



ORDINANCE

AMENDING THE ZONING MAP BY REZONING 472 AMHERST STREET FROM AIRPORT INDUSTRIAL (AI) TO HIGHWAY BUSINESS (HB)

CITY OF NASHUA

In the Year Two Thousand and Sixteen

The City of Nashua ordains that Chapter 190 “Land Use”, Part 2 “Zoning Districts and Supplemental Use Regulations”, Article 2 “Generally”, Section 190-12 “Zoning map”, is hereby amended by changing the zoning designation of the following described parcel on Amherst Street from airport industrial (AI) to highway business (HB):

A certain parcel of land situated on the southwesterly side of Amherst Street, in the City of Nashua, County of Hillsborough, State of New Hampshire, and being more particularly described as follows:

Beginning at a point at the intersection of the centerline of said Amherst Street and the extension of the common property line between Map H, Lot 136 and Map H, Lot 651; thence

Southwesterly along the said extension of the common property line between Lot 136 and Lot 651 and continuing along said Lot 651, a total distance of 166 feet, more or less, to the southwesterly corner of Lot 651 at Map H, Lot 293; thence

Southwesterly along the said common property line between Lot 136 and Lot 293 a distance of 704 feet, more or less, to the southerly corner of Lot 136 at Map H, Lot 297; thence

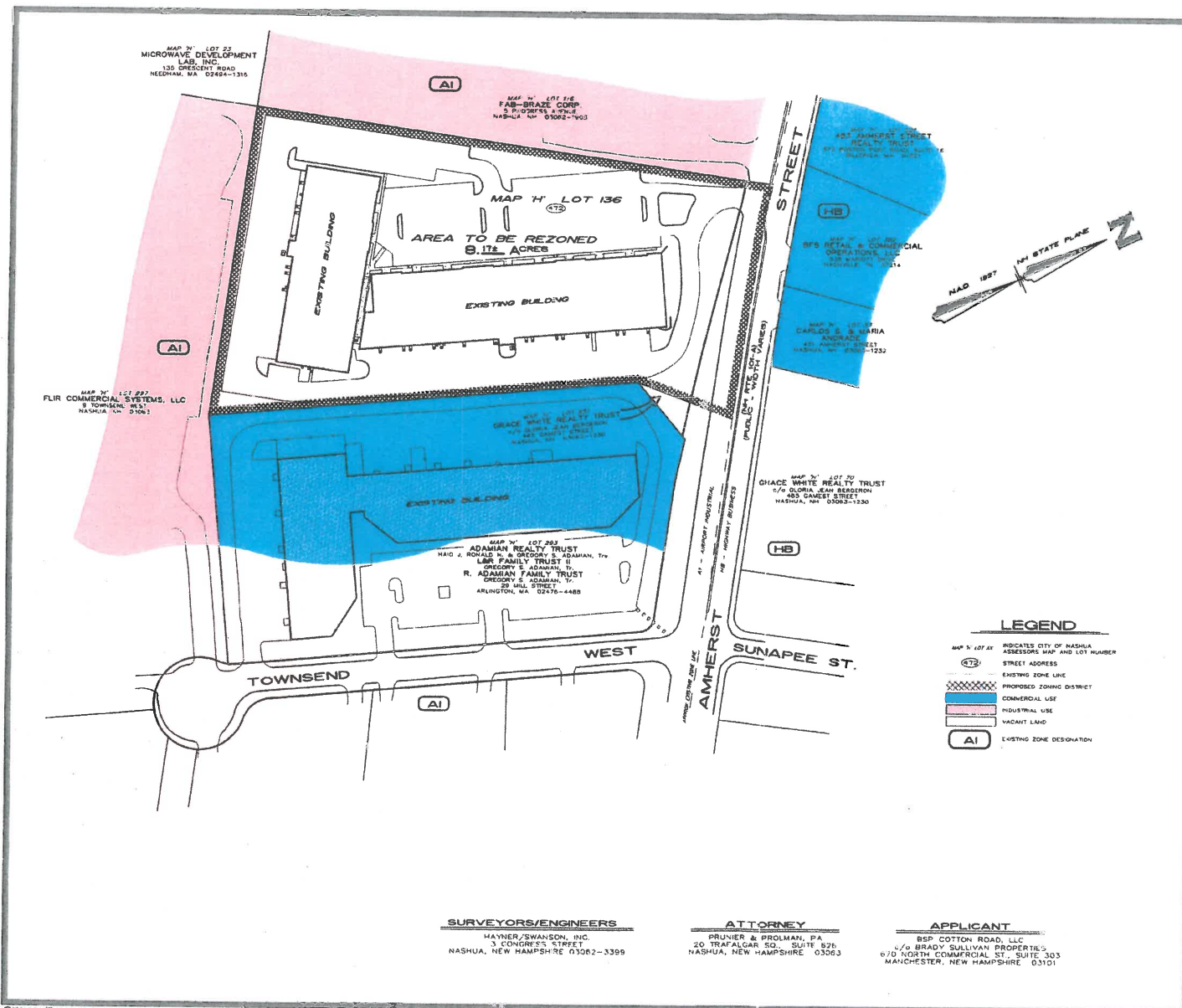
Northwesterly along said Lot 297, a distance of 510 feet, more or less, to the westerly corner of said Lot 136, being the northerly corner of said Lot 297 and the southerly corner of Map H, Lot 116; thence

