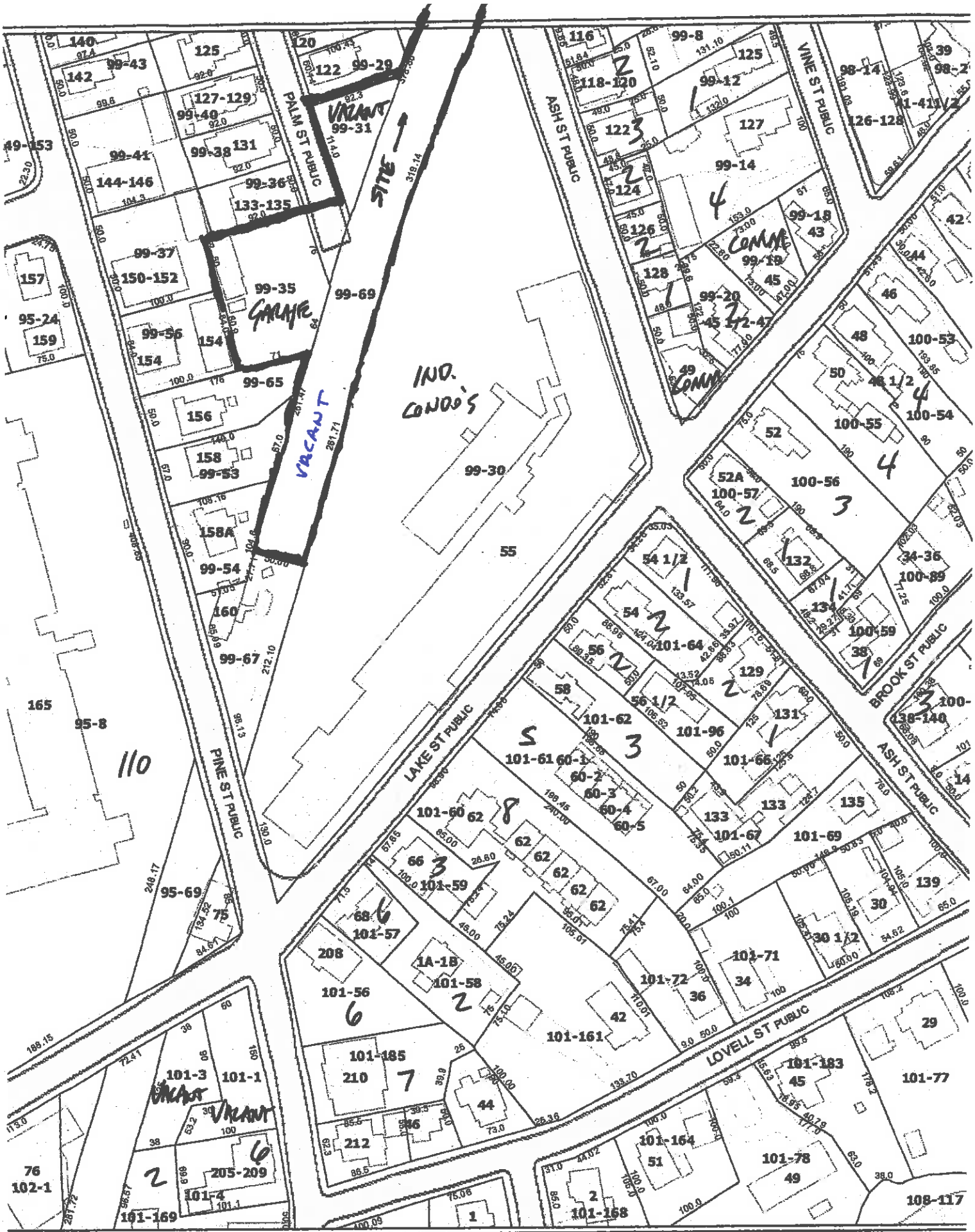
I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all the city ordinances and state laws regulating construction. I understand that only those point specifically mentioned are affected by action taken on this appeal.

Richard A. Maynard AUTH REP — 7/7/20
Signature of Applicant — Date

RICHARD A. MAYNARD
Print Name — Date

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

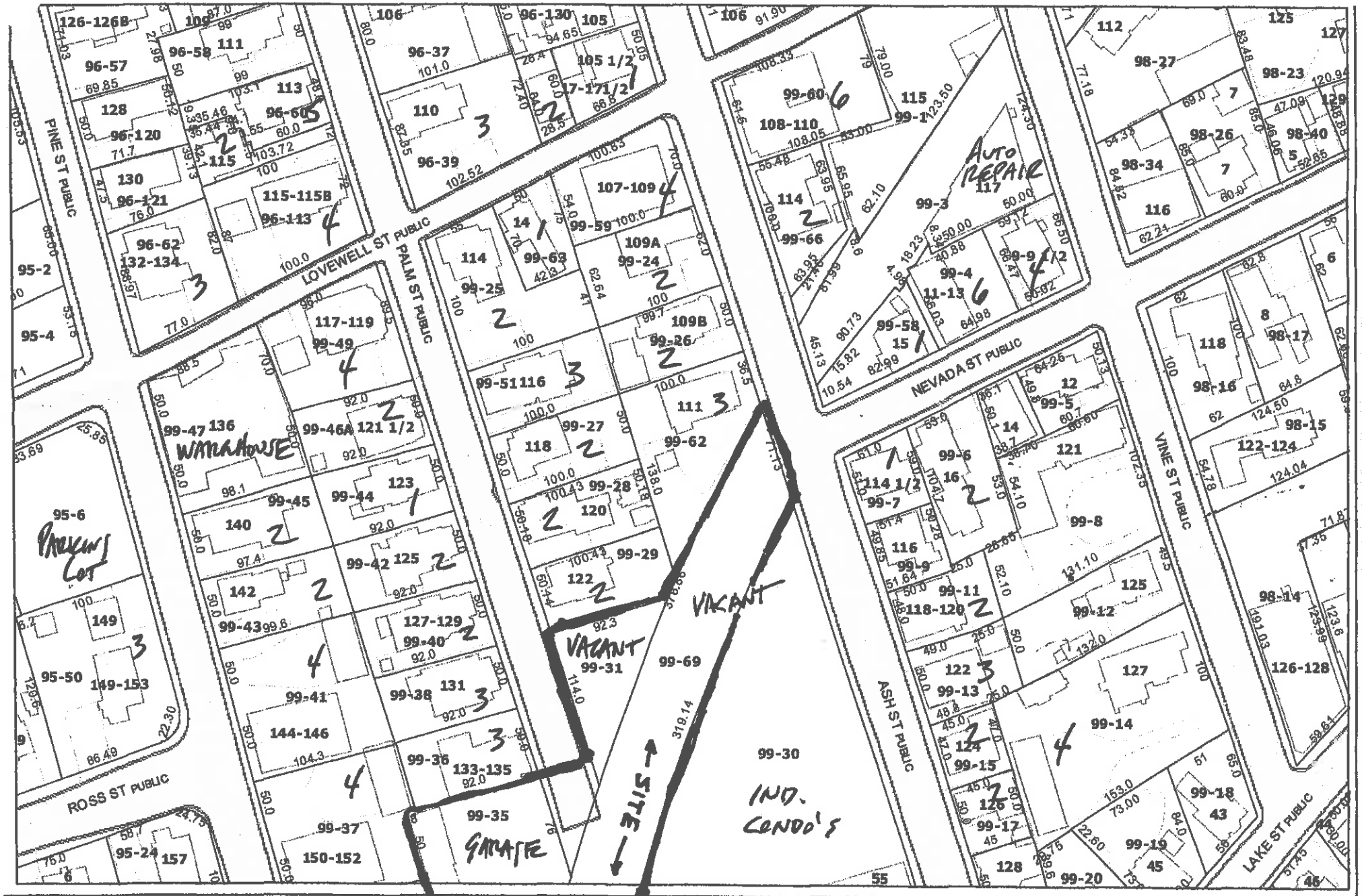
☐ I will pick it up at City Hall
☐ Please email it to me at
☐ Please mail it to me at



Palm Street 1

Feet

0 115 230 460


PINE ST PUBLIC
LOVEWELL ST PUBLIC
PALM ST PUBLIC
NEVADA ST PUBLIC
VINE ST PUBLIC
ASH ST PUBLIC
ROSS ST PUBLIC
LAKE ST PUBLIC
AUTO REPAIR
WAREHOUSE
PARKING LOT
VACANT
VACANT
SITE
IND. CONDO'S
GARAGE
Palm Street
Feet
0
62.5
125
250
N
S
E
W
NASHUA
NEW HAMPSHIRE
GIS

Palm Street Area Density List (April 2020)

