

NASHUA CITY PLANNING BOARD
AMENDED STAFF REPORT

TO: Nashua City Planning Board
FROM: Linda McGhee, Deputy Planning Manager/Development
FOR: October 17, 2019
RE: **New Business #5 - Subdivision**

I. Project Statistics:

Owner : Northland Legacy Land Trust, LLC
Proposal: Lot line relocation plan
Location: 133 & 135 Amherst Street
Total Site Area: 39,030 sf
Existing Zoning: RA-Urban Residence
Surrounding Uses: Residential

II. Background Information:

According to Assessing records, both lots contain single family homes and are owned by Northland Legacy Land Trust, LLC.

III. Project Description:

The purpose of this plan is to transfer 4,743 sf from Lot 106 to 65. The minimum lot area in the RA zone is 7,500 sf and both lots meet the minimum requirements. No other changes are proposed. One waiver has been requested (see attached letter from Michael Ploof, LLS dated September 5, 2019). The applicant has requested a waiver from the requirement to show physical features on site and within 1,000 feet.

The plan was reviewed by City staff. Engineering comments are pending.

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. Prior to the chair signing the plan, all minor drafting corrections will be made.

3. Prior to the chair signing the plan, any Engineering comments shall be addressed to the satisfaction of the Engineering Department.
4. 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.