

**ABUTTERS:**

LOT 83/SHEET 38  
145 TEMPLE STREET, LLC  
145 TEMPLE STREET  
NASHUA, NH 03080  
BK. 9159/Pg. 2121  
ACCT. NO. 8,900

LOT 90/SHEET 38  
18 COMMERCIAL ST. REALTY, LLC  
15 1/2 MAIN STREET  
NASHUA, NH 03080  
BK. 9028/Pg. 130  
ACCT. NO. 28,272

LOTS 85 & 86/SHEET 38  
LEO M. LORRAINE & LAVOIE  
193 EAST HOLLIS STREET  
NASHUA, NH 03080  
BK. 8408/Pg. 827  
ACCT. NO. 18,720

LOT 97/SHEET 38  
52 WEST HOLLIS STREET, LLC  
31 BRIDGE STREET  
NASHUA, NH 03080  
BK. 6018/Pg. 412  
ACCT. NO. 18,848

LOT 53/SHEET 38  
CITY OF NASHUA  
228 MAIN STREET  
NASHUA, NH 03080  
BK. 5942/Pg. 1804  
ACCT. NO. 15,858

LOT 29/SHEET 38  
JAMES & CATHERINE DECOLA  
NICHOLAS & CYNTHIA QUARATIELLO  
P.O. BOX 401  
NORTH READING, MA. 01864-1951  
BK. 3885/Pg. 549  
ACCT. NO. 23,874

LOT 85/SHEET 38  
PUBLIC SERVICE OF NH  
ATtn. SOUTHERN DIVISION MGR.  
P.O. BOX 330  
MANCHESTER, NH 03105  
BK. 1228/Pg. 345  
ACCT. NO. 40,036

LOT 59/SHEET 38  
2-4 SHEDS AVENUE REALTY, LLC  
309 MAIN STREET  
NASHUA, NH 03080  
BK. 9437/Pg. 2472  
ACCT. NO. 27,284

LOT 89/SHEET 38  
RICHARD A. DEBELLE  
131 TEMPLE STREET  
NASHUA, NH 03080  
BK. 8832/Pg. 2599  
ACCT. NO. 2,398

LOT 35/SHEET 39  
ZIBV PROPERTIES, LLC  
300 GAY STREET  
MANCHESTER, NH 03103  
BK. 9134/Pg. 820  
ACCT. NO. 7,842

LOT 82/SHEET 38  
CAPITOL SUPPLY ASSOCIATES  
6 STORRS STREET  
CONCORD, NH 03301-4937  
BK. 2389/Pg. 228  
ACCT. NO. 5,878

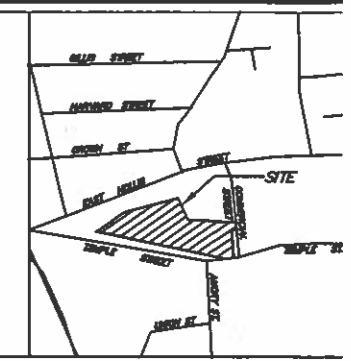
LOT 97/SHEET 38  
LOT 44/SHEET 37  
BOSTON & MAINE RAILROAD  
C/O GULFORD TRANSPORTATION  
IRON HORSE ROAD  
NORTH BELLERSH, MA. 01862  
ACCT. NO. 50800

MAYNARD & PAQUETTE ENGINEERING  
ASSOCIATES, LLC  
31 QUINCY STREET  
NASHUA, NH 03080

**PLAN REFERENCES**

1. SITE PLAN, 145 TEMPLE STREET, NASHUA, NH; FOR: G.V. MOORE LUMBER CO. & EMILE CHAGNON; BY: MAYNARD & PAQUETTE ENG. ASSOC., LLC; SCALE: 1"=40'  
DATED: NOVEMBER, 18, 2000. PLAN IS ON FILE AT THE CITY OF NASHUA PLANNING DEPT.

- STONE BOUND FOUND
- STONE BOUND TO BE SET
- IRON PIPE FOUND
- IRON PIPE TO BE SET
- ○ ○ ○ EXISTING STONE WALL
- DRILL HOLE (LABELLED)
- LIMIT OF BROOK
- LIMIT OF WETLANDS
- MINIMUM BUILDING SETBACK
- EXISTING PAVEMENT
- EXISTING BUILDING
- DRAINAGE / BROOK FLOW DIRECTION



