

NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Scott McPhie, Planner
FOR: July 11, 2019
RE: **New Business #1 - Conditional Use Permit**

Owner: Noralba Valdez-Vasquez
Proposal: Conditional Use Permit
Location: 38 & 38 A Prescott Street
Total Site Area: 9,578 sf
Existing Zoning: RB Urban Residence
Surrounding Uses: Residential and school

II. Background Information:

According to Assessing records Lot 35 contains a two family home.

III. Project Description:

The proposal is for a conditional use permit to allow multi-family in an RB Urban Residence. There are nine approval criteria for a conditional use permit found in NRO § 190-133(F).(see enclosed)

Staff has reviewed the plans and have no further comments.

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 Section 190-133(F). The Board should review these prior to making a motion. If the Planning Board chooses to disapprove the plan, they should state specific reasons. If the Planning Board chooses to approve this plan, the staff recommends the following stipulation be made part of that approval:

None