

NASHUA CITY PLANNING BOARD
AMENDED STAFF REPORT

TO: Nashua City Planning Board
FROM: Linda McGhee, Deputy Planning Manager/Development
FOR: July 11, 2019
RE: **New Business #2 - Subdivision**

I. Project Statistics:

Owner : Public Service Co of NH and City of Nashua
Proposal: Lot line relocation plan
Location: 3 & 21 Pine Street Ext
Total Site Area: 84,883 sf
Existing Zoning: GI-General Industrial/MU-Mixed Use
Surrounding Uses: Commercial

II. Background Information:

According to Assessing records, Lot 17 is vacant land owned by the City. The Nashua Millyard Substation is located on Lot 2A.

III. Project Description:

The purpose of this plan is to transfer 33,814 sf from Lot 17 to Lot 2A. The table below indicates the existing and proposed lot areas:

Address:	Sheet/Lot	Old Lot size:	New Lot size:
Pine Street Ext	77-17	59,346 sf	25,532 sf
21 Pine Street Ext	77-2A	<u>25,537 sf</u>	<u>59,351 sf</u>
		84,883 sf	84,883 sf

Public Services Company of NH has also submitted a site plan application showing the additional land. Two waivers have been requested (see attached letter from Nicholas Golon, PE). The applicant has requested a waiver from the requirement to how physical features on site and within 1,000 feet and to allow recording during the thirty day appeal period

The plan was reviewed by City staff; there are minor Engineering comments 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 an existing conditions plan, **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 Nashua Planning Board Bylaws Section 9.5, which requires a 30 day appeal period prior to recording the approved subdivision plan, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.
3. This approval is conditional on the Board of Alderman approving Resolution R-19-147.
4. Prior to the chair signing the plan, all minor drafting corrections will be made.
5. Prior to the chair signing the plan, all comments in an e-mail from Joe Mendola, Street Construction Engineer dated June 4, 2019 shall be addressed to the satisfaction of the Engineering Department.
6. 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.
7. All easements shall be submitted to the City staff for review and approval and recorded with the plan.