# RESOLUTION

## AUTHORIZING THE ACCEPTANCE OF LAND OFF INDIAN ROCK ROAD IDENTIFIED AS LOT 1573 ON PLAN #33897 FROM SECOND GENERATION PROPERTIES L.P. AND JOTE REALTY, LLC, FOR STORM WATER DETENTION REQUIRED BY SUBDIVISION APPROVAL ON LAND LOCATED OFF INDIAN ROCK ROAD

## *CITY OF NASHUA*

*In the Year Two Thousand and Seven*

***RESOLVED*** *by the Board of Aldermen of the City of Nashua* that the Mayor is authorized to accept in the name of the City a deed from Second Generation Properties L.P. to the City of Nashua for land located off Indian Rock Road shown as Lot 1573, 75, 753 s.f., on plan entitled "Subdivision Plan, Sheet F/Lot 40, Northfield Estates (Phase 2) 22 Indian Rock Road, Nashua, New Hampshire, prepared for Second Generation Properties Limited Partnership, 20 Trafalgar Square, Suite 602, Nashua, New Hampshire 03063" by Maynard & Paquette Engineering Associates, LLC, recorded as Plan 33897 (copy attached). Said conveyance is for storm water detention and is required by conditional subdivision approval granted by the Planning Board.

## ABUTTERS:

SHEET F / LOTS 40, 925, 929
JOTE REALTY, LLC
C/O JAMES TAMPOSI, JR.
20 TRAFALGAR SQ., SUITE 602
NASHUA, N.H. 03063-1973
ACCT. 41227, 41224, 33048
BK. 3861/PG. 554

SHEET F / LOT 184
THEODORE GOOGLAUNDER
4 VICTORIA DRIVE
NASHUA, N.H. 03063-1312
ACCT. 33944
BK. 6144/PG. 1811

SHEET F / LOT 171
PETER & HEATHER TAMPOSI
1 NORTHFIELD DRIVE
NASHUA, N.H. 03063
ACCT. 12398
BK. 6637/PG. 1979

SHEET F / LOT 115
DOUGLAS & CYNTHIA TAMPOSI
215 PINE HILL ROAD
NASHUA, N.H. 03063
ACCT. 33250
BK. 2937/PG. 531

SHEET F / LOT 405
VICTORIA RAE
217 PINE HILL ROAD
NASHUA, N.H. 03063-3866
ACCT. 33946
BK. 2930/PG. 571

SHEET F / LOT 93
JOTE REALTY, LLC
211 PINE HILL ROAD
NASHUA, N.H. 03063
ACCT. 15274
BK. 6153/PG. 973

SHEET F / LOT 78
BARBARA CONNOLLY
193 PINE HILL ROAD
NASHUA, N.H. 03063-2815
ACCT. 35030
BK. 5657/PG. 968

SHEET F / LOTS 33, 38
JOHN & ANNA GELAZAUSKAS
1 FOWELL AVE.
NASHUA, N.H. 03060-4936
ACCT. 13498, 13076
BK. 3175/PG. 117 & 119

