

To: Zoning Board of Adjustment

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

Date: July 9, 2019

Subj: **USE VARIANCE: Interconnect Investments, LLC & GIMACK Properties, LLC (Owners) GIMACK Properties, LLC (Applicant) 7, 9 & 11 Dumaine Avenue (Sheet H Lots 82, 141 & 128) requesting use variance from Land Use Code Section 190-15, Table 15-1 (#15) to remove two existing single-family homes and construct a total of 18 multi-family units in three separate buildings, along with associated improvements. PI & GB Zones, Ward 2.**

---

#### **PROPOSAL:**

The applicant, GIMACK Properties, LLC, is requesting a use variance to remove two existing single-family homes and construct a total of 18 multi-family units in three separate buildings. The property is located in both the Park Industrial (PI) Zone (Sheet H Lot 128 and 141), and the General Business (GB) zone (Sheet H, Lot 82). The lot totals 60,104 square feet (1.38 acres) in size.

#### **SITE ANALYSIS:**

The subject site is located on the northwestern side of Dumaine Avenue, west of Amherst Street (see attached plan). To the north is a single-family house, zoned GB. To the east, across Dumaine Avenue, are single family homes, zoned PI and GB. To the south is an industrial warehouse, with frontage on State Street, zoned PI. To the west are industrial warehouse buildings; one is zoned PI, the other is split zoned GB-PI (see attached Zoning map).

According to the Land Use Code, Section 190-15, Table 15-1, (#15), "*multi-family dwelling, 3 or more units (including but not limited to garden apartments, quadruplexes, triplexes, rowhouses, or townhouse)*" is not a permitted use in the PI or GB Zones. This use is permitted in the C-Urban Residence (RC), Downtown-1 (D-1) and Downtown-3 (D-3) Zones. Also, the proposed use is allowed as a Conditional Use, subject to Planning Board approval, in the B-Urban Residence (RB) Zone.

The applicant is proposing to remove two existing single-family homes, located on Lots 141 and 82. The proposal is to construct three multi-family buildings, one with six units, one with five units, and one with seven units, on the property. The three existing lots would be merged into one lot.

Access to the property would be from two 24-foot wide two-way driveways. The development would be constructed with townhouse-style units, with garages under each unit. A picnic and recreation area is proposed in the central location of the lot. All required setbacks and dimensional criteria will be satisfied.

The City's Future Land Use Plan identifies the subject property as "Commercial" and "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 although this area is zoned PI and GB, the subject properties and the surroundings are primarily developed with residential housing, and that this proposal stays very much in character with the neighborhood, since the residential housing in this area predates the adoption of the current zoning. They state that most commercial and industrial development could be considered out of character with the neighborhood. Also, the applicant states that the density of the surrounding uses will be compatible with the proposed use, and find that this proposal is fair and 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 the subject properties and the neighborhood, although zoned PI and GB, is comprised of a significant amount of residential housing that predated the zoning ordinance, and that the proposed housing development would be in keeping with the current character of the neighborhood, and is consistent with the surrounding properties, and will thereby observe the spirit of the ordinance.**

**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 indicates that the proposed use is consistent and compatible with the surrounding uses, and will not diminish the surrounding property values, and believe that the value of the surrounding properties will actually increase as a result of this project. The applicant states that the removal of the old buildings and the construction of new buildings will be an improvement to the neighborhood, and should have a positive impact on the surrounding property values.**

**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 surrounding area consists of a mixture of uses, with residential properties and commercial and industrial businesses. They indicate that the proposal will consist of constructing townhomes with garages under each unit, which is in alignment with the character of the neighborhood, as there are residential properties on Dumaine Avenue, and townhouse style properties off of Deerwood Drive. They state that the proposed use and density for this property will be consistent with the surroundings, and will not injure the public rights.**

**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 granting this variance would allow the property owner to remove the old residential properties and accessory structures, and to redevelop the property with a modern style development which would be better utilize the potential of the property, while staying in character and harmony with the neighborhood.**



**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.

**1. VARIANCE INFORMATION**

a. ADDRESS OF REQUEST 7, 9 & 11 Dumaine Avenue

Zoning District GB & PI Sheet H Lot 82, 141 & 128

b. VARIANCE(S) REQUESTED:

A variance is requested to permit a Residential Condominium Style development over the subject properties as depicted on the attached Zoning Exhibit Plan.

c. LAND USE CODE SECTION(S) REQUESTING VARIANCE(S) FROM 190-15

**2. GENERAL INFORMATION**

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

(Print Name): GIMACK Properties, LLC (c/o Marcelo Borges) - Also the Owner of Tax Map Parcel H-128

Applicant's signature *Marcelo Borges* Date 6/10/2019

Applicant's address 7 Jenny Hill Lane, Nashua, NH 03062

Telephone number H:                      C: 603-591-6816 E-mail: jesuseosenhor@msn.com

b. **PROPERTY OWNER (Print Name):** Interconnect Investments, LLC (Lots H-82 and H-141)

\*Owner's signature *Debra D. Gifford* Date 6/10/2019

Owner's address 4 State Street, Nashua, NH 03063

Telephone number H:                      C:                      E-mail:                     

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

<b>OFFICE USE ONLY</b>	Date Received <u>6/11/19</u>	Date of hearing <u>7/9/19</u>	Application checked for completeness: <u>CF</u>
PLR# <u>2019-00108</u>	Board Action _____		
\$ <u>900</u> application fee <input checked="" type="checkbox"/>	Date Paid _____	Receipt # _____	
\$ <u>15</u> 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.")