**LEGEND**

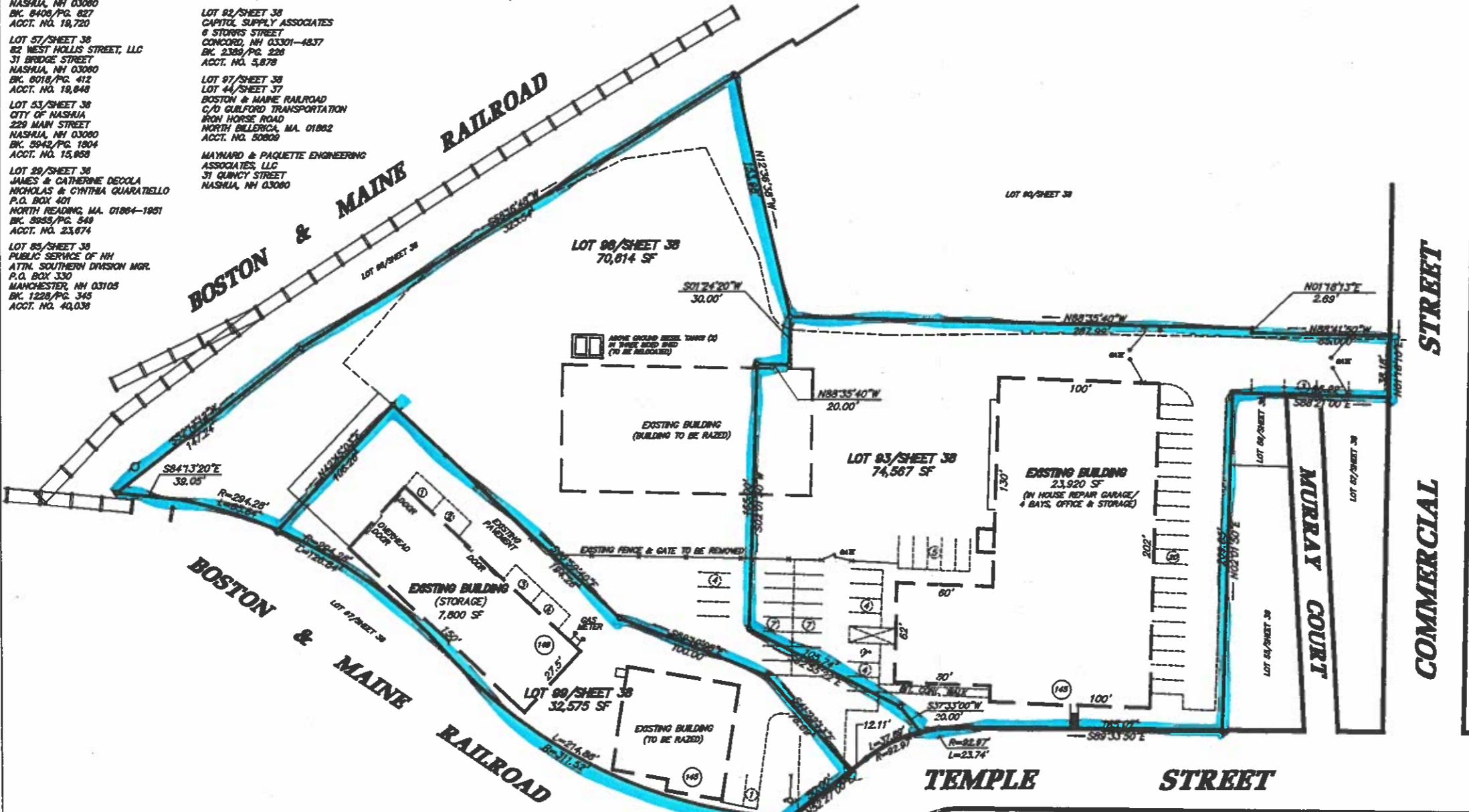
**VICINITY**

**NOTES**

1. PRESENT ZONING: "G"
2. TOTAL LOT AREA: 177,758 SF (4.08 AC)
3. EXISTING USE: GENERAL INDUSTRIAL & OFFICE
4. PROPOSED USE: OFFICE, STORAGE, ASPHALT MANUFACTURING & IN HOUSE REPAIR GARAGE (4 BAYS)
5. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE EXISTING LOT 83/SHEET 38 INTO 3 NEW LOTS.
6. AREAS OF EXCHANGE:
 

LOT	OLD AREA	NEW AREA	AREA OF EXCHANGE
83	177,758 SF	74,587 SF	-103,180 SF
88	0 SF	70,614 SF	+70,614 SF
89	0 SF	32,575 SF	+32,575 SF
177,758 SF			177,758 SF
7. DIMENSIONAL REQUIREMENTS:
 

