

NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Linda McGhee, Deputy Planning Manager/Development
FOR: October 17, 2019
RE: **New Business #6 - Subdivision Plan**

I. Project Statistics:

Owner : Mary Jane Conway-King Revocable Trust, c/o Mary Jane
Conway-King, Trustee
Proposal: Two lot subdivision
Location: 67 Berkeley Street
Total Site Area: 1.261 acres (54,930 sf)
Existing Zoning: RA-Urban Residence
Surrounding Uses: Residential

II. Background Information:

The single family residence on the site was built around 1920 and a few permits for minor improvements have been issued by the City over the years.

III. Project Description:

The purpose of this plan is to subdivide the lot into two. The home located on Lot 63 will remain and contain 26,248 sf. The new lot (340) will contain 28,682 sf. The minimum lot size in the RA zone is 7,500 sf and both lots meet all the minimum requirements. The new residence will be serviced by public sewer, water and underground utilities. There are sidewalks located across the frontage of Berkeley Street and Swart Terrace.

A stormwater letter was submitted and indicated that the post-development peak flows leaving the site are less or equal to the pre-development condition for up to and including the 100-year storm event.

City Staff reviewed the plans; 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. Prior to the chair signing the plan, any Engineering comments shall be addressed to the satisfaction of the Engineering Department.

2. Prior to the chair signing the plan, all minor drafting corrections will be made.
3. Prior to recording the plan the address shall be shown on the plan as assigned by the Fire Marshal.
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.
5. Prior to any work being conducted, a pre-construction conference shall be set up with the Planning Department.
6. Any work within the right-of-way shall require a financial guarantee.