

NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Scott McPhie, Planning Department
FOR: July 11, 2019
RE: **New Business #6 - Site Plan**

I. Project Statistics:

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

According to assessing records 38 and 38 A Prescott Street is currently classified as a two family home. The two individual apartments contain separate entrances while sharing one driveway. The home was constructed before 1912.

III. Project Description:

The purpose of this plan is to review the addition of a one-family apartment to an existing two family home. The existing two-family home constructed a 16 by 20 addition to the rear of the property without following the normal planning process. Tonight the applicant is seeking review to correct that error. Since that time a small 25 square foot building was added to connect all structures to prevent more than one principal structure on the lot.

The lot will add five parking spaces to meet the minimum requirement of 4.5 spaces to accommodate a three family home. No waivers have been requested.

A stormwater plan has been provided to address the increased runoff from the new impacts to the lot. A leaching catch basin and connected swale will be added to the rear of the property to filter and slow runoff. The remainder of the lot will continue to drain much as it does today although a green pervious strip will be added along the driveway providing some additional infiltration from the front portion of the property.

The existing two family home will remain 38A & 38B Prescott Street with the third apartment taking the address of "38C" (See attached fire comments). No dumpsters are being proposed; trash will be picked up by the City of Nashua.

City Staff has reviewed the plans and have no further comments. The outstanding conditions are listed below.

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 § 190-146(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. Prior to recording the plan, all comments in a letter from Joe Mendola, P.E dated February 7, 2019 shall be addressed to the satisfaction of the Engineering Department.
2. Prior to recording of the plan, addresses shall be shown on the plan as assigned by the Fire Marshal and all comments as addressed in an e-mail from Mark Rapaglia dated June 25, 2019.
3. 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.
4. Stormwater documents will be submitted to Planning staff for review and recorded with the plan at the applicant's expense.
5. Prior to recording the plan, all minor drafting corrections will be made.
6. Prior to the issuance of a building permit, the plan electronic file of the site plan shall be submitted to the City of Nashua.
7. Any work within the right-of-way shall require a financial guarantee.