

NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Scott McPhie, Planner
FOR: October 17, 2019
RE: **New Business #2 - Subdivision Plan**

I. Project Statistics:

Owners: Janet R. Georges and Groton Road Trust
Proposal: Lot line relocation and two lot subdivision plan
Location: 67 Groton Road
Total Site Area: 6.597 acres
Existing Zoning: R40-Rural Residence
Surrounding Uses: Residential

II. Background Information:

According to City records, the home at 67 Groton Road was built in the early part of the 1800's. The house was part of a much larger tract of land.

III. Project Description:

The purpose of this plan is to transfer 161,296 sf from Lot 134 to Lot 625 creating a total of two lots. The table below indicates the existing and proposed lot areas:

Address:	Sheet/Lot	Old Lot size:	New Lot size:
67 Groton Road	D-134	215,544 sf	54,248 sf
3-6 Future Osprey Lane	D-625	<u>0 sf</u>	<u>161,296 sf</u>
		215,544 sf	215,544 sf

The existing home and out buildings will remain on lot 134 and be serviced by overhead utilities, septic, and well. An access, utility, and landscape easement will be recorded with the plan between Lots 323 and 625. The new lot (625) shall be serviced by underground utilities, on-site propane, septic tank and municipal water.

The applicant's engineer indicated to improve the on-site drainage on the subject parcel this project proposes both open and closed drainage practices that will be constructed to current standards. Stormwater runoff generated from the proposed development will be conveyed toward an above ground infiltration pond designed to mitigate peak flow rates. Water flows to the pond will be generated from overland flow and a network of deep sump catch basins.

Two waivers are being 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; physical features have been shown on the subject and abutting parcels within 200 feet of the site.

The second waiver is for sidewalks. While there is a significant need for sidewalks and pedestrian facilities throughout the City of Nashua, Groton Road is not on the sidewalk priority list and does not 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 has offered to make a contribution in the amount of \$12,300. Based on the Planning Board's Workshop Session of July 19, 2018 (see attached minutes) the sidewalk contribution would be based on the frontage of all lots on a public street and subtract out 18 -lineal feet per lot for the driveway which is based on the \$50 per linear foot along the entire frontage of both lots.

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. 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.
3. 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.
4. All easements shall be submitted to the City staff for review and approval and recorded with the plan.
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 chair signing plan, all minor drafting corrections will be made.
7. 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.
8. Prior to the issuance of a building permit, the plan electronic file of the subdivision plan shall be submitted to the City of Nashua.
9. Any work within the right-of-way shall require a financial guarantee.