In general the subject properties and the surrounding area consists of a mixture of uses with residential properties and commercial and industrial businesses. This proposal will consist of constructing townhomes with garages under each unit. This style development is in alignment with the character of the neighborhood as there are residential properties on Dumaine Avenue and townhouse style properties off Deerwood Drive which is close to the properties. The proposed use and density for this property will therefore be consistent with the surroundings. This proposal will therefore not have a negative impact on the neighborhood, the public health, safety, welfare or otherwise injure public rights.

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

This the subject properties and neighborhood, although zoned PI and GB, is comprised of a significant amount of residential housing that predated the zoning ordinance. The proposed housing development would be in keeping with the current character of the neighborhood. This proposal is consistent with the surrounding properties and will thereby observe the spirit of the ordinance. The proposed development will be in harmony with the neighborhood and will not threaten the public health, safety, welfare or otherwise injure the public rights.

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

Granting this variance would allow the property owner to remove the old residential properties and accessory structures and to redevelop the property with a modern style development which would better utilize the potentials of the properties while staying in character and harmony with the neighborhood. The general public would benefit from this development as this development would rejuvenate the neighborhood and increase the property tax income to the city. This proposal will not cause harm to the general public or to other individuals and therefore substantial justice would be done to the property owner by granting this variance.

- 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 is consistent and compatible with the surrounding uses and will therefore not diminish the surrounding property values. We believe that the value of the surrounding properties will actually increase as a result of this project. The removal of the old buildings and the construction of new buildings will be an improvement to the neighborhood. In general new construction that is in harmony with its surroundings typically has positive impacts to adjacent land values. Given this we believe this proposal should actually have positive impacts on the surrounding property values.

VARIANCE APPLICATION

Address 7911 RUMBINE AVENUE

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.

Although this area is zoned PI and GB the subject properties and the surroundings are primarily developed with residential housing. This proposal stays very much in character with the neighborhood since the residential housing in this area predates the adoption of the current zoning. In fact we believe most commercial and industrial development could be considered out of character with the neighborhood. Given this we believe special conditions exist such that literal enforcement of the ordinance would restrict my clients ability to develop the property in harmony with its surroundings resulting in unnecessary hardship. When we evaluated the surrounding uses and density we found this proposal to be fair and reasonable.

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

g. Describe any proposed site renovations, including, but not limited to -- landscaping, lighting, pavement, structural changes, signage, access and circulation: This project will consist of redeveloping the subject properties into a new condominium style residential development including new buildings, parking, drainage, utility connections, lighting, and landscaping, etc as depicted on the attached Zoning Exhibit Plan.

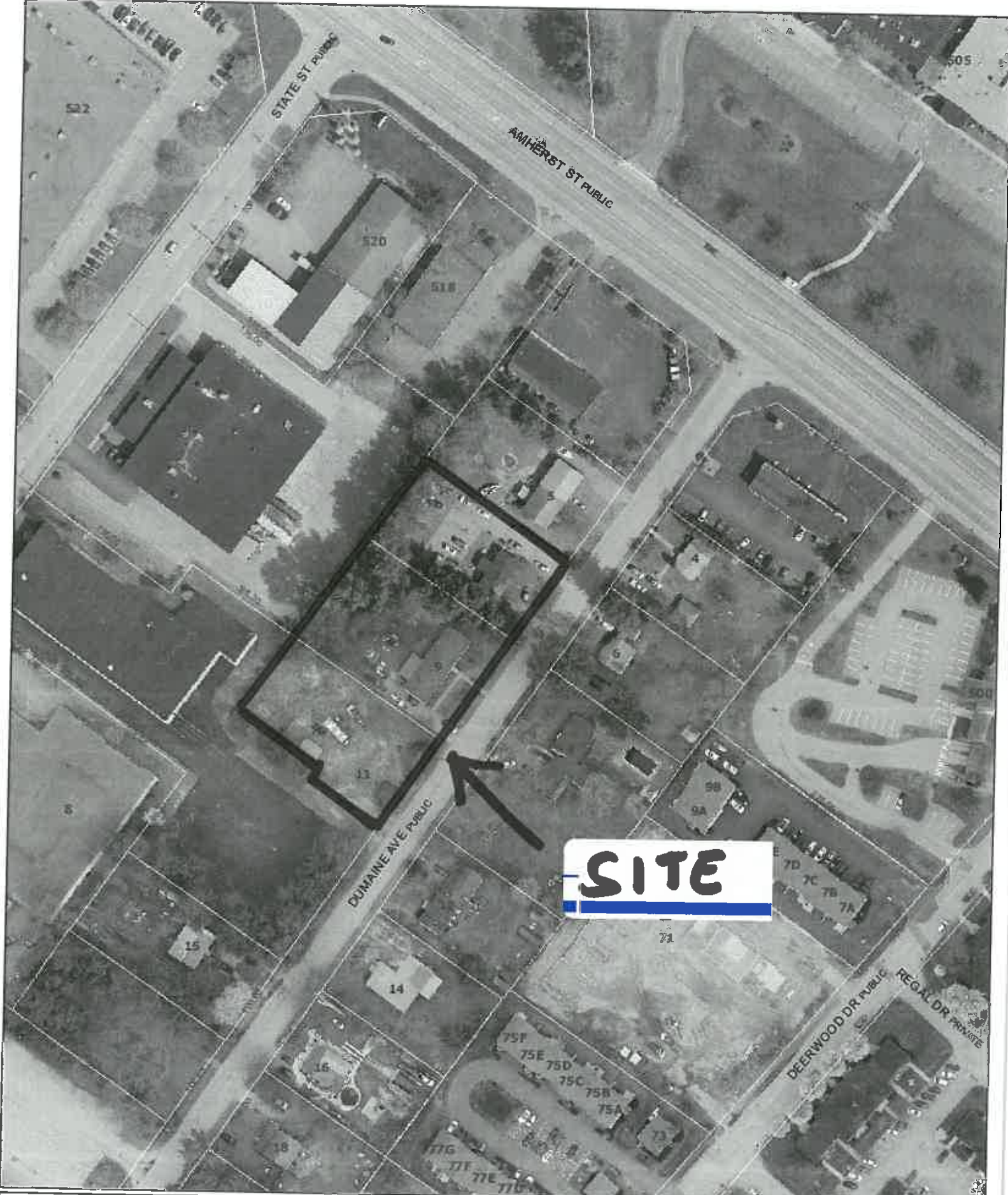
I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all the city ordinances and state laws regulating construction. I understand that only those point specifically mentioned are affected by action taken on this appeal.