LOT	Address	SQUARE FEET	UNITS	DENSITY
95-1	87-99 Lake Street	38,289	21-30	1,823 sq. ft./unit - 1,276 sq. ft./unit
95-2	133 Pine Street	Parking Lot	N/A	N/A
95-4	137-143 Pine Street	Parking Lot	N/A	N/A
95-6	145 Pine Street	Parking Lot	N/A	N/A
95-8	165 Pine Street	178,596	110	1,624 sq. ft./unit
96-39	110 Palm Street	7,841	3	2,614 sq. ft./unit
96-40	105 1/2 Ash Street	3,311	1	3,311 sq. ft./unit
96-60	113 Palm Street	3,920	5	784 sq. ft./unit
96-62	132-143 Palm Street	6,447	3	2,149 sq. ft./unit
96-113	115-115B Lovewell Street	7,928	4	1,982 sq. ft./unit
96-132	132-134 Pinse Street	2,439	2	1,220 sq. ft./unit
96-136	17-17 1/2 Lovewell Street	1,786	2	893 sq. ft./unit
98-34	116 Vine Street	6,273	4	1,568 sq. ft./unit
99-4	12-13 Nevada Street	4,269	6	712 sq. ft./unit
99-6	16 Nevada Street	5,619	2	2,809 sq. ft./unit
99-7	114 1/2 Ash Street	2,744	1	2,744 sq. ft./unit
99-11	118-120 Ash Street	3,833	2	1,937 sq. ft./unit
99-13	122 Ash Street	3,746	3	1,249 sq. ft./unit
99-14	127 Vine Street	16,248	4	4,062 sq. ft. unit
99-15	124 Ash Street	2,439	2	1,220 sq. ft./unit
99-17	126 Ash Street	2,439	2	1,220 sq. ft./unit
99-20	45 1/2-47 Lake Street	5,837	2	2,919 sq. ft./unit
99-21	128 Ash Street	2,396	1	2,396 sq. ft./unit
99-24	109A Ash Street	6,447	2	3,224 sq. ft./unit
99-25	114 Palm Street	8,189	2	4,095 sq. ft./unit
99-26	109B Ash Street	4,966	2	2,483 sq. ft./unit
99-27	118 Palm Street	5,009	2	2,505 sq. ft./unit
99-28	120 Palm Street	5,053	2	2,527 sq. ft./unit
99-29	122 Palm Street	5,140	2	2,570 sq. ft./unit
99-30	55 Lake Street	Industrial Condo's		
99-31	Palm Street	Vacant		
99-34	75 Lake Street	Auto Repair		

Palm Street Area Density List (April 2020)

99-35	Palm Street	Garage		
99-36	133-135 Palm Street	4,617	3	1,539 sq. ft./unit
99-37	150-152 Palm Street	10,280	4	2,570 sq. ft./unit
99-38	131 Palm Street	4,617	3	1,539 sq. ft./unit
99-40	127-129 Palm Street	4,617	2	2,309 sq. ft. unit
99-41	144-146 Pine Street	10,193	4	2,548 sq. ft./unit
99-42	125 Palm Street	4,617	2	2,309 sq. ft./unit
99-43	142 Pine Street	4,922	2	2,461 sq. ft./unit
99-44	123 Palm Street	4,617	1	4,617 sq. ft. /unit
99-46	121 1./2 Palm Street	4,617	2	2,309 sq. ft./unit
99-47	136 Pine Street	Warehouse		
99-49	117-119 Palm Street	7,536	4	1,884 sq. ft./unit
99-51	116 Palm Street	5,009	3	1,670 sq. ft./unit
99-53	158 Pine Street	7,100	2	3,550 sq. ft./unit
99-54	158A Pine Street	7,318	2	3,659 sq. ft./unit
99-56	154 Pine Street	Commercial		
99-58	15 Nevada Street	3,398	1	3,398 sq. ft./unit
99-59	107-109 Ash Street	6,970	4	1,743 sq. ft./unit
99-60	108-110 Ash Street	7,579	6	1,263 sq. ft./unit
99-61	14 Nevada Street	19,166	1	19,166 sq. ft./unit
99-62	111 Ash Street	8,625	3	2,875 sq. ft./unit
99-63	14 Lovewell Street	3,136	1	3,136 sq. ft./unit
99-64	9-9 1/2 Nevada Street	3,267	4	817 sq. ft./unit
99-65	156 Pine Street	7,884	2	3,942 sq. ft./unit
99-66	114 Ash Street	4,574	2	2,287 sq. ft./unit
99-67	160 Pine Street	10,716	1	10,716 sq. ft./unit
100-54	48 Lake Street	12,153	4	3,038 sq. ft./unit
100-55	50 Lake Street	12,153	4	3,038 sq. ft./unit
100-56	52 Lake Street	14,026	3	4,675 sq. ft./unit
100-57	52A Lake Street	4,835	2	2,418 sq. ft./unit
100-58	134 Ash Street	2,744	1	2,744 sq. ft./unit
100-59	38 Brook Street	5,053	1	5,053 sq. ft./unit
100-65	138-140 Ash Street	7,492	3	2,497 sq. ft./unit

Palm Street Area Density List (April 2020)

100-157	132 Ash Street	4,356	1	4,356 sq. ft./unit
101-1	Lake Street	Vacant		
101-3	Pine Street	Vacant		
101-4	205-209 Pine Street	7,013	6	1,169 sq. ft. unit
101-56	208 Pine Street	10,498	6	1,750 sq. ft./unit
101-57	68 Lake Street	10,498	6	1,750 sq. ft./unit
101-58	1A - 1B Rice Street	9,932	2	4,966 sq. ft./unit
101-59	66 Lake Street	8,102	3	2,701 sq. ft./unit
101-60	62 Lake Street	23,610	8	2,951 sq. ft./unit
101-61	60 Lake Street	19,428	5	3,886 sq. ft./unit
101-62	58 Lake Street	9,888	3	3,296 sq. ft./unit
101-63	56 Lake Street	4,182	2	2,091 sq. ft./unit
101-64	54 Lake Street	7,013	2	3,507 sq. ft./unit
101-65	129 Ash Street	5,140	2	2,570 sq. ft./unit
101-66	131 Ash Street	5,837	1	5,837 sq. ft./unit
101-169	211-213 Pine Street	9,714	2	4,857 sq. ft./unit
101-185	210 Pine Street	13,983	7	1,998 sq. ft./unit
101-187	54 1/2 Lake Street	17,947	1	17,947 sq. ft./unit
102-11	80 Lake Street	168,011	146	1,151 sq. ft./unit

Maynard & Paquette
Engineering Associates,LLC
Consulting Engineers and Land Surveyors
31 Quincy Street, Nashua, NH 03060
Phone (603)883-8433 Fax (603)883-7227
mpeallc@aol.com

January 9, 2020

Lori Wilshire, President
Nashua Board of Aldermen
City Hall
229 Main Street
Nashua, NH 03060

Palm Street Discontinuance
Nashua, NH (J-11,134)

Dear Aldermen:

Enclosed herewith is a packet of materials with regard to some proposed new parking, a new public access way to Ash Street from Palm Street dead end and two multifamily buildings, which also includes a small discontinuance of the southerly dead end of Palm Street. The small discontinuance would permit several developments that would significantly benefit this immediate neighborhood and the City overall.

The benefits to the discontinuance of the end of Palm Street include:

1 – Elimination of the Palm Street dead end. Currently public works vehicles (plows, trash trucks, fire engines, etc.) and the general public have no place to legally turn around to exit Palm Street back onto Lovewell Street. As indicated on the Plans, a two-way access to/from the end of Palm Street to Ash Street would be possible. This would provide a significant public safety enhancement and a second access for emergency vehicles should a portion of Palm Street be blocked.

2 – With the discontinuance, it would now allow two new multifamily buildings and 18 new residential units to be developed for downtown Nashua.

3 – The lack of parking in the Tree Streets area is a significant concern. In addition to parking for the proposed new units, some parking can be provided for other buildings and units on Palm Street. Currently parking on this section of Palm Street is haphazard and irregular.

4 – This section of Palm Street backs up to a large parking lot associated with numerous businesses occupying the old mill building on Lake Street. The new proposed apartment buildings would tend to enhance property values at this section of Palm Street.

In conclusion, we suggest that this proposed small street discontinuance would be a significant benefit to not only the Proponent/property owner but to all concerned parties such as the City, Palm Street neighborhood, etc.

The Boards favorable consideration of this proposed discontinuance would be greatly appreciated.

Very Truly Yours,

Maynard & Paquette
Engineering Associates, LLC

Richard A. Maynard, PE
On behalf of Corriveau Revocable Trust
and Palms Edge, LLC

Encl.

CC: w/encl
Peter Kolhami – Dep. City Engineer
Sarah Marchant – Community Dev.
Timothy Cummings – Community Dev.

Corriveau Trust/Palms Edge LLC

Mayor Donchess

I don't believe the delay would be too detrimental. The principle piece that we want to sell is 44 Broad Street which is a parcel or a portion of a parcel that was taken for the Broad Street Parkway and now needs to be sold. I believe the reason it did not or wasn't directed to Finance originally is that all of the proceeds from this sale are going to go back to Federal Highway so that whatever the commission is, the percentage, yes, comes off the sales price but really reduced the net to Federal Highway and not to the City of Nashua. A sale has to be approved by Federal Highway but in the end, it doesn't, it is cost neutral to the City in the sense that the money, the proceeds do go back to Federal Highway.

President Wilshire

Are you all set, Alderman Dowd. OK the motion is to refer this communication to the Finance Committee. Would the Clerk call the roll?

