

NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Scott McPhie, Planner
FOR: October 17, 2019
RE: **New Business #9 - Site Plan**

I. Project Statistics:

Owners: Etchstone Properties, Inc.
Proposal: Site plan amendment to NR-2221 to reduce the lot size
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 proposal is to amend the previously approved site plan NR-2221 to show a revised boundary resulting from lot line relocation as shown as Case # 4 tonight.

An updated stormwater letter is provided indicating the small decrease in open space will have no impact to the existing stormwater report approved at the September 13, 2018 Planning Board meeting. No structures, infrastructure or existing built areas will be impacted by the site plan amendment. The reduction in the size of the lot will not require any additional changes to approved Plan NR-2221.

One waiver has been requested for this project. The waiver request is for showing existing conditions on adjacent properties.

City staff reviewed the plans and has no further comments. The remaining stipulations are listed below.

IV. Staff Recommendations and Findings:

The Planning Board should make a determination that the plan meets, or does not meet, the requirements outlined in the Site Plan NRO § 190-146(D). 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 stipulations be made part of that approval:

1. The request for a waiver of NRO § 190-279 (EE), which shows existing conditions on adjacent properties, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.
2. All previous conditions listed in the approval letter dated September 14, 2018 and shown on site plan NR-2221 will be included as part of this approval
3. Prior to the Chair signing the plan, minor drafting corrections will be made.
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.