



RESOLUTION

RELATIVE TO THE DISPOSITION OF A PORTION OF LAND ON SHADY LANE (SHEET B, LOT 3116)

CITY OF NASHUA

In the Year Two Thousand and Nine

RESOLVED by the Board of Aldermen of the City of Nashua that

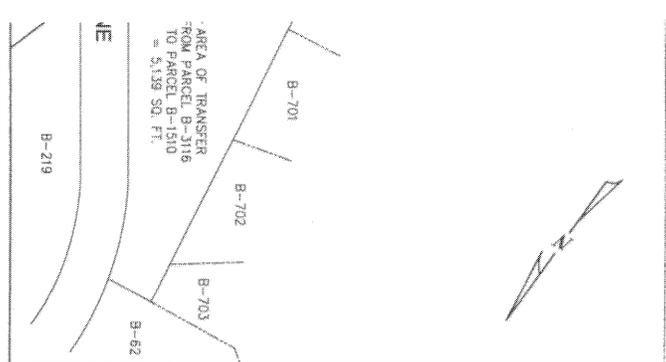
WHEREAS, the City of Nashua owns certain property located off Shady Lane (Sheet B, Lot 3116), which is a portion of the property deeded to the City by Marion S. Draper on May 24, 1957 as shown at Hillsborough County Registry of Deeds Book 1501, Page 352; and

WHEREAS, part of the property may or may not be part of an old city landfill; and

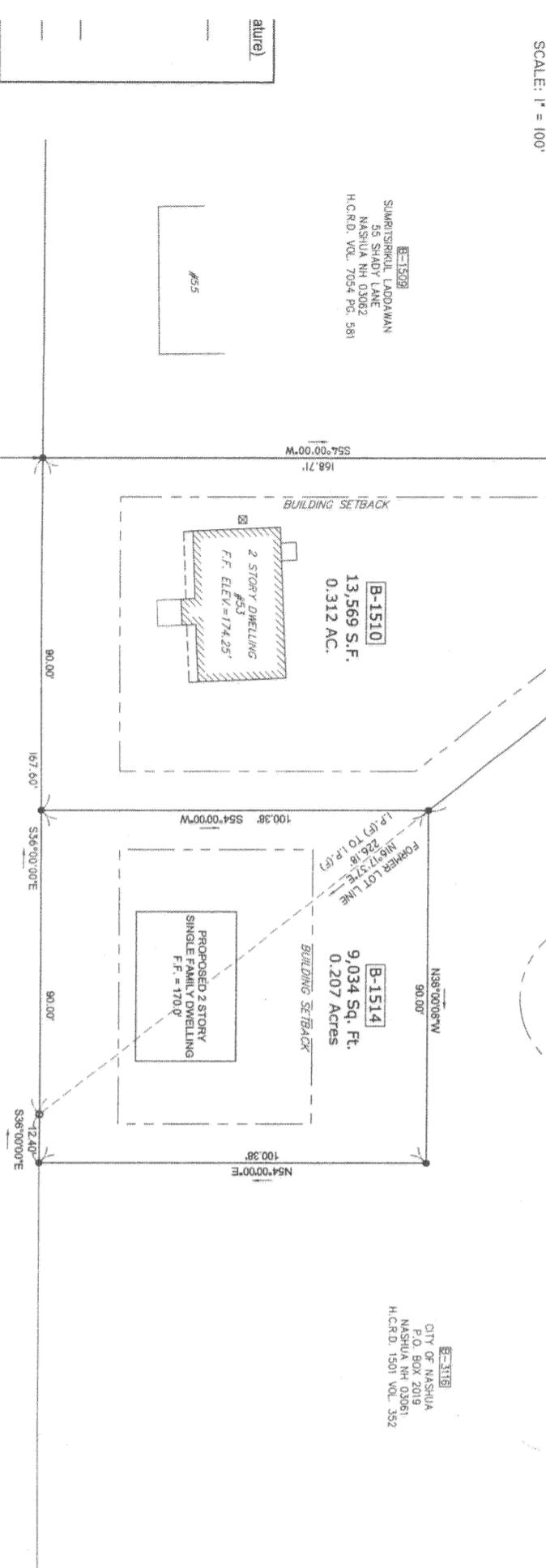
WHEREAS, abutters David A. Hughes and Cynthia M. Sofrin desire to purchase a portion of the property and use it in combination with land they currently own to build a new single-family home; and

WHEREAS, the Board of Aldermen has determined that a portion of the property should not be retained for public use;

NOW, THEREFORE, the Mayor is hereby authorized to execute all documents necessary for the conveyance of the city's interest in 5,139 square feet of Sheet B, Lot 3116 as shown on the attached plan to David A. Hughes and Cynthia M. Sofrin. The purchase price is \$10,000. Title will be transferred upon receipt of certified funds. The purchase and sale agreement will contain a provision to allow the purchasers to enter onto the city's property and, under certain conditions, perform environmental testing. Based on those testing results, either the city or the purchasers could terminate the purchase and sale agreement in their discretion, but in no event will the city be liable for any damages to the purchasers. The sale of the property would also be contingent upon the purchasers obtaining all necessary land use approvals.



