

NASHUA CITY PLANNING BOARD  
STAFF REPORT

TO: Nashua City Planning Board  
FROM: Scott McPhie, Planner  
FOR: October 17, 2019  
RE: **New Business #4 - Subdivision Plan**

**I. Project Statistics:**

Owners: Etchstone Properties, Inc.  
Proposal: Lot line relocation/subdivision plan  
Location: 65 & L Gilson Road  
Total Site Area: 13.36 acres (581,961 square feet)  
Existing Zoning: R30-Suburban Residence & Four Hills Landfill Groundwater Management Zone (FHL-GMZ).  
Surrounding Uses: Residential

**II. Background Information:**

A Condominium Site plan to construct 39-units of elderly housing to be solely occupied by those 55 and over was approved for this site on September 13, 2018.

**III. Project Description:**

The purpose of this plan is to transfer 3,318 sf. from existing Lot 32 to existing Lot 460. The table below indicates the existing and proposed lot areas:

<b>Address:</b>	<b>Sheet/Lot</b>	<b>Old Lot size:</b>	<b>New Lot size:</b>
65 Gilson Road	D-32	582,100 sf	572,800 sf (surveyed)
L Gilson Road	D-460	<u>714,675 sf</u>	<u>723,967 sf (estimated)</u>
		1,296,775sf	1,296,767

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.

City Staff reviewed the plans; the remaining stipulations are 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 § 190-2821(D)(10) & (14), which requires to show certain existing conditions, **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 plan, all minor drafting corrections will be made.
3. Prior to recording the plan, the applicant will add the State of New Hampshire Department of Environmental Services owner of Lot D-460 signature to the application and the lot line adjustment plan set.
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 the issuance of a building permit, the plan electronic file of the subdivision plan shall be submitted to the City of Nashua.
6. All easements shall be submitted to the City staff for review and approval and recorded with the plan.