Signature of Applicant Marcelo Borges
Print Name

Date 6/10/2019
Date 6/10/2019

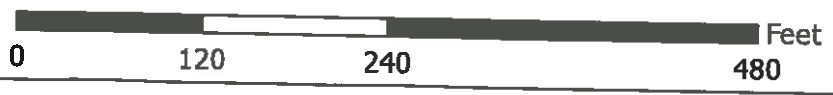
The staff report for a Use Variance request will be available no later than Friday of the week before the ZBA meeting. If you would like a copy, please indicate below:

- I will pick it up at City Hall
Please email it to me at cebranon@fieldstonelandconsultants.com
Please mail it to me at



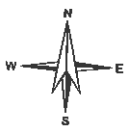
**SITE**

# 7 - 9 - 11 Dumaine Ave





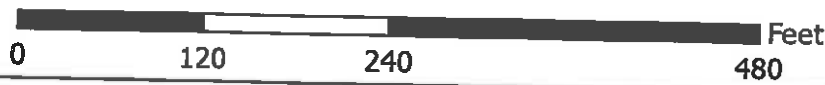
# 7 - 9 - 11 Dumaine Ave







# 7-9-11 Dumaine Ave



## Falk, Carter

---

**From:** Chad Branon <cebranon@fieldstonelandconsultants.com>  
**Sent:** Thursday, June 20, 2019 4:20 PM  
**To:** Falk, Carter  
**Subject:** RE: 7 -9 - 11 Dumaine Avenue

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

Hi Carter,  
Yes these lots will be merged.

Thank you, Chad  
*Chad E. Branon, P.E.*  
Civil Engineer / Principal



206 Elm Street – Milford NH 03055  
Tel: 603.672.5456 - Fax: 603.413.5456  
Cell: 603.499.5799

[CEBranon@FieldstoneLandConsultants.com](mailto:CEBranon@FieldstoneLandConsultants.com)

[www.FieldstoneLandConsultants.com](http://www.FieldstoneLandConsultants.com)



**CONFIDENTIALITY NOTICE:** This email transmission, including any attached files, may contain information which is confidential and intended only for use by the individual(s) to whom it was addressed. If you are not the intended recipient, you are hereby notified that any review, dissemination, distribution or duplication of this communication is strictly prohibited and may result in legal action against you. If you are not the intended recipient, please contact the sender by reply email and permanently destroy the original transmission without reading or saving in any manner.

**From:** Falk, Carter [<mailto:CarterF@nashuanh.gov>]  
**Sent:** Thursday, June 20, 2019 4:09 PM  
**To:** Chad Branon  
**Subject:** 7 -9 - 11 Dumaine Avenue

Hi Chad,

Hope all is going well...hey, are they planning on combining 7, 9 and 11 Dumaine Ave into one lot? Just curious,

Thanks,  
Carter

Carter W. Falk, AICP  
Deputy Planning Manager/Zoning  
Community Development Dept.  
229 Main Street  
P.O. Box 2019  
Nashua, NH 03061-2019

**CERTIFICATION:**

I HEREBY CERTIFY THAT THE EXISTING IMPROVEMENTS SHOWN ARE THE RESULT OF AN ON-SITE FIELD SURVEY PERFORMED BY FIELDSTONE LAND CONSULTANTS, PLLC DURING THE MONTH OF APRIL 2019.



11/19

**LEGEND:**

**PROPOSED FEATURES**

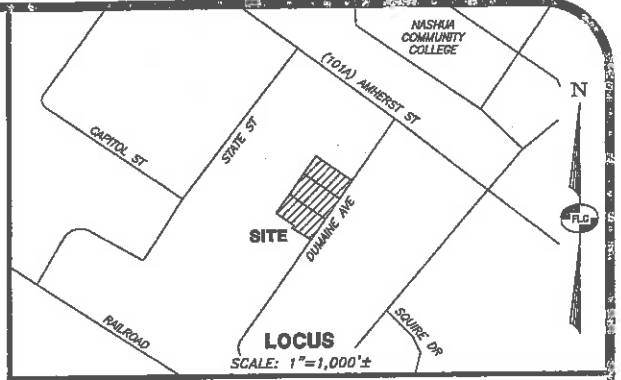
- 488 — 2 FT. CONTOUR
- 490 — 10 FT. CONTOUR
- 100' — 5' CONTOUR INTERVAL
- 101' — 1' CONTOUR INTERVAL
- OH — OVERHEAD UTILITIES
- OH — WATER MAIN-HOLE
- OH — DRAIN MAN-HOLE
- OH — STORMWATER DRAINAGE
- OH — UNDERGROUND UTILITIES
- OH — OVERHEAD UTILITY LINE
- OH — CHAIN-LINK FENCE
- OH — POCKET FENCE
- OH — STOCKADE FENCE
- OH — OVERHEAD UTILITY LINE
- OH — GAS LINE
- OH — WATER LINE
- OH — SEWER LINE
- OH — DRAIN LINE
- OH — SILT FENCE
- OH — STONE CHECK DAM
- OH — DRIVEWAY AREA

