

1. Planning Board Regular Meeting Agenda (PDF)

Documents:

[20200109 NCPB AGENDA.PDF](#)

2. 20200109 NCPB Case Packets

Documents:

[20200109 28 CONCORD STREET CUP STAFF REPORT.PDF](#)
[20200109 28 CONCORD ST CONDITIONAL USE PERMIT.PDF](#)
[20200109 28 CONCORD STREET SITE PLAN STAFF REPORT.PDF](#)
[20200109 28 CONCORD ST SITE PLAN.PDF](#)



City of Nashua
Planning Department
229 Main Street
Nashua, New Hampshire 03061-2019

Planning & Zoning 589-3090
Fax 589-3119
WEB www.nashuanh.gov

December 26, 2019

AGENDA

To: NCPB Members

From: Planning Staff

Re: Regular Meeting and Public Hearing, January 9, 2020

A regular meeting of the Nashua City Planning Board will be held on Thursday, at 7:00 p.m. in the City Hall Auditorium, 3rd floor, 229 Main Street. The Planning Staff will be available at 6:30 PM to answer any questions the Board or Public might have concerning the following proposed agenda.

- A. Call to Order
- B. Roll Call
- C. Approval of Minutes December 5, 2019
- D. Communications
- E. Report of Chairman, Committee, & Liaison
- F. Executive Session

OLD BUSINESS – CONDITIONAL / SPECIAL USE PERMITS

None

OLD BUSINESS - SUBDIVISION PLANS

None

OLD BUSINESS – SITE PLANS

None

NEW BUSINESS – CONDITIONAL / SPECIAL USE PERMITS

1. Bridges Domestic & Sexual Violence Support Services, Inc. (Owner) - Application and acceptance of proposed Conditional Use Permit to allow for social assistance. Property is located at 28 Concord Street. Sheet 67 - Lot 10. Zoned "RB" Urban Residence. Ward 3.

NEW BUSINESS – SUBDIVISION PLANS

None

NEW BUSINESS – SITE PLANS

2. Bridges Domestic & Sexual Violence Support Services, Inc. (Owner) - Application and acceptance of proposed site plan amendment to NR2011 to show the conversion of the existing garage into a conference room, and a building connector expansion and associated site improvements. Property is located at 28 Concord Street. Sheet 67 - Lot 10. Zoned "RB" Urban Residence. Ward 3.
3. John J. Flatley Company (Owner) - Application and acceptance of proposed site plan to construct a 255,272 square foot Research & Development facility. Property is located at 100-300 Innovative Way. Sheet A - Lot 798. Zoned "PI" Park Industrial and "RC" Urban Residence. Ward 8. **(Postponed to the May 21, 2020 meeting)**

OTHER BUSINESS

1. Review of tentative agenda to determine proposals of regional impact.

DISCUSSION ITEM

None

NONPUBLIC SESSION

The Planning Board will need to make a motion to enter into a Nonpublic Session under RSA 91-A:3, II (e) for consideration or negotiation of pending claims or litigation which has been threatened in writing or filed against the public body.

NEXT MEETING

February 6, 2020

ADJOURN

WORKSHOP

ACCOMMODATIONS FOR THE SENSORY IMPAIRED

**"SUITABLE ACCOMMODATIONS FOR THE SENSORY IMPAIRED
WILL BE PROVIDED UPON ADEQUATE ADVANCE NOTICE."**

CONDUCT AT PLANNING BOARD MEETING

When the meeting is called to order, the only talking allowed in the Auditorium will be remarks addressed to the Chairman. Except for the original presentation of the subject or application, each person speaking for or against shall be limited to five (5) minutes until all have been given an opportunity to be heard, at which time each person may be allowed additional time if deemed necessary by the Board or the Chairman. When you are recognized by the Chairman, proceed to the podium, using the microphone, state your name and address and then make your comments. Courtesy is shown when you reserve your comments for the proper time.

PLEASE BE COURTEOUS

By Order of the Chair

NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Linda McGhee, Deputy Planning Manager
FOR: January 9, 2020
RE: **New Business #1 - Conditional Use Permit**

Owner: Bridges Domestic & Sexual Violence Support Services, Inc.
Proposal: Conditional Use Permit to expand a social assistance use of the site
Location: 28 Concord Street
Total Site Area: 0.401 acres (17,481 sf)
Existing Zoning: RB-Urban Residence and Historic Overlay District
Surrounding Uses: Residential

II. Background Information:

The property was formerly owned by the American Red Cross since March, 1941. In 2001 the Zoning Board of Adjustment granted a special exception to expand a nonconforming use to construct a 30' x 32' detached garage. In 2002 the Planning Board approved a site plan with the condition that the garage cannot be used for any other use other than storage. Most recently, on September 23, 2019, the Historic District Commission approved a connection between the buildings.

III. Project Description:

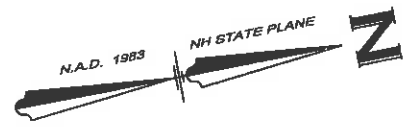
The proposed use for this site is for offices for Bridges Domestic and Sexual Violence Support Services. Bridges use falls under Use #253 in the Land Use Code: social assistance, welfare and charitable services that do not offer accommodations or residential services. The use is only permitted conditionally in the RB Zone. There are nine approval criteria for a conditional use permit found in NRO § 190-133(F). The applicant addresses the criteria in the attached letter.

City Staff reviewed the plans; there are no outstanding issues.

IV. Staff Recommendations and Findings:

The Planning Board should make a determination that the plan meets, or does not meet, the requirements outlined in the Site Plan NRO Section 190-133(F). The Board should review these prior to making a motion. If the Planning Board chooses to disapprove the plan, they should state specific reasons. If the Planning Board chooses to approve this plan, the staff recommends the following stipulation be made part of that approval:

None



MAP 67 LOT 61
THE DONALD M PEPPARD, M.D.
 REVOCABLE TRUST OF 1998
 DONALD M. PEPPARD, M.D., TR.
 7 MANCHESTER STREET
 NASHUA, NH 03084-2100
 BK 7851 PG 2504
 ZONE: R-8
 USE: RESIDENTIAL

MAP 67 LOT 67
LATVIS REVOCABLE TRUST
 AGREEMENT OF MARCH 2, 2015
 JOHN W. AND MAIDA M. LATVIS, TR.
 17 CHESTER STREET
 NASHUA, NH 03084-2812
 BK 6782 PG 2945
 ZONE: R-8
 USE: RESIDENTIAL

MAP 67 LOT 64
MKL 2010 REVOCABLE TRUST
 MAIDA K. LATVIS, TR.
 0 MANCHESTER STREET
 NASHUA, NH 03084
 BK 6782 PG 2947
 ZONE: R-8
 USE: RESIDENTIAL

