

NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Scott McPhie, Planner 1
FOR: January 7, 2021
RE: **New Business - Project A20-0190 Subdivision Plan**

I. Project Statistics:

Owner: Stellos Family Investment Properties, LLC
Proposal: Lot line adjustment & extinguish a portion of the sewer easement
Location: 451 & 455 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 Main 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 owned by Rivier University.

III. Project Description:

The purpose of this plan is to move the lot line changing the size of lot 11 & 125 and extinguish a portion of the private sewer easement.

Address	Lot #	old lot size	new lot size
451 South Main Street	Lot 11	30,606 sf	15,406 sf
455 South Main Street	Lot 125	16,687 sf	32,087 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. There are no outstanding zoning, fire, or engineering comments.

One waiver is being requested for showing existing conditions. This lot is surrounded by South Main Street, Weld Street and Oldfield 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:

1. The request for a waiver § 190-282(B)(9)&(15) to show existing conditions on site and adjacent parcels, **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. All conditions from the subdivision previously approved at the Planning board meeting held on October 22, 2020 are incorporated herein.
4. 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.
5. Prior to any work and a pre-construction meeting, a financial guarantee shall be approved.