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ADJOINING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVED ROAD
- GRANITE CURB
- 100' — 5' CONTOUR INTERVAL
- 101' — 1' CONTOUR INTERVAL
- CHAIN-LINK FENCE
- POCKET FENCE
- STOCKADE FENCE
- OVERHEAD UTILITY LINE
- GAS LINE
- WATER LINE
- SEWER LINE
- DRAIN LINE

- (LPP#) IRON PIN FOUND
- (LPP#) GRANITE BOUND FOUND
- (LPP#) IRON PIN PER REF. PLAN
- (LPP#) UTILITY POLE & GUY
- (LPP#) CATCH BASIN
- (LPP#) DRAIN MAN-HOLE
- (LPP#) SEWER MAN-HOLE (ROUND)
- (LPP#) SEWER MAN-HOLE (IRREGULAR)
- (LPP#) WATER HYDRANT
- (LPP#) WATER VALVE
- (LPP#) WATER SHUT-OFF
- (LPP#) GAS VALVE
- (LPP#) GAS SHUT-OFF
- (LPP#) STREET ADDRESS

**REFERENCE PLANS:**

- "CONSOLIDATION PLAN - STATE STREET & DUMAINE AVENUE - NASHUA, N.H. - FOR - JAMES STELLOS - OPTIONAL HOLDER - 1 PROGRESS AVE. - NASHUA, N.H." SCALE: 1"=50', DATED JULY 1981 BY A.E. MAYNARD & RECORDED AS PLAN #14227 IN THE H.C.R.D.
- "BUILDING LOTS - DUMAINE HOMESTEAD - MILFORD HIGHWAY - NASHUA - N.H." SCALE: 1"=50', DATED APRIL 28, 1947 BY EARL L. WILLIAMS & RECORDED AS PLAN #440 IN THE H.C.R.D.
- "FINAL CONSOLIDATION PLAN (MAP H LOTS 95 & 120) - 512 AMHERST STREET - DUMAINE AVENUE & AMHERST ST. - NASHUA, NEW HAMPSHIRE, SCALE: 1"=20', DATED MARCH 30, 1995 BY CLOCO & CORMIER ENGINEERING ASSOCIATES, INC. & RECORDED AS PLAN #27497 IN THE H.C.R.D.



**NOTES:**

- THE OWNER OF RECORD TAX MAP H PARCEL 128 IS GIMAK PROPERTIES, LLC - 7 JENNY HILL LANE, NASHUA, NH 03062. DEED REFERENCE TO PARCEL IS VOL.8152 PG.0088 DATED MARCH 14, 2019 IN THE H.C.R.D.
- THE OWNER OF RECORD FOR TAX MAP H PARCELS 141 & 82 IS INTERCONNECT INVESTMENTS, LLC - 4 STATE STREET, NASHUA, NH 03063. DEED REFERENCES FOR THE PARCELS ARE VOL.7552 PG.0283 DATED MARCH 30, 2006 & VOL.6338 PG.1024 DATED JANUARY 5, 2001 IN THE H.C.R.D.
- THE PURPOSE OF THIS PLAN IS TO DEPICT A TOWNHOUSE STYLE RESIDENTIAL DEVELOPMENT WITH ASSOCIATED IMPROVEMENTS OVER TAX MAP H PARCELS 128, 141, & 82.
- THE TOTAL AREA OF THE TAX MAP H PARCEL 128 IS 0.437 ACRES, OR 19,038 SQ.FT. WITH 110.00 FT. OF FRONTAGE ON DUMAINE AVENUE. THE TOTAL AREA OF TAX MAP H PARCEL 141 IS 0.527 ACRES, OR 22,867 SQ.FT. WITH 125.00 FT. OF FRONTAGE ALONG DUMAINE AVENUE. THE TOTAL AREA OF TAX MAP H PARCEL 82 IS 0.416 ACRES OR 18,100 SQ.FT. WITH 100.00 FT. OF FRONTAGE ALONG DUMAINE AVENUE.
- THE SURFACE FEATURES, SITE TOPOGRAPHY, & BOUNDARY INFORMATION SHOWN ARE THE RESULT OF AN ON-SITE FIELD SURVEY BY THIS OFFICE DURING THE MONTH OF APRIL 2019 TOGETHER WITH REFERENCE PLANS CITED HEREON.
- HORIZONTAL ORIENTATION IS BASED ON REFERENCE PLAN #1. VERTICAL DATUM IS NASHUA CITY DATUM. REFERENCE BENCHMARK IS A STANDARD INDOT DISK STAMPED "315 0900", ELEVATION 106.91', LOCATED IN THE TOP OF 4 FT. LONG X 5 INCH SQUARE GRANITE MONUMENT THAT IS 7.7 FT. SOUTHWEST FROM THE FACE OF THE GRANITE CURB ALONG NORTHEAST BOULEVARD.
- ZONING FOR PARCELS H-128 & H-141 IS PARK INDUSTRIAL (PI). ZONING FOR PARCEL H-82 IS GENERAL BUSINESS (GB).