MAP 67 LOT 11
A. DAVID PIERCE
 13 MANCHESTER STREET
 NASHUA, NH 03084-2100
 BK 6220 PG 1995
 ZONE: R-8
 USE: RESIDENTIAL

MAP 67 LOT 9
SALVI ENTERPRISE LLC
 P.O. BOX 919
 NASHUA, NH 03081
 BK 7789 PG 920
 ZONE: R-8
 USE: RESIDENTIAL

MAP 44 LOT 48
THE PAUL OTIS HOUSE
 CONDOMINIUM ASSOCIATION
 c/o HEDI NIPPE, PRESIDENT
 31 DANFORTH SQUARE
 WEARE, NH 03280
 BK 7023 PG 2952
 ZONE: R-8
 USE: RESIDENTIAL

MAP 44 LOT 35
PATRICIA M. THURBER 1998
 REVOCABLE TRUST
 PATRICIA M. THURBER, TR.
 619055 COURT
 NASHUA, NH 03084-1998
 BK 5785 PG 1347
 ZONE: R-8
 USE: RESIDENTIAL

MAP 44 LOT 39
LATVIS REVOCABLE TRUST
 AGREEMENT OF MARCH 2, 2015
 JOHN W. AND MAIDA M. LATVIS, TR.
 17 CHESTER STREET
 NASHUA, NH 03084-2812
 BK 6732 PG 2942
 ZONE: R-8
 USE: RESIDENTIAL

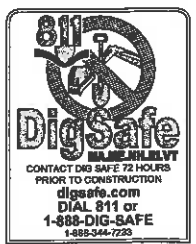
ZONING NOTE 4
 THE ZONING BUILDING SETBACKS DEPICTED ON THIS PLAN ARE THOSE WE HAVE INTERPRETED FROM THE LATEST ZONING ORDINANCE OF THE MUNICIPALITY AND, AS SUCH, ARE ONLY OPINIONS EXPRESSED BY HAYNES/SWANSON, INC. THE FINAL INTERPRETATION OF THE ORDINANCE CAN ONLY BE MADE BY THE APPROPRIATE ZONING AUTHORITY. SINCE BUILDING ORIENTATION, PROPOSED USES, AND OTHER FACTORS CAN AFFECT THE SETBACKS, PRIOR TO ANY DEVELOPMENT OF THIS PROPERTY, THE BUILDER/OWNER MUST CONSULT WITH THE TOWNSHIP TO INSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.

THE UNDERSIGNED DOES HEREBY AGREE TO PERFORM ALL OF THE SITE IMPROVEMENTS AS SHOWN ON THIS PLAN AND AS CONDITIONED OR STIPULATED BY THE NASHUA CITY PLANNING BOARD. ALL REQUIRED SITE IMPROVEMENTS MUST BE COMPLETED OR GUARANTEED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

Danny Caporaso 12/3/19
 FOR BRIDGES DOMESTIC & SEXUAL VIOLENCE SUPPORT SERVICES, INC. DATE

APPROVED
NASHUA CITY PLANNING BOARD

CHAIRMAN _____ DATE _____

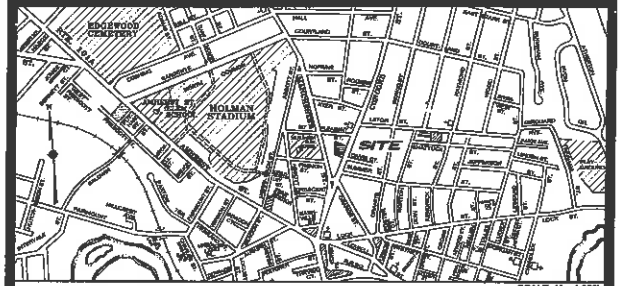


NOTES - CONT'D:

- PRIOR TO ANY WORK BEING CONDUCTED, A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD WITH THE PLANNING STAFF AND THE OTHER CITY DEPARTMENTS AS NECESSARY TO REVIEW WORK PROPOSED.
- PRIOR TO A BUILDING PERMIT BEING ISSUED, BONDING FOR ALL PUBLIC IMPROVEMENTS, IF ANY, SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEERING DEPARTMENT AND CORPORATION COUNSEL.
- PRIOR TO A BUILDING PERMIT BEING ISSUED, DOCUMENTS PERTAINING TO THE STORMWATER OPERATION AND MAINTENANCE PLAN SHALL BE RECORDED.
- FUTURE BUILDING CONSTRUCTION SHALL INCORPORATE FOUNDATION DRAINAGE SYSTEMS EXCEPT WHERE AN INVESTIGATION ESTABLISHES THAT SPECIFIC BUILDING SITES ARE LOCATED IN WELL DRAINED SOILS AND THAT SUCH SYSTEMS ARE NOT REQUIRED. DRAINS SHALL NOT OUTLET OR FLOW OVERLAND ONTO A CITY STREET.
- STREET RESTORATION, IF ANY, SHALL BE IN ACCORDANCE WITH NRO SECTION 205-13.
- IT SHALL BE UNLAWFUL TO MODIFY, CHANGE, OR ALTER ANY STRUCTURE SHOWN ON THIS SITE PLAN IN ANYWAY WHATSOEVER, OR CONVERT OR ALTER ANY STRUCTURE SHOWN ON THIS SITE PLAN, OR CHANGE THE ABOVE USE INDICATED ON THE PLAN WITHOUT RECEIVING APPROVAL FROM THE CITY OF NASHUA PLANNING BOARD.
- ALL SIGNAGE, INCLUDING STREET NAME SIGNS, SHALL CONFORM TO THE APPLICABLE CITY OF NASHUA REGULATIONS WITH ALL PERMITS SECURED PRIOR TO INSTALLATION.
- THIS SITE IS NOT LOCATED WITHIN THE WATER SUPPLY PROTECTION DISTRICT.
- THERE ARE NO NEW STREET LIGHTS PROPOSED WITH THIS PLAN.
- THERE IS NO LANDSCAPING PROPOSED WITH THIS PLAN.
- HOURS OF OPERATION:
 MONDAY - FRIDAY 8:30 AM TO 4:30 PM
 * INCLUDES A 24-HOUR SUPPORT LINE
- PRESENT OWNER OF RECORD:
MAP 67, LOT 9
 BRIDGES DOMESTIC & SEXUAL VIOLENCE SUPPORT SERVICES, INC.
 33 EAST PEARL STREET
 NASHUA, NH 03080
 BK. 0165, PG. 1747