SCALE: 1" = 100'



SHADY LANE

NOTES:

1. SUBJECT PARCEL: NASHUA TAX SHEET B LOT 1510
RECORD OWNER:
DAVID A. HUGHES AND CYNTHIA M. SOFRIN
DEED REFERENCE IS HCRD VOL. 8017 PG. 1159
2. CURRENT ZONING IS R9
MINIMUM LOT FRONTAGE 75'
MINIMUM LOT WIDTH: 90'
MINIMUM LOT AREA: 9,000 S.F.
MINIMUM BUILDING SETBACKS:
FRONT: 25'
SIDE: 10'
REAR: 30'
3. THE CURRENT ZONING IS R9
PARCEL B-1510 PROPOSED OPEN SPACE: 80%
PARCEL B-1514 PROPOSED OPEN SPACE: 80%
THE PROPOSED USE FOR NEW LOT 1514 IS RESIDENTIAL.
4. THE PURPOSE OF THIS PLAN IS TO RELOCATE THE LOT LINE BETWEEN PARCEL B-1510 & B-1516 AND SUBDIVIDE PARCEL B-1510 INTO 2 LOTS

LOT 1510	ORIGINAL AREA	17,464 S.F.
AREA OF TRANSFER FROM LOT 311E	+ 5,139 S.F.	
TOTAL AREA FOR LOT 1510 =	22,603 S.F. (PRE SUBDIVISION POST LOT LINE RELOCATION)	
POST SUBDIVISION		
LOT 1510	PROPOSED AREA	13,569 S.F. OR 0.312 AC
LOT 1514	PROPOSED AREA	9,034 S.F. OR 0.207 AC

5. BOUNDARY INFORMATION FOR THE SUBJECT PARCEL IS BASED ON DEEDS AND PLANS OF RECORD ALONG WITH THE RESULT OF AN ACCURATE ON THE GROUND SURVEY CONDUCTED BY THIS OFFICE. THIS PLAN MEETS THE MINIMUM PRECISION AND ACCURACY STANDARDS FOR SURVEY CLASSIFICATION "V" (URBAN) AS SHOWN IN TABLE 501.1 OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSES FOR LAND SURVEYORS.

6. MOULDER'S SHOWN HEREON ARE FOUND OR TO BE SET UNDER THE DIRECT SUPERVISION OF A LICENSED LAND SURVEYOR.

7. IT SHALL BE UNLAWFUL TO MODIFY, CHANGE, OR ALTER ANY STRUCTURE SHOWN ON THIS PLAN IN ANY WAY WHATSOEVER, OR CONVERT OR ALTER ANY STRUCTURE SHOWN ON THIS PLAN, OR CHANGE THE ABOVE USE INDICATED ON THE PLAN WITHOUT RECEIVING APPROVAL FROM THE CITY.

8. THE FOOTPRINT SHOWN FOR THE PROPOSED LOTS IS THE MAXIMUM SIZE AND SHAPE ALLOWABLE WITHOUT AUTHORIZATION FROM THE CITY AND THE ENGINEER OF RECORD FOR THE PLANS. THE INTENT IS FOR THE FUTURE HOMEOWNER TO BE ABLE TO PICK A BUILDING DESIGN THAT MAY VARY FROM WHAT IS SHOWN BUT REMAIN IN CONFORMANCE TO CURRENT ZONING REQUIREMENTS.

PLAN REFERENCES:

1. H.C.R.D. PLAN NO. 1886
2. H.C.R.D. PLAN NO. 2415
3. H.C.R.D. PLAN NO. 2889
3. H.C.R.D. PLAN NO. 4052
4. H.C.R.D. PLAN NO. 6800
5. H.C.R.D. PLAN NO. 9071
6. SEWER PLAN NO. SP-10810N FILE WITH THE CITY OF NASHUA ENGINEERING DEPT.

