1. Planning Board Regular Meeting Agenda Amended (PDF)

   Documents:

   20190110 NCPB AGENDA AMENDED.PDF

2. Planning Board Staff Reports And Plans

   Documents:

   20190110 41 CALDWELL RD SUBDIVISION STAFF REPORT.PDF
   20190110 41 CALDWELL RD SUBDIVISION PLAN.PDF
December 31 2018

AMENDED AGENDA

To: NCPB Members
From: Planning Staff
Re: Regular Meeting and Public Hearing, January 10, 2019

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 6, 2018
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

1. Diane E. Gimber and Bishop Real Estate Management, Inc. (Owners) Granite Green Investment Partners (Applicant) - Proposed 18-Unit Age Restricted Housing Condominium Site Plan development. Property is located at 122 Manchester Street. Sheet 59 - Lot 135. Zoned "RA" Urban Residence. Ward 2. (Withdrawn)

NEW BUSINESS – CONDITIONAL / SPECIAL USE PERMITS

None

NEW BUSINESS – SUBDIVISION PLANS

2. GIMAK Properties LLC (Owner) - Application and acceptance of proposed two lot subdivision. Property is located at 41 Caldwell Road. Sheet 105 - Lot 23. Zoned "RB" Urban Residence. Ward 6.
NEW BUSINESS – SITE PLANS

OTHER BUSINESS
1. Review of tentative agenda to determine proposals of regional impact.
2. Referral from the Board of Aldermen on proposed O-18-033, amending the Lane Use Code Use Matrix regarding self-storage facilities and sanitary landfills.

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 7, 2019

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
I. Project Statistics:

Owners: Gimak Properties LLC
Proposal: Two lot subdivision
Location: 41 Caldwell Road
Total Site Area: 15,400 sf
Existing Zoning: RB-Urban Residence
Surrounding Uses: Residential

II. Background Information:

According to city records, the existing single family home at 41 Caldwell Road was built around 1912. There is a shed with a canopy located to the northwest of the property line. The parcel is fenced in along the sides and rear.

III. Project Description:

The purpose of this plan is to subdivide the parcel into two residential lots. The existing home will remain on Lot 23 and contain 9,375 sf. The new lot, 164, will have an address of 43 Caldwell Road and contain 6,025 sf. The minimum lot area in the RB zone is 6,000 sf and both lots meet the minimum requirements.

The applicant’s engineer has provided a stormwater report indicating that to improve the on-site drainage on the property this project proposes two leaching catch basins. The net result is that the post-development volumes and the peak rates of runoff leaving the site will be maintained (see attached).

The site is serviced by overhead utilities, Pennichuck Water, natural gas and municipal sewer. Three waivers are being requested. The applicant has requested a waiver from the requirement to provide underground utilities; overhead utilities are proposed. The second waiver is from the requirement to show physical features on site and within 1,000 feet of the subdivision.

The final waiver is for sidewalks. While there is a significant need for sidewalks and pedestrian facilities throughout the City of Nashua, Caldwell Road is not on the sidewalk priority list and does meet the standards for granting a waiver. The site meets the criteria in § 190-212(D) and the owner would be eligible to make a contribution in lieu of sidewalk construction. The applicant has offered to make a contribution in the amount of $5,900.00, which is based on $50 per linear foot along the entire frontage of the both lots, subtracting a driveway width of 36 feet (18 feet per lot for the driveway).
City Staff reviewed the plans; there are no outstanding issues that need to be addressed.

**Staff Recommendations and Findings:**

The Planning Board should make a determination that the plan meets, or does not meet the requirements outlined in the Subdivision NRO § 190-138(G). 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 stipulation be made part of that approval:

1. The request for a waiver of § 190-282(B)(9), which requires physical features 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. The request for a waiver of § 190-221(C), which requires underground utilities for new subdivisions, **is**/is **not** granted, finding that the waiver **will**/**will not** be contrary to the spirit and intent of the regulation.

3. The request for a waiver § 190-212(A)(1), which requires that a sidewalk be located on at least one side of the street, **is**/is **not** granted, finding that the waiver **will**/**will not** be contrary to the spirit and intent of the regulation. The applicant has agreed to make a contribution in the amount of $__________ in lieu of sidewalk construction pursuant to §190-212(D)(2), payment to be made prior to recording the plan.

4. Prior to the chair signing the plan, all minor drafting corrections will be made.

5. Prior to recording of 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.

6. Prior to recording of the plan, addresses shall be shown on the plan as assigned by the Fire Marshal.

7. Stormwater documents and the utility and maintenance easement will be submitted to Planning staff for review and recorded with the plan at the applicant’s expense.

8. Prior to the issuance of a building permit, the plan electronic file of the subdivision plan shall be submitted to the City of Nashua.

9. Prior to the issuance of a building permit a pre-construction meeting shall be held.

10. Any work within the right-of-way shall require a financial guarantee.