SHEET F / LOT 39
KOSTENTO GELDZENSKUS
1 FOWELL AVE.
NASHUA, N.H. 03060-4936
ACCT. 13498
BK. 1083/PG. 60

SHEET F / LOT 414
JEAN & DAVID GOTESMAN
18 INDIAN ROCK ROAD
NASHUA, N.H. 03063-1308
ACCT. 21749
BK. 5796/PG. 578

SHEET F / LOT 435
PARNELL FAMILY TRUST
20 INDIAN ROCK ROAD
NASHUA, N.H. 03063
ACCT. 21746
BK. 6760/PG. 620

SHEET F / LOT 185
DANIEL WEBSTER COLLEGE
20 UNIVERSITY DRIVE
NASHUA, N.H. 03063
ACCT. 33437
BK. 3347/PG. 696

SHEET F / LOT 153
DONALD ZAREMBA
31 INDIAN ROCK ROAD
NASHUA, N.H. 03063
ACCT. 153
BK. 6974/PG. 1695

SHEET F / LOT 446
NATHANIEL & DAWN DURGIN
33 INDIAN ROCK ROAD
NASHUA, N.H. 03063-1307
ACCT. 33040
BK. 5468/PG. 1326

SHEET F / LOT 437
HARRY & KATHERINE HAYTAYAN
32 INDIAN ROCK ROAD
NASHUA, N.H. 03063-1321
ACCT. 21824
BK. 5634/PG. 566

SHEET F / LOT 164
STEVEN & CHERYL HAWSCOM
8 APACHE ROAD
NASHUA, N.H. 03063-1304
ACCT. 21826
BK. 5397/PG. 674

SHEET F / LOT 230
JOHN HOMERIN
10 APACHE ROAD
NASHUA, N.H. 03063-1304
ACCT. 14980
BK. 5706/PG. 1858

## PLAN REFERENCES:

1. SUBDIVISION PLAN - LOTS 929 & 405, PINE HILL ROAD, NASHUA, N.H.; FOR: SAMUEL & JAMES TAMPOSI; BY: A.E. MAYNARD; DATED: MARCH 1982; SCALE: 1"=100'; H.C.R.D. NO. 14855.
2. BOUNDARY & SUBDIVISION PLAN ( LOTS 78 & 925), PINE HILL ROAD, NASHUA N.H.; FOR: WARREN VIRCHOW; BY: ALLAN H. SWANSON, INC.; DATED 9 APRIL 1982; SCALE: 1"=50'; H.C.R.D. NO. 15003.
3. CONSOLIDATION PLAN OF LAND, NASHUA, N.H.; PREPARED FOR: DANIEL WEBSTER COLLEGE; PREPARED BY: GEORGE F. KELLER, INC.; DATED 23 MARCH 1984; SCALE: 1"=100'; H.C.R.D. NO. 18485.
4. INDIAN ROCK ESTATES, NASHUA, N.H.; PREPARED BY: EARLE WILLIAMS; DATED: AUGUST 18, 1960; SCALE: 1"= 100'; H.C.R.D. NO. 2103.
5. FINAL SUBDIVISION & LOT LINE RELOCATION PLAN, MAP E LOTS 1439, 1508, 1544, AND 1545; NASHUA MUNICIPAL AIRPORT, NASHUA, NEW HAMPSHIRE; PREPARED FOR: NASHUA AIRPORT AUTHORITY; PREPARED BY: HAMILTON ENGINEERING ASSOCIATES INC.; DATED: OCTOBER 19, 1988; SCALE: 1"= 200'; H.C.R.D. NO. 23325.
6. SUBDIVISION PLAN - SHEET F / LOTS 40, 929 & 925, NORTHFIELD ESTATES, VICTORIA DRIVE, NASHUA, N.H.; FOR: SECOND GENERATION PROPERTIES LIMITED PARTNERSHIP; BY: MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, LLC; DATED: OCTOBER 1, 2003; SCALE: 1"=50'.

SHEET F / LOT 119
CYNTHIA MCNEERAN
16 APACHE ROAD
NASHUA, N.H. 03063-1304
ACCT. 23834
BK. 2442/PG. 184

SHEET F / LOT 415
LENA & GAETANO ZOMPETTI
18 APACHE ROAD
NASHUA, N.H. 03063-1304
ACCT. 36498
BK. 3091/PG. 345

SHEET F / LOT 125
JOHN & LABONBARGE REV. TRUST
56 MEADOWCREST DRIVE
BEDFORD, N.H. 03110
ACCT. 18530
BK. 5887/PG. 44

SHEET F / LOT 101
PHILIP LABONBARGE
60 INDIAN ROCK ROAD
NASHUA, N.H. 03063-1318
ACCT. 18032
BK. 1416/PG. 386

SHEET F / LOT 69
CITY OF NASHUA
P.O. BOX 2019
NASHUA, N.H. 03061-2019
ACCT. 40527
BK. 933/PG. 199

SHEET F / LOT 1491
RAYMOND ENNIS REV. TRUST
P.O. BOX 62
WINDHAM, N.H. 03087
ACCT. 43071
BK. 6698/PG. 2961

SHEET F / LOT 1468
LOUIS GARGASZ
P.O. BOX 6
HOLLIS, N.H. 03049
ACCT. 43072
BK. 6327/PG. 300

SHEET F / LOT 32
HOLDEN FARMS, LLC
33 TRAFALGAR SQUARE
NASHUA, N.H. 03063
ACCT. 16044
BK. 5916/PG. 1858

HOLLIS ABUTTERS:

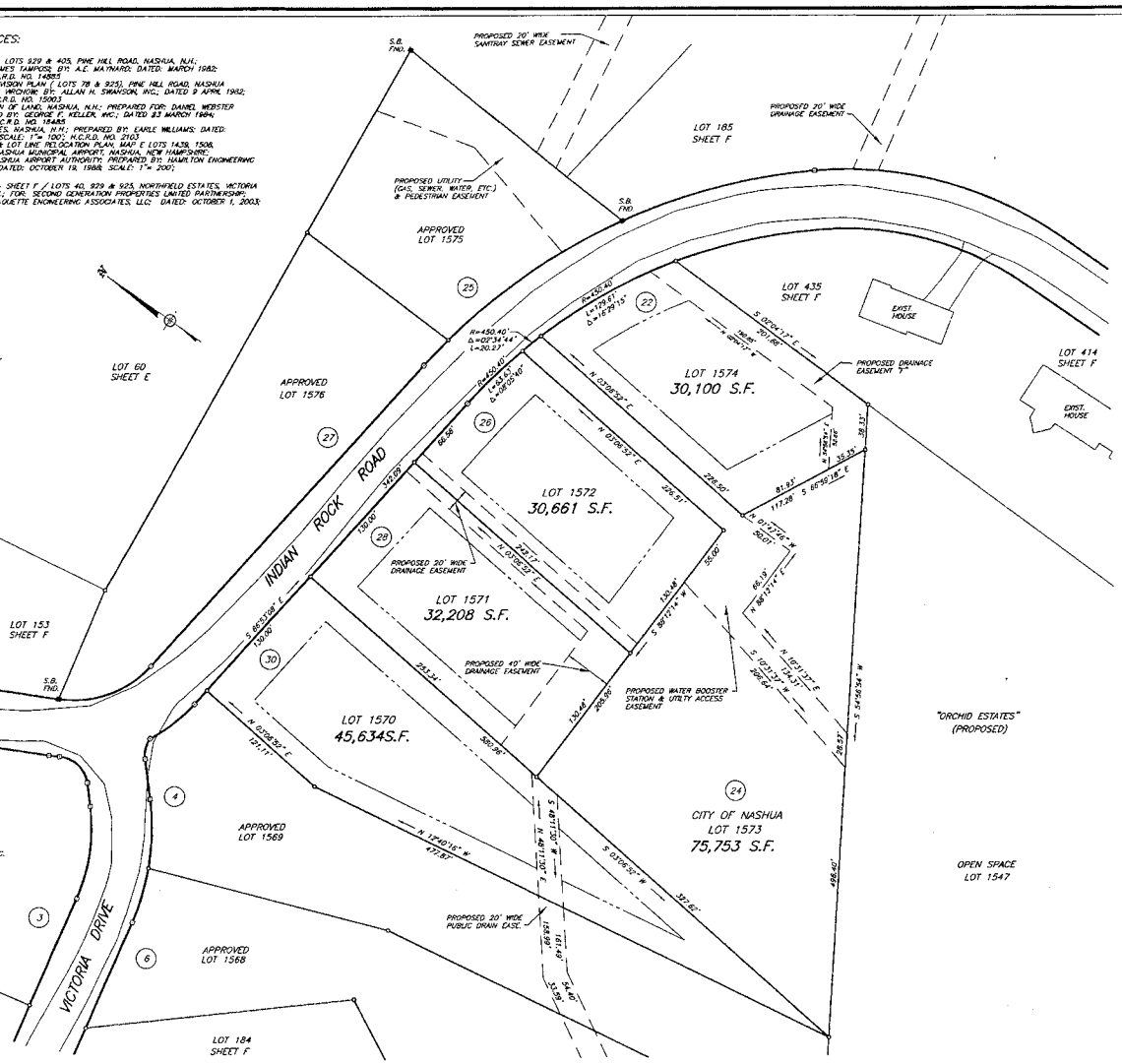
MAP 39 / LOT 2
MICHAEL, MELANIE, LAUREN, & LYNDSAY TAMPOSI
20 TRAFALGAR SQ., SUITE 602
NASHUA, N.H. 03063
BK. 6435/PG. 33

MAP 39 / LOT 1
RACHEL GELAZAUSKAS HEIRS
1 FOWELL AVENUE
NASHUA, N.H. 03063
BK. 1050/PG. 273

PROFESSIONALS:

WETLANDS PRESERVATION, INC.
47 NEWTON ROAD
PLAISTOW, N.H. 03865

MAYNARD & PAQUETTE ENG. ASSOC.
23 EAST PEARL STREET
NASHUA, N.H. 03060

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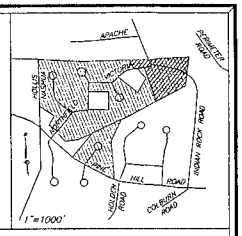
|---|---|
| ■ | STONE BOUND FOUND |
| □ | STONE BOUND TO BE SET |
| • | IRON PIPE FOUND |
| ● | IRON PIPE TO BE SET |
| ooooo | EXISTING STONE WALL |
| ------ | MINIMUM BUILDING SETBACK |
| (10) | STREET ADDRESS |