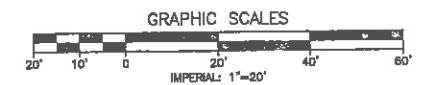
**NOTES CONT:**

- GENERAL BUSINESS DISTRICT
 

REQUIRED	EXIST. H-82	PROPOSED H-82
LOT AREA: 10,000 SQ.FT.	18,100 SQ.FT.	18,100 SQ.FT.
LOT WIDTH: 50 FT. MIN.	100.00 FT.	100.00 FT.
FRONTAGE: 50 FT. MIN.	100.00 FT.	100.00 FT.
LOT DEPTH: 75 FT. MIN.	179.87 FT.	179.87 FT.
FRONT SETBACK: 10 FT. MIN.	30.4 FT.	11.00 FT.
SIDE SETBACK: 7 FT. MIN.	17.3 FT.	20.00 FT.
REAR SETBACK: 10 FT. MIN.	106.7 FT.	11.82 FT.
BUILDING HEIGHT: 60 FT. MAX.	<60 FT.	<60 FT.
MAX. STORIES: 5	1	2
OPEN SPACE: 10% MIN.	54.9%	41.4%
- THE LOCATION OF UTILITIES SHOWN HAVE BEEN COMPILED IN PART FROM PLANS OF RECORD AND FIELD LOCATION. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.
- THE SITE IS CURRENTLY SERVICED BY OVERHEAD UTILITIES, MUNICIPAL SEWER AND PRIVATE WATER. A PROPOSED 16" WATER MAIN IS TO BE INSTALLED ON DUMAINE AVENUE PER PENNECHUCK WATER WORKS.
- SOIL TYPE FOR THE ENTIRE SITE IS Wnc - WINDSOR-URBAN LAND COMPLEX, 3-15% SLOPES.
- THE SUBJECT PARCEL IS NOT LOCATED IN A FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), HILLSBOROUGH COUNTY, TOWN OF NASHUA, NEW HAMPSHIRE, COMMUNITY NO. 330007, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 33011CD492D, DATED: SEPTEMBER 25, 2009.
- JURISDICTIONAL WETLANDS WERE NOT FOUND ON THE SUBJECT PARCEL. PER AN ON SITE FIELD INVESTIGATION BY CHRISTOPHER A. GUIDA, C.W.S. IN APRIL, 2019 IN ACCORDANCE WITH THE "CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT 1-87-1, DATED JANUARY 1987"
- THE SITE IS LOCATED IN THE WATER SUPPLY PROTECTION DISTRICT.
- PARKING CALCULATION:
 

REQUIRED	MINIMUM	REQUIRED
MULTI-FAMILY DWELLING (18 UNITS)	1.5 SPACES/UNIT=27 SPACES	1.9 SPACES/UNIT=34.2 SPACES

 PROPOSED: 34 SPACES INCLUDING 2 HANDICAP SPACES



REV.	DATE	DESCRIPTION	C/O	DR	CK

**PROPOSED ZONING EXHIBIT PLAN**

**TAX MAP H LOT 128 - (11 DUMAINE AVENUE)**  
**TAX MAP H LOT 141 - (9 DUMAINE AVENUE)**  
**TAX MAP H LOT 82 - (7 DUMAINE AVENUE)**

