

To: Zoning Board of Adjustment

From: Carter W. Falk, AICP, Deputy Planning Manager/Zoning

Date: May 7, 2019

Subj: **USE VARIANCE: Fab-Braze Corp (Owner) U-Haul Company of Eastern Mass (Applicant) 476 Amherst Street (Sheet H Lot 116) requesting use variance from Land Use Code Section 190-15, Table 15-1 (#81) to allow the use of 25% of the site for leasing/renting of trucks, where 75% of the site will be used for a permitted use of self storage. PI/MU Zone, Ward 2.**

PROPOSAL:

The applicant, U-Haul Company of Eastern Mass, is requesting a use variance to use approximately 25% of the property for leasing/rental of U-Haul trucks. The property was recently rezoned to a Park Industrial Mixed Use (PI/MU) Zone. The property is 314,989 square feet in area (7.231 acres).

SITE ANALYSIS:

The subject site is located on the southern side of Amherst Street, where the former Fab-Braze building is located, generally located between Townsend West Boulevard and Deerwood Drive (see attached maps). To the north, across Amherst Street, is gas station and strip-retail building, zoned Highway Business (HB). To the east is a light industrial multi-tenant office building, zoned HB. To the west is an automobile dealership (Sunnyside Acura), split-zoned between HB and PI/MU.

According to the Land Use Code, Section 190-15, Table 15-1, (#81), "*Leasing/rental of trucks, trailers, RV's, boats, motorcycles*" is permitted in the PI Zone, as a Conditional Use with the superscript "¹". The proposed truck leasing for U-Haul could have gone forward without Zoning Board approval straight to the Planning Board, if 75% of the uses on the lot were uses listed in the "industrial and manufacturing" category. The proposed building would be used 25% for the truck leasing/rental, but the remainder of the site is used for self-storage, a permitted use – but is listed in the Commercial category of land uses, *not* the Industrial & Manufacturing category of uses. Therefore, if an applicant cannot meet the superscript criteria, they must apply for a use variance.

The property was previously approved for a 19,450 square foot building, used for Fab-Braze, which has since vacated the premises. U-Haul is proposing to renovate the existing building and construct a new 76,000 square foot building approximately 120 feet in back of the existing building. The space between the existing and proposed new building is where trucks for leasing will be parked/stored.

Parking is required at a 1/500 ratio for truck leasing, and 4,000 square feet of building space is reserved for the truck leasing, therefore, 8 spaces are required. For the self-storage portion of the

property, 1/1000 parking is required for the 91,500 square feet of space, therefore, 92 spaces are required. According to the proposed plan (see attached), a total of 29 spaces are provided. The applicant is aware that should the Zoning Board support this plan, that a waiver of parking will be required from the Planning Board.

The City's Future Land Use Plan identifies the subject property as "Industrial". In order for the ZBA to grant the variance request, the applicant must satisfy all the relevant points of law, as listed below:

Special conditions exist such that literal enforcement of the ordinance results in unnecessary hardship: The applicant must establish that, owing to special conditions of the property that distinguish it from other properties in the area, that (1) no fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property, and (2) that the proposed use is reasonable.

The applicant states that previous manufacturing uses have run their course, and no manufacturing or industrial use is interested in the site. The applicant states that 75% of the use of the property will be for self-storage, located in a new building, which is a permitted use. The applicant has indicated that due to the nature of the permitted use, and with the permitted self-storage and truck leasing being uses that oftentimes fit together, that the proposed use is reasonable.

The proposed use will observe the spirit of the ordinance: 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 applicant states that while the 25% use of the site for truck leasing is required to be tied to a 75% use of "industrial and manufacturing" use category, warehousing and storage is very similar, and in this site, complimentary to the proposed use and other existing uses in the area.

The proposed use will not diminish the values of surrounding properties: 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 applicant states that the proposed use will not adversely affect values in that only 25% of the overall use is covered by the variance application, while 75% of the use is a self-storage facility, a passive, permitted use.

