

NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Linda McGhee, Deputy Planning Manager
FOR: October 8, 2020
RE: **New Business #5 - Subdivision Plan**

I. Project Statistics:

Owner: Stellos Family Investment Properties, LLC
Proposal: Five lot subdivision
Location: 453 South Main Street
Total Site Area: 1.925 acres (83,868 sf)
Existing Zoning: RA-Urban Residence
Surrounding Uses: Residential and Rivier University

II. Background Information:

The existing parcel is located in the RA-Urban Residence Zone. Abutting the site is Oldfield Road to the west, Weld Street to the north, South Min Street to the west and existing single-family homes on the south. Surrounding properties include the Nashua Country Club and a number of the homes on Oldfield Road are owned by Rivier University.

III. Project Description:

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

| Lot # | Address | Lot Size |
|--------------|-----------------------|-----------------|
| Lot 11 | 451 South Main Street | 30,806 sf |
| Lot 125 | 455 South Main Street | 16,687 sf |
| Lot 124 | 5 Oldfield Road | 13,141 sf |
| Lot 123 | 7 Oldfield Road | 10,089 sf |
| Lot 122 | 9 Oldfield Road | 12,076 sf |

The minimum lot size in the RA zone is 7,500 sf and all lots exceed the minimum zoning requirements. The existing house and garage will be razed as part of this project. In addition, two areas located at the intersection of the public roads will be dedicated for added right-of-way. The lots will be serviced by municipal sewer, Pennichuck Water, underground gas and utilities. Presently Lot 11 is showing more than one driveway. Driveway width at the front yard setback cannot exceed 24'. The applicant would need to seek relief from the Zoning Board of Adjustment if they plan to keep the driveways as shown.

The applicant's engineer has provided a stormwater report (see attached). Approximately 7,930 sf of new impervious area will be added as part of the proposed subdivision.

One waiver is being requested for sidewalks. This lot is surrounded by South Main Street, Weld Street and Oldfield Road. There is an existing sidewalk along South Main Street. While there is

a significant need for sidewalks and pedestrian facilities throughout the City of Nashua, Weld Street and Oldfield Road are 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 \$10,795.50, based on \$50 per linear foot along the entire frontage of Oldfield Road (215.91 linear feet) and subtracting a driveway width of 54 feet (18 feet per lot on Oldfield Road). No contribution is being offered for the frontage on Weld Street.

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:

1. 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.
2. Prior to the chair signing the plan, all minor drafting corrections will be made.
3. 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.
4. Prior to recording the plan, all comments in an e-mail from Joe Mendola, Street Construction Engineer dated October 2, 2020 shall be addressed to the satisfaction of the Engineering Department.
5. Stormwater documents and easements will be submitted to Planning staff for review and recorded with the plan at the applicant's expense.
6. Prior to any work and a pre-construction meeting, a financial guarantee shall be approved.