

NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Linda McGhee, Deputy Planning Manager/Development
FOR: July 11, 2019
RE: **New Business #7 - Site Plan**

I. Project Statistics:

Owners: 42 Lovell LLC
Proposal: Site plan to keep an existing 2-family and construct an additional attached 5 unit multi-family building
Location: 42 Lovell Street
Total Site Area: 24,966 sf
Existing Zoning: RC – Urban Residence
Surrounding Uses: Residential

II. Background Information:

Assessing Department records indicate the existing two-story multi-family building on Lot 161 was built in the 1930s. Lot 73 contains a garage and there is a shed on Lot 159.

III. Project Description:

The purpose of this plan is to merge the three lots into one lot. The existing multi-family will remain and 5 units are being proposed. The new units will be attached to the existing multi-family. Four of the units will have 2-car garages and a six space parking lot with one handicapped space is proposed. Access will be via a 20' wide driveway. The existing detached garage and shed will be razed. New lighting and landscaping are proposed. There is an existing sidewalk across a portion of the site and a sidewalk along the entire frontage of Lovell Street. No dumpsters are proposed; trash pick-up will be by individual containers for each unit.

According to the drainage report submitted by the applicant, the post development conditions result in all runoff from the site infiltrating into the drained soils via the leaching chambers without any runoff onto Lovell Street or the abutting properties; the stormwater report is attached.

The applicant is requesting two waivers. The first is from the requirement to provide an existing conditions plan showing physical features within 1,000 feet of the site plan. The second waiver is for underground utilities; the existing utilities are overhead in the street. A traffic impact worksheet has been provided by the applicant and indicates that the proposal does not exceed the City's threshold that would mandate a full traffic report.

City staff reviewed the plans; comments are attached.

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 stipulation be made part of that approval:

1. The request for a waiver of § 279(EE)) which requires an existing conditions plan showing physical features within 1,000 feet of the site 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 NRO § 190-221 (C), which requires all utilities to be placed underground, **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, proper street addresses will be added to the plan.
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 chair signing the plan, all comments in an e-mail from Joe Mendola, Street Construction Engineer dated June 25, 2019 shall be addressed to the satisfaction of the Engineering Department.
7. In the event the property is decided to be placed under condominium ownership a copy of the Association documents will be required to be provided to the City for review.
8. Prior to the issuance of a building permit, stormwater documents will be submitted to City staff for review and recorded at the applicant's expense.
9. Prior to the issuance of a building permit, the electronic file of the site plan shall be submitted to the City of Nashua.
10. Prior to the issuance of a building permit, the lots will be merged.
11. Prior to the issuance of a certificate of occupancy, all site improvements will be completed.
12. Prior to issuance of the final certificate of occupancy for the development, an as-built plan locating all 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 site plan and applicable local regulations.
13. Any work within the right-of-way shall require a financial guarantee.