A viva voce roll call was taken which resulted as follows:

Yea: Alderman O'Brien, Alderman Klee, Alderwoman Kelly, Alderman Dowd, Alderman Caron, Alderman Clemons, Alderman Lopez, Alderman Tencza, Alderwoman Lu, Alderman Jette, Alderman Schmidt, Alderman Laws, Alderman Cleaver, Alderman Wilshire 14

Nay: Alderwoman Harriott-Gathright, 1

MOTION CARRIED REFERRED TO THE FINANCE COMMITTEE

PETITIONS

Petition for Street Discontinuance: A Portion of Palm Street

MOTION BY ALDERMAN TENCZA TO GRANT THE PETITION FOR STREET DISCONTINUANCE – A PORTION OF PALM STREET WITH THE CONDITIONS ADDRESSED IN THE CITY ENGINEER'S APRIL 22, 2020 PLAN MARKUPS AND GRANTING THE PROPOSED 24' PUBLIC AND EMERGENCY ACCESS EASEMENT (PALM STREET TO ASH STREET) TO THE CITY PRIOR TO, CONCURRENT WITH, OR AS A CONDITION OF THE DISCONTINUANCE , BY ROLL CALL

ON THE QUESTION

President Wilshire

You've heard the motion. Is there discussion on that Motion? Alderman O'Brien.

Alderman O'Brien

Thank you, Madam President. We heard this in Infrastructure and I think when it was originally presented there was a question by Dan Hudson, our City Engineer but with the principals involved an agreement had been reached that seems to be accommodating both to the principals and to the City and it is something that we'd like to see. I think this will allow us access for snow removal and other different things that the City was concerned about. So, therefore, I highly support this and recommend the Board to do so. Thank you.

President Wilshire

Any other discussion on the motion to grant the Petition? Seeing none, would the Clerk call the roll?

A viva voce roll call was taken which resulted as follows:

Yea: Alderman O'Brien, Alderman Klee, Alderwoman Kelly, Alderman Dowd, Alderman Caron, Alderman Clemons, Alderman Lopez, Alderman Tencza, Alderwoman Lu, Alderman Jette, Alderman Schmidt, Alderman Laws, Alderman Cleaver, Alderwoman Harriott-Gathright, Alderman Wilshire 15

Nay: 0

MOTION CARRIED

Petition for Street Number Assignment: Sheet 103/Lot 103 Almont Street

MOTION BY ALDERMAN JETTE TO GRANT THE PETITION FOR STREET NUMBER ASSIGNMENT: SHEET 103/LOT 103 ALMONT STREET, BY ROLL CALL

ON THE QUESTION

President Wilshire

Alderman Jette?

Alderman Jette

I'd like to speak to it. So this is another situation which comes up fairly often where there's a vacant lot on Almont Street located between 28 Almont and 30 Almont. The owner, who is the petitioner, wants to build a house there but he needs a number. The addressing committee has agreed to assign a number of 28 ½ to this vacant lot which will allow him to then build a building. It was reviewed by the Planning Board and they approved it. The Infrastructure Committee approved it as well and I ask for your support.

President Wilshire

Anyone else? The Motion is to grant the petition for street number reassignment. Any other discussion? Seeing none, would the Clerk call the roll?

A viva voce roll call was taken which resulted as follows:

Yea: Alderman O'Brien, Alderman Klee, Alderwoman Kelly, Alderman Dowd, Alderman Caron, Alderman Clemons, Alderman Lopez, Alderman Tencza, Alderwoman Lu, Alderman Jette, Alderman Schmidt, Alderman Laws, Alderman Cleaver, Alderwoman Harriott-Gathright, Alderman Wilshire 15

Nay: 0

MOTION CARRIED

NOMINATIONS, APPOINTMENTS AND ELECTIONS – None

ABUTTERS:

LOT 69/SHEET 99
PALMS EDGE LLC
P.O. BOX 94
HOLLIS, NH 03049

LOTS 28, 31, 35 & 36/SHEET 99
THERESA CORRIVEAU REVOCABLE TRUST
3 DAWN STREET
NASHUA, NH 03064-1924

LOT 30/SHEET 99
LAKE STREET BUSINESS CONDO'S
c/o JOE VALENTE
163 MAIN STREET - SUITE 201
SALEM, NH 03079

LOT 62/SHEET 99
MATTHEW F. GERLACH
19 OLD RUNNELLS BRIDGE ROAD
HOLLIS, NH 03049

LOT 3/SHEET 99
117 VINE STREET, LLC
117 VINE STREET
NASHUA, NH 03060

LOT 58/SHEET 99
MANUEL & HEKEMA CORCA
15 NEVADA STREET
NASHUA, NH 03060-4530

LOT 7/SHEET 99
JENNIFER SNOW
114 1/2 ASH STREET
NASHUA, NH 03060

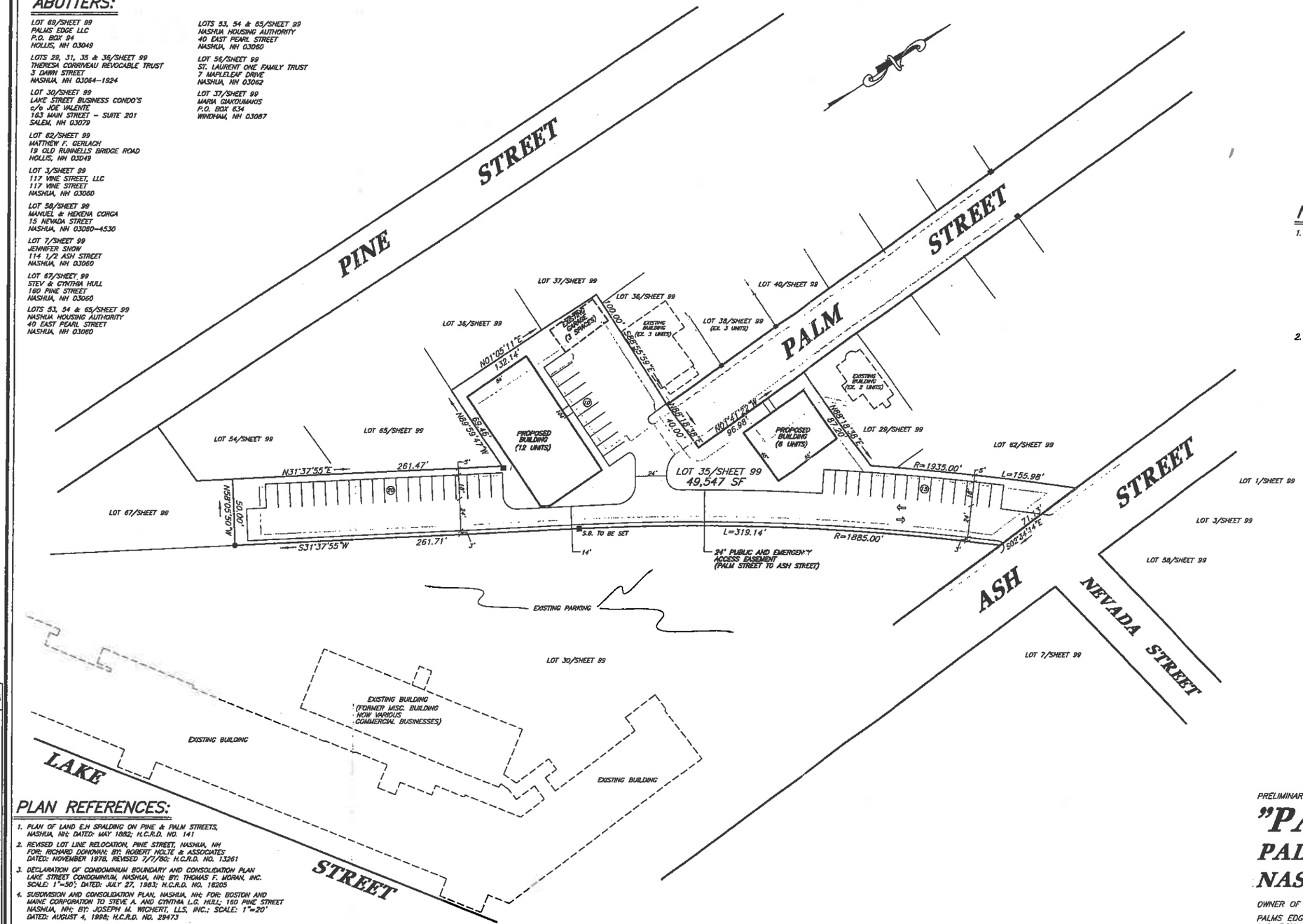
LOT 67/SHEET 99
STEV & CYNTHIA HULL
160 PINE STREET
NASHUA, NH 03060

LOTS 53, 54 & 65/SHEET 99
NASHUA HOUSING AUTHORITY
40 EAST PEARL STREET
NASHUA, NH 03060

LOTS 53, 54 & 65/SHEET 99
NASHUA HOUSING AUTHORITY
40 EAST PEARL STREET
NASHUA, NH 03060

LOT 56/SHEET 99
ST. LAURENT ONE FAMILY TRUST
7 MAPLELEAF DRIVE
NASHUA, NH 03062

LOT 37/SHEET 99
MARIA GIAKOUMAKIS
P.O. BOX 634
WINDHAM, NH 03087



LEGEND

- ■ STONE BOUND FOUND
- □ STONE BOUND TO BE SET
- ○ IRON PIN TO BE SET
- ● IRON PIN FOUND
- EXISTING BUILDING

NOTES:

1. DIMENSIONAL REQUIREMENTS: (ZONE: "RC")
   - LOT DENSITY: 12.5 (3,484 sf)
   - LOT AREA: 5,000 SF
   - MIN. LOT WIDTH: 50 FEET
   - MIN. LOT FRONTAGE: 50 FEET
   - MIN. LOT DEPTH: 75 FEET
   - MIN. YARD SETBACKS:
     - FRONT: 10 FEET
     - SIDE: 7 FEET
     - REAR: 20 FEET
2. PARKING FOR LOTS 35 (2 BUILDINGS) AND ADJACENT LOTS 29, 36 & 38
   - MIN. PARKING REQUIRED - 1.5 SP./UNIT
     - LOT 35 - 18 UNITS @ 1.5 SP./UNIT = 27 SPACES
     - LOT 29 - 2 UNITS @ 1.5 SP./UNIT = 3 SPACES
     - LOT 36 - 3 UNITS @ 1.5 SP./UNIT = 4.5 SPACES
     - LOT 38 - 3 UNITS @ 1.5 SP./UNIT = 4.5 SPACES
   - TOTAL SPACES REQUIRED = 39 SPACES MIN.
   - TOTAL SPACES PROVIDED = 48 SPACES

PLAN REFERENCES:

1. PLAN OF LAND E.H SPALDING ON PINE & PALM STREETS, NASHUA, NH; DATED: MAY 1882; H.C.R.D. NO. 141
2. REVISED LOT LINE RELOCATION, PINE STREET, NASHUA, NH FOR: RICHARD DONOVAN; BY: ROBERT NOLTE & ASSOCIATES DATED: NOVEMBER 1978, REVISED 7/7/80; H.C.R.D. NO. 13261
3. DECLARATION OF CONDOMINIUM BOUNDARY AND CONSOLIDATION PLAN LAKE STREET CONDOMINIUM, NASHUA, NH; BY: THOMAS F. MORAN, INC. SCALE: 1"=50'; DATED: JULY 27, 1983; H.C.R.D. NO. 18205
4. SUBDIVISION AND CONSOLIDATION PLAN, NASHUA, NH; FOR: BOSTON AND MAINE CORPORATION TO STEVE A. AND CYNTHIA L.G. HULL; 160 PINE STREET NASHUA, NH; BY: JOSEPH M. WICHERT, LLS, INC.; SCALE: 1"=20' DATED: AUGUST 4, 1998; H.C.R.D. NO. 29473

APPROVED BY THE CITY OF NASHUA PLANNING BOARD

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

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

PALMS EDGE LLC _____ DATE _____

I CERTIFY THAT THIS PLAN WAS PREPARED FROM BOUNDARY INFORMATION SHOWN ON PLAN REFERENCES 1 - 4 AND A FIELD SURVEY LAST MADE ON THE GROUND IN SEPTEMBER, 2019 HAVING A MAXIMUM ERROR OF CLOSURE OF 1:10,000.

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 773 KEVIN P. MORSE SIGNATURE

PRELIMINARY SITE PLAN - LOT 35/SHEET 99

"PALMS EDGE"

PALM STREET & ASH STREET
NASHUA, NEW HAMPSHIRE

OWNER OF RECORD:
PALMS EDGE LLC
P.O. BOX 94
HOLLIS, NH 03064

SCALE: 1" = 40'

DATE: NOVEMBER 27, 2019

Maynard & Paquette Engineering Associates, LLC
Consulting Engineers and Land Surveyors
31 Quincy Street, Nashua, N.H. 03060
Phone: (603)883-8433 Fax: (603)883-7227

NO.	DATE	REVISION	BY

DESIGNED	DRAFTED	CHECKED	APPROVED	BOOK & PAGE	REVISION	SIZE	JOB NUMBER
KPM	APB					D	11134

DWG. NO. 1 OF 1

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MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, LLC

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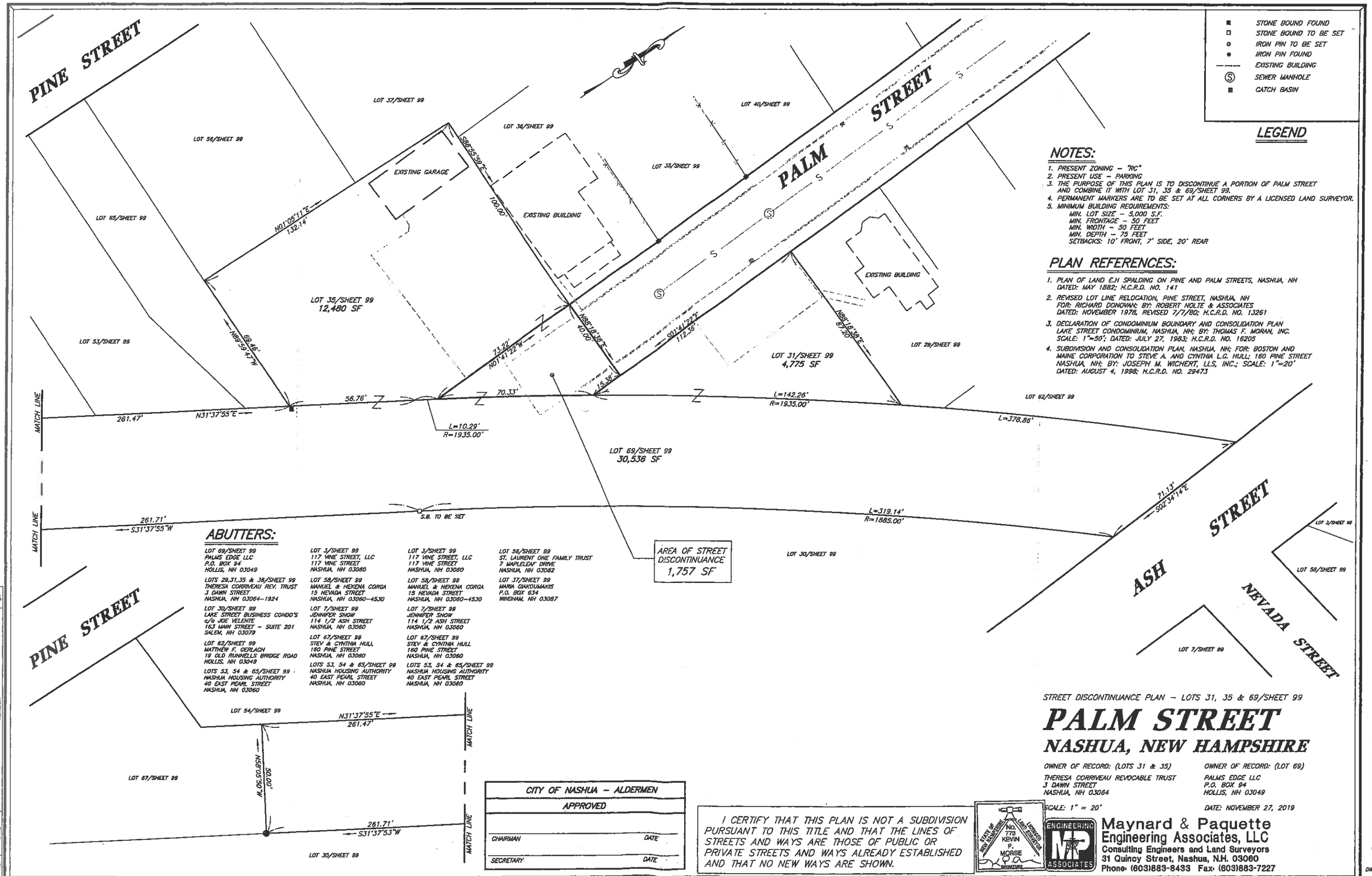

LEGEND

- STONE BOUND FOUND
- STONE BOUND TO BE SET
- IRON PIN TO BE SET
- IRON PIN FOUND
- EXISTING BUILDING
- SEWER MANHOLE
- CATCH BASIN

NOTES:

1. PRESENT ZONING – "RC"
2. PRESENT USE – PARKING
3. THE PURPOSE OF THIS PLAN IS TO DISCONTINUE A PORTION OF PALM STREET AND COMBINE IT WITH LOT 31, 35 & 69/SHEET 99.
4. PERMANENT MARKERS ARE TO BE SET AT ALL CORNERS BY A LICENSED LAND SURVEYOR.
5. MINIMUM BUILDING REQUIREMENTS:
   MIN. LOT SIZE – 5,000 S.F.
   MIN. FRONTAGE – 50 FEET
   MIN. WIDTH – 50 FEET
   MIN. DEPTH – 75 FEET
   SETBACKS: 10' FRONT, 7' SIDE, 20' REAR

PLAN REFERENCES:

1. PLAN OF LAND E.H SPALDING ON PINE AND PALM STREETS, NASHUA, NH DATED: MAY 1882; H.C.R.D. NO. 141
2. REVISED LOT LINE RELOCATION, PINE STREET, NASHUA, NH FOR: RICHARD DONOVAN; BY: ROBERT NOLTE & ASSOCIATES DATED: NOVEMBER 1978, REVISED 7/7/80; H.C.R.D. NO. 13261
3. DECLARATION OF CONDOMINIUM BOUNDARY AND CONSOLIDATION PLAN LAKE STREET CONDOMINIUM, NASHUA, NH; BY: THOMAS F. MORAN, INC. SCALE: 1"=50'; DATED: JULY 27, 1983; H.C.R.D. NO. 16205
4. SUBDIVISION AND CONSOLIDATION PLAN, NASHUA, NH; FOR: BOSTON AND MAINE CORPORATION TO STEVE A. AND CYNTHIA L.G. HULL; 160 PINE STREET NASHUA, NH; BY: JOSEPH M. WICHERT, LLS, INC.; SCALE: 1"=20' DATED: AUGUST 4, 1998; H.C.R.D. NO. 29473

ABUTTERS:

LOT 69/SHEET 99
PALMS EDGE LLC
P.O. BOX 94
HOLLIS, NH 03049

LOTS 29,31,35 & 36/SHEET 99
THERESA CORRIVEAU REV. TRUST
3 DAWN STREET
NASHUA, NH 03064–1924

LOT 30/SHEET 99
LAKE STREET BUSINESS CONDO'S
c/o JOE VELENTE
163 MAIN STREET – SUITE 201
SALEM, NH 03079

LOT 62/SHEET 99
MATTHEW F. GERLACH
19 OLD RUNNELLS BRIDGE ROAD
HOLLIS, NH 03049

LOTS 53, 54 & 65/SHEET 99
NASHUA HOUSING AUTHORITY
40 EAST PEARL STREET
NASHUA, NH 03060

LOT 3/SHEET 99
117 VINE STREET, LLC
117 VINE STREET
NASHUA, NH 03060

LOT 58/SHEET 99
MANUEL & HEKENA CORGA
15 NEVADA STREET
NASHUA, NH 03060–4530

LOT 7/SHEET 99
JENNIFER SNOW
114 1/2 ASH STREET
NASHUA, NH 03060

LOT 67/SHEET 99
STEV & CYNTHIA HULL
160 PINE STREET
NASHUA, NH 03060

LOTS 53, 54 & 65/SHEET 99
NASHUA HOUSING AUTHORITY
40 EAST PEARL STREET
NASHUA, NH 03060

LOT 3/SHEET 99
117 VINE STREET, LLC
117 VINE STREET
NASHUA, NH 03060

LOT 58/SHEET 99
MANUEL & HEKENA CORGA
15 NEVADA STREET
NASHUA, NH 03060–4530

LOT 7/SHEET 99
JENNIFER SNOW
114 1/2 ASH STREET
NASHUA, NH 03060

LOT 67/SHEET 99
STEV & CYNTHIA HULL
160 PINE STREET
NASHUA, NH 03060

LOTS 53, 54 & 65/SHEET 99
NASHUA HOUSING AUTHORITY
40 EAST PEARL STREET
NASHUA, NH 03060

LOT 56/SHEET 99
ST. LAURENT ONE FAMILY TRUST
7 MAPLELEAF DRIVE
NASHUA, NH 03062

LOT 37/SHEET 99
MARIA GIAKOUMAKIS
P.O. BOX 634
WINDHAM, NH 03087

CITY OF NASHUA – ALDERMEN
APPROVED
CHAIRMAN DATE
SECRETARY DATE

I CERTIFY THAT THIS PLAN IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS ARE THOSE OF PUBLIC OR PRIVATE STREETS AND WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR NO. 773 KEVIN P. MORSE SIGNATURE

STREET DISCONTINUANCE PLAN – LOTS 31, 35 & 69/SHEET 99

PALM STREET
NASHUA, NEW HAMPSHIRE

OWNER OF RECORD: (LOTS 31 & 35)
THERESA CORRIVEAU REVOCABLE TRUST
3 DAWN STREET
NASHUA, NH 03064

OWNER OF RECORD: (LOT 69)
PALMS EDGE LLC
P.O. BOX 94
HOLLIS, NH 03049

SCALE: 1" = 20'

DATE: NOVEMBER 27, 2019

Maynard & Paquette Engineering Associates, LLC
Consulting Engineers and Land Surveyors
31 Quincy Street, Nashua, N.H. 03060
Phone: (603)883-8433 Fax: (603)883-7227

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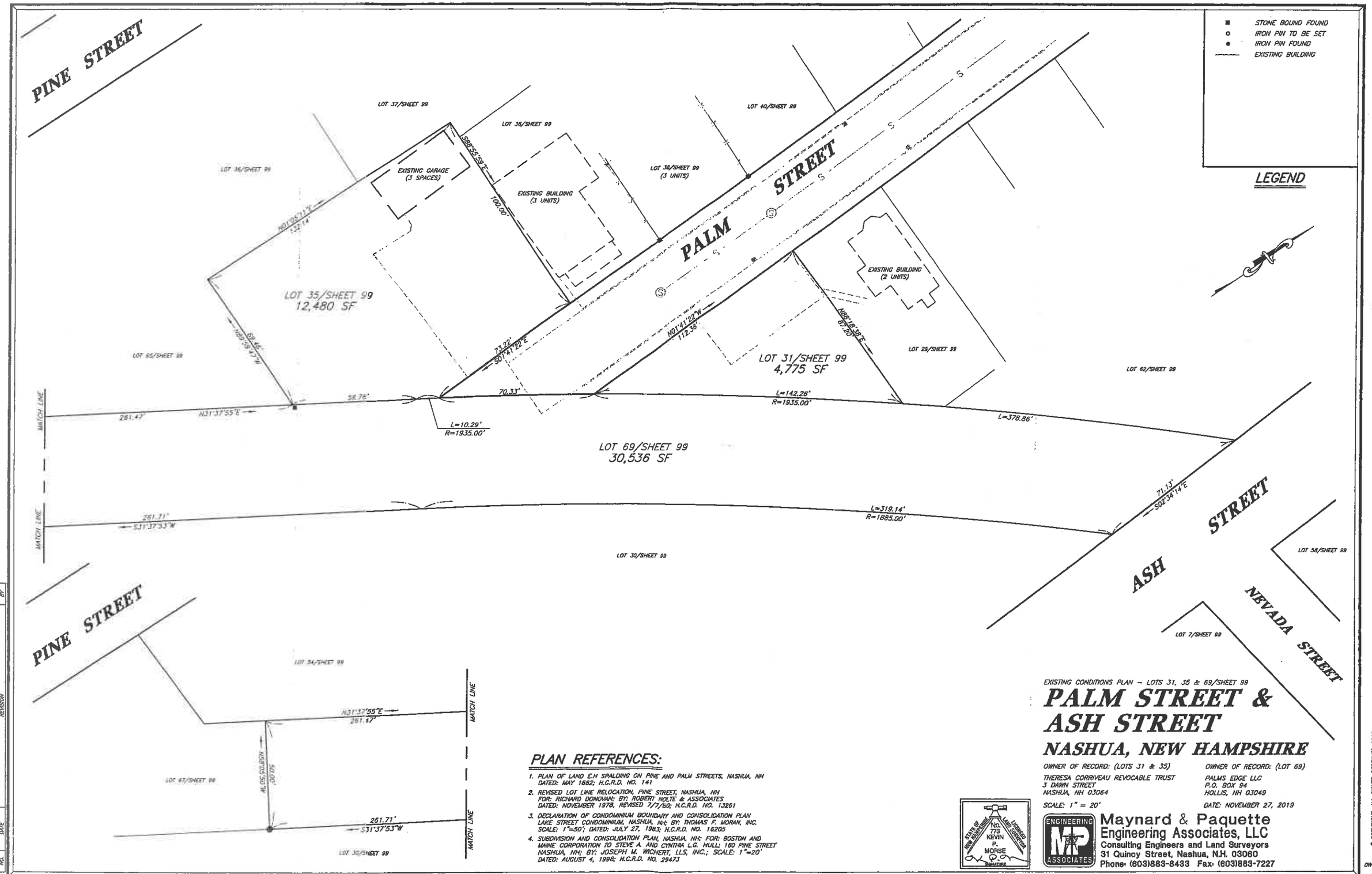
MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, LLC

NO.	DATE	REVISION	BY

DESIGNED	DRAFTED	CHECKED	APPROVED	BOOK & PAGE	REVISION	SIZE	JOB NUMBER
KPM	APB					D	11134

DWG. NO. 1 OF 1



EXISTING CONDITIONS PLAN – LOTS 31, 35 & 69/SHEET 99

PALM STREET & ASH STREET

NASHUA, NEW HAMPSHIRE

OWNER OF RECORD: (LOTS 31 & 35)
THERESA CORRIVEAU REVOCABLE TRUST
3 DAWN STREET
NASHUA, NH 03064

OWNER OF RECORD: (LOT 69)
PALMS EDGE LLC
P.O. BOX 94
HOLLIS, NH 03049

SCALE: 1" = 20'