**NASHUA, NEW HAMPSHIRE**

PREPARED FOR AND LAND OF:  
**GIMAK PROPERTIES LLC**  
 (H-128) 7 JENNY HILL LANE NASHUA, NH 03062 (603)-591-6816

AND LAND OF:  
**INTERCONNECT INVESTMENTS, LLC**  
 (H-141 & H-82) 4 STATE STREET NASHUA, NH 03063

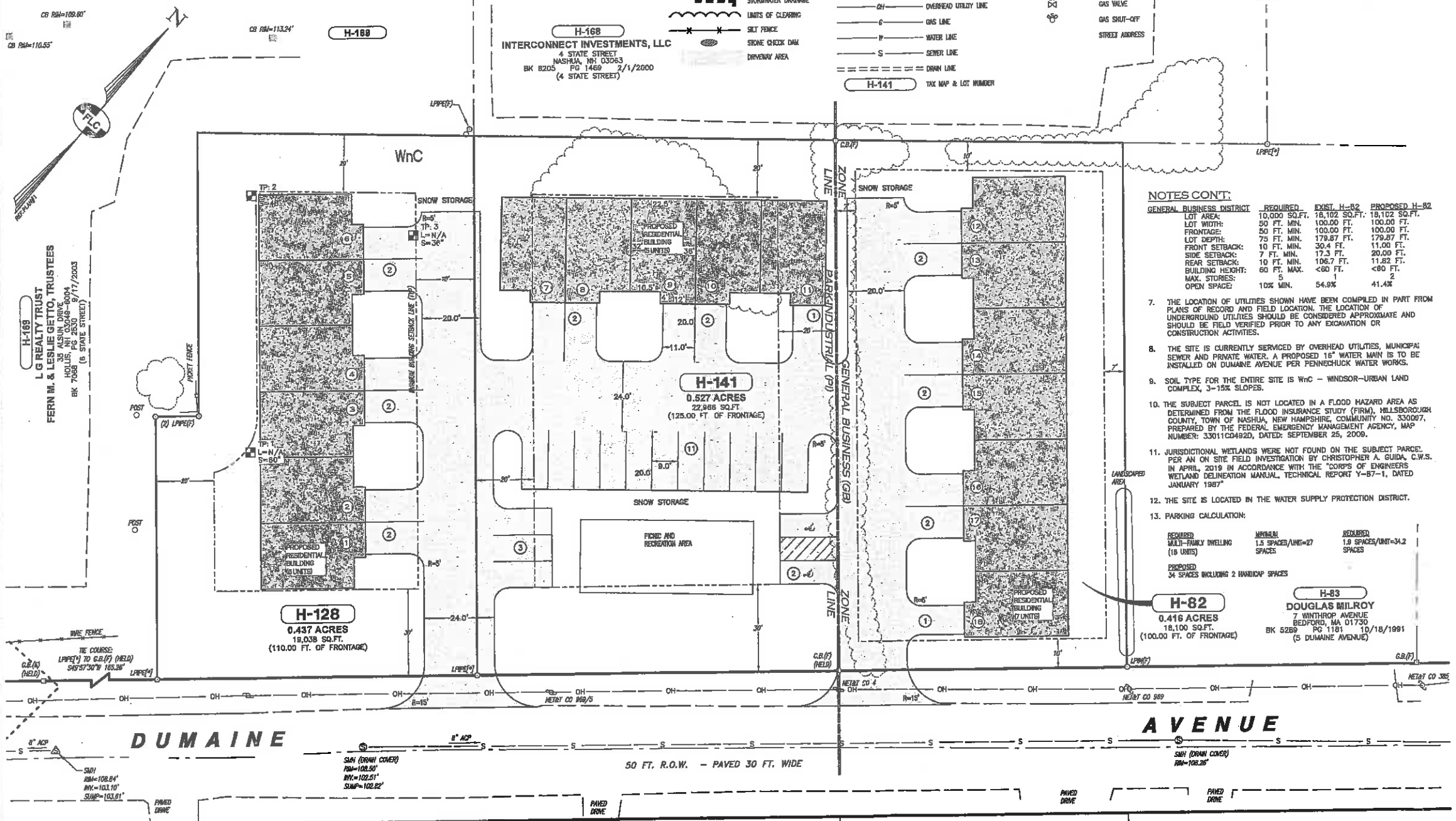
SCALE: 1" = 20' JUNE 10, 2019

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

**FIELDSTONE**  
 LAND CONSULTANTS, PLLC

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

FILE: 21292E00.dwg PRDL NO. 2129.00 SHEET: ZC-1 PAGE NO. 1 OF 2



**H-128**  
 0.437 ACRES  
 19,038 SQ.FT.  
 (110.00 FT. OF FRONTAGE)

**H-141**  
 0.527 ACRES  
 22,868 SQ.FT.  
 (125.00 FT. OF FRONTAGE)

**H-82**  
 0.416 ACRES  
 18,100 SQ.FT.  
 (100.00 FT. OF FRONTAGE)

**H-83**  
 DOUGLAS MILROY  
 7 WINTHROP AVENUE  
 BEDFORD, MA 01730  
 BK 5259 PG 1191 10/18/1991  
 (5 DUMAINE AVENUE)

**H-109**  
 JOSE & VERA DASILVA  
 8 DUMAINE AVENUE  
 NASHUA, NH 03063  
 BK 8852 PG 1537 3/14/2016  
 (6 DUMAINE AVENUE)

**H-76**  
 DONALD SCIBLE  
 6 DUMAINE AVENUE  
 NASHUA, NH 03063  
 BK 7177 PG 2721 3/2/2004  
 (6 DUMAINE AVENUE)

**H-80**  
 DOUGLAS L. & CHERYL A. MILROY  
 7 WINTHROP AVENUE  
 BEDFORD, MA 01730  
 BK 5064 PG 1991 3/28/1999  
 (4 DUMAINE AVENUE)

**H-82**  
 THOMAS W. HARRINGTON  
 29 HANSON DRIVE  
 MERRIMACK, NH 03064  
 BK 7498 PG 0191 7/7/2005  
 (12 DUMAINE AVENUE)

**CERTIFICATION:**

I HEREBY CERTIFY THAT THE EXISTING IMPROVEMENTS SHOWN ARE THE RESULT OF AN ON-SITE FIELD SURVEY PERFORMED BY FIELDSTONE LAND CONSULTANTS, PLLC DURING THE MONTH OF APRIL 2019.

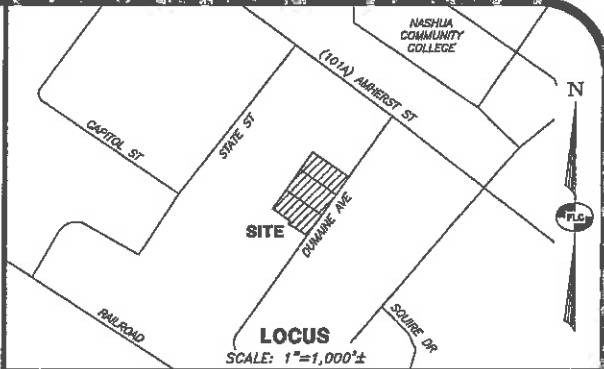


**LEGEND:**

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- - - ADJUTING LOT LINE
- - - BUILDING SETBACK LINE
- - - EDGE OF PAVED ROAD
- - - GRANITE CURB
- - - 5' CONTOUR INTERVAL
- - - 1' CONTOUR INTERVAL
- - - CHAIN-LINK FENCE
- - - PICKET FENCE
- - - STOCKADE FENCE
- - - OVERHEAD UTILITY LINE
- - - GAS LINE
- - - WATER LINE
- - - SEWER LINE
- - - DRAIN LINE
- (L.P.W.) IRON PIN FOUND
- (G.B.F.) GRANITE BOUND FOUND
- (L.P.W.F.) IRON PIN PER REF. PLAN
- UTILITY POLE & GUY
- CATCH BASIN
- DRAIN MAN-HOLE
- SEWER MAN-HOLE (ROUND)
- SEWER MAN-HOLE (TRIANGLE)
- WATER HYDRANT
- WATER VALVE
- WATER SHUT-OFF
- GAS VALVE
- GAS SHUT-OFF
- STREET ADDRESS

**REFERENCE PLANS:**

- "CONSOLIDATION PLAN - STATE STREET & DUMAINE AVENUE - NASHUA, N.H. - FOR - JAMES STELLIOS - OPTIONAL HOLDER - 1 PROGRESS AVE. - NASHUA, N.H." SCALE: 1"=50', DATED JULY, 1981 BY A.E. MAYNARD & RECORDED AS PLAN #14227 IN THE H.C.R.D.
- "BUILDING LOTS - DUMAINE HOMESTEAD - MILFORD HIGHWAY - NASHUA - N.H.", SCALE: 1"=60', DATED APRIL 28, 1947 BY EARL L. WILLIAMS & RECORDED AS PLAN #440 IN THE H.C.R.D.
- "FINAL CONSOLIDATION PLAN (MAP H LOTS 95 & 120) - 512 AMHERST STREET - DUMAINE AVENUE & AMHERST ST. - NASHUA, NEW HAMPSHIRE", SCALE: 1"=20', DATED MARCH 30, 1995 BY C/OOOG & CORNER ENGINEERING ASSOCIATES, INC. & RECORDED AS PLAN #27457 IN THE H.C.R.D.



