



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 _____

Zoning District _____ Sheet _____ Lot _____

b. SPECIAL EXCEPTION(S) REQUESTED:

c. LAND USE CODE SECTION(S) REQUESTING SPECIAL EXCEPTION(S) FROM: _____

2. GENERAL INFORMATION

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

(Print Name): _____

Applicant's signature _____ Date _____

Applicant's address _____

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

b. **PROPERTY OWNER (Print Name):** _____

*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 _____	Application checked for completeness: _____
PLR# _____	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. Please see "Procedures for Filing a Special Exception" for further information.

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

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?

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?

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 _____ 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

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

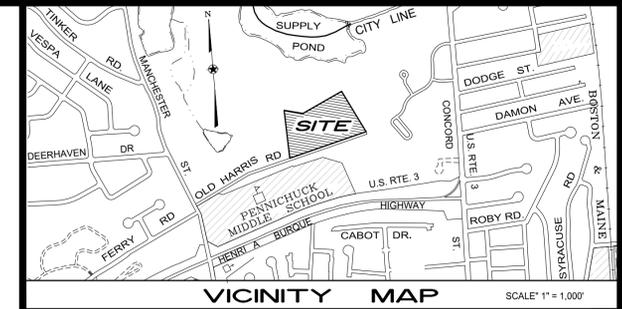
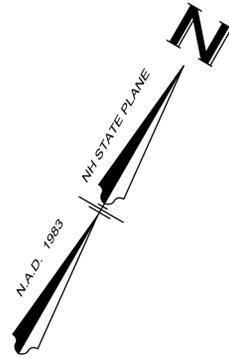