DATE: NOVEMBER 27, 2019

STATE OF NEW HAMPSHIRE No. 773 KEVIN P. MORSE LICENSED LAND SURVEYOR SIGNATURE

Maynard & Paquette Engineering Associates, LLC
Consulting Engineers and Land Surveyors
31 Quincy Street, Nashua, N.H. 03060
Phone: (603)883-8433 Fax: (603)883-7227

PLAN REFERENCES:

1. PLAN OF LAND E.H SPALDING ON PINE AND PALM STREETS, NASHUA, NH DATED: MAY 1882; H.C.R.D. NO. 141
2. REVISED LOT LINE RELOCATION, PINE STREET, NASHUA, NH FOR: RICHARD DONOVAN; BY: ROBERT NOLTE & ASSOCIATES DATED: NOVEMBER 1978, REVISED 7/7/80; H.C.R.D. NO. 13261
3. DECLARATION OF CONDOMINIUM BOUNDARY AND CONSOLIDATION PLAN LAKE STREET CONDOMINIUM, NASHUA, NH; BY: THOMAS F. MORAN, INC. SCALE: 1"=50'; DATED: JULY 27, 1983; H.C.R.D. NO. 16205
4. SUBDIVISION AND CONSOLIDATION PLAN, NASHUA, NH; FOR: BOSTON AND MAINE CORPORATION TO STEVE A. AND CYNTHIA L.G. HULL; 160 PINE STREET NASHUA, NH; BY: JOSEPH M. WICHERT, LLS, INC.; SCALE: 1"=20' DATED: AUGUST 4, 1998; H.C.R.D. NO. 29473

NO.	DATE	REVISION	BY

DESIGNED	DRAFTED	CHECKED	APPROVED	BOOK & PAGE	REVISION	SIZE	JOB NUMBER
KPM	APB					D	11134

DWG. NO. 1 OF 1

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MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, LLC

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 8 Merrit Parkway

   Zoning District R-30 FUOD Sheet C Lot 2544-8

2. VARIANCE(S) REQUESTED:

   To allow a residential multi-family apartment building in the R-30 and Flexible Use Overlay District

II. GENERAL INFORMATION

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

   (Print Name): Merritt Place, LLC

   Applicant's signature [signature] Date July 15, 2020

   Applicant's address 11 Gilboa Lane, Nashua NH 03062

   Telephone number H: C: 603-566-3280 E-mail: rgparsons2001@yahoo.com

2. **PROPERTY OWNER (Print Name):** Hannaford Bros Co

   ***Owner's signature** [signature], Agent Date July 15, 2020

   Owner's address 145 Pleasant Hill Road, Scarborough ME 04074

   Telephone number H: C: E-mail:

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

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

PLR# _____ *Board Action* _____

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

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

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

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

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 proposal is to construct one apartment building with approximately 120-160 units being approximately 120,000 sf on a 6.2 acre lot within the Commerce Center at Maplewood Condominium. The proposed use will not alter the character of the neighborhood as the other uses in the immediate area are commercial in nature and part of a commercial condominium within the Flexible Use Overlay District. The abutting land in the residential zone is common area open space and it is approximately 250 feet to the nearest home. The proposed use is serviced by water and sewer and the use will not be a threat to public health, safety or welfare as adequate road access and stormwater drainage capacity exist.

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.")

While the ordinance does not permit residential housing, this use is an apartment building on a large lot on which a grocery store was originally planned. There is sufficient lot area for parking and distancing from commercial uses. The proposed use will not alter the essential character of the neighborhood as a multifamily use in the form of an apartment building has a commercial facade and the use fits well in a planned community of mixed uses, and will not threaten the public helath, safety or welfare.

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 granted, there will be no harm to the general public or to any other individuals in that the proposed use is an appropriate buffer use between the existing commercial uses and the abutting residential neighborhood while providing additional housing to the City of Nashua on a large lot with sufficient parking and will be complimentary to the surrounding uses. Denial will impose substantial harm to the applicant in that a reasonable use of the property is construction of an apartment building.

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 surrounding properties will not be diminished by the proposed apartment building as the apartment will not generate as much traffic as other permitted uses such as the originally intended grocery store. The location is on a large lot set away from other commercial uses.

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.

This lot is one of the largest in the condominium project and the area surrounded by commercial uses. The general purpose of the ordinance is to allow mixed uses in a specific area to provide commercial and other compatible uses with the surrounding and underlying R-40 district restricting against multifamily uses or this particular lot does not serve the purpose of full flexibility in a mixed use zone where it is intended to allow residence to co-exist with a small commercial center, given that there are commercial uses allowed and they surround the proposed use, an apartment building is a reasonable use as it is a transition from the commercial uses to the single family uses.

IV. USE VARIANCE ADDITIONAL INFORMATION

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

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

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

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

Signature of Applicant — Date July 15, 2020

Robert Parsons — Date July 15, 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

☐ Please mail it to me at

While the ordinance does not permit residential housing, the use is an apartment building on a large lot on which a grocery store was originally planned. There is sufficient lot area for parking and distancing from commercial uses. The proposed use will not alter the essential character of the neighborhood as a multifamily use in

If granted, there will be no harm to the general public or to any other individuals in that the proposed use is an appropriate buffer use between the existing commercial uses and the abutting residential neighborhood while providing additional housing to the City of Nashua on a large lot with sufficient parking and will be complimentary to

Falk, Carter

From: Morgan Hollis <mhollis@nh-lawyers.com>
Sent: Tuesday, July 21, 2020 8:50 AM
To: Falk, Carter
Cc: Elizabeth Hartigan; Julia Hefferan
Subject: Re: Ad for 8 Merritt Place

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

Carter,
Thank you for your review. Yes, we agree with your thoughts and recommendation to go with "up to 160 units".
Morgan

Sent from my iPhone

On Jul 21, 2020, at 7:51 AM, Falk, Carter <CarterF@nashuanh.gov> wrote:

Hi Morgan and Elizabeth

For the 8 Merritt Place advertisement, the application is for 120-160 dwelling units. I could advertise it one of two ways:

1. Use variance to allow between 120-160 multi-family dwelling units in one building, or,
2. Use variance to allow up to 160 multi-family dwelling units in one building.

I think the Board would prefer a more specific number, as 120-160 is a range of 40 units, which is substantial. I think they'd prefer the second version above, and perhaps it could be mentioned during oral testimony that the overall number could be 120 units.

I'll do it any way you want – I just want to make sure you're comfortable with the ad. I'm off this week, but you can still respond, I'm just not tied to my computer all day like normal!!

Thanks!