Granting of the requested variance will not be contrary to the public interest: 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 applicant states that the underlying zoning is PI/MU, and the majority of the proposed use, self-storage, is permitted, and the leasing of trucks is permitted as a conditional use, but only at 25% with the other 75% being in the “industrial and manufacturing category” of the Ordinance, however, self-storage, while permitted, falls into the “Warehousing and storage” category. The applicant states that the Planning Board has already determined that the proposed use for truck leasing is acceptable as a conditional use, that is compatible and not in conflict with the purpose of the ordinance, and that the proposed use will not alter the character of the neighborhood.

Substantial justice would be done to the property owner by granting the variance: the benefits to the applicant must not be outweighed by harm to the general public or to other individuals.

The applicant states that there will be no harm to the general public or to any other individuals in that the proposed use is similar to other neighboring uses and as determined by the Planning Board, a complimentary use within the district.



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

Planning & Zoning 589-3090
 WEB www.nashuamh.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.

1. VARIANCE INFORMATION

a. ADDRESS OF REQUEST 476 Amherst Street
 Zoning District PI/PIMU Sheet H Lot 116 ✓

b. VARIANCE(S) REQUESTED:
 to allow use of 25% of the property for leasing/renting of trucks and vans

c. LAND USE CODE SECTION(S) REQUESTING VARIANCE(S) FROM 190-15 Table 15-1, #81

2. GENERAL INFORMATION

a. **APPLICANT / OPTIONEE** (List both individual name and corporate name if applicable)
 (Print Name): U-Haul Company of Eastern Mass
 Applicant's signature [Signature], Agent Date 4/15/2019
 Applicant's address 6 Merrill Street, Salisbury, MA 01952
 Telephone number H: 918-961-0170 C: 617-315-5021 E-mail: scott_chase@uhhaul.com

b. **PROPERTY OWNER (Print Name):** Fab-Braze Corp.
 *Owner's signature [Signature], President & Treasurer Date 4/15/2019
 Owner's address 5 Progress Street, Nashua, NH 03062-1908
 Telephone number H: (781) 292 - 6645 E-mail: griblet@mdllab.com

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

OFFICE USE ONLY	Date Received <u>4/16/19</u>	Date of hearing <u>5/14/19</u>	Application checked for completeness: <u>CF</u>
PLR# <u>2019-00072</u>	Board Action _____		
\$ _____ application fee <input type="checkbox"/>	Date Paid _____	Receipt # _____	
\$ _____ signage fee <input type="checkbox"/>	Date Paid _____	Receipt # _____	
\$ _____ certified mailing fee <input type="checkbox"/>	Date Paid _____	Receipt # _____	

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. See "Procedures for Filing a Variance" for further information.

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

See attached sheet.

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

See attached sheet.

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

See attached sheet.

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

See attached sheet.

VARIANCE APPLICATION

Address 476 Amherst Street

Page 3

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

See attached sheet.

4. 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 10 Number of employees per shift 10
b. Hours and days of operation 7am - 8pm M-Sat 9am - 5pm Sun.
c. Number of daily and weekly visits to the premises by customers, clients, vendors and solicitors max. 65/day
d. Number of daily and weekly commercial deliveries to the premises 304/week
e. Number of parking spaces available 18

f. Describe your general business operations:
Leasing and renting trucks to the general public.

g. Describe any proposed site renovations, including, but not limited to - landscaping, lighting, pavement, structural changes, signage, access and circulation:
same structure, with new landscaping, lighting and pavement for vehicle parking in front

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 MORGAN A. HOLLIS, ATTY

Date 4/16/2019

Print Name U-Haul Company of Eastern Mass by Scott Chase

Date 4/15/2019

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 mhollis@nh-lawyers.com
Please mail it to me at