Northeasterly along said Lot 116 and continuing on the extension of the common property line between said Lot 136 and Lot 116, a total distance of 854 feet, more or less, to the said centerline of Amherst Street; thence

Southeasterly along the said centerline of Amherst Street a distance of 392 feet, more or less, to the point of beginning.

All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

This legislation shall take effect upon passage.



MAP 24 LOT 23
MICROWAVE DEVELOPMENT
LAB, INC.
135 DREIGHT ROAD
NEEDHAM, MA 02464-1316

MAP 24 LOT 18
FAB-SHAZE CORP.
P.O. BOX 102
NASHUA, NH 03082-1903

MAP 14 LOT 136
AREA TO BE REZONED
0.172 ACRES

MAP 24 LOT 138
BSP COTTON ROAD, LLC
1075 PEARSON STREET
NASHUA, NH 03041

MAP 24 LOT 283
CARLOS & MARIA
KONIGSBERG
447 AMHERST STREET
NASHUA, NH 03041-1252

MAP 24 LOT 70
GRACE WHITE REALTY TRUST
c/o OLIVIA JEAN BERGERON
645 DANFORTH STREET
NASHUA, NH 03083-1230

MAP 24 LOT 283
ADAMIAN REALTY TRUST
MAD J. RONALD N. & GREGORY S. ADAMIAN, TR.
LARS FAMILY TRUST II
GREGORY S. ADAMIAN, TR.
R. ADAMIAN FAMILY TRUST
GREGORY S. ADAMIAN, TR.
25 HILL STREET
ARLINGTON, MA 02476-4488

MAP 24 LOT 287
FLIR COMMERCIAL SYSTEMS, LLC
8 TOWNSEND ST.
NASHUA, NH 03041

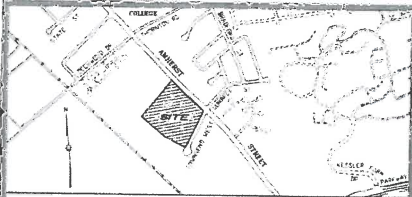
LEGEND

- MAP 24 LOT 287 INDICATES CITY OF NASHUA ASSESSORS MAP AND LOT NUMBER
- 472 STREET ADDRESS
- EXISTING ZONE LINE
- PROPOSED ZONING DISTRICT
- COMMERCIAL USE
- INDUSTRIAL USE
- VACANT LAND
- AI EXISTING ZONE DESIGNATION

SURVEYORS/ENGINEERS
HAYNER/SWANSON, INC.
3 CONGRESS STREET
NASHUA, NEW HAMPSHIRE 03082-3399

ATTORNEY
PRUNIER & PROLMAN, PA
20 TRAFALGAR RD., SUITE 826
NASHUA, NEW HAMPSHIRE 03083

APPLICANT
BSP COTTON ROAD, LLC
c/o BRADY SULLIVAN PROPERTY'S
670 NORTH COMMERCIAL ST., SUITE 303
MANCHESTER, NEW HAMPSHIRE 03101



