

1. Planning Board Regular Meeting Agenda - Amended

Documents:

[20220217 NCPB AGENDA AMENDED.PDF](#)

2. Planning Board Staff Reports And Plans

Documents:

[20220120 L ROBY STREET SPECIAL USE PERMIT STAFF REPORT.PDF](#)  
[20220120 L ROBY STREET SPECIAL USE PERMIT 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](http://www.nashuanh.gov)

February 10, 2022

**AMENDED AGENDA**

To: NCPB Members

From: Planning Staff

Re: Regular Meeting and Public Hearing February 17, 2022

Notice is hereby given that a Public Hearing of the City of Nashua Planning Board will occur on Thursday, February 17, 2022 at 7:00 PM at the Nashua City Hall located at 229 Main Street, Nashua, NH AND via Zoom at the link below. **Members of the public are encouraged to attend the meeting via Zoom.** Real-time public comment can be addressed to the Board utilizing Zoom for remote access or at City Hall. To access City Hall, please use the rear City Hall entrance and follow directional signage. ADA access is available via the elevator. The Zoom application will allow users to view the meeting and ask questions to the Board. The public is also encouraged to submit their comments in advance of the meeting via email [planningdepartment@nashuanh.gov](mailto:planningdepartment@nashuanh.gov) or by mail (please make sure to include your name/address and comments) by 5pm on February 16, 2022 and read into the record at the appropriate time. Letters should be addressed to City of Nashua, Planning Department, P.O. Box 2019, Nashua, NH 03061. Plans can be viewed online starting February 11, 2022 at <https://www.nashuanh.gov/AgendaCenter/Planning-Board-23>.

**To access Zoom:** <https://us02web.zoom.us/j/88279359803?pwd=WGRUa3M3b1N2aW1wKy9oSlpsZ0pvZz09>

Meeting number/access code: **882 7935 9803** – Password: **709888**

To join by phone: **1 (929) 436-2866** - Meeting number/access code: **882 7935 9803**

If for some reason you can't connect to Zoom, please contact us at **(603) 589-3115**.

- A. Call to Order
- B. Roll Call
- C. Approval of Minutes – January 20, 2022 and February 3, 2022
- D. Communications
- E. Report of Chairman, Committee, & Liaison
- F. Executive Session

**OLD BUSINESS – CONDITIONAL / SPECIAL USE PERMITS**

A21-0290 Elizabeth Lu (Owner) Matthew Plante (Applicant) – Proposed Special Use Permit to allow the construction of a single family home with access from a paper street. Property is located at “L” Roby Street. Sheet 126 - Lot 103. Zoned “RA” Urban Residence. Ward 6. **(Postponed from the January 20, 2022)**

### **OLD BUSINESS – SUBDIVISION PLANS**

A21-0177 Jigna & Sachin Patel (Owners). Proposed subdivision amendment to move an existing utility easement. Property is located at 69 Cherrywood Drive. Sheet C. Lot 2755. Zoned R-40-Rural Residence (FUOD overlay). Ward 9. **(Tabled to the March 10, 2022 Meeting)**

### **OLD BUSINESS – SITE PLANS**

None

### **NEW BUSINESS – CONDITIONAL / SPECIAL USE PERMITS**

None

### **NEW BUSINESS –SUBDIVISION PLANS**

None

### **NEW BUSINESS – SITE PLANS**

None

### **OTHER BUSINESS**

1. Review of tentative agenda to determine proposals of regional impact.
2. Referral from the Board of Aldermen on proposed petition for authorization for issuance of Building Permits for a building on a Private Road – 19 Roby Street.
3. Referral Petition to Re-Zone Gateway Hills from PI District to RC District.

### **DISCUSSION ITEMS**

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**

March 10, 2022

### **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 20, 2022  
RE: New Business - Project A21-0290 – Special Use Permit

**I. Project Statistics:**

Owner: Elizabeth J. Lu  
Applicant: Matthew Plante  
Proposal: Special Use Permit to allow the construction of a single family home on a lot that has access from a paper street  
Location: “L” Roby Street  
Total Site Area: 0.248 acres (10,800 sf)  
Existing Zoning: RA-Urban Residence  
Surrounding Uses: Residential

**II. Background Information:**

Lot 103 is a vacant, undeveloped tract with the exception of some retaining walls. The topography of the land slopes towards the western corner of the lot.

The applicant has appeared before the Conservation Commission and Zoning Board of Adjustment for a special exception to work in the wetland buffer and variances for lot frontage and width to allow this project to move forward; the approval letters and minutes are attached.

**III. Project Description:**

The purpose of this plan is to show compliance with the special use conditions set forth in §190-8 in the Land Use Code for the construction of a residence on a former paper street. This tract has access from a paper street. The proposed development must meet the six criteria listed in Section §190-8(D) (see attached letter from Steve Auger, Project Manager dated December 9, 2021).

The project involves the construction of a single-family home on the currently vacant land at L Roby Street. A driveway will be supported by a retaining wall and accompanying guardrail as there is approximately 15’ of grade change that slopes downhill towards the existing Salmon Brook wetland. Municipal sewer, water, gas, and telecommunications exist in Roby Street.

One waiver is being requested from the requirement to show existing conditions within a 1,000 feet.

City staff reviewed the plans; comments are pending.