**NOTES:**

- THE OWNER OF RECORD TAX MAP H PARCEL 128 IS GIMAK PROPERTIES, LLC - 7 JENNY HILL LANE, NASHUA, NH 03062. DEED REFERENCE TO PARCEL IS VOL.9152 PG.0868 DATED MARCH 14, 2019 IN THE H.C.R.D.
- THE OWNER OF RECORD FOR TAX MAP H PARCELS 141 & 82 IS INTERCONNECT INVESTMENTS, LLC - 4 STATE STREET, NASHUA, NH 03063. DEED REFERENCES FOR THE PARCELS ARE VOL.7852 PG.0283 DATED MARCH 30, 2008 & VOL.8338 PG.1024 DATED JANUARY 5, 2001 IN THE H.C.R.D.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS FOR TAX MAP H PARCELS 128, 141, & 82.
- THE TOTAL AREA OF THE TAX MAP H PARCEL 128 IS 0.437 ACRES, OR 19,038 SQ.FT. WITH 110.00 FT. OF FRONTAGE ON DUMAINE AVENUE. THE TOTAL AREA OF TAX MAP H PARCEL 141 IS 0.627 ACRES, OR 27,367 SQ.FT. WITH 125.00 FT. OF FRONTAGE ALONG DUMAINE AVENUE. THE TOTAL AREA OF TAX MAP H PARCEL 82 IS 0.416 ACRES OR 18,102 SQ.FT. WITH 100.00 FT. OF FRONTAGE ALONG DUMAINE AVENUE.
- THE SURFACE FEATURES, SITE TOPOGRAPHY, & BOUNDARY INFORMATION SHOWN ARE THE RESULT OF AN ON-SITE FIELD SURVEY BY THIS OFFICE DURING THE MONTH OF APRIL 2019 TOGETHER WITH REFERENCE PLANS CITED HEREON.
- HORIZONTAL ORIENTATION IS BASED ON REFERENCE PLAN #1. VERTICAL DATUM IS NASHUA CITY DATUM. REFERENCE BENCHMARK IS A STANDARD N/DOT DISK STAMPED "315 0900", ELEVATION 108.91', LOCATED IN THE TOP OF 4 FT. LONG X 5 INCH SQUARE GRANITE MONUMENT THAT IS 7.7 FT. SOUTHEAST FROM THE FACE OF THE GRANITE CURB ALONG NORTHWEST BOULEVARD.
- ZONING FOR PARCELS H-128 & H-141 IS PARK INDUSTRIAL (PI). ZONING FOR PARCEL H-82 IS GENERAL BUSINESS (GB). MINIMUM ZONING REQUIREMENTS ARE:

DISTRICT	REQUIRED	EXIST. H-128	EXIST. H-141
PARK INDUSTRIAL DISTRICT	LOT AREA:	30,000 SQ.FT.	19,038 SQ.FT.
	FRONTAGE:	120 FT. MIN.	85.00 FT.
	LOT DEPTH:	50 FT. MIN.	110.00 FT.
	FRONT SETBACK:	150 FT. MIN.	125.00 FT.
	SIDE SETBACK:	30 FT. MIN.	(30) FT.
	REAR SETBACK:	20 FT. MIN.	(20) FT.
GENERAL BUSINESS DISTRICT	LOT AREA:	10,000 SQ.FT.	18,102 SQ.FT.
	FRONTAGE:	50 FT. MIN.	100.00 FT.
	LOT DEPTH:	75 FT. MIN.	178.37 FT.
	FRONT SETBACK:	10 FT. MIN.	30.4 FT.
	SIDE SETBACK:	7 FT. MIN.	17.3 FT.
	REAR SETBACK:	10 FT. MIN.	106.7 FT.
MAX. HEIGHT:	5	<30 FT.	
MAX. STORIES:	1	1	
OPEN SPACE:	20% MIN.	92.4%	45.1%

