

NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Linda McGhee, Deputy Planning Manager
FOR: September 24, 2020
RE: **New Business #9 - Site Plan**

I. Project Statistics:

Owner: Tupney, Hurd, Clegg, LLC
Proposal: Site plan to construct two duplexes
Location: 25 Ingalls Street
Total Site Area: 0.424 acres (18,494.5 sf)
Existing Zoning: RC-Urban Residence
Surrounding Uses: Residential

II. Background Information:

On September 13, 2018 the planning board approved a four lot subdivision and this lot was created. Prior to recording the subdivision, the applicant made a voluntary contribution in the amount of \$9,731.50 in lieu of sidewalk construction. The approval letter and staff report are attached.

III. Project Description:

The proposal is to construct two duplex style condominium residences comprising of four residential units. All zoning regulations are met. The duplexes would be serviced by a common driveway and private parking. The development will be serviced by municipal sewer and Pennichuck Water. Two waivers are being requested for this project. The first is from the requirement to provide underground utilities and the second waiver is to show existing condition on abutting parcels.

The applicant's engineer has submitted a drainage report and indicates that the calculations show a decrease in peak runoff flows in each storm event in accordance with city regulations and this development will have no effective change to the existing drainage patterns

City staff reviewed the plans; comments are attached.

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 § 190-221, which requires underground utilities, **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 NRO § 190-279(EE), to show existing condition on adjacent lots, **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, all comments in an e-mail from Joseph Mendola, Street Construction Engineer, dated _____ shall be addressed to the satisfaction of the Engineering Department.
4. Prior to the Chair signing 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 Chair signing the plan, minor drafting corrections will be made.
6. Prior to any work on site, a pre-construction meeting shall be held and a financial guarantee shall be approved.
7. Prior to the issuance of a building permit, the applicant shall provide documents establishing a homeowners or condominium association, which will be responsible for maintaining all property in common ownership. The documents shall be submitted to the Planning Department and Corporation Counsel for review.
8. Prior to the issuance of a building permit, the electronic file of the plan will be submitted to the City of Nashua.
9. Prior to the issuance of a building permit, stormwater documents will be submitted to City staff for review and recorded at the applicant's expense.
10. 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.
11. Prior to the issuance of the last Certificate of Occupancy, all site improvements will be completed.