LEGEND

- EXISTING GROUND CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED GRADE
- +100.0 PROPOSED SPOT GRADE
- CATCH BASIN
- SANITARY SEWER & MANHOLE
- WATER MAIN & HYDRANT
- WATER MAIN & GATE VALVE
- GAS LINE & GATE VALVE
- UTILITY POLE WITH GUY SUPPORT
- STREET LIGHT
- OVERHEAD ELECTRIC & TELEPHONE
- UNDERGROUND ELECTRIC & MANHOLES
- SIGN
- TREE LINE
- FSB FIELD STONE BOUND
- SB STONE BOUND
- BUILDING SETBACK LINE
- FENCE
- CHAINLINK FENCE
- CURBING
- HANDICAP PARKING SPACE
- PAVEMENT SAWCUT
- REINFORCED CONCRETE
- PROPOSED FULL-DEPTH PAVEMENT
- PROPOSED PAVEMENT OVERLAY
- RETAINING WALL
- DECIDUOUS TREE



PLAN REFERENCES:

- SITE PLAN (LOT 10, MAP 67), 28 CONCORD STREET, NASHUA, NEW HAMPSHIRE, PREPARED FOR BRIDGES DOMESTIC & SEXUAL VIOLENCE SUPPORT SERVICES, INC., SCALE: 1"=20', DATED: 28 NOVEMBER 2019, REVISED 04/20/20, AND PREPARED BY THIS OFFICE.
- SITE PLAN, MANCHESTER AND CONCORD STREET, NASHUA, NEW HAMPSHIRE, PREPARED FOR KEVIN SULLIVAN & ALAN JEFFERY, SCALE: 1"=10', DATED: 22 AUGUST 1977, AND PREPARED BY ALLAN H. SWANSON, INC.

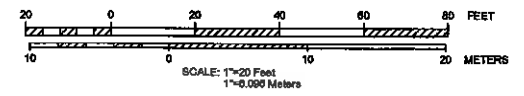
NOTES:

- TOTAL SITE AREA: 0.401 ACRES (17,491 SF)
- PRESENT ZONING: **RB**; B-URBAN RESIDENCE (HISTORICAL OVERLAY DISTRICT)
 MINIMUM LOT REQUIREMENTS:
 -AREA 6,000 SF
 -FRONTAGE 80 FT
 -WIDTH 80 FT
 -DEPTH 80 FT
 MINIMUM BUILDING SETBACK REQUIREMENTS:
 -FRONT YARD 10 FT
 -SIDE YARD 7 FT
 -REAR YARD 20 FT
 -MAX. BUILDING HEIGHT 35 FT
 -MAX. STOREYS 2 1/2
 ON SEPTEMBER 23, 2019, THE CITY OF NASHUA HISTORIC DISTRICT COMMISSION APPROVED AN APPLICATION TO MAKE EXTERIOR AND INTERIOR RESTORATIONS TO THE EXISTING 2-1/2 STORY STRUCTURE AND THE EXISTING GARAGE/CARRIAGE HOUSE.
 ON OCTOBER 23, 2001, THE NASHUA ZONING BOARD OF ADJUSTMENT GRANTED A SPECIAL EXCEPTION TO EXPAND A NON-CONFORMING USE TO CONSTRUCT A 30 FT x 32 FT DETACHED GARAGE.
- LOT NUMBERS REFER TO THE CITY OF NASHUA ASSESSORS MAP 67.
- SITE IS SERVICED BY MUNICIPAL SEWER AND WATER BY PENNICHUCK WATER WORKS, NATURAL GAS, OVERHEAD TELEPHONE AND OVERHEAD AND UNDERGROUND ELECTRIC.
- PURPOSE OF PLAN:
 A. TO GRANT A CONDITIONAL USE PERMIT TO EXPAND A SOCIAL ASSISTANCE USE OF THE SITE. THE USE OF THIS SITE FALLS UNDER USE #228 OF THE NASHUA LAND USE CODE: SOCIAL ASSISTANCE, WELFARE AND CHARITABLE SERVICES THAT DO NOT OFFER ACCOMMODATIONS OR RESIDENTIAL SERVICES, NOT OTHERWISE LIMITED.
 B. TO AMEND PLAN No. NS-2011 TO SHOW THE CONVERSION OF THE EXISTING GARAGE INTO A CONFERENCE ROOM, A BUILDING CONNECTOR ADDITION, AND ASSOCIATED SITE IMPROVEMENTS.
- PARKING:
 REQUIRED: 25 SPACES
 MINIMUM: 1 SPACE/300 SF x 7,818 SF = 25 SPACES
 MAXIMUM: 1 SPACE/25 SF x 7,618 SF = 61 SPACES
 PROVIDED: (INCLUDES 1 HANDICAP SPACE) = 7 SPACES
 * STREET PARKING IS AVAILABLE ON CONCORD STREET. APPLICANT ALSO HAS ACCESS TO THREE (3) ADDITIONAL SPACES AT ANOTHER SITE IN CLOSE PROXIMITY.
- OPEN SPACE:
 REQUIRED: 35%
 PROVIDED: 44.17%
- THE PARCEL IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" AS DETERMINED FROM THE FLOOD INSURANCE RATE MAP (FIRM), CITY OF NASHUA, NEW HAMPSHIRE, COMMUNITY No. 330097, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 3301100514E, EFFECTIVE DATE: APRIL 18, 2011.
- NO WETLANDS OR ASSOCIATED BUFFERS AFFECTING THE PROPERTY WERE OBSERVED DURING PLAN PREPARATION.
- THE APPLICANT SHALL SUBMIT AN ELECTRONIC FILE OF THE SITE PLAN (PLOT) PRIOR TO A BUILDING PERMIT BEING ISSUED OF THE PLAN.

No.	DATE	REVISION	BY
1	12/18/19	ADDRESS TECHNICAL REVIEW COMMITTEE COMMENTS	SJA

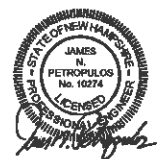
MASTER SITE PLAN
 (MAP 67, LOT 10)
28 CONCORD STREET
 NASHUA, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:
BRIDGES DOMESTIC & SEXUAL VIOLENCE SUPPORT SERVICES, INC.
 33 EAST PEARL STREET NASHUA, NEW HAMPSHIRE 03080 (603) 889-0855



18 NOVEMBER 2019

H/S/I Haynes/Swanson, Inc.
 Civil Engineers/Land Surveyors
 3 Courton Street Nashua, NH 03083 (603) 883-2057
 131 Middlesex Turnpike Burlington, MA 01803 (781) 203-1501
 www.hispaer.com



NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Linda McGhee, Deputy Planning Manager
FOR: January 9, 2020
RE: **New Business #2 - Site Plan**

I. Project Statistics:

Owner: Bridges Domestic & Sexual Violence Support Services, Inc.
Proposal: Amendment to NR2011 to show conversion of garage into a conference center
Location: 28 Concord Street
Total Site Area: 0.401 acres (17,481 sf)
Existing Zoning: RB-Urban Residence and Historic Overlay District
Surrounding Uses: Residential

II. Background Information:

The property was formerly owned by the American Red Cross since March, 1941. In 2001 the Zoning Board of Adjustment granted a special exception to expand a nonconforming use to construct a 30' x 32' detached garage. In 2002 the Planning Board approved a site plan with the condition that the garage cannot be used for any other use other than storage. Most recently, on September 23, 2019, the Historic District Commission approved a connection between the buildings.

