

NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Linda McGhee, Deputy Planning Manager
FOR: September 10, 2020
RE: **New Business #3 - Subdivision**

I. Project Statistics:

Owner : Roscommon Investments, LLC and MAG RE Holdings-Nashua, LLC
Proposal: Lot line relocation plan and consolidation
Location: 117 West Glenwood Street and “L” West Hobart Street
Total Site Area: 3.761 acres (163,828 sf)
Existing Zoning: RA-Urban Residence
Surrounding Uses: Residential and commercial

II. Background Information:

Lot 84 (“L” West Hobart Street) is a vacant lot that is mostly wooded. On August 4, 2016 the planning board approved a site plan for a 163 space parking lot on Lot 31 (117 West Glenwood Street); the approval letter and staff report are attached.

III. Project Description:

The purpose of this plan is to show a proposed lot line adjustment and consolidation for Sheet 132, Lot 84 and Sheet 132 Lot 31. A proposed access easement will be created to benefit Roscommon Investments, LLC. Parcel “A” as shown on the plan will be consolidated with Sheet 132, Lot 84. Parcels “B” & “C” as shown on the plan will be consolidated with Sheet 132, Lot 31. A site plan has also been submitted as part of the project.

The applicant has requested a waiver from the requirement to show physical features on site and within 1,000 feet.

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. Prior to the Chair signing the plan, all minor drafting corrections will be made.
3. Prior to the Chair signing the plan, all comments in an e-mail from Joe Mendola, Street Construction Engineer dated _____ shall be addressed to the satisfaction of the Engineering Department.
4. Prior to recording of the plan, all conditions from the Planning Board approval letter will be added to the final mylar and paper copies submitted to the City.
5. Prior to recording the plan, the electronic file of the plan shall be submitted to the City of Nashua.
6. Any easements will be submitted to Planning staff for review and recorded with the plan at the applicant's expense.
7. The site plan for 117 West Glenwood Street will need to be amended to show the change in lot size.