LOT LINE RELOCATION & SUBDIVISION PLAN

LEGISLATIVE YEAR 2009

RESOLUTION: R-09-206

PURPOSE: Relative to the disposition of a portion of land on Shady Lane (Sheet B, Lot 3116).

SPONSOR(S): Alderman Jeffrey T. Cox

**COMMITTEE
ASSIGNMENT:**

FISCAL NOTE: The disposition of this property will result in \$10,000.00 of general fund revenue.

ANALYSIS

This resolution authorizes the mayor to convey a portion of city-owned land on Shady Lane (Sheet B, Lot 3116). 5,139 square feet would be sold for \$10,000 to David A. Hughes and Cynthia M. Sofrin, who own abutting land (Sheet B, Lot 1510).

As the property may be part of an old city landfill, the purchase and sale agreement will contain a provision to allow the purchasers to enter onto the city's property and, under certain conditions, perform environmental testing. Based on those testing results, either the purchasers or the city could then terminate the purchase and sale agreement at their discretion, but in no event will the city be liable for any damages to the purchasers. The sale of the property would also be contingent upon the purchasers obtaining all necessary land use approvals.

Approved as to form:

Office of Corporation Counsel

By: Dowling Clarke

Date: June 9, 2009



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WHEREAS, part of the property may or may not be part of an old city landfill; and

WHEREAS, abutters David A. Hughes and Cynthia M. Sofrin desire to purchase a portion of the property and use it in combination with land they currently own to build a new single-family home; and

WHEREAS, the Board of Aldermen has determined that a portion of the property should not be retained for public use;

NOW, THEREFORE, the Mayor is hereby authorized to execute all documents necessary for the conveyance of the city's interest in 10,139 square feet of Sheet B, Lot 3116 as shown on the attached plan to David A. Hughes and Cynthia M. Sofrin. The purchase price is \$22,000. Title will be transferred upon receipt of certified funds. The purchase and sale agreement will contain a provision to allow the purchasers to enter onto the city's property and, under certain conditions, perform environmental testing. Based on those testing results, either the city or the purchasers could terminate the purchase and sale agreement in their discretion, but in no event will the city be liable for any damages to the purchasers. The sale of the property would also be contingent upon the purchasers obtaining all necessary land use approvals.



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WHEREAS, part of the property may or may not be part of an old city landfill; and

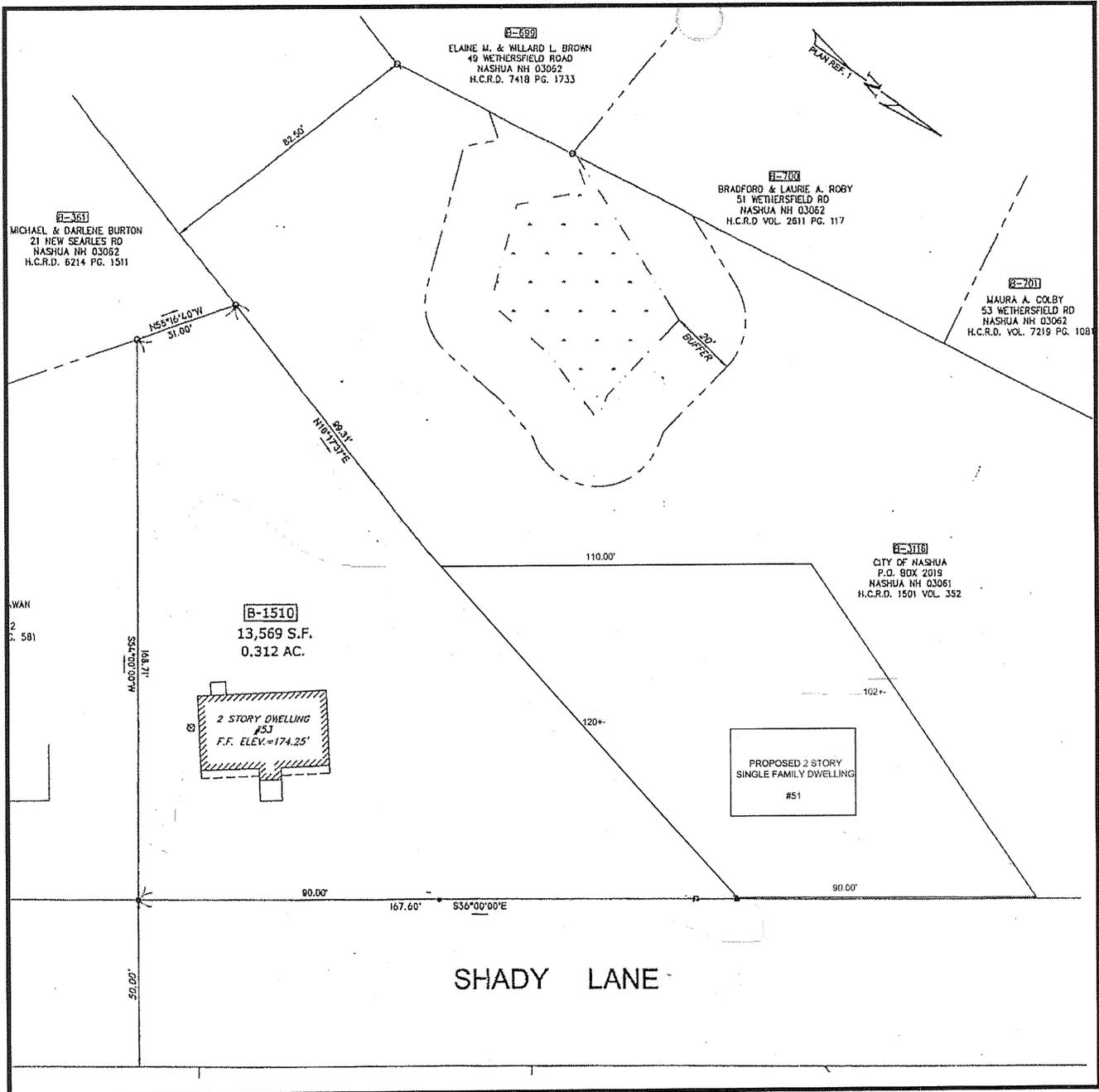
WHEREAS, Albert E. Hughes and Maryann Hughes desire to purchase the property and use it to build a new single-family home; and

