

NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Linda McGhee, Deputy Planning Manager/Development
FOR: March 21, 2019
RE: **New Business #2 - Subdivision Plan**

I. Project Statistics:

Owners: The Landing at Nashua, LLC
Proposal: Three lot subdivision
Location: 2 East Spit Brook Road
Total Site Area: 41.307 acres
Existing Zoning: GB/MU-General Business/Mixed Use and HB-Highway Business and
TOD-Transit Oriented District
Surrounding Uses: Commercial

II. Background Information:

The majority of this site formally contained the operations of Hampshire Chemical, which has been dismantled. On July 11, 2007 the owner received site plan approval for the construction of 13 buildings totaling 595,000 sf including retail, 6 restaurants, and a cinema and parking garage on the site. In 2008 the owner was granted a one year extension; the staff reports and approval letters are attached. However that plan has since lapsed.

III. Project Description:

The purpose of this plan is to subdivide the parcel into three lots. The land is currently vacant and includes an access driveway, various drainage structures and channels as well as a portion of land under Activity and Use Restriction (AUR). The intent of this three lot subdivision is to subdivide off the AUR land and create two additional lots for future commercial development. Additional right-of-way may be required as part of the future site plan process.

The subdivision does not include any land disturbances and does not include a traffic impact study, stormwater management report or municipal or private utility connections. Those reports and design documents will be provided in the future as the commercial properties are developed. One waiver is being requested to show physical features on site and within 1,000 feet of the subdivision.

In addition to the subdivision plan, a Master Access Plan is attached which shows the potential connections between the future commercial developments.

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 § 190-281(D)(10), 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. Prior to the chair signing the plan, all minor drafting corrections will be made.
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. Prior to the chair signing the plan, the plan electronic file of the subdivision plan shall be submitted to the City of Nashua.
5. The applicant shall provide a public and emergency cross access easement the full length of the property prior to any of the lots being sold or conveyed to different owners, which shall be reviewed and approved by Corporation Counsel and planning staff, and then recorded.