3. PURPOSE OF REQUEST

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

The underlying zoning is park industrial with mixed use overlay and in PIMU the majority proposed use, self-storage, is permitted, and the leasing of trucks is permitted as a conditional use, but only at 25% with the other 75% being in the “industrial and manufacturing category” of the Ordinance. Unfortunately, self-storage, while permitted, falls into “warehousing and storage” category. The Planning Board has already determined that the proposed use for truck leasing is acceptable as a conditional use, that is compatible and not in conflict with the purpose of the ordinance. The proposed use will not alter the character of the neighborhood in that other existing uses on the same side of Amherst Street are a 7-Eleven gas station convenience store, D’Angelo’s sub shop, Santander Bank, Acura car dealership, Airgas Supply sales store and Rug Depot sales, New Horizon Computer Center, glass repair and sales, Country Tavern, Mark Lawrence photo studio, all of which are “commercial” in nature. Across the street is a Dunkin Donuts, a Firestone Tire & Auto Repair facility, restaurants and retail stores, a gas station and car wash and a laundromat, again all commercial in nature.

The site is serviced by sewer and water and the proposed use is not a threat to public health, safety or welfare.

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

While the conditional use permit of 25% for truck leasing is required to be tied to a 75% use of “industrial and manufacturing” use category, warehousing and storage is very similar and in this instance complimentary to the proposed use and other existing uses in the area. The proposed use will not alter the essential character of the neighborhood nor threaten public health, safety or welfare as set forth in number 1 above.

3. Substantial justice would be done to the property-owner by granting the variance, because:

If granted, there will be no harm to the general public or to any other individuals in that the proposed use is similar to other neighboring uses and as determined by the Planning Board, a complimentary use within the district. Denial will impose substantial harm to the applicant in that a reasonable use of the existing building and the property will not be feasible due to the unique category of the self storage warehousing in the Zoning Ordinance.

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

The proposed use will not adversely affect values in that only 25% of the overall use is covered by the variance application, while 75% of the use is as a self-storage facility, a passive use, is permitted. The proposed use will be within the existing building and it is similar to existing adjacent commercial uses.

5. **Special conditions exist such that literal enforcement of the ordinance results in unnecessary hardship, because:**

The property is unique due to its shape and size. It is essentially too narrow for today's manufacturing or industrial uses, and it is rather deep extending to the railroad track. Railroad siding is obsolete as to this property. Previous manufacturing uses have run their course, and as the property has been for sale for some time without any offers for manufacturing or industrial uses, the proposed use would seem a natural fit. 75% of the use of the property will be for self-storage in a new structure which is a permitted use, but such permitted use is not particularly appropriate for the highest and best use of the existing building along the frontage of Amherst Street. Enforcing the limitations of use under the Ordinance as to this parcel has no fair and substantial relationship to the purpose of the provision of the Ordinance, limiting commercial for 75% only if it is in some fashion connected to manufacturing or industrial uses. The proposed use is a combination of uses which was not anticipated under the Land Use Code of Nashua and is a sign of the times. Mixed use is not originally contemplated as being together, oftentimes fit together. The proposed use is a reasonable use and should be permitted.

