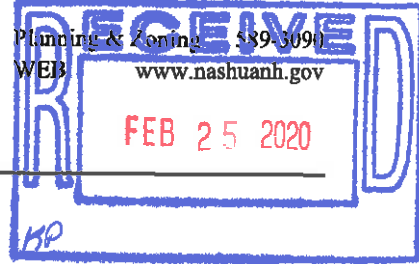




City of Nashua
Planning Department
 229 Main Street
 Nashua, New Hampshire 03061-2019



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 4 Kanata Drive
 Zoning District R-9 Sheet E Lot 972

b. SPECIAL EXCEPTION(S) REQUESTED:
Construct shed and modify fences within 40-foot buffer to Lincoln Brook, a critical wetland.

2. GENERAL INFORMATION

a. **APPLICANT / OPTIONEE** (List both individual name and corporate name if applicable)
(Print Name): Juan Taveras
 Applicant's signature Juan Taveras Date 2-24-20
 Applicant's address 4 Kanata Drive Nashua, New Hampshire 03063
 Telephone number H: 603-943-7470 C: 201-390-9417 E-mail: juantaveras71@gmail.com

b. **PROPERTY OWNER (Print Name):** Juan Taveras
 *Owner's signature Juan Taveras Date 2-24-20
 Owner's address 4 Kanata Drive Nashua, New Hampshire 03063
 Telephone number H: 603 943 7470 C: 201 390 9417 E-mail: juantaveras71@gmail.com

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

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OFFICE USE ONLY Date Received 2/25/20 Date of hearing 3/24/20 Application checked for completeness: CP

PLR# 2020-00021 Board Action _____

\$ 330 application fee Date Paid _____ Receipt # _____

\$ 15 signage fee Date Paid _____ Receipt # _____

\$ _____ certified mailing fee Date Paid _____ Receipt # _____

Land Use Code Section(s) Requesting Variances From: 190-112

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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.

Propose to construct a 10' x 20' shed in the 40 foot critical wetland buffer, in an existing lawn adjacent to Lincoln Brook. Also, will re-align fences.

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.

Comparable

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?

It would have no effects on either

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?

Several mitigation elements approved by Conservation Commission: rooftop infiltration trenches, removal of invasive plant species, removal of existing shed and chain-link fence along Lincoln Brook, and more.

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:

N/A

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

N/A

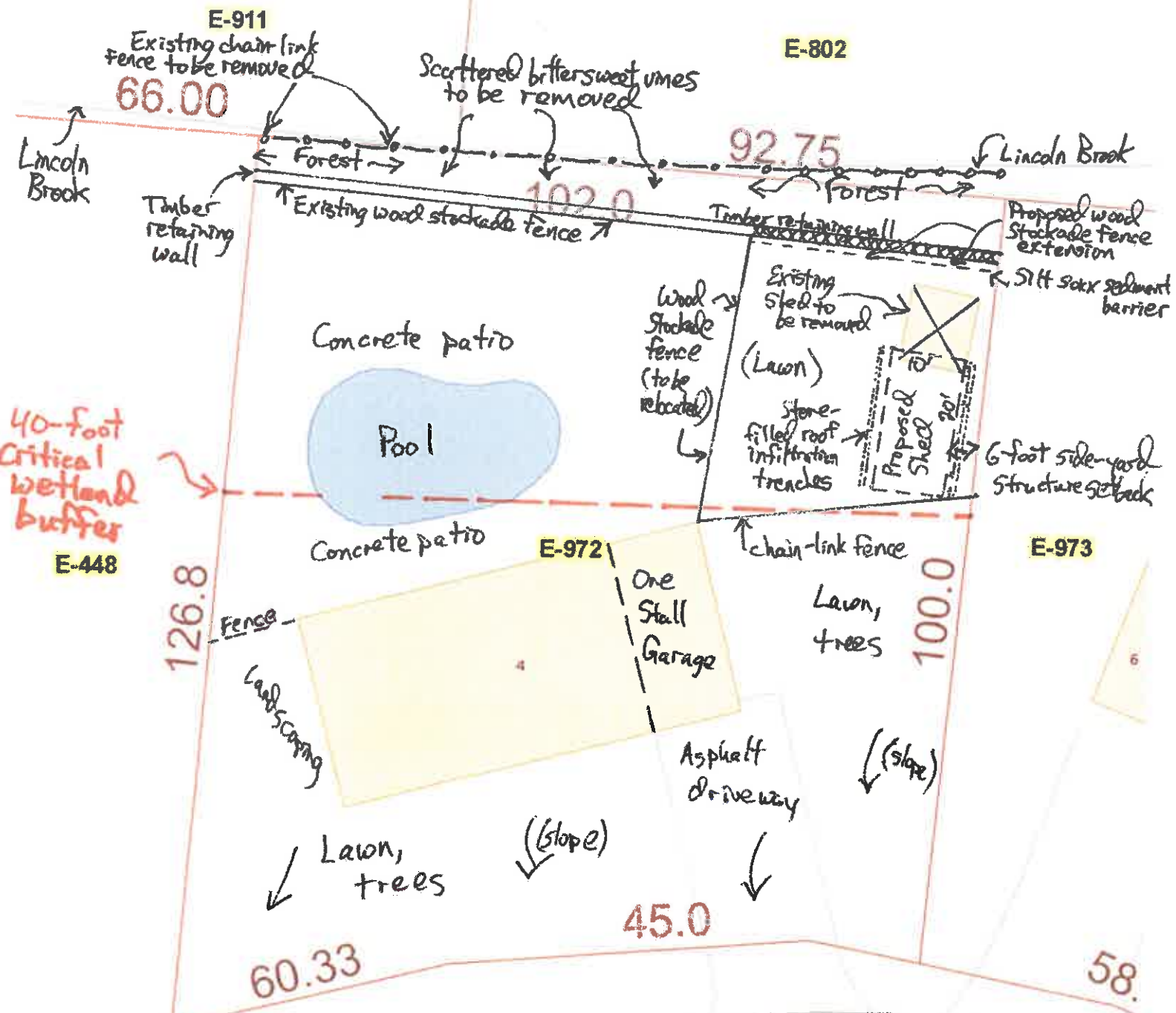
I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all the city ordinances and state laws regulating construction. I understand that only those point specifically mentioned are affected by action taken on this appeal.