VICINITY MAP

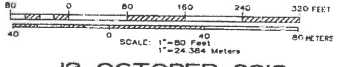
LEGAL DESCRIPTION

A CERTAIN PARCEL OF LAND SITUATED ON THE SOUTHWESTERNLY SIDE OF AMHERST STREET IN THE CITY OF NASHUA, COUNTY OF HILLSBOROUGH STATE OF NEW HAMPSHIRE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT AT THE INTERSECTION OF THE CENTERLINE OF SAID AMHERST STREET AND THE EXTENSION OF THE COMMON PROPERTY LINE BETWEEN MAP 14, LOT 136 AND MAP 14 LOT 681, THENCE
 SO 70 DEGREES 15 MINUTES ALONG THE SAID EXTENSION OF THE COMMON PROPERTY LINE BETWEEN LOT 136 AND LOT 681 AND CONTINUING ALONG SAID LOT 681, A TOTAL DISTANCE OF 196 FEET, MORE OR LESS, TO THE S.W. QUARTER CORNER OF LOT 681 AT MAP 14 LOT 293, THENCE
 SOUTHWESTERLY ALONG THE SAID COMMON PROPERTY LINE BETWEEN LOT 136 AND LOT 283 A DISTANCE OF 104 FEET, MORE OR LESS, TO THE SOUTHWESTERNLY CORNER OF LOT 136 AT MAP 14 LOT 287, THENCE
 NORTHWESTERLY ALONG SA 71 OF 287 A DISTANCE OF 210 FEET, MORE OR LESS, TO THE WESTERNLY CORNER OF SAID LOT 138, BEING THE NORTH-WESTLY CORNER OF SAID LOT 287 AND THE S.W. QUARTER CORNER OF MAP 14 LOT 116, THENCE
 NORTHWESTERLY ALONG SAID LOT 116 AND CONTINUING ON THE EXTENSION OF THE COMMON PROPERTY LINE BETWEEN SAID LOT 138 AND LOT 116, A TOTAL DISTANCE OF 854 FEET, MORE OR LESS, TO THE SAID CENTERLINE OF AMHERST STREET, THENCE
 SOUTHWESTERLY ALONG THE SAID CENTERLINE OF AMHERST STREET A DISTANCE OF 392 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

| NO. | DATE | REVISION AREA TO BE REZONED | BY |
|-----|----------|-----------------------------|----|
| 1 | 11/20/18 | REVISION AREA TO BE REZONED | BS |
| 2 | 11/20/18 | REVISION | BS |

REZONING PLAN
(MAP 14, LOTS 136, 283 & 681)
472 AMHERST STREET
NASHUA, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:
BSP COTTON ROAD, LLC
c/o BRADY SULLIVAN PROPERTY'S 670 NORTH COMMERCIAL ST., SUITE 303
MANCHESTER, NEW HAMPSHIRE 03101 (603) 622-6223



12 OCTOBER 2016

HKS Hayner/Swanson, Inc.

Civil Engineers/Land Surveyors
Three Congress Street, Nashua, New Hampshire 03082-3301
Tel: 603-622-3027 Fax: 603-622-5017
www.haynerswanson.com

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| FIELD BOOK | DRAWING NAME: 4245153 | 4245 BSP | 1 OF 1 |
| DRAWING LOCATION: C:\3\30\4245153.DWG | | | |

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LEGISLATIVE YEAR 2016

ORDINANCE: AMENDED O-16-025

PURPOSE: Amending the zoning map by rezoning 472 Amherst Street from airport industrial (AI) to highway business (HB)

ENDORSERS: Alderman Richard A. Dowd

**COMMITTEE
ASSIGNMENT:**

FISCAL NOTE: None.

ANALYSIS

This ordinance changes the zoning from airport industrial (AI) to highway business (HB) for 472 Amherst Street. A map showing the location of the parcel is attached.

State statute (RSA 675:2) and NRO Section 190-132 require a public hearing and referral to the city planning board. The public hearing is conducted by the aldermanic planning and economic development committee with notice published in a newspaper of general circulation and posted in two public places at least ten calendar days prior to the date of the hearing. (Notice period does not include the day notice is posted or the day of the public hearing. RSA 675:7, I.) A favorable vote of two-thirds of all the members of the board of aldermen present and voting would be required if a protest petition is filed pursuant to RSA 675:5.

Approved as form: Office of Corporation Counsel

By: _____

Date: _____