"G" ZONE	LOT 83	LOT 88	LOT 89
MINIMUM LOT AREA - 5,000 SF	74,587 SF	70,614 SF	32,575 SF
FRONT YARD SETBACK - 10 FEET	13.3 FT.	10 FT. MIN.	187 FT.
SIDE YARD SETBACK - 10 FEET	12 FT.	10 FT. MIN.	5 FT. (PRE-EXISTING)
REAR YARD SETBACK - 15 FEET	34 FT.	15 FT. MIN.	107 FT.
EXIST. OPEN SPACE - 10% MIN.	30%	N/A	N/A
MIN. OPEN SPACE - 10% MIN.	12% PROP.	15% PROP.	12% PROP.
MIN. LOT WIDTH - 50 FEET	233.85 FT.	50.48 FT.	58.55 FT.
MIN. LOT FRONTAGE - 50 FEET	226.89 FT.	50.00 FT.	50.00 FT.
MIN. LOT DEPTH - 75 FEET	248 FT.	220 FT.	440 FT.
8. LOT IS SERVICED BY MUNICIPAL SEWER AND PENNACUCK WATER WORKS.
9. PLAN COMPLES WITH MINIMUM REQUIREMENTS.
10. THERE ARE NO WETLANDS ON THE SITE.
11. THE SITE IS LOCATED WITHIN ZONE X, OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAN, PER F.L.R.M. COMMUNITY MAP NUMBER 33011C0514C, EFFECTIVE DATE: 4/18/2011.



APPROVED BY THE CITY OF NASHUA  
PLANNING BOARD

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

I, THE UNDERSIGNED, DO HEREBY AGREE TO PERFORM ALL THE SITE IMPROVEMENTS SHOWN ON THIS PLAN AND AS CONDITIONED OR STIPULATED BY THE CITY OF NASHUA PLANNING DEPARTMENT.

*R. D. Filici* 12-22-2021  
GREENRIDGE LLC DATE

I CERTIFY THAT THIS PLAN WAS PREPARED FROM BOUNDARY INFORMATION SHOWN ON PLAN REFERENCES 1 AND A FIELD SURVEY LAST MADE ON THE GROUND IN NOVEMBER 2021 HAVING A MAXIMUM ERROR OF CLOSURE OF 1:10,000.

SUBDIVISION PLAN LOT 83/SHEET 38  
**145-149 TEMPLE STREET**  
NASHUA, NEW HAMPSHIRE

PREPARED FOR:  
APPLICANT: GREENRIDGE LLC  
145 TEMPLE STREET  
NASHUA, NH 03080  
PHONE NO.: 617-459-9775

OWNER:  
145 TEMPLE STREET, LLC  
145 TEMPLE STREET  
NASHUA, NH 03080  
PHONE NO.: 617-459-9775

SCALE: 1" = 40' DATE: DECEMBER 13, 2021

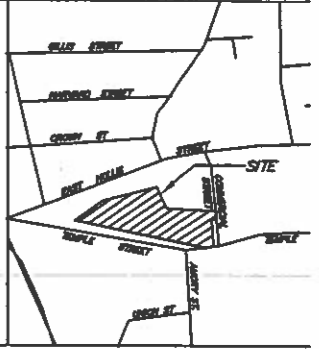
**MP** Maynard & Paquette Engineering Associates, LLC  
Consulting Engineers and Land Surveyors  
31 Quincy Street, Nashua, NH 03080  
Phone: (603)889-8433 Fax: (603)889-7227