III. Project Description:

Bridges proposes to connect the existing 2 ½ story building to the garage that was built in the early 2000's. They will also be renovating the interior and exterior of the garage in order to convert the interior space to a conference room and bathroom, add an exterior patio to the garage and add an ADA compliant ramp for handicapped access to the rear of the main building. No new lighting or landscaping is being proposed.

One waiver is being requested for minimum number of parking spaces; 7 spaces are being provided where 25 spaces are required.

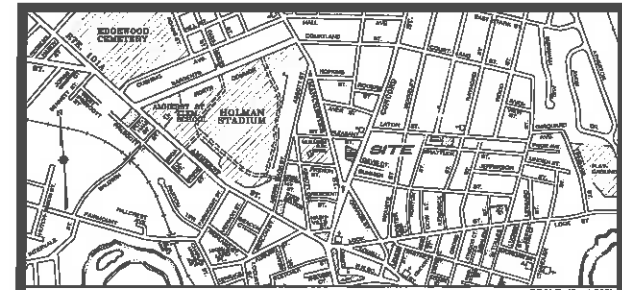
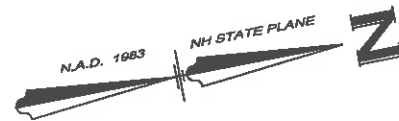
The applicant's engineer submitted a stormwater runoff letter (see attached). While there is an increase of impervious surfaces, the improvements create a "clean" rainwater runoff when compared to stormwater coming off of paved parking spaces. The small increase of "clean" impervious surfaces will have no adverse impact to the downstream condition created by this project.

City staff reviewed the plans; there are no outstanding comments.

Staff Recommendations and Findings:

The Planning Board should make a determination that the plan meets, or does not meet, the requirements outlined in the Site Plan NRO § 190-146(D). The Board should review these prior to making a motion. If the Planning Board chooses to disapprove the plan, specific reasons should be given. If the Planning Board chooses to approve this plan, staff recommends the following stipulations be made part of that approval:

1. The request for a waiver of NRO § 190-198, which requires minimum parking standards for the site, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.
2. Prior to the Chair signing the plan, minor drafting corrections will be made to the plan.
3. Prior to the Chair signing the plan, all conditions from the Planning Board approval letter will be added to the cover page of the final mylar and paper copies submitted to the City.
4. Any work within the right-of-way shall require a financial guarantee.



VICINITY MAP SCALE: 1" = 1,000'

PLAN REFERENCES:

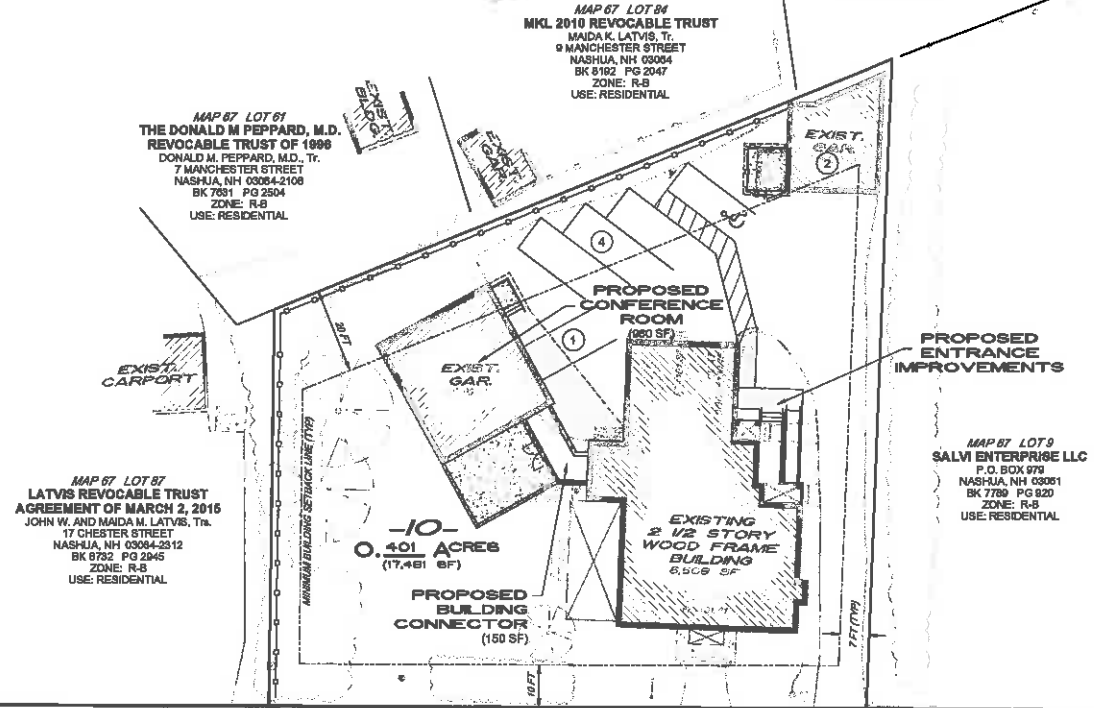
- SITE PLAN (LOT 10, MAP 67), 28 CONCORD STREET, NASHUA, NEW HAMPSHIRE, PREPARED FOR/RECORD OWNER: AMERICAN NATIONAL RED CROSS, SCALE: 1"=20', DATED: 28 NOVEMBER 2001, REVISED 04/05/02, AND PREPARED BY THIS OFFICE.
- SITE PLAN, MANCHESTER AND CONCORD STREET, NASHUA, NEW HAMPSHIRE, PREPARED FOR: KEVIN SULLIVAN & ALAN JEFFERY, SCALE: 1"=10', DATED: 22 AUGUST 1977, AND PREPARED BY ALLAN H. SWANSON, INC.