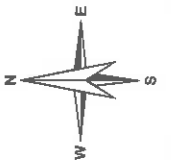


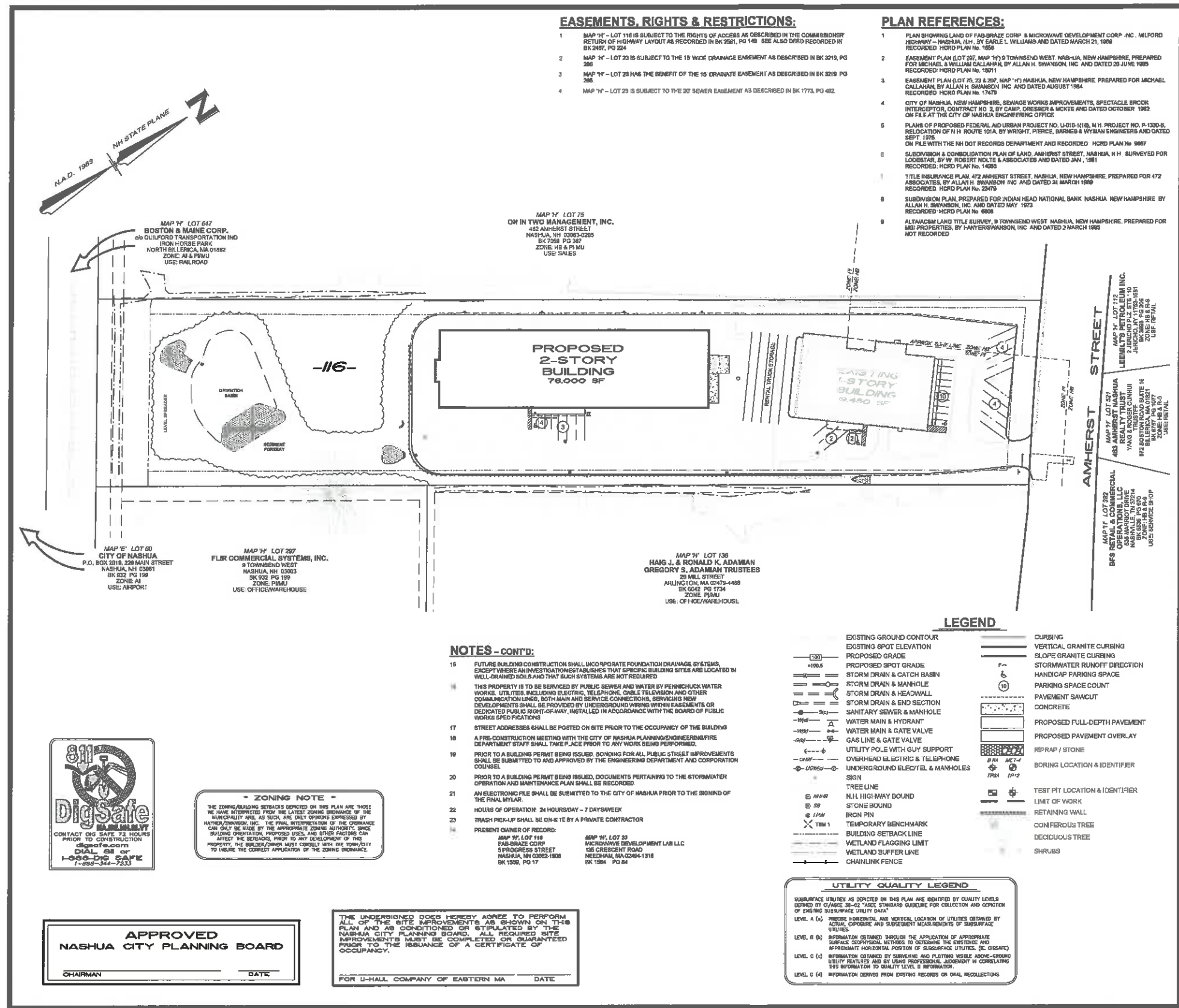
476 Amherst St





476 Amherst St



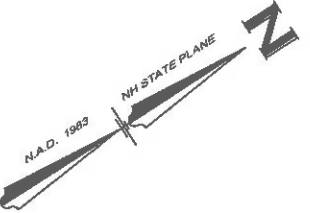


EASEMENTS, RIGHTS & RESTRICTIONS:

- MAP 'H' - LOT 116 IS SUBJECT TO THE RIGHTS OF ACCESS AS DESCRIBED IN THE COMMISSIONER RETURN OF HIGHWAY LAYOUT AS RECORDED IN BK 2581, PG 148. SEE ALSO DEED RECORDED BY BK 2457, PG 224.
- MAP 'H' - LOT 23 IS SUBJECT TO THE 15' WIDE DRAINAGE EASEMENT AS DESCRIBED IN BK 3219, PG 286.
- MAP 'H' - LOT 23 HAS THE BENEFIT OF THE 15' DRAINAGE EASEMENT AS DESCRIBED IN BK 3219, PG 286.
- MAP 'H' - LOT 23 IS SUBJECT TO THE 20' SEWER EASEMENT AS DESCRIBED IN BK 1773, PG 482.

