

NASHUA CITY PLANNING BOARD  
STAFF REPORT

TO: Nashua City Planning Board  
FROM: Scott McPhie, Planner 1  
FOR: March 21, 2019  
RE: **New Business # 1 - Subdivision Plan**

**I. Project Statistics:**

Owners: David M. & Pamela L. Peabody  
Proposal: Subdivision and lot line relocation  
Location: 58 Linton Street  
Total Site Area: .45 acres (19,261 sf)  
Existing Zoning: RA-Urban Residence  
Surrounding Uses: Residential

**II. Background Information:**

According to City and County records, the original 1924 subdivision was called Rosemount and the existing single family residence and garage located on 58 Linton Street was constructed between 1925 and 1949. The Garage was expanded in 1950. No other changes are on record.

**III. Project Description:**

The purpose of this plan is to maintain the existing home at 58 Linton Street on Sheet 129 lot 251 and adjust the lot lines to accommodate one new lot "252" which will have an address of 54 Linton. The existing property shows 3- small lots. The new lot line adjustment and subdivision will reduce the three lots to two new lots with one containing the existing home. The site currently is serviced by overhead utilities, Pennichuck Water, Liberty Utilities Gas, and municipal sewer. The address of the new lot will be 54 as required by the Nashua Fire Department with the existing home to maintain the current address of 58 Linton Street. Since this is a reduction in lots no increase in traffic will occur.

The applicant's engineer submitted a stormwater letter to address drainage and runoff. Leaching catch basins is proposed for the new lot to mitigate stormwater runoff from the new home.

Three waivers are being requested as part of this project (see attached).

The applicant has requested a waiver from the requirement to show existing features within 1000-feet of the property.

The second waiver is for underground utilities

The third waiver is for sidewalks. While there is a significant need for sidewalks and pedestrian facilities throughout the City of Nashua, Linton Street is not on the sidewalk priority list and does not 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 \$5,700.00, which is based on \$50.00 per linear foot along the entire frontage of both lots, subtracting the driveway width of 36-feet (18-feet per lot for the driveway).

The plan was reviewed by City staff and there are no further comments at this time.

### **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 be shown, **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, the proper 54 Linton Street address will be added to the plan as required in the January 17, 2019 e-mail from Mark Rapaglia, Nashua Fire Department.
5. Stormwater documents will be submitted to Planning staff for review and recorded with the plan at the applicant's expense.
6. Prior to the issuance of a building permit a pre-construction meeting shall be held.
7. Prior to the issuance of a building permit, an electronic copy of the plan shall be submitted to the City of Nashua.
8. All minor drafting corrections will be made
9. Any work within the right-of-way shall require a financial guarantee.