KPM	APB	CHEGRO	APPROVED	BOOK & PAGE	REVISION	DATE	JOB NO.
							127

**PLAN REFERENCES**

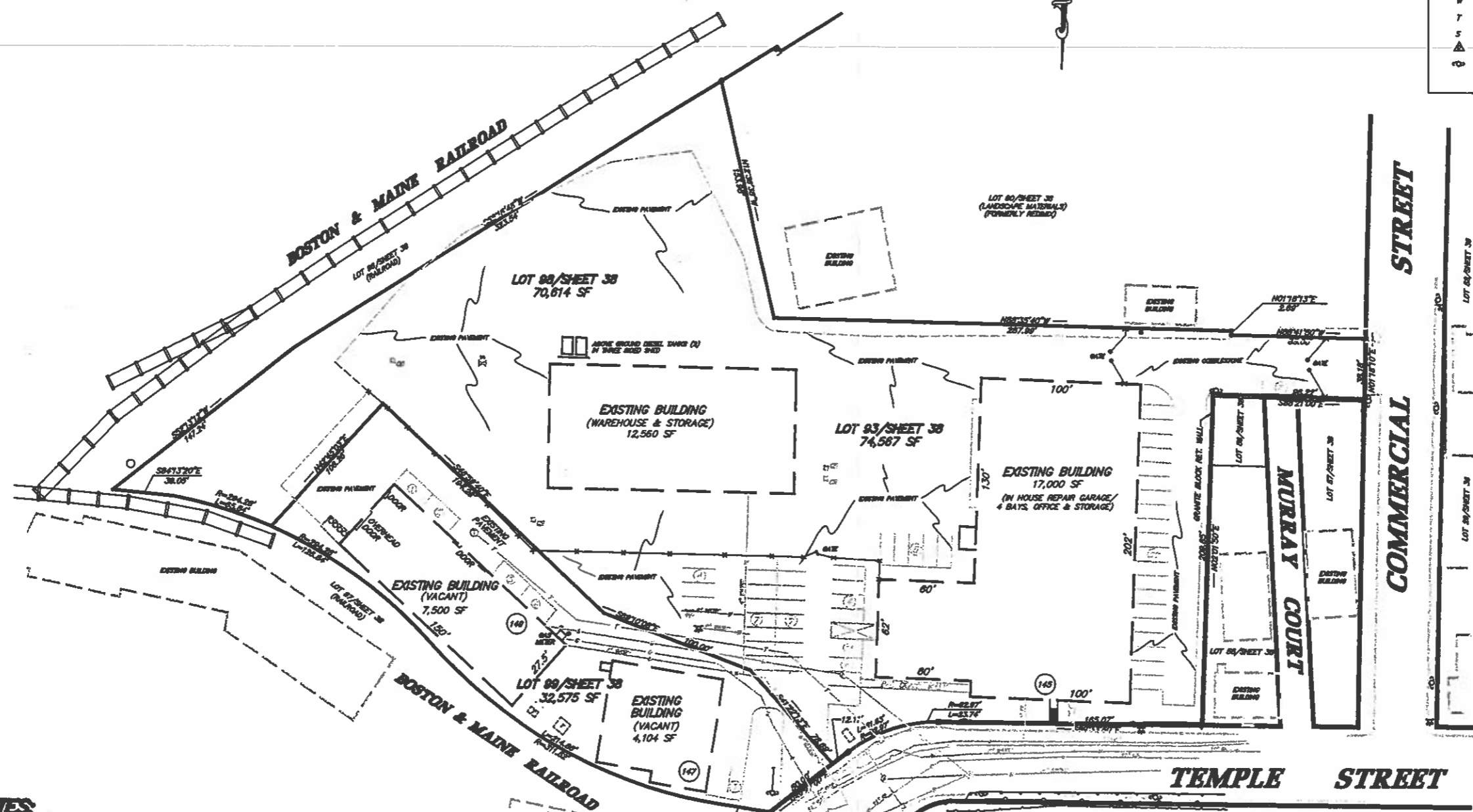
1. SITE PLAN, 145 TEMPLE STREET, NASHUA, NH; FOR: G.V. MOORE LUMBER CO. & EMILE CHAGNON; BY: MAYNARD & PAQUETTE ENG. ASSOC., LLC; SCALE: 1"=40'  
 DATED: NOVEMBER, 16, 2000, PLAN IS ON FILE AT THE CITY OF NASHUA PLANNING DEPT.

- STONE BOUND FOUND
- STONE BOUND TO BE SET
- IRON PIPE FOUND
- IRON PIPE TO BE SET
- MINIMUM BUILDING SETBACK
- - - EXISTING PAVEMENT
- - - EXISTING BUILDING
- G GAS
- W WATER
- T TELEPHONE
- S SEWER
- △ DRAIN MANHOLE
- U-POLE



**LEGEND**

**VICINITY**



**NOTES**

EXISTING CONDITIONS PLAN  
**145-149 TEMPLE STREET**  
 NASHUA, NEW HAMPSHIRE

PREPARED FOR:  
 APPLICANT: GREENRIDGE LLC  
 145 TEMPLE STREET  
 NASHUA, NH 03060

OWNER:  
 145 TEMPLE STREET, LLC  
 145 TEMPLE STREET  
 NASHUA, NH 03060

SCALE: 1" = 40' DATE: DECEMBER 13, 2021

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

I CERTIFY THAT THIS PLAN WAS PREPARED FROM BOUNDARY INFORMATION SHOWN ON PLAN REFERENCES 1 & 2 AND A FIELD SURVEY MADE ON THE GROUND IN NOVEMBER 2021 HAVING A MAXIMUM ERROR OF CLOSURE OF 1:10,000.

APPROVED BY THE CITY OF NASHUA  
 PLANNING BOARD

SECRETARY	DATE
CHAIRMAN	DATE

APB	BY
REVISIONS PER PLANNING DEPT. COMMENTS (1-15-2022)	
7	DATE
1	DATE

KPM	APB					D	12
DESIGN	DRAWN	CHECKED	APPROVED	BOOK & FILE	REVISION	SIZE	SHEET