PLAN REFERENCES:

- PLAN SHOWING LAND OF FAB-BRAZE CORP. & MICROWAVE DEVELOPMENT CORP., INC., MILFORD HIGHWAY - NASHUA, N.H., BY EARLE L. WILLIAMS AND DATED MARCH 21, 1960 RECORDED: HORD PLAN No. 1055.
- EASEMENT PLAN (LOT 297, MAP 'H') 9 TOWNSEND WEST, NASHUA, NEW HAMPSHIRE, PREPARED FOR MICHAEL & WILLIAM CALLAHAN, BY ALLAN H. SWANSON, INC. AND DATED 25 JUNE 1985 RECORDED: HORD PLAN No. 10011.
- EASEMENT PLAN (LOT 25, 23 & 297, MAP 'H') NASHUA, NEW HAMPSHIRE, PREPARED FOR MICHAEL CALLAHAN, BY ALLAN H. SWANSON, INC. AND DATED AUGUST 1984 RECORDED: HORD PLAN No. 17479.
- CITY OF NASHUA, NEW HAMPSHIRE, SEWAGE WORKS IMPROVEMENTS, SPECTACLE BROOK INTERCEPTOR, CONTRACT NO. 2 BY CAMP, DRESSER & MCKEE AND DATED OCTOBER 1982 ON FILE AT THE CITY OF NASHUA ENGINEERING OFFICE.
- PLANS OF PROPOSED FEDERAL AID URBAN PROJECT NO. U-010-1(1)(B), M.H. PROJECT NO. P-1300-B, RELOCATION OF N.H. ROUTE 101A, BY WRIGHT, PIERCE, BARNES & WYMAN ENGINEERS AND DATED 2871, 1976. ON FILE WITH THE NH DOT RECORDS DEPARTMENT AND RECORDED: HORD PLAN No. 9887.
- SUBDIVISION & CONSOLIDATION PLAN OF LAND, AMHERST STREET, NASHUA, N.H. SURVEYED FOR LOOSESTAR, BY W. ROBERT HOLTE & ASSOCIATES AND DATED JAN. 1981 RECORDED: HORD PLAN No. 14093.
- TITLE INSURANCE PLAN, 472 AMHERST STREET, NASHUA, NEW HAMPSHIRE, PREPARED FOR 472 ASSOCIATES, BY ALLAN H. SWANSON, INC. AND DATED 31 MARCH 1980 RECORDED: HORD PLAN No. 22475.
- SUBDIVISION PLAN, PREPARED FOR INDIAN HEAD NATIONAL BANK, NASHUA, NEW HAMPSHIRE BY ALLAN H. SWANSON, INC. AND DATED MAY 1973 RECORDED: HORD PLAN No. 6868.
- ALTAZACHAM LAND TITLE SURVEY, 9 TOWNSEND WEST, NASHUA, NEW HAMPSHIRE, PREPARED FOR H&B PROPERTIES, BY HANTRY-SWANSON, INC. AND DATED 2 MARCH 1982 NOT RECORDED.



MAP 'H' LOT 647
BOSTON & MAINE CORP.
ON QUILFORD TRANSPORTATION RD
IRON HORSE PARK
NORTH BELLISPORT, MA 01812
ZONE: A1 & P1MU
USE: RAILROAD

MAP 'H' LOT 75
ON IN TWO MANAGEMENT, INC.
422 AMHERST STREET
NASHUA, NH 03063-0203
BK 7258 PG 387
ZONE: HE & P1MU
USE: SALES

MAP 'E' LOT 80
CITY OF NASHUA
P.O. BOX 2015, 228 MAIN STREET
NASHUA, NH 03001
BK 512 PG 199
ZONE: A1
USE: AIRPORT

MAP 'H' LOT 297
FLIR COMMERCIAL SYSTEMS, INC.
9 TOWNSEND WEST
NASHUA, NH 03063
BK 502 PG 199
ZONE: P1MU
USE: OFFICE/WAREHOUSE

MAP 'H' LOT 136
HAIG J. & RONALD K. ADAMIAN
GREGORY S. ADAMIAN TRUSTEES
29 MILL STREET
ARLINGTON, MA 02478-4488
BK 5642 PG 174
ZONE: P1MU
USE: OFFICE/WAREHOUSE