PHOTO 'B'
OLD HARRIS ROAD LOOKING
EAST TOWARDS SITE



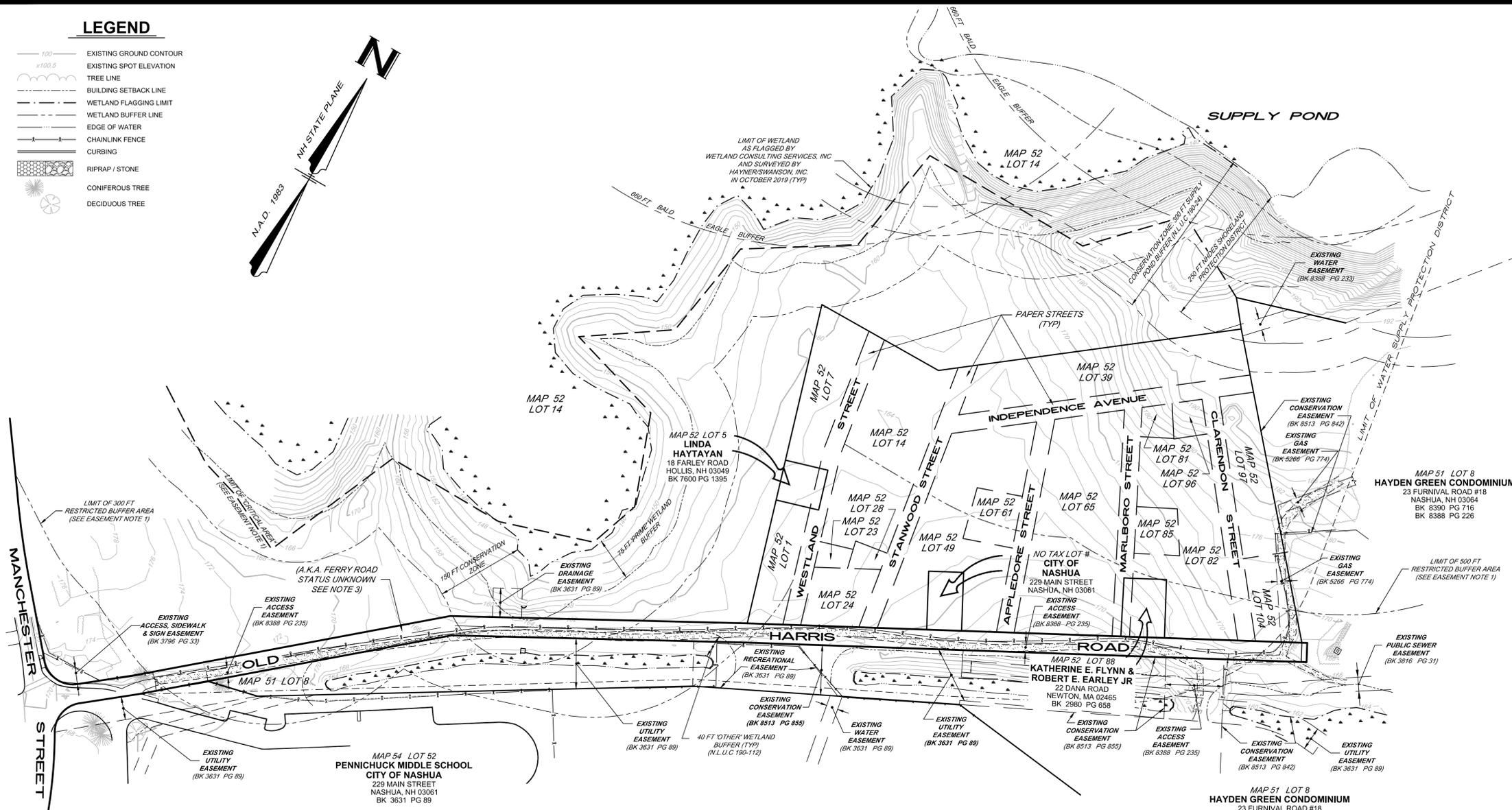
LEGEND

- EXISTING GROUND CONTOUR
- 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



NOTES:

- PRESENT ZONING: PER CITY ZONING ORDINANCE (NO ZONING REPORT PROVIDED TO THE SURVEYOR)
GENERAL DISTRICT: R-18 (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
- PURPOSE OF PLAN: TO SHOW A PROPOSED SOLAR ARRAY PROJECT TO BE CONSTRUCTED UPON THE SUBJECT SITE ALONG WITH ASSOCIATED CONSERVATION ZONE IMPACT AREAS.
- 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.
- INDEPENDENCE AVENUE AND WESTLAND, STANWOOD, APPELDRE, 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.
- 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)



DEED REFERENCE TABLE

TAX LOT No	GRANTEE ENTITY	H.C.R.D. PLAN 234 LOT No.	DEED BOOK / PAGE
1	PENNICHUCK WATER WORKS (LOT 1 MERGED BY 6375 / 315)	1	990 / 540
7	PENNICHUCK WATER WORKS (LOT 7 MERGED BY 6375 / 316)	2-4 7-9 10-13	1035 / 270 3878 / 159 1035 / 270
14	PENNICHUCK WATER WORKS (LOT 14 MERGED BY 6375 / 317)	14-21, 30, 32, 34, 36 22 29	1035 / 270 1032 / 148 1054 / 284
		31 & 33 35 37 & 38	1020 / 352 1090 / 149 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 (LOT 39 MERGED BY 6375 / 320)	39 40-44 45-48	1035 / 270 1051 / 412 1035 / 270
49	PENNICHUCK WATER WORKS (LOT 49 MERGED BY 6375 / 322)	49, 51, 53 & 54 50 & 52 55-58 59 & 62 63 & 64	1035 / 270 1054 / 284 990 / 540 1051 / 412 1090 / 149
61	PENNICHUCK WATER WORKS, INC.	61 & 62	9014 / 2177
65	PENNICHUCK WATER WORKS (LOT 65 MERGED BY 6375 / 324)	65 & 66, 77 & 78 67, 73 & 74 68, 70 & 71, 79 & 80	1035 / 270 971 / 149 1054 / 284
		69 72, 75 & 76 81	3961 / 96 990 / 540 8799 / 1156
81	PENNICHUCK WATER WORKS	81	8799 / 1156
82	PENNICHUCK WATER WORKS	82, 84, 95	1035 / 270
		83 87 89 & 90 91-94	3961 / 96 1054 / 284 990 / 540 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 (LOT 104 MERGED BY 6375 / 328)	104 & 105	990 / 540
118	PENNICHUCK WATER WORKS		8630 / 948 8521 / 432 3165 / 88 526 / 557 366 / 543

EASEMENTS, RIGHTS & RESTRICTIONS

- 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 SUPPLEMENTED BY BK 3574, PG 916, BK 3597, PG 473, BK 3631, PG 4, BK 5177, PG 794 AND BK 5647, PG 521
- THE PROPERTY IS SUBJECT TO THE GAS EASEMENT GRANTED TO ENERGY NORTH NATURAL GAS, INC. AS DESCRIBED IN BK 5266, PG 774.

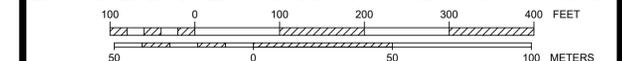
No.	DATE	REVISION	BY

**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



15 JUNE 2020

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



Old Harris Road Aerial