WHEREAS, the Board of Aldermen has determined that a portion of the property should not be retained for public use;

NOW, THEREFORE, the Mayor is hereby authorized to execute all documents necessary for the conveyance of the city's interest in 10,139 square feet of Sheet B, Lot 3116 as shown on the attached plan to Albert E. Hughes and Maryann Hughes. The purchase price is not to exceed Twenty-Two Thousand dollars (\$22,000). The final purchase price for disposition of property to be determined by the Committee on Infrastructure. Title will be transferred upon receipt of certified funds. The purchase and sale agreement will contain a provision to allow the purchasers to enter onto the city's property and, under certain conditions, perform environmental testing. Based on those testing results, either the city or the purchasers could terminate the purchase and sale agreement in their discretion, but in no event will the city be liable for any damages to the purchasers. The sale of the property will be contingent upon the purchasers obtaining all necessary land use approvals, and subject to an agreement between the city, the state, and David A. Hughes, current owner of Lot B-1510.

Map of 51 Shady Lane Proposed New Lot

Concept Plan

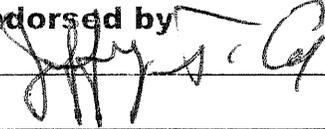


Note: Plan may not be drawn to scale.

RESOLUTION

R-09-206

**Relative to the disposition of a
portion of land on Shady Lane
(Sheet B, Lot 3116)**

Endorsed by 

COX

IN THE BOARD OF ALDERMEN

1ST READING JUNE 23, 2009

Referred to:

COMMITTEE ON INFRASTRUCTURE AND

NASHUA CITY PLANNING BOARD

2nd Reading SEPTEMBER 8, 2009

3rd Reading _____

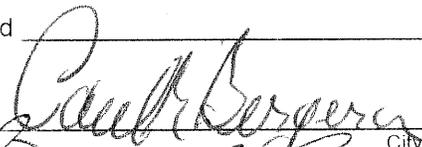
4th Reading _____

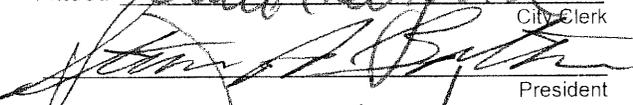
Other Action _____

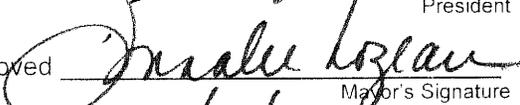
Passed SEPTEMBER 8, 2009

Indefinitely Postponed _____

Defeated _____

Attest:  _____
City Clerk

 _____
President

Approved:  _____
Mayor's Signature

9/15/09
Date

Vetoed: _____

Veto Sustained: _____

Veto Overridden: _____

Attest: _____
City Clerk

President