MAP 'H' LOT 12
LEBANON TRUST CO.
JUNIOR & ELIZABETH
JUNIOR & ELIZABETH
972 SO. STURTEVANT
BELLINGHAM, WA 98201
ZONE: HE & P1
USE: DETAIL

MAP 'H' LOT 82
BFS TITLE COMMERCIAL
OPERATIONAL DRIVE
325 MARKET DRIVE
UNION, NH 03846
ZONE: HE & P1
USE: SERVICE SHOP

LEGEND

- EXISTING GROUND CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED GRADE
- PROPOSED SPOT GRADE
- STORM DRAIN & CATCH BASIN
- STORM DRAIN & MANHOLE
- STORM DRAIN & HEADWALL
- STORM DRAIN & END SECTION
- SANITARY SEWER & MANHOLE
- WATER MAIN & HYDRANT
- WATER MAIN & GATE VALVE
- GAS LINE & GATE VALVE
- UTILITY POLE WITH GUY SUPPORT
- OVERHEAD ELECTRIC & TELEPHONE
- UNDERGROUND ELECTRIC & MANHOLES
- SIGN
- TREE LINE
- N.H. HIGHWAY BOUND
- STONE BOUND
- IRON PIN
- TEMPORARY BENCHMARK
- BUILDING SETBACK LINE
- WETLAND FLAGGING LIMIT
- WETLAND BUFFER LINE
- CHAINLINK FENCE
- CURBING
- VERTICAL GRANITE CURBING
- SLOPE GRANITE CURBING
- STORMWATER RUNOFF DIRECTION
- HANDICAP PARKING SPACE
- PARKING SPACE COUNT
- PAVEMENT SAWCUT
- CONCRETE
- PROPOSED FULL-DEPTH PAVEMENT
- PROPOSED PAVEMENT OVERLAY
- REPRAP / STONE
- BORING LOCATION & IDENTIFIER
- TEST PIT LOCATION & IDENTIFIER
- LIMIT OF WORK
- RETAINING WALL
- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUBS

UTILITY QUALITY LEGEND

SUBSURFACE UTILITIES AS DEPICTED ON THIS PLAN ARE IDENTIFIED BY QUALITY LEVELS OBTAINED BY C/ANCE 30-62 "A" USE STANDARD GUIDANCE FOR COLLECTION AND REPORTING OF ENGINEERING SURFACE UTILITY DATA.

- LEVEL A (A) PRECISE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES OBTAINED BY ACTUAL EXPOSURE AND SUBSEQUENT MEASUREMENTS OF SUBSURFACE UTILITIES.
- LEVEL B (B) INFORMATION OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO OBTAIN THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES. (E.G. GROUND PENETRATING RADAR)
- LEVEL C (C) INFORMATION OBTAINED BY SURVEILING AND PLACING VISIBLE ABOVE-GROUND UTILITY MARKERS AND BY USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION TO QUALITY LEVEL B INFORMATION.
- LEVEL D (D) INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL RECollections.

NOTES - CONT'D:

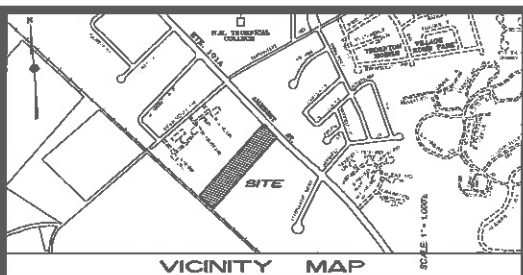
- FUTURE BUILDING CONSTRUCTION SHALL INCORPORATE FOUNDATION DRAINAGE SYSTEMS, EXCEPT WHERE AN INVESTIGATION ESTABLISHES THAT SPECIFIC BUILDING TYPES ARE LOCATED IN WELL-DRAINED SOILS AND THAT SUCH SYSTEMS ARE NOT REQUIRED.
- THIS PROPERTY IS TO BE SERVICED BY PUBLIC SEWER AND WATER BY PENNSHUCK WATER WORKS. UTILITIES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND OTHER COMMUNICATION LINES, BOTH MAIN AND SERVICE CONNECTIONS, SERVING NEW DEVELOPMENTS SHALL BE PROVIDED BY UNDERGROUND WIRING WITHIN EASEMENTS OR DEDICATED PUBLIC RIGHT-OF-WAY, INSTALLED IN ACCORDANCE WITH THE BOARD OF PUBLIC WORKS SPECIFICATIONS.
- STREET ADDRESSES SHALL BE POSTED ON SITE PRIOR TO THE OCCUPANCY OF THE BUILDING.
- A PRE-CONSTRUCTION MEETING WITH THE CITY OF NASHUA PLANNING/ENGINEERING DEPARTMENT STAFF SHALL TAKE PLACE PRIOR TO ANY WORK BEING PERFORMED.
- PRIOR TO A BUILDING PERMIT BEING ISSUED, BIDDING FOR ALL PUBLIC STREET IMPROVEMENTS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEERING DEPARTMENT AND CORPORATION COUNSEL.
- PRIOR TO A BUILDING PERMIT BEING ISSUED, DOCUMENTS PERTAINING TO THE STORMWATER OPERATION AND MAINTENANCE PLAN SHALL BE RECORDED.
- AN ELECTRONIC FILE SHALL BE SUBMITTED TO THE CITY OF NASHUA PRIOR TO THE SIGNING OF THE FINAL MYLAR.
- HOURS OF OPERATION: 24 HOURS/DAY - 7 DAYS/WEEK
- TRASH PICK-UP SHALL BE ON-SITE BY A PRIVATE CONTRACTOR.
- PRESENT OWNER OF RECORD:
MAP 'H' LOT 116
FAB-BRAZE CORP.
5 PROGRESS STREET
NASHUA, NH 03062-1908
BK 1958 PG 17
MAP 'H' LOT 23
MICROWAVE DEVELOPMENT LAB LLC
126 CRESCENT ROAD
NEEDHAM, MA 02464-1316
BK 1954 PG 84

ZONING NOTE
THE ZONING/ANALYSIS 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 HANTRY-SWANSON, INC. THE FINAL INTERPRETATION OF THE ORDINANCE CAN ONLY BE MADE BY THE APPROPRIATE ZONING AUTHORITY. SINCE BUILDING OPERATIONS, 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.
FOR U-HALL COMPANY OF EASTERN MA _____ DATE _____



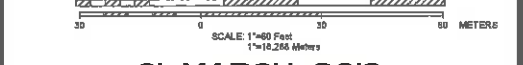
NOTES:

- LOT AREA: 7.231 ACRES (314,280 SF). THE ABOVE AREA FOR LOT MAP 'H' LOT 116 IS THE RESULT OF A LOT MERGER OF MAP 'H' LOTS 116 AND 23, DATED AND RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS BOOK _____ PAGE _____.
- PRESENT ZONING: P1 - PARK INDUSTRIAL. MIN - HIGHWAY BUSINESS. DIMENSIONAL REQUIREMENTS: MIN. LOT AREA: 30,000 SF; MIN. LOT WIDTH: 100 FT; MIN. FRONTAGE: 50 FT; MIN. LOT DEPTH: 150 FT; MIN. FRONT SETBACK: 30 FT; MIN. SIDE SETBACK: 20 FT; MIN. REAR SETBACK: 20 FT. MAX. BUILDING HEIGHT: 75 FT; MAX. STORES: 5; MAX. P.A.U.: 0.75. THE NASHUA PLANNING BOARD APPROVED A CONDITIONAL USE PERMIT TO ALLOW TRUCK LEASING ON LOT 116, MAP 'H' ON FEBRUARY 7, 2019.
- LOT NUMBERS REFER TO THE CITY OF NASHUA ASSESSORS MAP 'H'.
- PURPOSE OF PLAN: TO RENOVATE EXISTING 11,400 SF 1-STORY LIGHT INDUSTRIAL BUILDING (FORMERLY FAB-BRAZE) FOR USE AS A TRUCK LEASING AND SELF-STORAGE FACILITY, AND TO CONSTRUCT A NEW 78,000 SF 2-STORY SELF-STORAGE BUILDING WITH APPURTENANT SITE IMPROVEMENTS.
- PARKING: REQUIRED (TRUCK LEASING): MINIMUM 1 SPACE/900 SF = 4,000 SF = 8 SPACES; MAXIMUM 1 SPACES/500 SF = 4,000 SF = 27 SPACES. REQUIRED (SELF-STORAGE): MINIMUM 1 SPACE/1,000 SF = 91,500 SF = 92 SPACES; MAXIMUM 11. PROVIDED (INCL. 3 ACCESSIBLE SPACES): CAR PARKING = 18 SPACES; TRUCK PARKING = 15 SPACES. * WAIVER OF PARKING REQUIREMENTS REQUIRED.
- OPEN SPACE: REQUIRED: 20%; PROVIDED: 45%.
- THIS PARCEL IS DESIGNATED AS ZONE X AREA AS DETERMINED FROM THE FLOOD INSURANCE RATE MAP (FIRM), HILLSBOROUGH COUNTY, CITY OF NASHUA, NEW HAMPSHIRE, COMMUNITY NO. 33037, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NUMBER 3301C0450, EFFECTIVE DATE: SEPTEMBER 26, 2009.
- MONUMENTS, WHERE REQUIRED, TO BE SET BY A LICENSED LAND SURVEYOR.
- ALL LANDSCAPING SHALL BE AS SHOWN ON THE PLANS AND CONFORM TO THE APPLICABLE CITY OF NASHUA ZONING REGULATIONS.
- ALL LIGHTING SHALL BE AS SHOWN ON THE PLANS DIRECTED ONTO THE SITE AND CONFORM TO APPLICABLE CITY OF NASHUA ZONING REGULATIONS.
- ALL SIGNAGE SHALL CONFORM TO THE APPLICABLE CITY OF NASHUA REGULATIONS WITH ALL PERMITS SECURED PRIOR TO INSTALLATION.
- SITE IMPROVEMENTS DEPICTED ON THE PLAN SHALL CONFORM WITH TITLE 19 OF THE AMERICANS WITH DISABILITIES ACT WITH REGARD TO DIMENSION, GRADE AND NUMBER OF PARKING SPACES.
- IT SHALL BE UNLAWFUL TO MODIFY, CHANGE, OR ALTER ANY STRUCTURE SHOWN ON THIS SITE PLAN IN ANY MANNER, INCLUDING BUT NOT LIMITED TO CONSTRUCTION OF ANY STRUCTURE SHOWN ON THIS SITE PLAN, OR CHANGE THE ABOVE USE INDICATED ON THE PLAN WITHOUT RECEIVING APPROVAL FROM THE CITY OF NASHUA PLANNING BOARD.
- PUBLIC STREET RESTORATION WORK SHALL BE IN ACCORDANCE WITH R.R.C. SECTION 285-13, LATEST EDITION.

PRELIMINARY
FOR REVIEW ONLY

MASTER SITE PLAN
(MAP 'H', LOTS 23 & 116)
PROPOSED RENTAL AND STORAGE FACILITY
476 AMHERST STREET
NASHUA, NEW HAMPSHIRE
PREPARED FOR:
U-HALL COMPANY OF EASTERN MASSACHUSETTS
1 MERRILL STREET, SUITE 14, SALISBURY, MA 01922 (978) 961-0170

RECORD OWNERS:
FAB-BRAZE CORP. and
5 PROGRESS STREET, NASHUA, NEW HAMPSHIRE 03062-1908
MICROWAVE DEVELOPMENT LAB, INC.
135 CRESCENT ROAD, NEEDHAM, MASSACHUSETTS 02464-1316



21 MARCH 2019

HISL HANTRY-SWANSON, INC.
Civil Engineer/Land Surveyor
3 Congress Street, Nashua, NH 03063 (603) 882-5555
121 Middlesex Turnpike, Needham, MA 02463 (781) 303-1300
www.hantryswanson.com

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