1. Planning Board Regular Webex Meeting Agenda (PDF)

   Documents:

   20200604 NCPB AGENDA.PDF

2. Planning Board Staff Reports And Plans

   Documents:

   20200604 122 MANCHESTER STREET SITE PLAN STAFF REPORT.PDF
   20200604 122 MANCHESTER STREET SITE PLAN.PDF
May 21, 2020

AGENDA

To: NCPB Members

From: Planning Staff

Re: Regular Meeting and Public Hearing, June 4, 2020

Notice is hereby given that a Public hearing of the City of Nashua Planning Board will meet on Thursday, June 4, 2020 at 7:00 PM via a Webex Meeting. Real-time public comment can be addressed to the Board utilizing Webex virtual meeting software for remote access. This application will allow users to view the meeting and ask questions to the Board via the chat function. The public is also encouraged to submit their comments via email planningdepartment@nashuanh.gov to the Department email or by mail (please make sure to include your name/address and comments) by 5pm on June 4, 2020 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 May 29, 2020 at www.nashuanh.gov in the Calendar or Agendas and Minutes.

To access Webex: https://nashuanh.webex.com/nashuanh/j.php?MTID=mec4b7fced59fac8fa9724043292e6be4
Meeting number/access code: 716 195 485 – Password: w49uAEJmUg8
To join by phone: 1-(408)-418-9388 - Meeting number/access code: 716 195 485
If for some reason you can’t connect to Webex, please contact us at (603) 589-3115.

A. Call to Order
B. Roll Call
C. Approval of Minutes – May 21, 2020
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
None

NEW BUSINESS – SUBDIVISION PLANS
None

NEW BUSINESS – SITE PLANS
1. Paragon Properties, LLC (Owner) - Application and acceptance of proposed site plan to construct a four unit condominium development with associated site improvements. Property is located at 122 Manchester Street. Sheet 59 - Lot 135. Zoned "RA" Urban Residence. Ward 2.

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
June 18, 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
TO:       Nashua City Planning Board  
FROM:  Linda McGhee Deputy Planning Manager  
FOR:    June 4, 2020  
RE:      New Business #1 - Site Plan

I. Project Statistics:

Owner:       Paragon Properties, LLC  
Proposal:     Site plan to construct a 4 unit condominium development  
Location:     122 Manchester Street  
Total Site Area:  2.36 acres  
Existing Zoning:   RA-Urban Residence  
Surrounding Uses: Residential and church  

II. Background Information:

According to Assessing records, the existing house was built in the 1920’s. Over time a garage and some sheds were also constructed. The parcel is a long narrow lot which tapers in the rear. Approximately one third of the lot is developed and the remainder is wooded with steep slopes to the south.

On November 21, 2013 the planning board disapproved a request for a seven lot subdivision based on it was not compliant with Section 190-165(B) (double frontage lots) of the Nashua Revised Ordinances.

On September 27, 2016 the Zoning Board of Adjustment granted a variance to exceed the maximum principal structures permitted on one lot for a proposed 18 unit age restricted condominium site plan. Due to a procedural abutter notification error, the case was reheard on December 13, 2016 and the ZBA granted the variance with one stipulation that a minimum of a 20 foot setback from the property lines to the rear of the structures, so in effect, the side yard setback is 20 feet instead of 10 feet. In 2017 the abutters appealed the decision of the administrative officer that a proposed housing development located at 122 Manchester Street would provide significant facilities and services designed to meet the physical and social needs of older persons. The ZBA agreed with the abutters that the proposal did not meet the sufficient criteria to qualify as elderly housing. The applicant’s attorney filed a rehearing request however it was denied on May 23, 2017. The proposal for an 18 unit age restricted housing condominium site plan development was heard by the planning board, however on December 19, 2018 the applicant’s attorney withdrew their pending application.

Copies of the staff report, letters and minutes are attached.

III. Project Description:
The applicant is proposing to construct a private street (Paddington Place) that will access 4 single family residential condominium style homes. The condominiums will be serviced by municipal sewer, Pennichuck Water and underground utilities. A no cut/slope protection area will be protected in perpetuity; however, dead or diseased vegetation may be removed as per the ZBA stipulation. Building elevations have been provided to show potential units. A Traffic Impact Report Worksheet has been submitted and the project does not necessitate a full traffic study. There is an existing sidewalk located along the frontage of the lot on the opposite side of Manchester Street. The applicant is not proposing any internal sidewalks as they believe that this project does not warrant them and the proposed 20’ roadway will be adequate for the pedestrian and vehicular traffic.

Two waivers are being requested for this project. The first is from design standards for private streets. The design standards and construction specifications of private streets shall be the same as for public streets. The applicant is proposing a 20’ wide street rather than the 28’ wide specifications for public streets. The second waiver is from the requirement for site lighting as the proposed four unit condominium development does not propose any formal lighting.

According to the applicant’s engineer the property is situated in two watersheds that drain from south to north. The proposed private road will intercept the runoff flowing south to north across the property. A swale is proposed along the toe of the slope along the southerly property line. This swale will direct stormwater runoff to the proposed infiltration basin located at the front of the property. On the north side of the proposed development, a diversion swale will convey the stormwater the infiltration basin as well, and then discharge to the Manchester Street closed drainage system by way of a 12” RCP culvert. A copy of the stormwater report is attached.

City staff reviewed the plans; comments are attached.

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 § 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 § 190-211(B), which sets minimum design standards for private streets width, 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 NRO § 190-88, which requires a light plan, is/is not granted, finding that the waiver will/will not be contrary to the spirit and intent of the regulation.

3. Prior to the Chair signing the plan, minor drafting corrections will be made.
4. Prior to the Chair signing the plan, all comments in an e-mail from Joe Mendola, Street Construction Engineer, and dated May 22, 2020 shall be addressed to the satisfaction of the Engineering Department.

5. 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.

6. Prior to the issuance of a building permit, all comments in an e-mail from Rapaglia dated April 22, 2020 shall be addressed to the satisfaction of the Fire Marshal.

7. Prior to the issuance of a building permit, the electronic file of the plan will be submitted to the City of Nashua.

8. Prior to the issuance of a building permit, condominium documents will be submitted to City Staff and Corporation Counsel for review and approval.

9. Road and driveway construction shall be to base course, with final course pavement remaining bonded until completion. Upon completion of construction, the applicant shall provide the City Engineer with written certification signed by a licensed professional engineer certifying the private street and driveways were designed and install as required by a third party engineer selected by City Engineering at the applicant’s expense. Inspection reports shall be filed with the City Engineer’s Office and the Planning Department.

10. Prior to the issuance of the first Certificate of Occupancy, “No Parking” signs shall be posted as per the Fire Marshal’s e-mail dated April 22, 2020.

11. Prior to issuance of the final Certificate of Occupancy for the development, an as-built plan locating all roads, driveways, units, other buildings, utilities and site landscaping shall be completed by a professional engineer and submitted to the Planning Department. The as-built plan shall include a statement that all construction was generally completed in accordance with the approved plan and applicable local regulations.

12. Prior to the issuance of the last Certificate of Occupancy, all site improvements will be completed.

13. All stipulations of the Zoning Board of Adjustment dated February 12, 2020 are incorporated herein.