### **Staff Recommendations and Findings:**

The Planning Board should make a determination that the plan meets, or does not meet, the requirements outlined in NRO Section §190-8, Special Use Permit. 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 § 190-282(B)(9), which requires showing existing conditions on site and within 1,000 feet, **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, any minor drafting corrections will be made to the plan.
3. Prior to any work and a pre-construction meeting, a financial guarantee shall be approved.
4. All conditions in Zoning Board of Adjustment approval letter dated October 13, 2021 are incorporated herein.



**NOTE**  
SILTBAKES WILL BE INSTALLED IN YD 1 AND YD 2

**MAP 100 LOT 35**  
CITY OF NASHUA  
P.O. BOX 2019 - 228 MAIN STREET  
NASHUA, NH 03061-2019  
BK 2971 PG 0319  
ZONE: R-A: URBAN RESIDENTIAL  
USE: SALMON BROOK WETLANDS

APPROXIMATE PROPERTY LINE PER PLAN RECORDED HCRD No. 817

**MAP 100 LOT 35**  
CITY OF NASHUA  
P.O. BOX 2019 - 228 MAIN STREET  
NASHUA, NH 03061-2019  
BK 2971 PG 0319  
ZONE: R-A: URBAN RESIDENTIAL  
USE: SALMON BROOK WETLANDS

**MAP 128 LOT 188**  
CHRISTOPHER CONRAD BRACKETT  
TARA MARION BRACKETT  
14 ROBY STREET  
NASHUA, NH 03060-4914  
BK 7985 PG 0508  
ZONE: R-A: URBAN RESIDENTIAL  
USE: RESIDENTIAL

**MAP 126 LOT 100**  
ELIZABETH J. LU  
MATTHEW E. PLANTE  
17 ROBY STREET  
NASHUA, NH 03060-4980  
BK 9202 PG 0074  
ZONE: R-A: URBAN RESIDENTIAL  
USE: RESIDENTIAL

**MAP 126 LOT 97**  
HECTOR M. & JESUSA PILLOT  
15 ROBY STREET  
NASHUA, NH 03060-4980  
BK 3383 PG 0368  
ZONE: R-A: URBAN RESIDENTIAL  
USE: RESIDENTIAL

**-103-**  
0.248 ACRES  
(10,800 SF)

AREA OF OVERLAPPING DEEDS.  
SEE DEEDS OF EARL A. & MARION E. RICE TO:  
1) K. DOROTHY NADEAU [HCRD BK 2288 PG 418, DATED 11/16/72, AND  
2) THE CITY OF NASHUA [HCRD BK 2971, PG 319, DATED 12/3/1982

**MAP 100 LOT 35**  
CITY OF NASHUA  
P.O. BOX 2019 - 228 MAIN STREET  
NASHUA, NH 03061-2019  
BK 2971 PG 0319  
ZONE: R-A: URBAN RESIDENTIAL  
USE: SALMON BROOK WETLANDS

**LEGEND**

- 110.0 --- EXISTING GROUND CONTOUR
- 110.5 --- EXISTING SPOT ELEVATION
- B(C) --- SANITARY SEWER & MANHOLE
- W(S) --- WATER MAIN & GATE VALVE
- G(S) --- GAS LINE & GATE VALVE
- U(S) --- UTILITY POLE WITH GUY SUPPORT
- O(S) --- OVERHEAD ELECTRIC & TELEPHONE
- U(S) --- UNDERGROUND ELECTRIC & MANHOLES
- T(S) --- TREE LINE
- S(B) --- STONE BOUND
- I(P) --- IRON PIN
- I(P) --- IRON PIPE
- D(H) --- DRILL HOLE & STONE WALL
- B(S) --- BUILDING SETBACK LINE
- W(L) --- WETLAND FLAGGING LIMIT
- W(L) --- WETLAND BUFFER LINE
- V(F) --- WIRE FENCE
- C(F) --- CHAINLINK FENCE
- S(A) --- STREET ADDRESS
- R(W) --- RETAINING WALL
- O(V) --- DECORATIVE VINYL FENCE
- C(T) --- CONIFEROUS TREE
- D(T) --- DECIDUOUS TREE
- S(R) --- SHRUBS
- F(Z) --- FLOOD ZONE LINE

**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 TOWNSHIP TO INSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.

**UTILITY NOTE 4**  
THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND PLOTTED FROM EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPOSE 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.

**UTILITY QUALITY LEGEND 4**  
SUBSURFACE UTILITIES AS DEPICTED ON THIS PLAN ARE IDENTIFIED BY QUALITY LEVELS DEFINED BY CHASCE 38-02 "ASCE STANDARD GUIDELINE FOR COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA"  
LEVEL A (A) PRECISE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES OBTAINED BY ACTUAL EXPOSURE AND SUBSEQUENT MEASUREMENTS OF SUBSURFACE UTILITIES.  
LEVEL B (B) INFORMATION OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES. (E. DIGSAFE)  
LEVEL C (C) INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND BY USING PROFESSIONAL JUDGEMENT IN CORRELATING THIS INFORMATION TO QUALITY LEVEL D INFORMATION.  
LEVEL D (D) INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL RECOLLECTIONS.



**NOTE**  
PRIOR TO THE CONVEYANCE OF LOT 100, THE OWNER SHALL PREPARE AND RECORD A PRIVATE DRIVEWAY AND G+U UTILITY EASEMENT IN FAVOR OF LOT 103.

