

NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Scott McPhie, Planner
FOR: October 17, 2019
RE: **New Business #3 - Subdivision Plan**

I. Project Statistics:

Owners: BRAR Holdings, LLC
Proposal: Lot line relocation/subdivision plan
Location: 27 & 31-33 Broad Street
Total Site Area: 41,349 acres
Existing Zoning: RA-Urban Residence
Surrounding Uses: Residential/Commercial

II. Background Information:

According to City records, the home at 27 Broad Street was built in the early part of the 1920's. The office building at 31- 33 Broad Street was constructed in 1973.

III. Project Description:

The purpose of this plan is to transfer 3,318 sf. from existing Lot 77 to existing Lot 5. The table below indicates the existing and proposed lot areas:

Address:	Sheet/Lot	Old Lot size:	New Lot size:
31-33 Broad Street	61-5	23,153 sf	26,471 sf
27 Broad Street	61-77	<u>18,196 sf</u>	<u>14,878 sf</u>
		41,349 sf	41,349 sf

One waiver is requested (see attached). The applicant has requested a waiver from the requirement to show physical features on site and within 1,000 feet of the subdivision.

The plan was reviewed by City staff; there are minor Engineering comments that need to be addressed.

City Staff reviewed the plans; there are no outstanding issues (see remaining stipulations 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 § 190-138(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 comments in an e-mail from Joseph Mendola, PE, and dated October _____ 2019 shall be addressed to the satisfaction of the Engineering Department.
3. Prior to the chair signing plan, all minor drafting corrections will be made.
4. The proposed access and utility easement and stormwater documents will be submitted to Planning staff for review and recorded with the plan at the applicant's expense.
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 the issuance of a building permit, the plan electronic file of the subdivision plan shall be submitted to the City of Nashua.
7. All easements shall be submitted to the City staff for review and approval and recorded with the plan.
8. Any work within the right-of-way shall require a financial guarantee.