

NASHUA CITY PLANNING BOARD  
STAFF REPORT

TO: Nashua City Planning Board  
FROM: Linda McGhee, Deputy Planning Manager  
FOR: October 10, 2020  
RE: **New Business # - Subdivision Plan**

**I. Project Statistics:**

Owner: Crimson Properties, LLC  
Proposal: Four lot subdivision  
Location: 599 West Hollis Street  
Total Site Area: 1.028 acres (44,792 sf)  
Existing Zoning: R9-Suburban Residence  
Surrounding Uses: Residential and charter school

**II. Background Information:**

Currently the property is developed and contains a one-story dwelling, two sheds, a mobile home and a shared driveway. Access to the site is via two curb cuts onto West Hollis Street. The high point of the lot is in the northwest corner to a low point at the intersection of Wellesley Road and West Hollis Street off of the southeast corner for a total grade change of approximately 16 feet. The mobile home and two sheds will be demolished.

**III. Project Description:**

The purpose of this plan is to subdivide the parcel into four residential lots as follows;

<b>Lot #</b>	<b>Address</b>	<b>Lot Size</b>
Lot 66 (with existing house)	599 West Hollis Street	9,206 sf
Lot 2251	601 West Hollis Street	14,012 sf
Lot 2252	2 Wellesley Road	10,624 sf
Lot 2253	4 Wellesley Road	10,951 sf

All lots will meet the minimum zoning requirements. The applicant's engineer has provided a stormwater report. It is being proposed to install gutters, downspouts and leaching roof units (catch basins) adjacent to the three new houses plus the one existing house (see attached). Approximately 4,940 sf of new impervious area will be added as part of the proposed subdivision. There are no wetland or wetland buffer impacts and no new street lights are being proposed.

Two waivers are being requested. The applicant has requested a waiver from the requirement to provide underground utilities; overhead utilities are proposed.

The second waiver is for sidewalks. This is a corner lot and there is an existing sidewalk on the southerly side of West Hollis Street. While there is a significant need for sidewalks and pedestrian facilities throughout the City of Nashua, Wellesley Road is not on the sidewalk

priority list. 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 is offering to make a contribution of \$8,700 based on \$50 per linear foot along the entire frontage of Wellesley Road (210 linear feet) and subtracting a driveway width of 36 feet (18 feet per lot on Wellesley Road).

City Staff reviewed the plans; 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:

The request for a waiver of § 190-221(C), which requires underground utilities for new subdivisions, is/is not granted, finding that the waiver will/will not be contrary to the spirit and intent of the regulation.

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.

Prior to the chair signing the plan, all minor drafting corrections will be made.

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.

Stormwater documents and easements will be submitted to Planning staff for review and recorded with the plan at the applicant's expense.

Prior to any work and a pre-construction meeting, a financial guarantee shall be approved.