NOTES:

- TOTAL SITE AREA: 0.401 ACRES (17,481 SF)
- PRESENT ZONING: **R-8**; B-URBAN RESIDENCE (HISTORICAL OVERLAY DISTRICT)
MINIMUM LOT REQUIREMENTS:
-AREA: 6,000 SF
-FRONTAGE: 60 FT
-WIDTH: 60 FT
-DEPTH: 60 FT
MINIMUM BUILDING SETBACK REQUIREMENTS:
-FRONT YARD: 10 FT
-SIDE YARD: 7 FT
-REAR YARD: 20 FT
-MAX. BUILDING HEIGHT: 35 FT
-MAX. STORIES: 2 1/2
ON SEPTEMBER 28, 2019, THE CITY OF NASHUA HISTORIC DISTRICT COMMISSION APPROVED AN APPLICATION TO MAKE EXTERIOR AND INTERIOR RENOVATIONS TO THE EXISTING 2-1/2 STORY STRUCTURE AND THE EXISTING GARAGE/CARRIAGE HOUSE.
ON OCTOBER 23, 2001, THE NASHUA ZONING BOARD OF ADJUSTMENT GRANTED A SPECIAL EXCEPTION TO EXPAND A NON-CONFORMING USE TO CONSTRUCT A 30 FT x 32 FT DETACHED GARAGE.
- LOT NUMBERS REFER TO THE CITY OF NASHUA ASSESSORS MAP 67.
- SITE IS SERVED BY MUNICIPAL SEWER AND WATER BY PENNICK/CLACK WATER WORKS, NATURAL GAS, OVERHEAD TELEPHONE AND OVERHEAD AND UNDERGROUND ELECTRIC.
- PURPOSE OF PLAN:
A. TO GRANT A CONDITIONAL USE PERMIT TO EXPAND A SOCIAL ASSISTANCE USE OF THE SITE. THE USE OF THIS SITE FALLS UNDER USE 925S OF THE NASHUA LAND USE CODE: SOCIAL ASSISTANCE, WELFARE AND CHARITABLE SERVICES THAT DO NOT OFFER ACCOMMODATIONS OR RESIDENTIAL SERVICES, NOT OTHERWISE LISTED.
B. TO AMEND PLAN No. 18-2011 TO SHOW THE CONVERSION OF THE EXISTING GARAGE INTO A CONFERENCE ROOM, A BUILDING CONNECTOR ADDITION, AND ASSOCIATED SITE IMPROVEMENTS.
- PARKING:
REQUIRED:
-MINIMUM: 1 SPACE@600 SF x 7,616 SF = 25 SPACES
-MAXIMUM: 1 SPACE@26 SF x 7,616 SF = 61 SPACES
PROVIDED: (INCLUDES 1 HANDICAP SPACE) = 7 SPACES
* STREET PARKING IS AVAILABLE ON CONCORD STREET. APPLICANT ALSO HAS ACCESS TO THREE (3) ADDITIONAL SPACES AT ANOTHER SITE IN CLOSE PROXIMITY.
- OPEN SPACE:
REQUIRED: 25 %
PROVIDED: 44.17 %
- THE PARCEL IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" AS DETERMINED FROM THE FLOOD INSURANCE RATE MAP (FIRM), CITY OF NASHUA, NEW HAMPSHIRE, COMMUNITY No. 330097, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 3301100514E, EFFECTIVE DATE: APRIL 18, 2011.
- NO WETLANDS OR ASSOCIATED BUFFERS AFFECTING THE PROPERTY WERE OBSERVED DURING PLAN PREPARATION.
- THE APPLICANT SHALL SUBMIT AN ELECTRONIC FILE OF THE SITE PLAN (PLOT) PRIOR TO A BUILDING PERMIT BEING ISSUED OF THE PLAN.

NOTES - CONT'D:

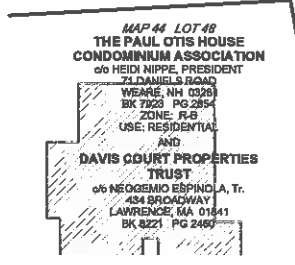
- PRIOR TO ANY WORK BEING CONDUCTED, A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD WITH THE PLANNING STAFF AND THE OTHER CITY DEPARTMENTS AS NECESSARY TO REVIEW WORK PROPOSED.
- PRIOR TO A BUILDING PERMIT BEING ISSUED, BONDING FOR ALL PUBLIC IMPROVEMENTS, IF ANY, SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEERING DEPARTMENT AND CORPORATION COUNSEL.
- PRIOR TO A BUILDING PERMIT BEING ISSUED, DOCUMENTS PERTAINING TO THE STORMWATER OPERATION AND MAINTENANCE PLAN SHALL BE RECORDED.
- FUTURE BUILDING CONSTRUCTION SHALL INCORPORATE FOUNDATION DRAINAGE SYSTEMS EXCEPT WHERE AN INVESTIGATION ESTABLISHES THAT SPECIFIC BUILDING SITES ARE LOCATED IN WELL DRAINED SOILS AND THAT SUCH SYSTEMS ARE NOT REQUIRED. DRAINS SHALL NOT OUTLET OR FLOW OVERLAND ONTO A CITY STREET.
- STREET RESTORATION, IF ANY, SHALL BE IN ACCORDANCE WITH NRO SECTION 285-13.
- IT SHALL BE UNLAWFUL TO MODIFY, CHANGE, OR ALTER ANY STRUCTURE SHOWN ON THIS SITE PLAN IN ANYWAY WHATSOEVER, OR CONVERT OR ALTER ANY STRUCTURE SHOWN ON THIS SITE PLAN, OR CHANGE THE ABOVE USE INDICATED ON THE PLAN WITHOUT RECEIVING APPROVAL FROM THE CITY OF NASHUA PLANNING BOARD.
- ALL SIGNAGE, INCLUDING STREET NAME SIGNS, SHALL CONFORM TO THE APPLICABLE CITY OF NASHUA REGULATIONS WITH ALL PERMITS SECURED PRIOR TO INSTALLATION.
- THIS SITE IS NOT LOCATED WITHIN THE WATER SUPPLY PROTECTION DISTRICT.
- THERE ARE NO NEW STREET LIGHTS PROPOSED WITH THIS PLAN.
- THERE IS NO LANDSCAPING PROPOSED WITH THIS PLAN.
- HOURS OF OPERATION:
MONDAY - FRIDAY 8:30 AM TO 4:30 PM
* INCLUDES A 24-HOUR SUPPORT LINE
- PRESENT OWNER OF RECORD:
MAP 67, LOT 10
BRIDGES DOMESTIC & SEXUAL VIOLENCE SUPPORT SERVICES, INC.
33 EAST PEARL STREET
NASHUA, NH 03060
BK 9165, PG. 1747



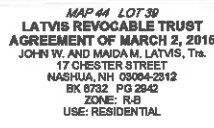
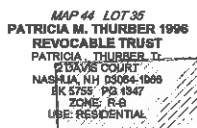
CONCORD STREET