Carter

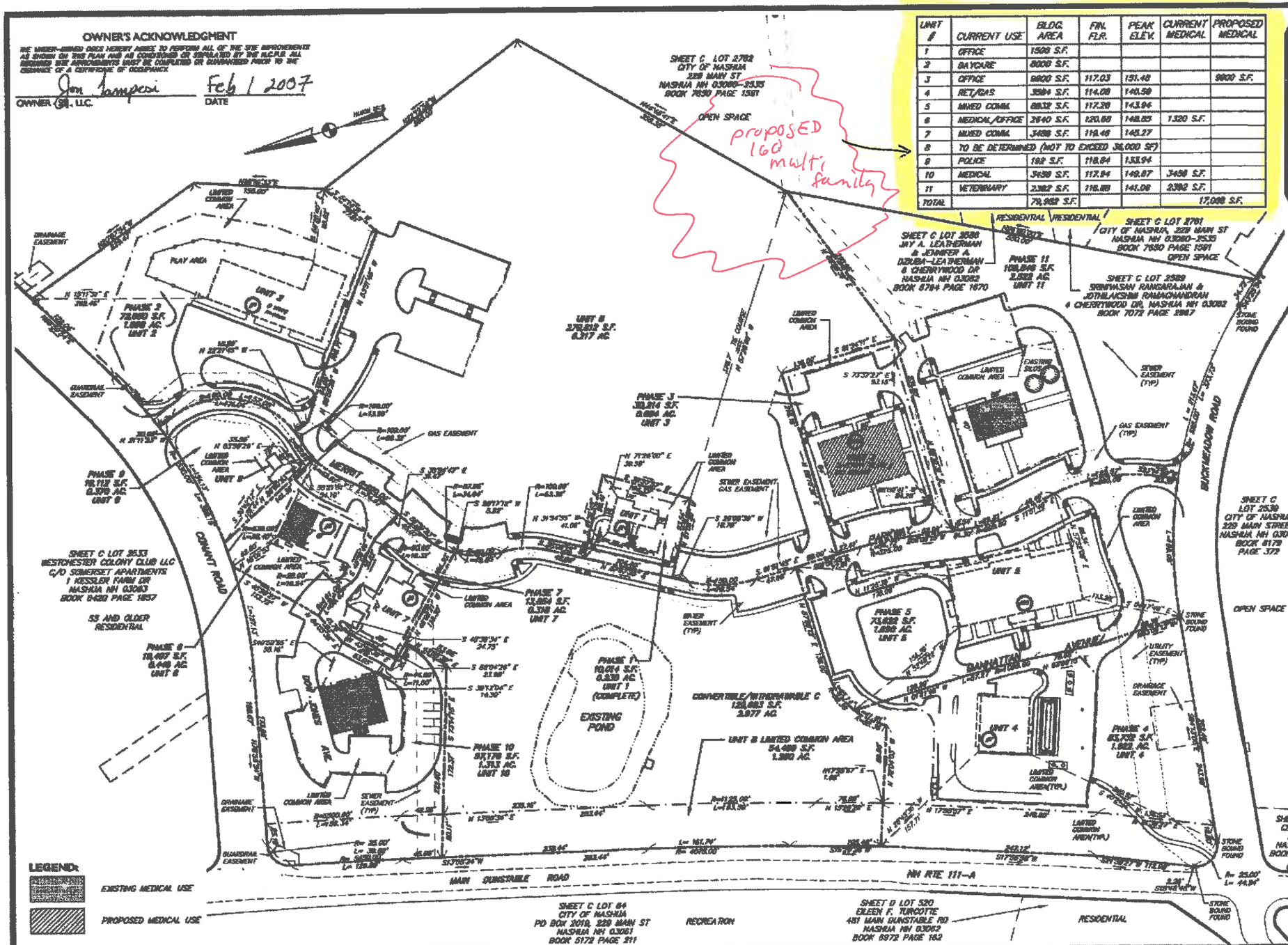
OWNER'S ACKNOWLEDGMENT

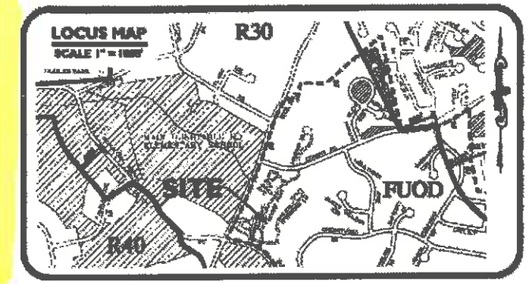
THE UNDERSIGNED DOES HEREBY AGREE TO PERFORM ALL OF THE SITE IMPROVEMENTS AS SHOWN ON THIS PLAN AND AS CONDITIONED OR SUPPLIED BY THE N.C.P.B. ALL REQUIRED SITE IMPROVEMENTS MUST BE COMPLETED OR GUARANTEED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

Jon Tampesi — OWNER (SJ), LLC.

Feb 1 2007 — DATE

UNIT #	CURRENT USE	BLDG. AREA	FIN. FLR.	PEAK ELEV.	CURRENT MEDICAL	PROPOSED MEDICAL
1	OFFICE	1508 S.F.				
2	DAYCARE	8008 S.F.				
3	OFFICE	9900 S.F.	117.03	151.48		9900 S.F.
4	RET/GAS	3594 S.F.	114.08	140.59		
5	MIXED COMM.	8832 S.F.	117.20	143.94		
6	MEDICAL/OFFICE	2640 S.F.	120.69	148.85	1320 S.F.	
7	MIXED COMM.	3498 S.F.	119.46	145.27		
8	TO BE DETERMINED (NOT TO EXCEED 36,000 SF)					
9	POLICE	192 S.F.	118.84	133.94		
10	MEDICAL	3430 S.F.	117.94	149.87	3430 S.F.	
11	VETERINARY	2382 S.F.	116.88	141.08	2382 S.F.	
TOTAL		79,982 S.F.				17,098 S.F.





REFERENCE PLAN:

1. SHEET C/LOT 2544, PREPARED SITE PLAN, CARRIAGE HOUSE COMMON AT MAPLEWOOD, CONANT ROAD AND BUCKMEADOW ROAD, NASHUA, NEW HAMPSHIRE, SCALE: 1" = 20', DATED JULY 1, 1999, REVISION 2, BY CUOCO & CORMIER ENGINEERING ASSOCIATES, INC.
2. "SHEET C/LOTS 2533, 2532, 2534, 2535, 2536, 2537 AND 2538, CONSOLIDATION, LOT LINE RELOCATION AND ROAD DEDICATION PLAN," MAPLEWOOD, NASHUA, NH, PREPARED FOR SSJ, LLC, DATED JULY 1, 1999, SCALE: 1"=200', PREPARED BY CUOCO & CORMIER ENGINEERING ASSOC. INC. SHEETS 2, 7, & 9 OF 9, RECORDED H.C.R.D. PLAN 33687A.
3. SHEET C/LOT 2544, PARKING PLAN UNIT 11, COMMERCE CENTER AT MAPLEWOOD CONDOMINIUM, CONANT ROAD AND BUCKMEADOW ROAD, NASHUA, NEW HAMPSHIRE, PREPARED FOR SSJ, LLC, 20 TRAFALGAR SQUARE – NASHUA, NH, SCALE 1" = 60, MARCH 16, 2006, PREPARED BY CUOCO & CORMIER ENGINEERING ASSOCIATES, INC.

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO AMEND THE APPROVED SITE PLAN NR 1955 (SEE PLAN REF. 1) TO OBTAIN A CONDITIONAL USE PERMIT TO INCREASE THE "CONDITIONAL MEDICAL OFFICE USE" FROM A MINIMUM OF 18,000 S.F. TO 36,000 S.F. AND TO CHANGE THE USE OF UNIT 10 FROM OFFICE TO MEDICAL OFFICE.
2. TOTAL SITE AREA: 882,438 S.F. (20.640 AC.)
3. PRESENT ZONING: "FU" – FLEXIBLE USE
4. LOT NUMBERS REFER TO THE CITY OF NASHUA ASSESSOR'S SHEET C.
5. ——·—·—— DENOTES LIMITS OF PHASE AREA.
6. ——·——— DENOTES LIMITS OF LIMITED COMMON AREA.
7. THE SITE IS SERVICED BY MUNICIPAL SEWER AND PENNICHUCK WATER WORKS.
8. ALLOWABLE REMAINING PERMITTED USES ARE AS FOLLOWS: 36,000 S.F. – GENERAL
9. TOTAL AREA OF THE MIXED-USE BUILDINGS SHALL BE A MAXIMUM OF 80,000 S.F. (BFA) (SEE CHART THIS DRAWING)
10. THE ADDITIONAL PARKING REQUIREMENTS FOR MEDICAL USE FROM OFFICE USE FOR UNIT 10 IMPACTS THE TOTAL PROPOSED PARKING REQUIREMENTS FOR THE "MIXED-USE VILLAGE AREA" BY 15 PARKING SPACES. 302 SPACES REQUIRED PLUS 15 = 317.
   PROPOSED PROVIDED = 320.
11. ALL PROPOSED LIGHTING SHALL CONFORM TO THE CITY OF NASHUA REGULATIONS, ART. 10, DIVISION 6, LIGHTING. THE DEVELOPER SHALL BE RESPONSIBLE FOR, AND SHALL BEAR ANY COSTS ASSOCIATED WITH THE INSTALLATION OF STREET LIGHTING FACILITIES.
12. ALL PROPOSED SIGNS SHALL CONFORM TO THE CITY OF NASHUA REGULATIONS AND WITH THE REQUIREMENTS OF THE "LIF" (LIGHT INDUSTRIAL) ZONING DISTRICT. THE DEVELOPER SHALL APPLY FOR SIGN PERMITS PRIOR TO INSTALLATION (ART. 10 DIVISION 4).
13. THE SPECIFIC USES PERMITTED FOR THIS LOT ARE AS FOLLOWS:
   PERMITTED USES: PRIVATE DAY CARE NURSERY, PROFESSIONAL AND BUSINESS OFFICES, DRIVE AND DRIVING ESTABLISHMENTS, RETAIL SERVICES.
   CONDITIONAL USES: PROFESSIONAL / MEDICAL / OFFICES, RETAIL / GASOLINE FUELING SERVICE (4 FUEL FILLING LOCATIONS MAXIMUM)
14. IT SHALL BE UNLAWFUL TO MODIFY, CHANGE, OR ALTER ANY STRUCTURE SHOWN ON THIS SITE PLAN IN ANY WAY WHATSOEVER, OR CONSTRUCT OR ALTER ANY STRUCTURE SHOWN ON THIS PLAN, OR CHANGE THE USE HERE USE INDICATED ON THE PLAN WITHOUT RESUBMITTING PRIOR APPROVAL FROM THE CITY. ALL DUMPSTERS PROVIDED ON SITE SHALL BE PLACED ON A CONCRETE PAD AND FULLY ENCLOSED WITHIN SOLID FENCING AT LEAST 6' HIGH.
15. PROP. LANDSCAPING SHALL CONFORM TO THE CITY OF NASHUA REGULATIONS, SECTION 10-133.
16. THIS SITE PLAN SHALL COMPLY WITH THE AMENDMENTS WITH DISABILITIES ACT, TITLE II, AND ALL OTHER STATE AND LOCAL REGULATIONS.
17. ALL APPLICABLE SPECIAL EXCEPTIONS HAVE BEEN OBTAINED.
18. FLOOD ZONE: ZONE X, REFER TO FEMA MAP #33011 0169 C, REVISED JULY 3, 2003.
19. HOURS OF OPERATION: 6 TO 5 MON THRU SAT
   DUMPSTER PICK UP – ONCE A WEEK
20. NO NEW UTILITIES, MECHANICAL EQUIPMENT, OR DUMPSTERS W/ ENCLOSURES ARE REQUIRED.

