

NASHUA CITY PLANNING BOARD  
STAFF REPORT

TO: Nashua City Planning Board  
FROM: Scott McPhie, Planner  
FOR: April 23, 2020  
RE: **New Business #1 - Subdivision Plan**

**I. Project Statistics:**

Owner : Anya E. Bent representative of the Anya E. Bent Revocable Trust  
Proposal: Two lot subdivision  
Location: 24 & 26 Coburn Avenue  
Total Site Area: .897 acres 39,069 sf  
Existing Zoning: R18 - Suburban Residence  
Surrounding Uses: Residential

**II. Background Information:**

The current lot includes an existing home originally constructed as a school house some years ago and converted to a home in the late nineteen fifties or earlier. The home was recently upgraded to meet modern standards. The Nashua Zoning Board granted a variance for frontage on existing lot F-71 and new lot F-1679 on May 17, 2019. The approval letter and minutes are attached.

**III. Project Description:**

The purpose of this plan is to transfer 19,289 sf from Lot F- 71 to Lot F-1679. Two waivers have been requested as part of this application. The first is to show existing conditions and the second is for Sidewalk contribution in lieu of building 1. While there is a significant need for sidewalks and pedestrian facilities throughout the City of Nashua, Coburn Avenue 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's engineer has offered to make a contribution in the amount of \$8,200.00. Based on \$50 per linear foot along the entire frontage of the both lots (200 linear feet) and subtracting two driveway width of 36 feet (18 feet per lot for each driveway).

The plan was reviewed by City staff; comments are attached.

**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, dated March 2, 2020, from Joe Mendola, Street Construction Engineer will be addressed to the satisfaction of the Public Works Department.
4. All easements shall be submitted to the City staff for review and approval and recorded with the plan.
5. Prior to the chair signing the plan, all minor drafting corrections will be made.
6. Prior to recording of the plan, addresses shall be shown on the plan as assigned by the Fire Marshal.
7. All stipulations of the Zoning Board of Adjustment dated May 17, 2020 are incorporated herein.
8. Prior to any work on site a financial guarantee shall be approved and a pre-construction meeting shall be held.