LEGEND

- EXISTING GROUND CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED GRADE
- PROPOSED SPOT GRADE
- CATCH BASIN
- SANITARY SEWER & MANHOLE
- WATER MAIN & HYDRANT
- WATER MAIN & GATE VALVE
- GAS LINE & GATE VALVE
- UTILITY POLE WITH GUY SUPPORT
- STREET LIGHT
- OVERHEAD ELECTRIC & TELEPHONE
- UNDERGROUND ELECTRIC & MANHOLES
- BIOM
- TREE LINE
- FIELD STONE COUND
- STONE BOUND
- BUILDING SETBACK LINE
- FENCE
- CHAIN LINK FENCE
- HANDICAP PARKING SPACE
- PAVEMENT SAWCUT
- REINFORCED CONCRETE
- PROPOSED FULL-DEPTH PAVEMENT
- PROPOSED PAVEMENT OVERLAY
- RETAINING WALL
- DECIDUOUS TREE



DAVIS COURT



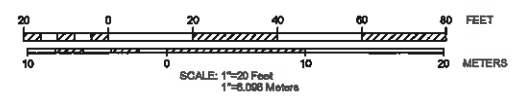
ZONING NOTE 4
THE ZONING BUILDING SETBACKS DEPICTED ON THIS PLAN ARE THOSE WE HAVE INTERPRETED FROM THE LATEST ZONING ORDINANCE OF THE MUNICIPALITY AND, AS SUCH, ARE ONLY OPINIONS EXPRESSED BY HAYNER/SWANSON, INC. THE FINAL INTERPRETATION OF THE ORDINANCE CAN ONLY BE MADE BY THE APPROPRIATE ZONING AUTHORITY. SINCE BUILDING ORIENTATION, PROPOSED USES, AND OTHER FACTORS CAN AFFECT THE SETBACKS, PRIOR TO ANY DEVELOPMENT OF THIS PROPERTY, THE BUILDER/OWNER MUST CONSULT WITH THE TOWN/CITY TO INSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.

THE UNDERSIGNED DOES HEREBY AGREE TO PERFORM ALL OF THE SITE IMPROVEMENTS AS SHOWN ON THIS PLAN AND AS CONDITIONED OR STIPULATED BY THE NASHUA CITY PLANNING BOARD. ALL REQUIRED SITE IMPROVEMENTS MUST BE COMPLETED OR GUARANTEED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
Diana Colomaris 11/13/19
FOR BRIDGES DOMESTIC & SEXUAL VIOLENCE SUPPORT SERVICES, INC. DATE



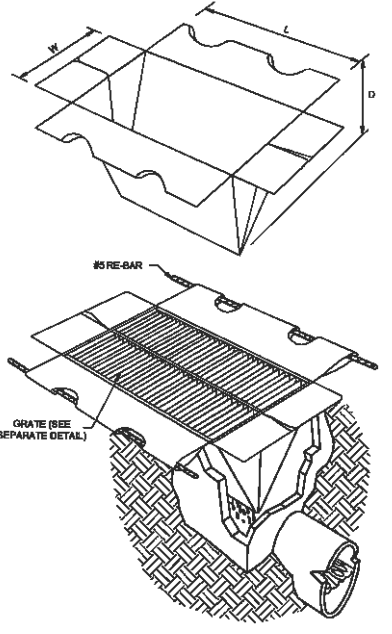
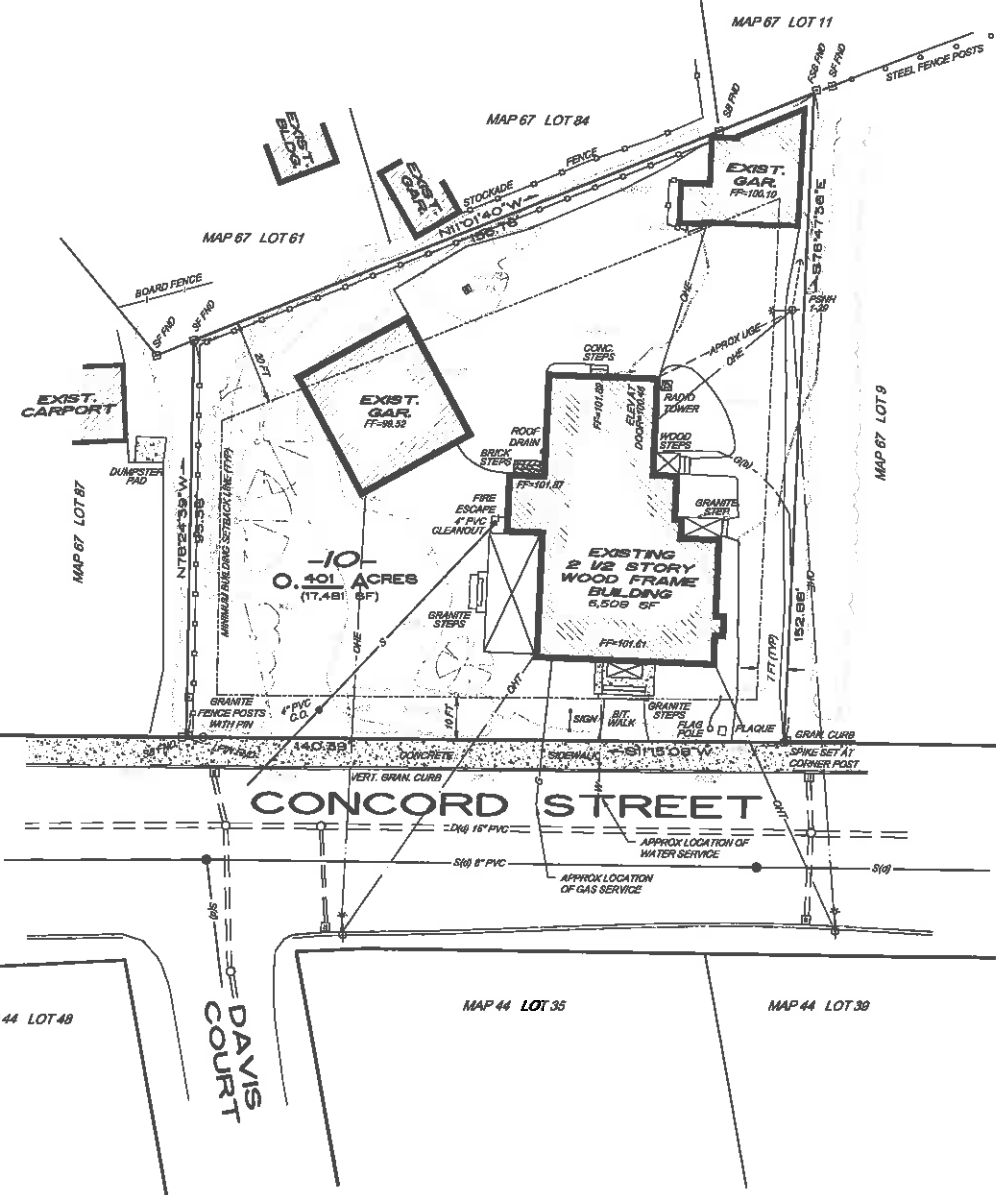
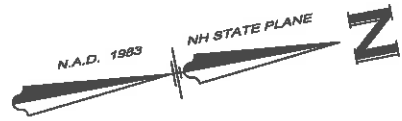
MASTER SITE PLAN (MAP 67, LOT 10)
28 CONCORD STREET
NASHUA, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:
BRIDGES DOMESTIC & SEXUAL VIOLENCE SUPPORT SERVICES, INC.
33 EAST PEARL STREET NASHUA, NEW HAMPSHIRE 03060 (603) 889-0858