**LEGEND**




**VICINITY**

## NOTES:

1. PRESENT ZONING: "R-30", RESIDENTIAL
2. EXISTING USE: VACANT
3. PROPOSED USE: RESIDENTIAL
4. TOTAL AREA OF PARCEL: 925,902 S.F (21.255 AC.)
5. THE PURPOSE OF THIS PLAN IS TO: SEPARATE THESE FOUR BUILDING LOTS (1570, 1571, 1572, & 1574) PLUS THE CITY LOT (1573) FROM THE APPROVED 54 LOT NORTHFIELD ESTATES SUBDIVISION PLAN SO AS TO ALLOW ALL THE IMPROVEMENTS FOR INDIAN ROCK ROAD AND ASSOCIATED APPURTENANCES TO BE COMPLETED AT ONE TIME.
6. SITE WILL BE SERVED BY PENNICHUCK WATER WORKS AND CITY OF NASHUA SEWER.
7. PERMANENT MARKERS ARE TO BE SET AT ALL LOT CORNERS AND STONE BOUNDS AT ALL POINTS OF CURVATURE AND TANGENCY ALONG THE RIGHT-OF-WAY BY A LICENSED LAND SURVEYOR.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATIONS OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THIS PLAN 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 SHALL BE TAKEN PRIOR TO PROCEEDING WITH THE WORK.
9. MINIMUM DIMENSIONAL REQUIREMENTS: "R-30"
   FRONT YARD SETBACK= 35 FEET
   SIDE YARD SETBACK= 20 FEET
   REAR YARD SETBACK= 40 FEET
   MAX. BUILDING AREA = 10%
   LOT FRONTAGE = 105 FEET
   LOT DEPTH = 120 FEET
   LOT WIDTH = 130 FEET
   LOT AREA = 20,000 SQ.FT.
   MIN. OPEN SPACE = 60 %
10. PRIOR TO THE START OF CONSTRUCTION, A PRE-CONSTRUCTION MEETING WILL BE HELD WITH THE PLANNING STAFF.
11. PER THE CITY OF NASHUA LAND SUBDIVISION ORDINANCE, LOTS ON THIS PLAN MAY NOT BE SOLD FOR OCCUPANCY OR OCCUPIED UNTIL THE PROVISIONS OF SECTION 16-117 OF THE NASHUA REVISED ORDINANCES, 1987, AS AMENDED, (PERTAINING TO STREET IMPROVEMENTS) ARE SATISFIED.
12. INDIVIDUAL DRIVEWAY PROFILES TO BE REVIEWED AND APPROVED BY CITY ENGINEER PRIOR TO ISSUANCE OF INDIVIDUAL BUILDING PERMITS.
13. THE SITE IS OUTSIDE OF THE WATERSHED PROTECTION DISTRICT.
14. PLAN SET CONSISTS OF 9 SHEETS. SHEETS 1 & 2 ARE RECORDED AT THE H.C.R.D. SHEETS 1-9 ARE ON FILE AT THE NASHUA PLANNING DEPARTMENT.
15. ALL NEW HOME CONSTRUCTION SHALL INCORPORATE FOUNDATION DRAINAGE SYSTEMS EXCEPT WHERE AN ON SITE ENGINEERING INVESTIGATION ESTABLISHES THAT SPECIFIC BUILDING SITES ARE LOCATED IN WELL DRAINED SOILS AND THAT SUCH SYSTEMS ARE NOT REQUIRED.
16. STREET RESTORATION TO BE IN ACCORDANCE WITH NRO SEC 19-26, REVISED 11-14-03.

| NO. | DATE | REV. PER PLN. STAFF & ENG. DEPT. REVIEW | BY |
|---|---|---|---|
| 1 | 8-18-04 | REVISION | JST |

APPROVED BY THE CITY OF NASHUA
PLANNING BOARD

Rette R. Lindsay
CHAIRMAN

9-9-04
DATE

I CERTIFY THAT THIS PLAN WAS PREPARED FROM BOUNDARY INFORMATION SHOWN ON PLAN REFERENCES 1 - 6 AND A FIELD SURVEY MADE ON THE GROUND IN SEPTEMBER 2003 HAVING A MAXIMUM ERROR OF CLOSURE OF 1:10,000.

JAMES TAMPOSI, JR. Manager 4/12/05
FOR JOTE REALTY, LLC
DATE

SUBDIVISION PLAN — SHEET F / LOT 40

# NORTHFIELD ESTATES (PHASE 2)
## 22 INDIAN ROCK ROAD
### NASHUA, NEW HAMPSHIRE

PREPARED FOR:
SECOND GENERATION PROPERTIES LIMITED PARTNERSHIP
20 TRAFALGAR SQUARE, SUITE 602
NASHUA, NEW HAMPSHIRE 03063
(603)883-2000

100 50 25 0 50 100
SCALE: 1"= 50'
DATE: JULY 27, 2004


Maynard & Paquette
Engineering Associates, LLC
Consulting Engineers and Land Surveyors
23 East Pearl Street, Nashua, N.H. 03060
Phone: (603)883-8433 Fax: (603)883-7227



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