Signature of Applicant Juan Taveras

Date 2/25/20

Print Name Juan Taveras

Date 2/25/20

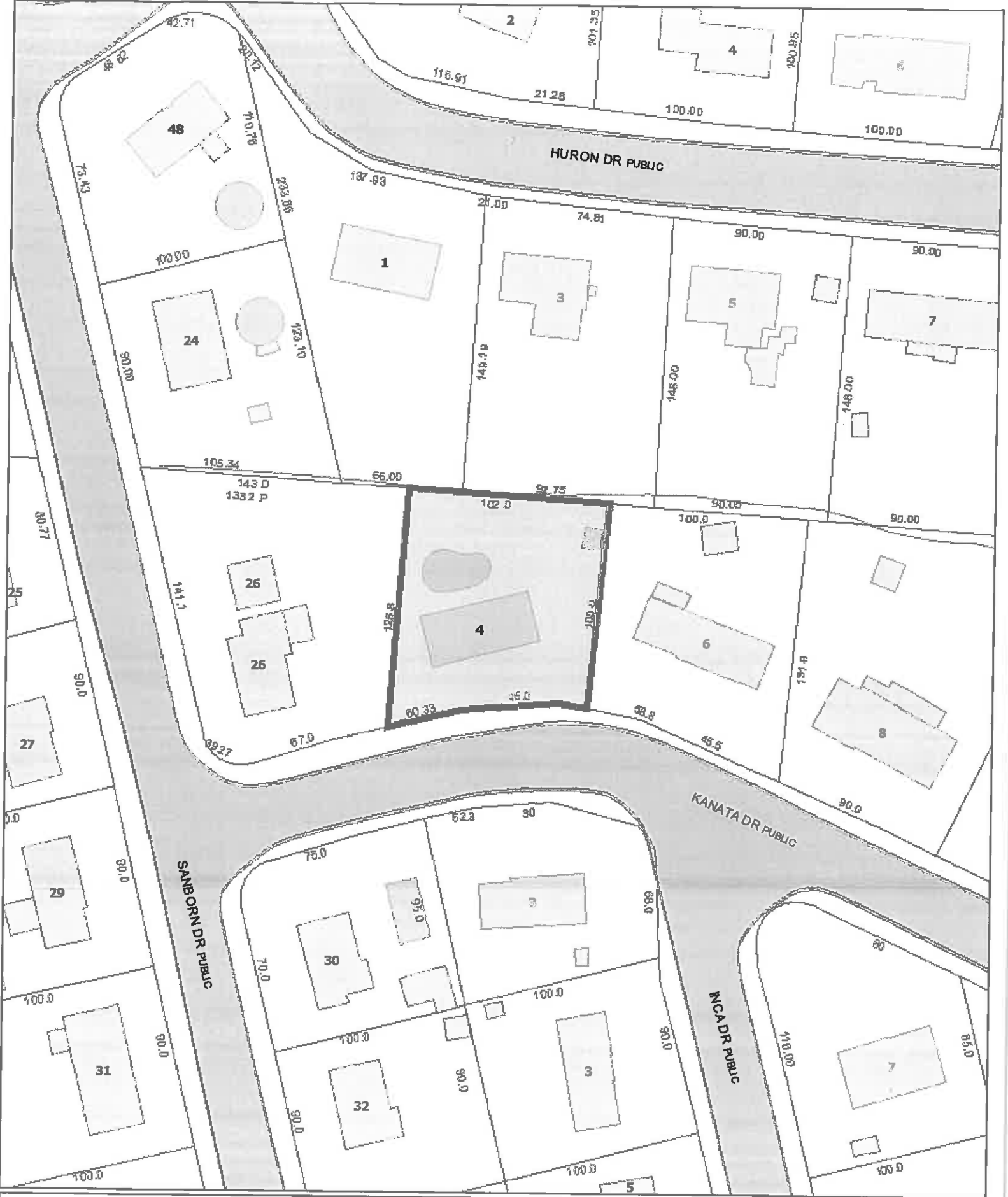


KANATA DR PUBLIC

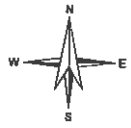


Taveras - 4 Kanata Drive, Nashua





4 Kanata Drive





City of Nashua
Conservation Commission
City Hall, 229 Main Street, PO Box 2019, Nashua NH 03061-2019
(603) 589-3090 www.nashuanh.gov

February 11, 2020

Juan Taveras
4 Kanata Drive
Nashua, NH 03060

Re: **Proposal for placement of a 280-square foot shed in the 40-foot Lincoln Brook critical wetland buffer.**

Your application for the above referenced project received a favorable recommendation from the Nashua Conservation Commission (NCC) at their meeting on February 4, 2020 with the following stipulations:

1. The location of the shed shall be moved along the eastern border of the property line, as indicated on the revised plan.
2. Wetland buffer signage shall be installed on the southeast corner of the fenced portion of the property.
3. Landscaping shall be as natural as possible and promote the habitation of birds and pollinators.
4. The chain link fence along the property's abutting section of Lincoln Brook shall be removed.
5. The wooden stockade fence shall be relocated above the retaining wall.
6. The existing shed shall be removed.
7. All invasive species found onsite shall be removed.

Additional action is necessary to meet the city's requirements, including submitting an application to the Zoning Board of Adjustment, per NRO Section 190-114 Wetland application (E). Please contact Carter Falk, Deputy Planning Manager at (603) 589-3116 regarding that application process. It is also the owner's responsibility to submit any required applications to states agencies as may be needed for your particular project. Adherence to the dates and requirements identified in this letter and any included on the plans is important. If you have any questions about this letter or your responsibilities, please contact Linda McGhee, Deputy Planning Manager at (603) 589-3110.

Respectfully,

Linda McGhee
for

Nashua Conservation Commission

cc: Carter Falk, Deputy Zoning Manager
Thomas Sokolowski, TES Environmental Consultants, LLC