**NOTES - CONT'D:**

7. ROBY STREET WAS DEDICATED BY PLAN RECORDED AS HCRD PLAN No. 517. NO ACCEPTANCE FOR THIS PORTION OF ROBY STREET IS ON FILE WITH THE CITY OF NASHUA ENGINEERING DEPARTMENT. THE PUBLIC PORTION OF ROBY STREET, AS LABELED HEREON, IS A PUBLIC WAY PER NH RSA 228:1. THE LIMIT OF THE PUBLIC PORTION OF ROBY STREET, AS LABELED HEREON, IS BASED ON THE LIMITS OF THE FULL WIDTH PAVEMENT AND THE AREA APPARENTLY MAINTAINED BY THE CITY OF NASHUA.
8. SITE IS SERVICED BY MUNICIPAL SEWER, WATER BY PENNICHUCK WATER WORKS, UNDERGROUND GAS AND OVERHEAD ELECTRIC AND TELECOMMUNICATION UTILITIES.
9. MONUMENTS, WHERE REQUIRED, TO BE SET BY A LICENSED LAND SURVEYOR AS FOLLOWS:  
(A) STONE BOUNDS: AT STREET INTERSECTIONS, POINTS OF CURVATURE AND TANGENCY OF PUBLIC STREET  
(B) IRON PINS: AT LOT CORNERS
10. IT SHALL BE UNLAWFUL TO MODIFY, CHANGE, OR ALTER ANY STRUCTURE SHOWN ON THIS SITE PLAN IN ANY MANNER 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.
11. STREET RESTORATION WORK SHALL BE IN ACCORDANCE WITH N.R.O. SECTION 285-13, LATEST EDITION.
12. FUTURE BUILDING CONSTRUCTION SHALL INCORPORATE FOUNDATION DRAINAGE SYSTEMS, EXCEPT WHERE AN INVESTIGATION ESTABLISHES THAT SPECIFIC BUILDING SITES ARE LOCATED IN WELL-DRAINED BOILS AND THAT SUCH SYSTEMS ARE NOT REQUIRED. DRAINS SHALL NOT OUTLET OR FLOW OVERLAND ONTO A CITY STREET.
13. THIS SITE IS NOT LOCATED WITHIN THE WATER SUPPLY PROTECTION DISTRICT.
14. PROPOSED DRIVEWAY WIDTHS SHALL NOT EXCEED 24 FEET AS MEASURED AT THE PROPERTY LINE. THERE ARE NO NEW STREET LIGHTS PROPOSED WITH THIS PLAN.
15. THE CITY OF NASHUA IS NOT RESPONSIBLE FOR ANY DAMAGE TO THE DRIVEWAY AND/OR RETAINING WALL RESULTING FROM THE CITY'S USE OF THE RIGHT OF WAY INCLUDING, BUT NOT LIMITED TO, PLOWING OPERATIONS AND SEWER MAINTENANCE ACTIVITIES.
16. THE CITY OF NASHUA RESERVES ALL ITS RIGHTS IN REGARDS TO THE CURRENT AND POTENTIAL FUTURE USES OF THE RIGHT OF WAY. THESE RIGHTS INCLUDE, BUT ARE NOT LIMITED TO EXTENDING THE CONSTRUCTION OF THE STREET THROUGH THAT UNBUILT PORTION AND INSTALLING UTILITIES.
17. THE OWNER SHALL PROVIDE THE CITY OF NASHUA ENGINEERING DEPARTMENT WITH AN AS-BUILT SURVEY UPON CONSTRUCTION COMPLETION. THE AS-BUILT SURVEY SHALL INCLUDE THE WORK IN THE RIGHT OF WAY AND THE CONSTRUCTED DRIVEWAY AND UTILITIES.
18. THE SEWER CONNECTION INSTALLER IS REQUIRED TO HAVE A NASHUA DRAINLAYERS LICENSE.
19. THE OWNER OF LOT 103 IS SOLELY RESPONSIBLE FOR THE MAINTENANCE OF THE PORTION OF THE RETAINING WALL THAT IS IN THE RIGHT OF WAY.
20. THE MAINTENANCE OF THE SEWER FORCE MAIN IS THE RESPONSIBILITY OF THE OWNER OF LOT 103.
21. THE APPLICANT SHALL SUBMIT AN ELECTRONIC FILE OF THE LOT LAYOUT AND GRADING PLAN (PLOT) PRIOR TO A BUILDING PERMIT BEING ISSUED.
22. PRIOR TO A BUILDING PERMIT BEING ISSUED, BONDING FOR ALL PUBLIC IMPROVEMENTS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEERING DEPARTMENT AND CORPORATION COUNSEL.
23. PRIOR TO A BUILDING PERMIT BEING ISSUED, DOCUMENTS PERTAINING TO THE STORMWATER OPERATION AND MAINTENANCE PLAN SHALL BE RECORDED.
24. PRESENT OWNER OF RECORD:  
**MAP 126, LOT 103**  
ELIZABETH J. LU  
17 ROBY STREET  
NASHUA, NH 03060  
BK 9202, PG 0074 AND  
BK 9762, PG 1224

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.  
*Matthew Plante*  
MATTHEW PLANTE  
12/29/21  
DATE