LEGEND:

- EXISTING MEDICAL USE
- PROPOSED MEDICAL USE

REVISION	DATE	DESCRIPTION	BY

ENGINEER	DRAFTER	CHECKED	MAP CHECK	RECORDED
RDP	MJK		CDA	

APPROVED - NASHUA CITY PLANNING BOARD

CHAIRMAN — DATE 3-1-07

SECRETARY — DATE

PLAN MEETS THE MINIMUM STANDARDS OF THE CITY OF NASHUA FOR CONDITIONAL USE PERMITS AND SITE PLAN REQUIREMENTS.

PREPARED FOR:
SSJ., LLC.
20 TRAFALGAR SQUARE - NASHUA, NH
(603) 882-9700

SCALE: 1" = 60' — JANUARY 17, 2007

60 0 60 120 180 240
SCALE IN FEET

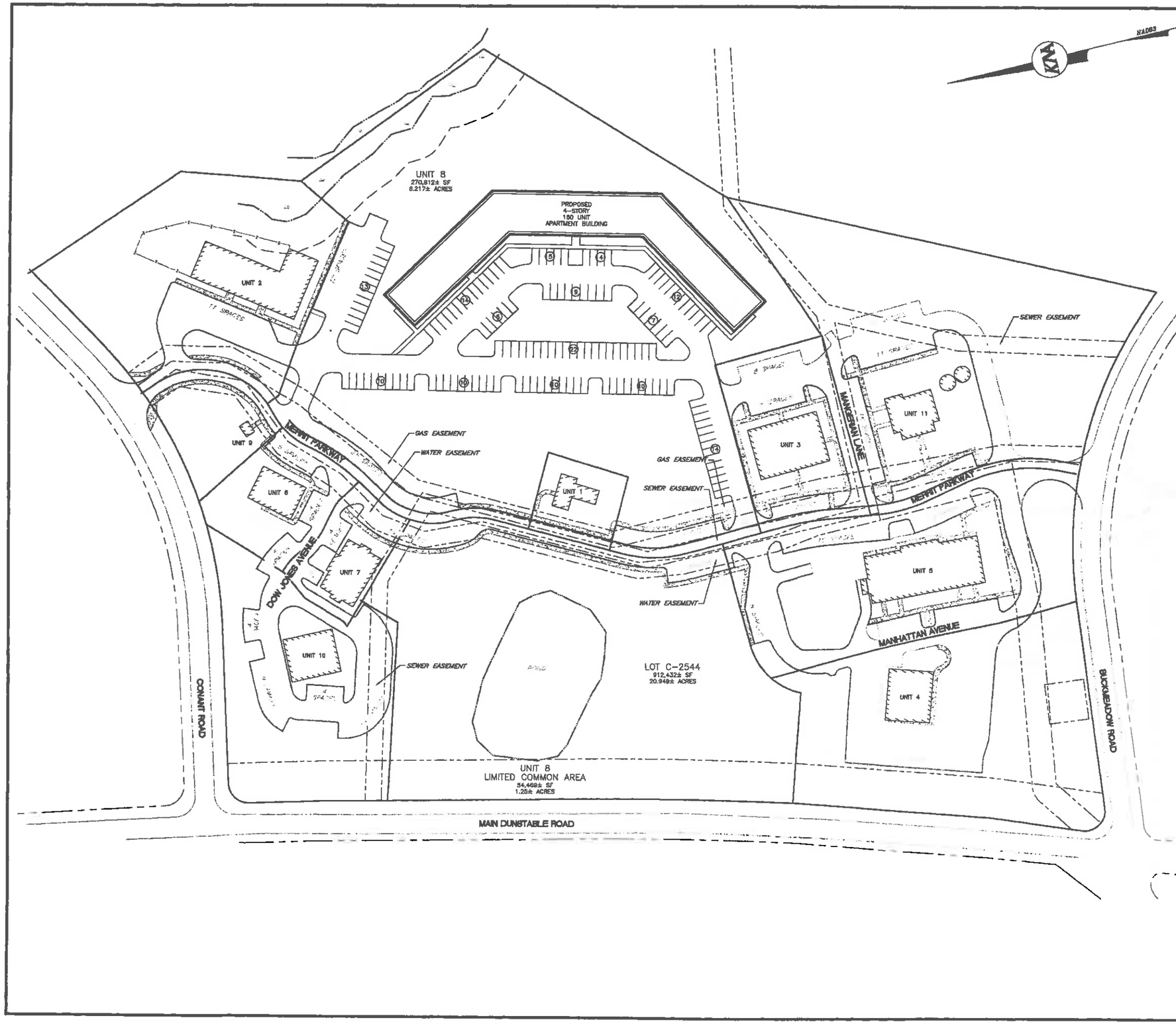
© COPYRIGHT 2007 CCEA

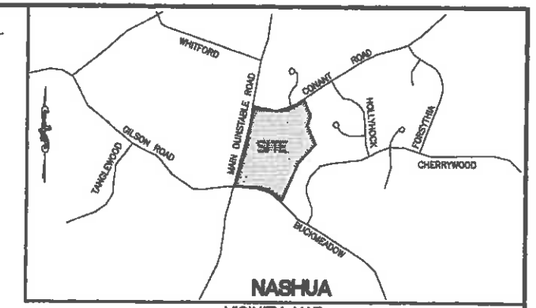
PREPARED BY:
CUOCO & CORMIER
74 NORTHEASTERN BLVD., UNIT 10A
NASHUA, NH (603) 883-3043 (603) 883-1012
LAND PLANNING SERVICES CIVIL ENGINEERING - LAND SURVEYING - ENVIRONMENTAL SCIENCES

SHEET C/LOT 2544
PLAN FOR CONDITIONAL USE PERMIT
COMMERCE CENTER AT MAPLEWOOD CONDOMINIUM
CONANT ROAD AND BUCK MEADOW ROAD
NASHUA, NEW HAMPSHIRE

7465-SITE-COND-USE-MED.DWG — FILE 7465<VCONP>

AMEND NR 1955





VICINITY MAP
SCALE: 1" = 1,000'

REFERENCE PLANS:

1. "SHEET C/LOTS2532, 2533, 2534, 2535, 2536, 2537 AND 2539, CONSOLIDATION, LOT LINE RELOCATION AND ROAD DEDICATION PLAN," MAPLEWOOD, NASHUA, NH PREPARED BY CUCCO & CORMIER ENGINEERING ASSOCAITES, INC. SHEETS 2, 7, & 8 OF 9, HCRD PLAN #30274.

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED 4-STORY, 180 UNIT APARTMENT BUILDING AT THE MAPLEWOOD CONDOMINIUM DEVELOPMENT AND NO OTHER PURPOSE.
2. MAP C LOT 2544 INDICATES THE CITY OF NASHUA, NEW HAMPSHIRE TAX ASSESSOR'S MAP AND LOT NUMBERS.
3. THE TOTAL SITE AREA IS 912,432 SF (20.949 ACRES) AND UNIT 8 IS 270,812 SF (6.217 ACRES).
4. THE PRESENT OWNER OF UNIT 8 IS:
   HANNAFORD BROS CO.
   ATTN: REAL ESTATE DEPT
   145 PLEASANT HILL ROAD- MS 6000
   SCARBOROUGH, ME 04074
5. THE SUBJECT PARCEL IS LOCATED WITHIN THE FUOD (FLEXIBLE USE) & R-30 (A SUBURBAN RESIDENCE) ZONING DISTRICTS AND SUBJECT TO THE FOLLOWING DIMENSIONAL REGULATIONS, PER 190-25(D)(1):

	REQUIRED	LOT 2544
– MINIMUM LOT AREA:	9,000 SF	912,432 SF
– MINIMUM LOT WIDTH:	75 FT	>75 FT
– MINIMUM LOT DEPTH:	90 FT	>90 FT
MINIMUM BUILDING SETBACKS:		
– FRONT:	25 FT	318.6 FT*
– SIDE:	10 FT	N/A*
– REAR	25 FT	37.6 FT*
– OPEN SPACE:	30%	83%

*FOR PROPOSED BUILDING ONLY

6. A VARIANCE FROM THE NASHUA LAND USE CODE IS REQUIRED TO ALLOW THE PROPOSED APARTMENT USE.
7. NO BOUNDARY AND TOPOGRAPHIC SURVEYS HAVE BEEN COMPLETED BY KEACH-NORDSTROM. PROPERTY BOUNDARIES SHOWN HEREON ARE TAKEN FROM REFERENCE PLAN #1.
8. THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

ZONING BOARD OF ADJUSTMENT PLAN
MAPLEWOOD PLAZA RESIDENTIAL FLATS
MAP C LOT 2544
MAIN DUNSTABLE ROAD
NASHUA, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

PREPARED FOR:

KNA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS

No.	DATE	DESCRIPTION	BY

DATE: JULY 28, 2020 | SCALE: 1"=60'
PROJECT NO: 20-0516-3 | SHEET 1 OF 1