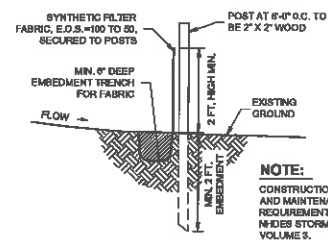


18 NOVEMBER 2019





SILTSAK® DETAIL
NOT TO SCALE



SILT FENCE DETAIL
NOT TO SCALE

SILTSAK® NOTES:

- THE SILTSAK® SHALL BE MANUFACTURED FROM WOVEN POLYPROPYLENE AND SEWN BY A DOUBLE NEEDLE MACHINE, USING A HIGH STRENGTH NYLON THREAD.
- THE SILTSAK® SEAMS SHALL HAVE A CERTIFIED AVERAGE WIDE WIDTH STRENGTH PER ASTM D-4884 STANDARDS AS FOLLOWS:

SILTSAK® STYLE	TEST METHOD	TEST RESULT
REGULAR FLOW	ASTM D-4884	185.0 LBS/IN
H-FLOW	ASTM D-4884	114.8 LBS/IN
- THE SILTSAK® WILL BE MANUFACTURED TO FIT THE OPENING OF THE CATCH BASIN OR DROP INLET. THE SILTSAK® WILL HAVE THE FOLLOWING FEATURES: TWO DUMP STRAPS ATTACHED AT THE BOTTOM TO FACILITATE THE EMPTYING OF THE SILTSAK®; THE SILTSAK® SHALL HAVE LIFTING LOOPS AS AN INTEGRAL PART OF THE SYSTEM TO BE USED TO LIFT THE SILTSAK® FROM THE BASIN; THE SILTSAK® SHALL HAVE A RESTRAINT CORD APPROXIMATELY HALFWAY UP THE BACK TO KEEP THE SIDES AWAY FROM THE CATCH BASIN WALLS; THIS YELLOW CORD IS ALSO A VISIBLE MEANS OF INDICATING WHEN THE SACK SHOULD BE EMPTIED, CLEANED, AND PLACED BACK INTO THE BASIN.
- THE GEOTEXTILE FABRIC SHALL BE WOVEN POLYPROPYLENE FABRIC WITH THE FOLLOWING PROPERTIES:

PROPERTY	TEST METHOD	TEST RESULT
GRAB TENSILE	ASTM D-4832	800 LBS
GRAB ELONGATION	ASTM D-4831	20%
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3783	800 PSI
TRAPEZOID TEAR	ASTM D-4559	120 LBS
UV RESISTANCE	ASTM D-4355	50%
APPARENT OPENING	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/FT2
PERMITTIVITY	ASTM D-4491	0.55 SEC

PROPERTY	TEST METHOD	TEST RESULT
GRAB TENSILE	ASTM D-4832	285 LBS
GRAB ELONGATION	ASTM D-4832	20%
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4559	45 LBS
UV RESISTANCE	ASTM D-4355	90%
APPARENT OPENING	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/FT2
PERMITTIVITY	ASTM D-4491	1.5 SEC

SURVEY NOTES:

- THE EXISTING TOPOGRAPHY, AS SHOWN ON THE PLANS, IS BASED ON AN ACTUAL FIELD SURVEY MADE ON THE GROUND BETWEEN AUGUST 2019 AND DECEMBER 2019, AND IS IN ACCORDANCE WITH THE CITY OF NASHUA REGULATIONS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE ACCURACY OF THE EXISTING TOPOGRAPHY PRIOR TO EARTHWORK OPERATIONS. NO CLAIM FOR EXTRA WORK DUE TO TOPOGRAPHIC INACCURACY SHALL BE CONSIDERED AFTER EARTHWORK HAS COMMENCED.
- THE CONTRACTOR SHALL ONLY USE BENCHMARKS AS PROVIDED BY THE ENGINEER.
- SURVEY CONTROL INFORMATION:
 HORIZONTAL DATUM: NH STATE PLANE
 VERTICAL DATUM: NASHUA CITY DATUM
 PROJECTION: NAD 1983
 UNITS: US SURVEY FEET

CITY OF NASHUA

PLANNING DEPARTMENT
 COMMUNITY DEVELOPMENT DIVISION
 328 MAIN STREET
 NASHUA, NH 03080
 ATT: LINDA MOCHIE
 (603) 589-3110

ENGINEERING DEPARTMENT
 NASHUA DEPT. OF PUBLIC WORKS / ENGINEERING
 9 RIVERSIDE STREET
 NASHUA, NH 03082
 ATT: PETER KOHALM, P.E.
 (603) 586-3147

FIRE DEPARTMENT
 NASHUA FIRE DEPARTMENT
 171 EAST HOLLIS STREET
 NASHUA, NH 03080
 ATT: ADAM POLLIOT
 (603) 690-3400

UTILITY CONTACTS

WATER:
 PENNICHUCK WATER WORKS
 25 MANCHESTER STREET
 MERRIMACK, NH 03054
 ATT: JOHN BOWVERT, PE
 (603) 813-2800

GAS:
 LIBERTY UTILITIES
 130 ELIAS STREET
 MANCHESTER, NH 03103
 ATT: ANDREW MORGAN
 (603) 327-9357

TELEPHONE:
 CONSOLIDATED COMMUNICATIONS
 100 GAY STREET
 MANCHESTER, NH 03103
 ATT: JOY MENDONCA
 (603) 645-2713

POWER:
 EVERSOURCE
 370 AMHERST STREET
 NASHUA, NH 03050
 ATT: SHAWN BOYLE
 (603) 654-2374

ZONING NOTE
 THE ZONING BUILDING SETBACKS DEPICTED ON THIS PLAN ARE THOSE WE HAVE INTERPRETED FROM THE LATEST ZONING ORDINANCE OF THE MUNICIPALITY AND, AS SUCH, ARE ONLY OPINIONS EXPRESSED BY HAYNER/SWANSON, INC. THE FINAL INTERPRETATION OF THE ORDINANCE CAN ONLY BE MADE BY THE APPROPRIATE ZONING AUTHORITY. SINCE BUILDING ORIENTATION, PROPOSED USES, AND OTHER FACTORS CAN AFFECT THE SETBACKS, PRIOR TO ANY DEVELOPMENT OF THIS PROPERTY, THE BUILDER/OWNER MUST CONSULT WITH THE TOWN/CITY TO INSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.