*Elizabeth J. Lu*  
ELIZABETH J. LU  
12/29/21  
DATE

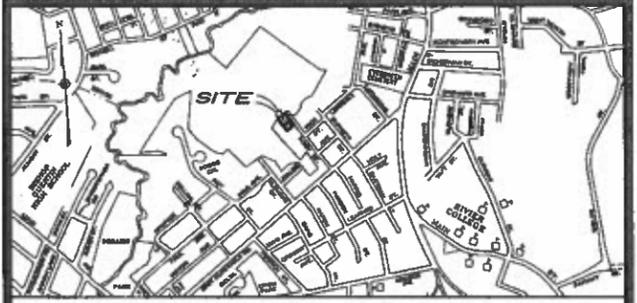


**CERTIFICATION**

I HEREBY CERTIFY TO MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN SHOWS THE RESULTS OF AN ON THE GROUND "STANDARD PROPERTY SURVEY" AND THAT SAID SURVEY MEETS THE MINIMUM PRECISION AND/OR ACCURACY MEASUREMENTS FOR SURVEY CLASSIFICATION "U" (URBAN) AS SET FORTH IN TABLE 800.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS ADOPTED 08/23/01, EFFECTIVE 01/01/09.  
I FURTHER CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN FIFTEEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.  
12/23/21  
DATE



DENNIS C. POLLOCK, LLS



**VICINITY MAP** SCALE: 1"=1,000'

**PLAN REFERENCES:**

1. PLAN ENTITLED NASHUA VILLAGE - BUNGALOW & HOUSE LOTS FOR ENTERPRISE LAND CO., DATED JUNE 1916 BY E. N. SHEFFIELD. RECORDED: HCRD PLAN No. 517
2. CONSOLIDATION PLAN, ROBY STREET, NASHUA, NEW HAMPSHIRE. PREPARED FOR ROY STREET ASSOCIATES & CITY OF NASHUA AND DATED 1 AUGUST 1986, PREPARED BY ALLAN H. SWANSON, INC. RECORDED: HCRD PLAN No. 16184
3. SUBDIVISION PLAN, ROBY STREET, NASHUA, NEW HAMPSHIRE, PREPARED FOR HAROLD WELCH AND DATED NOV. 1972, PREPARED BY A. E. MAYNARD CIVIL ENGINEER. RECORDED: HCRD PLAN No. 9247

**NOTES:**

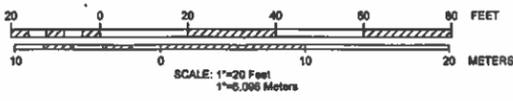
1. LOT AREA: 0.248 ACRES (10,800 SF)
2. PRESENT ZONING: RA - A URBAN RESIDENCE  
DIMENSIONAL REQUIREMENTS:  
MIN. LOT AREA: 7,500 SF  
MIN. LOT WIDTH: 75 FT  
MIN. FRONTAGE: 60 FT  
MIN. LOT DEPTH: 90 FT  
MIN. FRONT SETBACK: 25 FT  
MIN. SIDE SETBACK: 10 FT  
MIN. REAR SETBACK: 25 FT  
MAX. BUILDING HEIGHT: 35 FT  
MAX. STORES: 2 1/2  
MIN. OPENSPACE: 50 %  
MAX. F.A.R.: 0.50  
A. ON OCTOBER 13, 2020, THE CITY OF NASHUA ZONING BOARD OF ADJUSTMENT GRANTED THE FOLLOWING TO CONSTRUCT A SINGLE-FAMILY HOUSE ON A VACANT LOT WITHOUT PAVED FRONTAGE:  
1) SPECIAL EXCEPTION TO WORK WITHIN THE 75-FOOT PRIME WETLAND BUFFER OF SALMON BROOK.  
2) VARIANCE FOR MINIMUM LOT FRONTAGE WHERE 60-FEET IS REQUIRED AND 0-FEET IS PROPOSED.  
3) VARIANCE FOR MINIMUM LOT WIDTH WHERE 75-FEET IS REQUIRED AND 0-FEET IS PROPOSED.  
B. ON OCTOBER 12, 2021 THE CITY OF NASHUA ZONING BOARD OF ADJUSTMENT GRANTED A SPECIAL EXCEPTION TO WORK IN THE 75-FOOT PRIME WETLAND BUFFER OF SALMON BROOK TO CONSTRUCT A 35-40 FOOT LONG DRIVEWAY RETAINING WALL.
3. LOT NUMBERS REFER TO THE CITY OF NASHUA ASSESSORS MAP 126 AND 109.
4. PURPOSE OF PLAN:  
TO GRANT A SPECIAL USE PERMIT TO ALLOW THE CONSTRUCTION OF A SINGLE FAMILY HOME ON LOT 103, MAP 126.
5. THIS PARCEL INCLUDES AREAS DESIGNATED AS ZONE X AND ZONE AS AS DETERMINED FROM THE FLOOD INSURANCE RATE MAP (FIRM), HILLSBOROUGH COUNTY, CITY OF NASHUA, NEW HAMPSHIRE, COMMUNITY No. 330097, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 33011C0552E, EFFECTIVE DATE: APRIL 18, 2011.
6. SURVEY CONTROL INFORMATION:  
HORIZONTAL DATUM: NAD83  
VERTICAL DATUM: NAVD83  
PROJECTION: NH STATE PLANE  
UNITS: US SURVEY FEET

No.	DATE	REVISION	BY
2	12/29/21	ADDRESS TECHNICAL REVIEW COMMITTEE COMMENTS	SJA
1	09/27/21	ADDRESS ENGINEERING DEPARTMENT REVIEW COMMENTS	SJA

