

NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Linda McGhee, Deputy Planning Manager/Development
FOR: January 7, 2021
RE: **New Business - Project A20-0198 Subdivision Plan**

I. Project Statistics:

Owners: Nashua Millyard Associates, Inc.
Applicant: City of Nashua
Proposal: Two lot subdivision
Location: "L" Pine Street Extension
Total Site Area: 0.507 acres (22,105 sf)
Existing Zoning: GI-General Industrial/MU-Mixed Use
Surrounding Uses: Commercial and Industrial

II. Background Information:

The project involves the subdivision of a remnant parcel that resulted from land takings associated with the Broad Street Parkway construction. There is no building located on this tract.

III. Project Description:

The purpose of this plan is to subdivide the parcel into two, non-buildable lots. The lots will then be merged with the abutting properties. There are no proposed improvements.

City Staff has 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. 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.
2. Prior to recording the plan, a note shall be added to the plan that the lots will be merged with the abutting property owners.
3. Prior to the Chair signing the plan, minor drafting corrections will be made.