



City of Nashua

Planning Department

229 Main Street

Nashua, New Hampshire 03061-2019

Planning & Zoning 589-3090

Fax 589-3119

WEB www.nashuanh.gov

APPLICATION FOR REZONING

I/We the undersigned, being owner/owners of real estate at _____
in the City of Nashua, listed as lot/lots No. _____ on the Assessor's sheet/sheets
request that the Board of Alderman in accordance with the Nashua revised Ordinance, Section
190-276 A(4) Rezoning Application: Amend the requirements of the Zoning Ordinance follows:

From: _____ To: _____

For: _____ Acres: _____

For the following proposed uses:

I also hereby authorize the Nashua Board of Aldermen and the Planning Board, its staff and/or
agents to enter on and inspect the property proposed for action by this application.

(Please Print or Type Below)

Owner's Name: _____

Applicant's Name: _____

Signature: _____

Signature: _____

Address: _____

Address: _____

Phone No.: _____

Phone No.: _____

Email: _____

Email: _____

Date: _____

Date: _____

**Agents and/or option holders, lessees must supply written authorization to petition on behalf
of owner/owners.

Acceptance of this application and inclusion of the application on either the Planning Board or
Board of Aldermen agenda does not infer that all requirements for rezoning have been satisfied.

I do hereby affirm that to the best of my knowledge and belief all information supplied with this
application is true and accurate and that I am the owner of the property involved in the requested
rezoning.

Date: _____

Signature: _____

For Office Use Only:

Date Received _____

Fee Paid \$ _____ Check # _____

Application Received by _____

Rezoning Submission and Review Standards

Section 190-276. Rezoning applications

Every request for rezoning shall include to following documents and maps:

- A. Legal description of the area for which rezoning is required.
- B. A map illustrating the proposed new zoning boundaries, together with the existing zoning boundaries relevant to the case, which shall include property lines. If the lot, parcel or tract is located in Nashua and another jurisdiction; include a description of the zoning classification, existing uses, and permitted uses of all abutting property in both jurisdictions.
- C. A map illustrating the existing uses of land within the proposed new zoning area, together with the existing uses of land (residential, commercial, industrial, agricultural, undeveloped) adjacent to the proposed new zoning area and extending sufficiently distant from it to include at least the land in the immediate vicinity deemed to be affected by the change. The map shall portray principal topographic features such as watercourses, hills and unusual conditions, shall portray principal man-made features such as highways and power lines, shall indicate property lines and identify major public or private establishments, and the various land uses shall be represented in a color code with yellow for residential use, blue for commercial use, purple for industrial use, brown for agricultural use, green for parks and institutional use, and no coloring for vacant undeveloped land. This map may be combined with the map required by Subsection B above, if feasible.
- D. On the same map as Subsection C foregoing, or on a separate map, if required for clarity, shall be depicted the proposed pattern of general development, including the new uses, and the proposed general pattern for the subdivision of land, if any.
- E. The name of the person, firm or corporation requesting the zoning change shall be submitted, together with address and telephone number. The name, address and telephone number of the attorney, engineer, or other professional person representing the person, firm or corporation shall be included on the application if any such persons are employed in the preparation of the application.
- F. The person, firm, or corporation requesting the zoning change shall submit a statement setting forth the reasons for seeking the zoning change.
- G. All maps required by this subsection shall include a North arrow, scale, legend, the name of the person, firm or corporation requesting the zoning change and a signature representing the sponsor, and the date of the submission to the Board of Aldermen.
- H. Maps of sparsely settled land or acreage may be prepared at a scale of no more the 200 feet to one inch. Maps of intensively developed areas may be prepared at a scale of no more than 100 feet to one inch.

Section 190-277. Rezoning and site plan application combined.

- A. The applicant shall pay the rezoning, site plan, and subdivision fees as provided in Section 190-267, plus an additional \$900 to cover administrative costs associated with the procedure. The Planning Board may also require the payment of such fees to reimburse the City for the cost of any special studies or engineering analysis of plans and/or documents provided by the applicants as may be reasonably required.

B. The applicant is required to submit the following information:

- (1) All the requirements as specified in Section 190-276. Amendment; petition for rezoning
- (2) A detailed traffic analysis acceptable to the Administrative Officer and the City's Traffic Engineer;
- (3) A listing of all proposed uses;
- (4) A written statement on substantial compliance with the City's Master (Comprehensive) Plan;
- (5) Written statement(s) providing evidence that there are adequate City or public services such as, but not limited to , sanitary sewer, water, storm drainage, and other utilities;
- (6) A written analysis on the impact on the public school system;
- (7) A written statement, maps, photographs, and other evidence demonstrating compatibility of the proposed rezoning and proposed uses with adjacent and surrounding zoning districts and existing uses;
- (8) A fiscal impact study showing the effects of the rezoning on the City; and
- (9) Any other study, analysis, report or document or maps as requested by the Administrative Officer.

C. Site plan submission and review standards. The applicant shall submit the following:

- (1) Evidence showing compliance with all the requirements as specified in Section 190-146, as well as those set forth generally in RSA 674:43 and 674:44. Negative impacts are grounds for disapproval of the site plan.
- (2) A written statement to accompany the site plan must contain the following information.
 - (a) An explanation of the character of the site plan and the manner in which it has been planned to ensure a quality and attractive development.
 - (b) A statement of proposed financing.
 - (c) A statement of the present ownership of all land included within the site plan; and
 - (d) The development schedule, including the following information:
 - [1] The approximate date on which construction of the project will begin;
 - [2] The stages in which the project will be built, if applicable.
 - [3] The approximate date when the construction of each stage will begin;
 - [4] The interim uses and treatment of areas awaiting development at a later stage;
 - [5] The approximate dates when the development of each of the stages in the development will be completed; and
 - [6] The areas and location of common open space that will be provided at each stage of development.

- (3) Elevations of all four sides of all proposed structures and improvements, except single-family detached dwellings and their accessory buildings on lots over 6,000 square feet in area. Typical elevations may be submitted in lieu of one for each site for single-family and duplex dwellings. The plans shall include type and style of wall finish, type of shingles, stairs and architectural appendages, and other design features of the structures. Plans for all structures with two or more floors, except single-family and duplex units, shall show the floor elevations in relation to adjacent grade.
- (4) Agreements, provisions, or covenants which govern the use, maintenance and continued protection of the site plan and may of its common areas.
- (5) A detailed landscape plan.
- (6) A drainage plan to include the location and size of any drainage structure, the direction of flow, the areas drained by such structures and any other information which is necessary to determine the drainage requirements for the site plan.
- (7) A detailed off-street parking (for all types of vehicles, including bicycles) and loading plan.
- (8) A circulation plan showing the proposed movements of vehicles, goods, cyclists and pedestrians within the site plan, and off site to an from existing private or public streets. This plan shall indicate any special engineering features and traffic regulation devices needed to facilitate or ensure the safety of the circulation pattern proposed.
- (9) Any other study, analysis, report or document or maps as requested by the Administrative Officer.

D. Subdivision application requirements. If a subdivision is required to be submitted with the rezoning and site plan, the applicant shall conform to all applicable provisions of Article XVI. Subdivision Procedures, of this chapter, as well as the requirements of RSA 674:35 and 674:36 et seq.