**LOT LAYOUT AND GRADING PLAN**  
(MAP 126, LOT 103)

**19 ROBY STREET**  
NASHUA, NEW HAMPSHIRE  
PREPARED FOR:  
**MATTHEW PLANTE**  
17 ROBY STREET NASHUA, NEW HAMPSHIRE 03060

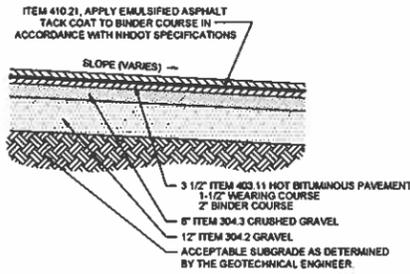
RECORD OWNER:  
**ELIZABETH J. LU**  
17 ROBY STREET NASHUA, NEW HAMPSHIRE 03060



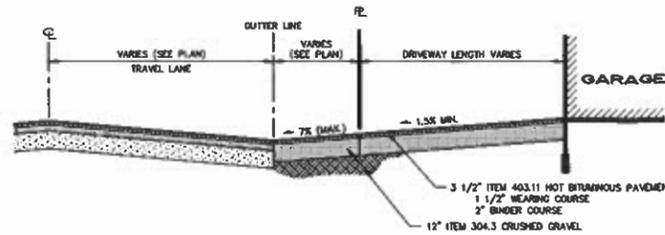
28 APRIL 2021



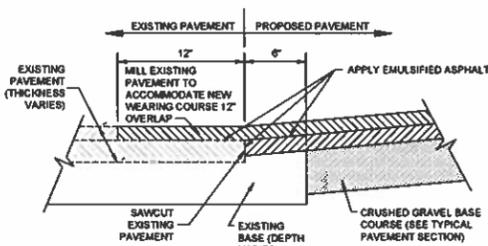
3 Congress Street  
Nashua, NH 03062  
(603) 883-2057  
131 Middlesex Turnpike  
Burlington, MA 01803  
(781) 203-1501  
www.haynerswanson.com



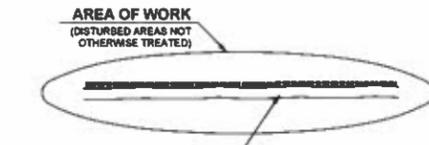
**TYPICAL PAVEMENT SECTION**  
NOT TO SCALE



**TYPICAL DRIVEWAY SECTION**  
NOT TO SCALE



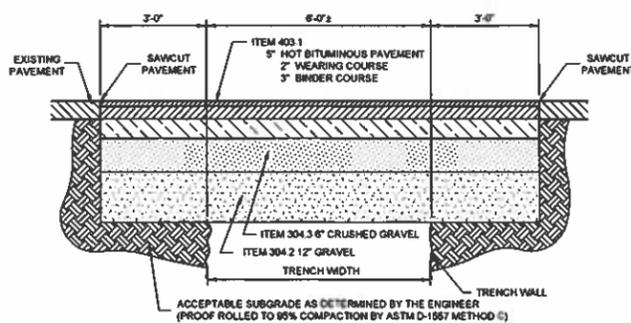
**SAWCUT PAVEMENT DETAIL**  
NOT TO SCALE



**APPLICATION RATES**

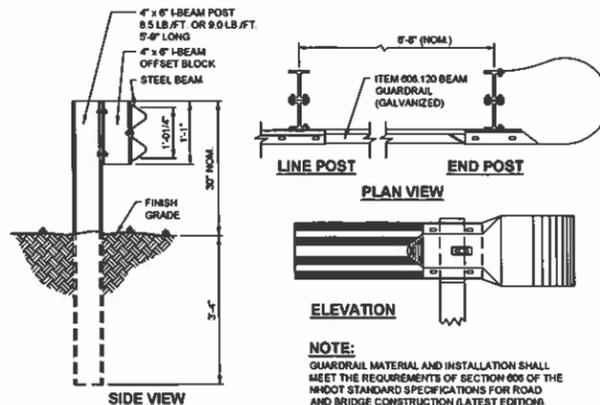
SEED: 60 LB./ACRE  
FERTILIZER: 20 LB./1000 S.F. (10-10-10)

**LOAM AND SEED DETAIL**  
NOT TO SCALE



**NOTE:**  
RESURFACE WORK SHALL BE DONE IN TWO PHASES. PHASE 1 IS A TEMPORARY SURFACE PATCH WITH 3\"/>

**TRENCH PATCH DETAIL**  
NOT TO SCALE



**NOTE:**  
GUARDRAIL MATERIAL AND INSTALLATION SHALL MEET THE REQUIREMENTS OF SECTION 806 OF THE NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION).

