

NASHUA CITY PLANNING BOARD  
STAFF REPORT

TO: Nashua City Planning Board  
FROM: Scott McPhie, Planner 1  
FOR: October 17, 2019  
RE: **New Business #7 - Site Plan**

**I. Project Statistics:**

Owners: Janet R. Georges and Groton Road Trust  
Proposal: Construct 4-detached single family homes on one lot  
Location: 67 Groton Road  
Total Site Area: 6.597 acres  
Existing Zoning: R-40-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. Various subdivisions of land have occurred in the area over time.

**III. Project Description:**

The purpose of this plan is to show one new lot with four single family homes to be located on the future 3-6 Osprey Lane. The property will 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 to 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. A traffic impact worksheet was submitted and is enclosed in your packet for review. Trash will be picked up by individual totes. Open space minimums have been met.

Two waivers are being requested (see attached). The applicant has requested a waiver from the requirement to show certain existing conditions off site.

The second waiver is for design standards for private streets. A T-turnaround is proposed in place of the cul-de-sac and bituminous cape-cod berm is proposed in place of granite curbing.

City Staff reviewed the plans; the following remaining stipulations are listed below (see attached zoning approval letter).

**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 § 190-279(EE), to show existing conditions on adjacent lots, **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 § 190-211(B), which requires certain design standards for private streets, **is/is not** granted, finding that the waiver **will/will** not be contrary to the spirit and intent of the regulation
3. Prior to the Chair signing the plan in the event individual mail pickup at each property is not available the site plan will need to be amended to show a P.O. Box island that can be safely accessed by residents.
4. 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.
5. Prior to the issuance of a building permit, the applicant shall provide documents establishing a homeowners association which will be responsible for maintaining all property in common ownership. The homeowner's association documents shall be submitted to the Planning Department and Corporation Counsel for review.
6. Prior to issuance of the final certificate of occupancy for the development, an as-built plan locating all driveways, units, other buildings, utilities and site landscaping shall be completed by a professional engineer and submitted to the Planning Department. The as-built plan shall include a statement that all construction was generally completed in accordance with the approved site plan and applicable local regulations. Sidewalk related construction shall be to base course, with final course pavement remaining bonded until completion.
7. Prior to the chair signing plan, all minor drafting corrections will be made.
8. 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.
9. Any work within the right-of-way shall require a financial guarantee.