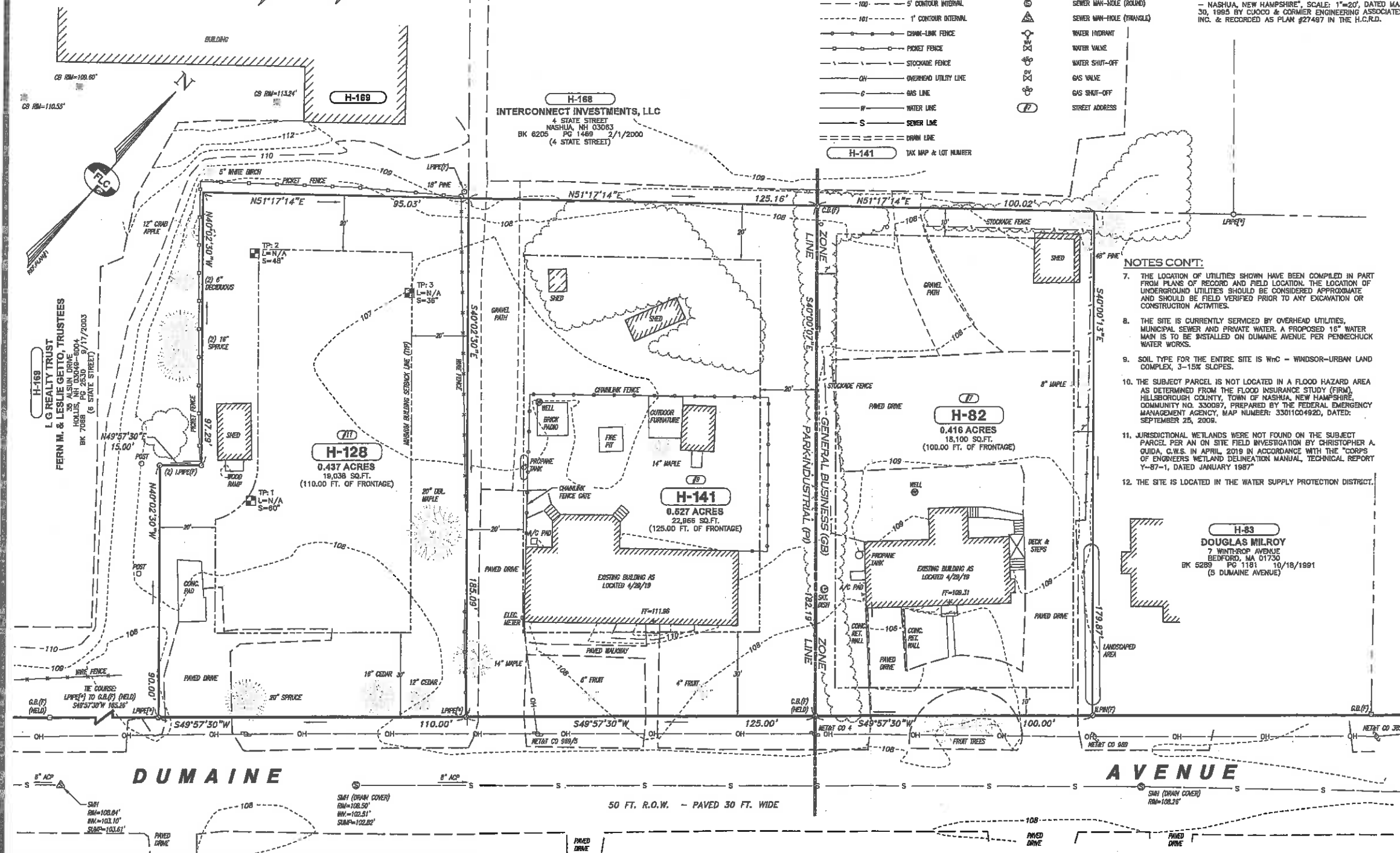


REV.	DATE	DESCRIPTION	C/O	DR	CK

**EXISTING CONDITIONS PLAN**  
**TAX MAP H LOT 128 - (11 DUMAINE AVENUE)**  
**TAX MAP H LOT 141 - (9 DUMAINE AVENUE)**  
**TAX MAP H LOT 82 - (7 DUMAINE AVENUE)**  
**NASHUA, NEW HAMPSHIRE**  
 PREPARED FOR AND LAND OF:  
**GIMAK PROPERTIES LLC**  
 (H-128) 7 JENNY HILL LANE NASHUA, NH 03062 (603)-591-8818  
 AND LAND OF:  
**INTERCONNECT INVESTMENTS, LLC**  
 (H-141 & H-82) 4 STATE STREET NASHUA, NH 03063  
 SCALE: 1" = 20' MAY 24, 2019

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

**FIELDSTONE**  
 LAND CONSULTANTS, PLLC  
 206 Elm Street, Milford, NH 03055  
 Phone: (603) 672-5458 Fax: (603) 413-5456  
 www.FieldstoneLandConsultants.com



**H-169**  
 L.O. REALTY TRUST  
 FERN M. & LESLIE GETTO, TRUSTEES  
 200 ALSUN DRIVE  
 LITTLETON, CO 80120  
 BK 7088 PG 2630 07/17/2003

**H-168**  
 INTERCONNECT INVESTMENTS, LLC  
 4 STATE STREET  
 NASHUA, NH 03063  
 BK 6205 PG 1489 2/1/2000  
 (4 STATE STREET)

**H-141**  
 TAX MAP & LOT NUMBER

**H-128**  
 0.437 ACRES  
 19,038 SQ.FT.  
 (110.00 FT. OF FRONTAGE)

**H-141**  
 0.627 ACRES  
 27,367 SQ.FT.  
 (125.00 FT. OF FRONTAGE)

**H-82**  
 0.416 ACRES  
 18,102 SQ.FT.  
 (100.00 FT. OF FRONTAGE)

**H-83**  
 DOUGLAS MILROY  
 7 WINTROP AVENUE  
 BEDFORD, MA 01730  
 BK 5289 PG 1181 10/18/1991  
 (5 DUMAINE AVENUE)

**H-76**  
 DONALD SCIBLE  
 6 DUMAINE AVENUE  
 NASHUA, NH 03063  
 BK 7177 PG 2721 3/2/2004  
 (5 DUMAINE AVENUE)

**H-80**  
 DOUGLAS L. & CHERYL A. MILROY  
 7 WINTROP AVENUE  
 BEDFORD, MA 01730  
 BK 5084 PG 1991 3/28/1988  
 (4 DUMAINE AVENUE)

**H-109**  
 JOSE & VERA DASILVA  
 8 DUMAINE AVENUE  
 NASHUA, NH 03063  
 BK 8852 PG 1537 8/4/2016  
 (8 DUMAINE AVENUE)

**H-82**  
 THOMAS W. HARRINGTON  
 29 HANSON DRIVE  
 MERRIMACK, NH 03054  
 BK 7498 PG 0151 7/7/2005  
 (12 DUMAINE AVENUE)