**STEEL POST GUARDRAIL DETAIL**  
NOT TO SCALE

**UTILITY CONTACTS**

**WATER:**  
PENNHUCK WATER WORKS  
25 WALNUT STREET  
NASHUA, NH 03060  
ATT: JOHN BOISVERT, PE  
(603) 813-2300

**GAS:**  
LIBERTY UTILITIES  
11 NORTHEASTERN BLVD.  
SALEM, NH 03079  
ATT: ANDREW MORGAN  
(603) 327-5357

**TELEPHONE:**  
CONSOLIDATED COMMUNICATIONS  
100 GAY STREET  
MANCHESTER, NH 03103  
ATT: ROBERTO DIAZ  
(603) 295-5858

**POWER:**  
EVERSOURCE  
370 AMHERST STREET  
NASHUA, NH 03060  
ATT: MARC GAGNON  
(603) 882-5884

**CITY OF NASHUA**

**PLANNING DEPARTMENT**  
COMMUNITY DEVELOPMENT DIVISION  
229 MAIN STREET  
NASHUA, NH 03060  
ATT: LINDA McGHIE  
(603) 569-3110

**ENGINEERING DEPARTMENT**  
NASHUA DEPT. OF  
PUBLIC WORKS / ENGINEERING  
9 RIVERSIDE STREET  
NASHUA, NH 03062  
ATT: JOE MENDOLA  
(603) 569-3124

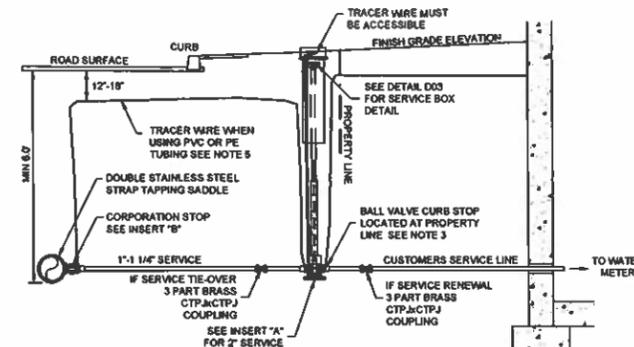
**FIRE DEPARTMENT**  
NASHUA FIRE RESCUE  
177 LAKE STREET  
NASHUA, NH 03062  
ATT: ADAM POLLJOT, FIRE MARSHAL  
(603) 569-3460

**CONSTRUCTION NOTES**

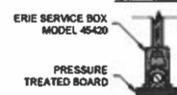
- ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE CITY OF NASHUA, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE STANDARD SPECIFICATIONS FOR ROAD CONSTRUCTION, BOARD OF PUBLIC WORKS, NASHUA, NEW HAMPSHIRE, AND THE STANDARD SPECIFICATIONS FOR SEWERS AND DRAINS, BOARD OF PUBLIC WORKS, NASHUA, NEW HAMPSHIRE, AND THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION, LATEST EDITION ARE HEREBY INCORPORATED BY REFERENCE.
- ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS, AND SHALL MEET THE REQUIREMENTS AND SPECIFICATIONS FOR ROAD CONSTRUCTION, BOARD OF PUBLIC WORKS, NASHUA, NEW HAMPSHIRE, AND THE STANDARD SPECIFICATIONS FOR SEWERS AND DRAINS, BOARD OF PUBLIC WORKS, NASHUA, NEW HAMPSHIRE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION, AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 1-800-344-7233 AT LEAST 72 HOURS BEFORE DIGGING.
- PRIOR TO ANY WORK BEING STARTED, THE APPLICANT AND THEIR CONTRACTORS SHALL HOLD A PRE-CONSTRUCTION CONFERENCE WITH PLANNING STAFF TO REVIEW SCHEDULING, EROSION AND TRAFFIC CONTROL, AND TREE PROTECTION, ETC.
- BLASTING, IF NEEDED, SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF NASHUA FIRE DEPARTMENT REGULATIONS.
- ALL STUMPS SHALL BE DISPOSED OF OFF-SITE IN A LEGAL MANNER.
- ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED IMMEDIATELY UPON BEING CONSTRUCTED.
- BASEMENTS MAY ENCOUNTER GROUNDWATER CONDITIONS THAT REQUIRE SUBSURFACE GROUNDWATER MITIGATION MEASURES. IT IS RECOMMENDED THAT SUBSURFACE CONDITIONS BE EVALUATED BY A GEOTECHNICAL ENGINEER, AND MITIGATION MEASURES BE IMPLEMENTED BY THE BUILDER ON A HOUSE BY HOUSE BASIS.
- LOTS WILL BE SERVICED BY ELECTRIC AND COMMUNICATION UTILITIES. SERVICE CONNECTION LOCATIONS TO BE COORDINATED WITH UTILITY COMPANIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN A DEMOLITION PERMIT FROM THE CITY OF NASHUA PRIOR TO RAZING THE EXISTING BUILDING.
- PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FROM THE CITY OF NASHUA DEPARTMENT OF PUBLIC WORKS.

**EROSION CONTROL NOTES:**

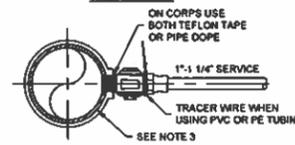
- ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORMWATER POLLUTION CONTROL SHALL OBTAIN A COPY OF THE STORMWATER POLLUTION CONTROL PLAN (SPP) AND NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT (CGP) AND BECOME FAMILIAR WITH THEIR CONTENTS.
- THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY SITE CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
- EARTH MATERIAL STOCKPILE AREAS AS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE. STOCKPILE AREAS SHALL BE SURROUNDED BY SILT FENCE AND RE-SEEDED IF THEY ARE LEFT UNTOUCHED FOR MORE THAN TEN (10) DAYS.
- ALL MEASURES STATED ON THIS EROSION CONTROL PLAN, AND IN THE STORMWATER POLLUTION CONTROL PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETE PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT.
- SILT SOCKS SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED.
- INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
- ALL SEEDED AREAS SHALL BE CHECK REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED.
- CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.