UTILITY NOTE
 THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND PLOTTED FROM EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.



THIS PLAN DEPICTS A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION BETWEEN OCTOBER 2001 AND NOVEMBER 2019 IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE STATE OF NEW HAMPSHIRE AND THE CITY/TOWN WITHIN WHICH IT IS LOCATED. THE SURVEY WAS PERFORMED AS AN URBAN STANDARD PROPERTY SURVEY, AS DEFINED IN THE NH CODE OF ADMINISTRATIVE RULES, (CATEGORY I, CONDITION 1, N.H.S.A STANDARDS) WITH A TRAVERSE ERROR OF CLOSURE BETTER THAN 1 PART IN 15,000.

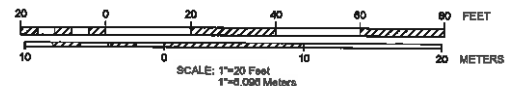


12/20/19
DATE

No.	DATE	REVISION	BY
1	12/18/19	ADDRESS TECHNICAL REVIEW COMMITTEE COMMENTS	SJA

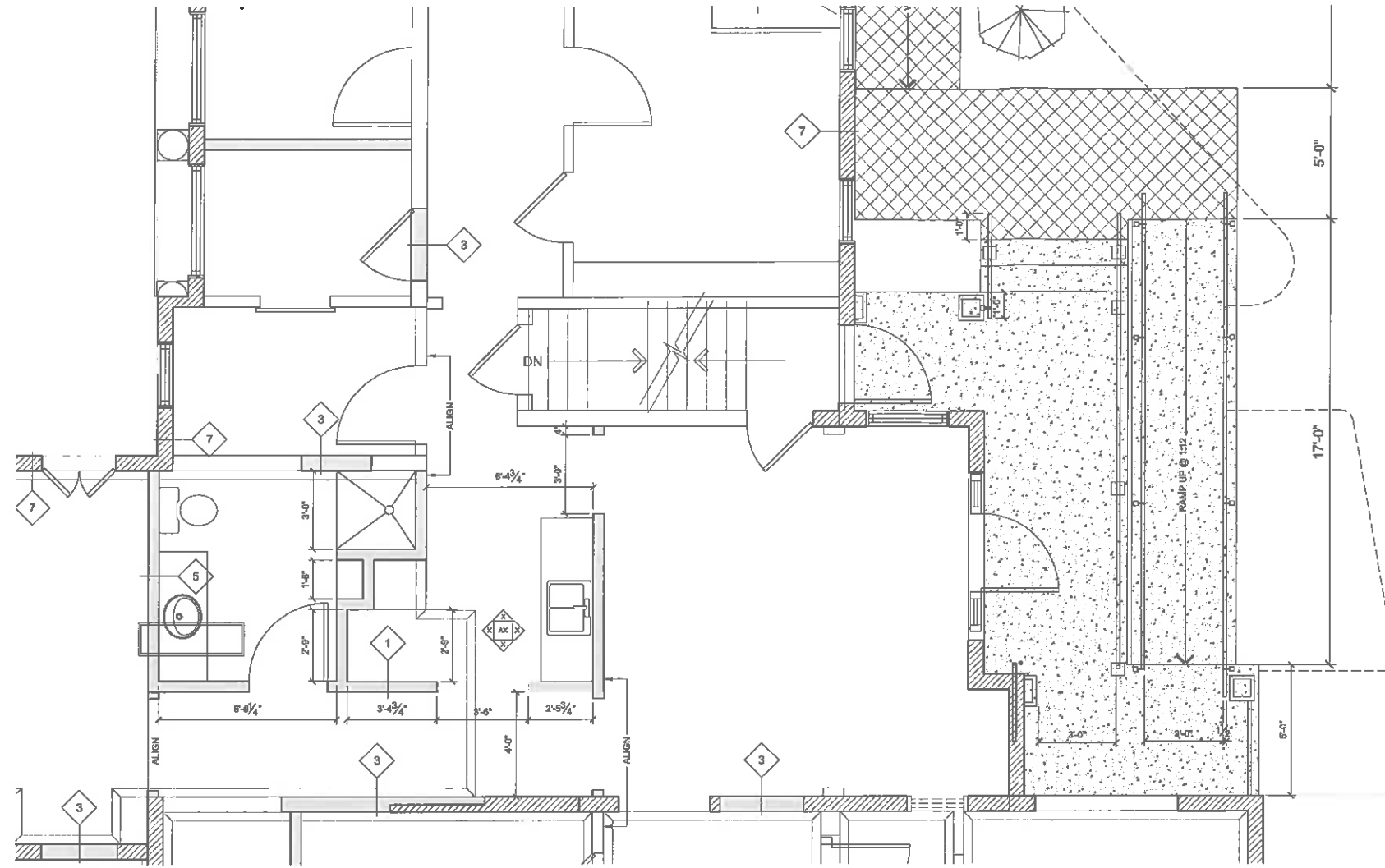
EXISTING CONDITIONS PLAN / DETAILS
 (MAP 67, LOT 10)
28 CONCORD STREET
 NASHUA, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:
BRIDGES DOMESTIC & SEXUAL VIOLENCE SUPPORT SERVICES, INC.
 33 EAST PEARL STREET NASHUA, NEW HAMPSHIRE 03060 (603) 686-0858



18 NOVEMBER 2019

HISI Hayner/Swanson, Inc.
 Civil Engineers/Land Surveyors
 3 Congress Street
 Nashua, NH 03062
 (603) 623-2037
 131 Middlesex Turnpike
 Burlington, MA 01803
 (781) 303-1501
 www.haynerswanson.com



1 ENLARGED PLAN - 1st FLOOR MAIN TOILET / COFFEE
SCALE: 3/8" = 1'-0"

2 ENLARGED PLAN - NORTH ENTRY / RAMP
SCALE: 1/4" = 1'-0"

PROJECT
**BRIDGES - Domestic & Sexual Violence Support
CORPORATE OFFICES RELOCATION**

ADDRESS
**28 CONCORD STREET
NASHUA, NH**

CONTRACTORS

STAMP

PROCESSED	10/25/19
REVISIONS	
DATE	10-10-2019
SCALE	AS NOTED

DRAWING TITLE
**ENLARGED
PLANS/ELEV'S
KITCHEN & BATH**

DRAWING NO.
A5.1

