

NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Linda McGhee, Deputy Planning Manager
FOR: September 12, 2019
RE: **New Business #4 - Subdivision Plan**

I. Project Statistics:

Owner: Gerald Reppucci
Proposal: Two lot subdivision
Location: 7 Gaffney Road
Total Site Area: 14,114 sf
Existing Zoning: RA-Urban Residence
Surrounding Uses: Residential

II. Background Information:

According to city records, the existing single family home at 7 Gaffney Street was built around 1948. On August 28, 2018 the Zoning Board of Adjustment granted two variances to allow this project to move forward. The approval letter and minutes are attached.

III. Project Description:

The purpose of this plan is to subdivide the parcel into two residential lots. The existing home will remain on Lot 444 and contain 6,614 sf. The new lot, 596, will have an address of 9 Gaffney Street and contain 7,500 sf. The existing side porch will be removed as to not encroach into the side yard setback.

The applicant's engineer has provided a stormwater letter indicating that there will be no increase in the stormwater runoff to the adjacent Gaffney Street (see attached).

Three waivers are being requested. The first waiver is from the requirement to show physical features on site and within 1,000 feet of the subdivision. The applicant has requested a waiver from the requirement to provide underground utilities; overhead utilities are proposed. The site is presently serviced by overhead utilities, Pennichuck Water, natural gas and municipal sewer. The final waiver is for sidewalks. While there is a significant need for sidewalks and pedestrian facilities throughout the City of Nashua, Gaffney Street is not on the sidewalk priority list and does 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's engineer has offered to make a contribution in the amount of \$5,200.00. Based on \$50 per linear foot along the entire frontage of the both lots (140 linear feet) and subtracting a driveway width of 36 feet (18 feet per lot for the driveway), the amount of the contribution should be \$5,200.00.

City Staff reviewed the plans; there are outstanding Engineering issues that still need to be addressed (see e-mail from Joe Mendola dated August 22, 2019).

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, **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, all minor drafting corrections will be made.
5. 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.
6. Prior to recording the plan, the existing side porch will be razed
7. Prior to recording of the plan, addresses shall be shown on the plan as assigned by the Fire Marshal.
8. Stormwater documents and the utility and maintenance easement will be submitted to Planning staff for review and recorded with the plan at the applicant's expense.
9. Prior to the issuance of a building permit, the plan electronic file of the subdivision plan shall be submitted to the City of Nashua.
10. Prior to the issuance of a building permit a pre-construction meeting shall be held.
11. Any work within the right- of-way shall require a financial guarantee.