**INSERT "A"**



**INSERT "B"**



- NOTES:**
- ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO P.W.W. TECHNICAL SPECIFICATIONS.
  - ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 5' FROM TOP OF PIPE TO FINISH GRADE.
  - IF WATER MAIN IS PVC OR TRANSITE, A DOUBLE STAINLESS STEEL STRAP TAPPING SADDLE MUST BE USED TO CONNECT THE CORPORATION TO THE WATER MAIN. CONFORM TO P.W.W. TECHNICAL SPECIFICATIONS.
  - IF TAPPING A FIRE SERVICE, THEN SEE P.W.W. DETAIL D15.
  - USE 10-GAUGE SOLID-CORE COATED BLUE TRACER WIRE PER P.W.W. TECHNICAL SPECIFICATIONS.

**TYPICAL 1\"/>**

NOT TO SCALE

NO.	DATE	REVISION	BY
2	12/23/21	ADDRESS TECHNICAL REVIEW COMMITTEE COMMENTS	SJA
1	05/27/21	ADDRESS ENGINEERING DEPARTMENT REVIEW COMMENTS	SJA

**DETAIL SHEET - GENERAL SITE**  
(MAP 126, LOT 103)  
**19 ROBY STREET**  
NASHUA, NEW HAMPSHIRE  
PREPARED FOR:  
**MATTHEW PLANTE**  
17 ROBY STREET NASHUA, NEW HAMPSHIRE 03060  
RECORD OWNER:  
**ELIZABETH J. LU**  
17 ROBY STREET NASHUA, NEW HAMPSHIRE 03060

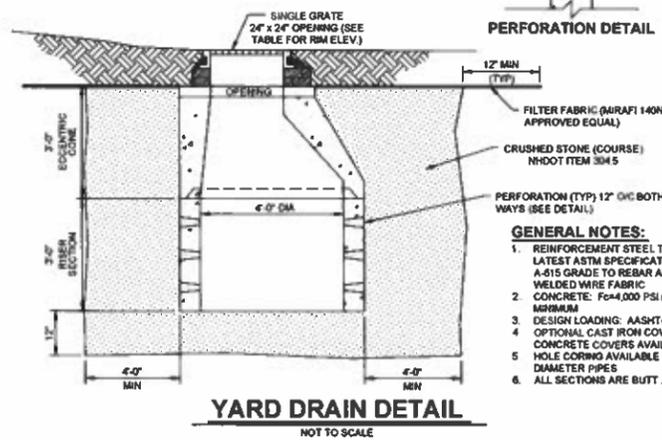
SCALE AS SHOWN

28 APRIL 2021



**HSI** Hayner/Swanson, Inc.  
Civil Engineers/Land Surveyors  
131 Middlesex Turnpike  
Burlington, MA 01803  
(802) 203-1901  
www.haynerswanson.com

LOCATION	RIM ELEV
YD 1	142.75
YD 2	146.5

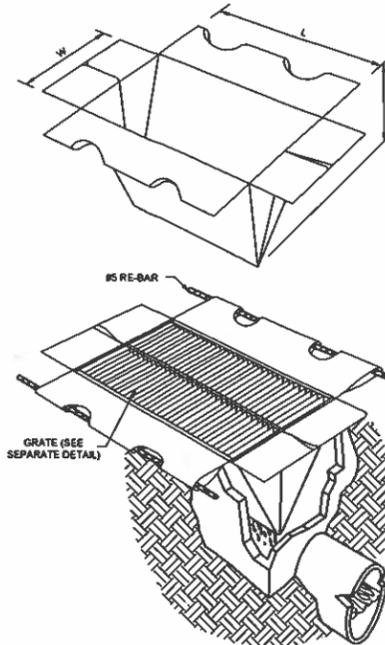


**YARD DRAIN DETAIL**  
NOT TO SCALE



**PERFORATION DETAIL**

- GENERAL NOTES:**
1. REINFORCEMENT STEEL TO CONFORM TO LATEST ASTM SPECIFICATIONS: ASTM A-615 GRADE TO REBAR ASTM A-185 WELDED WIRE FABRIC
  2. CONCRETE: Fc=4,000 PSI @ 28 DAYS MGRMMA
  3. DESIGN LOADING: AASHTO HS20-44
  4. OPTIONAL CAST IRON COVERS OR CONCRETE COVERS AVAILABLE
  5. HOLE CORING AVAILABLE FOR LARGER DIAMETER PIPES
  6. ALL SECTIONS ARE BUTT JOINT



**SILTSAK® DETAIL**  
NOT TO SCALE

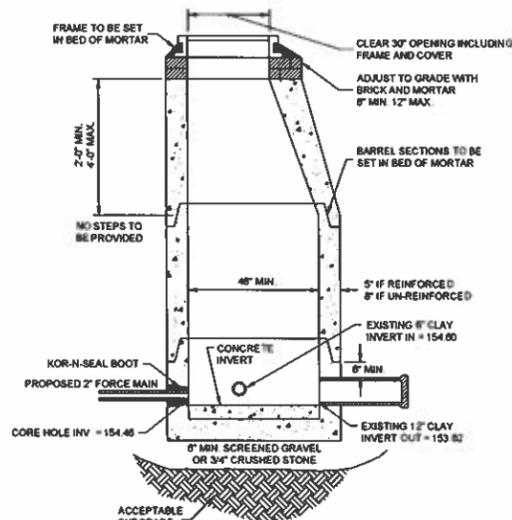
- SILTSAK® NOTES:**
- 1.0 THE SILTSAK® SHALL BE MANUFACTURED FROM WOVEN POLYPROPYLENE AND SEWN BY A DOUBLE NEEDLE MACHINE, USING A HIGH STRENGTH NYLON THREAD.
  - 2.0 THE SILTSAK® SEAMS SHALL HAVE A CERTIFIED AVERAGE WIDE WIDTH STRENGTH PER ASTM D-4884 STANDARDS AS FOLLOWS:  

SILTSAK® STYLE	TEST METHOD	TEST RESULT
REGULAR FLOW	ASTM D-4884	165.0 LBS/IN
H-FLOW	ASTM D-4884	114.0 LBS/IN
  - 3.0 THE SILTSAK® SHALL 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 SACK 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.
  - 4.0 THE GEOTEXTILE FABRIC SHALL BE WOVEN POLYPROPYLENE FABRIC WITH THE FOLLOWING PROPERTIES:  

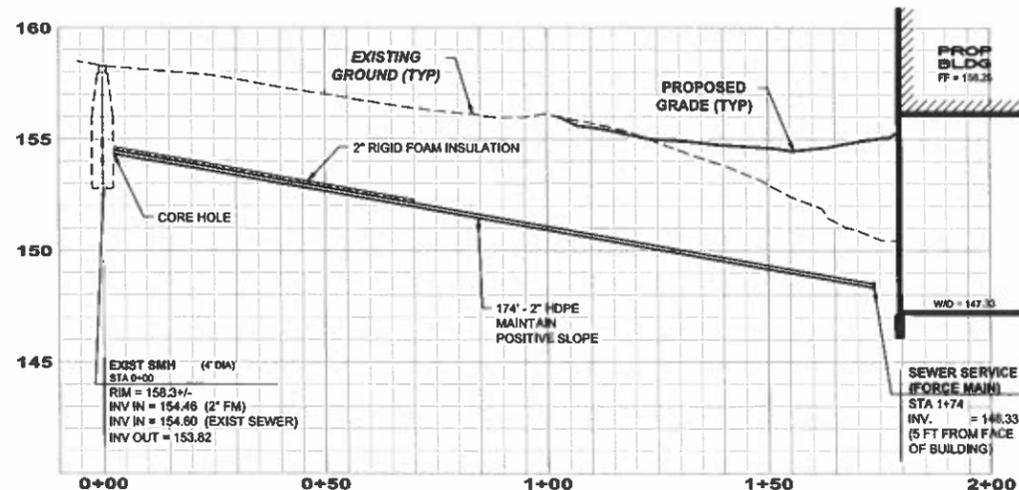
PROPERTY	TEST METHOD	TEST RESULT
GRAB TENSILE	ASTM D-4832	300 LBS
GRAB ELONGATION	ASTM D-4832	20%
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	80%
APPARENT OPENING	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4461	40 GAL/MIN/FT2
PERMITTIVITY	ASTM D-4461	0.55 SEC

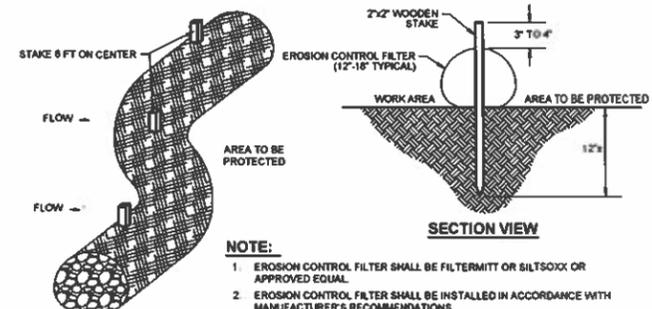
PROPERTY	TEST METHOD	TEST RESULT
GRAB TENSILE	ASTM D-4832	205 LBS
GRAB ELONGATION	ASTM D-4832	20%
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90%
APPARENT OPENING	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4461	200 GAL/MIN/FT2
PERMITTIVITY	ASTM D-4461	1.5 SEC



**ROBY STREET - EXISTING SEWER MANHOLE DETAIL**  
NOT TO SCALE



**SEWER PROFILE**  
Horizontal Scale: 1" = 20'  
Vertical Scale: 1" = 4'



- NOTE:**
1. EROSION CONTROL FILTER SHALL BE FILTERMITT OR SILTSAK® OR APPROVED EQUAL.
  2. EROSION CONTROL FILTER SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
  3. COMPOST TO BE REMOVED OR DISPOSED ON-SITE AS DETERMINED BY THE ENGINEER.

**MAINTENANCE**

1. SILT SOCK BARRIER SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
2. IF THE SILT SOCK SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE BARRIER SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER.
4. SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE BARRIER HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

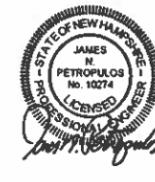
**SILT SOCK DETAIL**  
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SCALE AS SHOWN

28 APRIL 2021



**HSI** Hayner/Swanson, Inc.  
Civil Engineers/Lead Surveyors  
3 Congress Street  
Nashua, NH 03062  
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131 Middlesex Turnpike  
Burlington, MA 01803  
(781) 203-1501  
www.haynerswanson.com

FIELD BOOK: 1241	DRAWING NAME: 5686-F021	5686	3 OF 3
DRAWING LOC: 15000\5686-ROBY.DWG		File Number	Sheet