

NASHUA CITY PLANNING BOARD  
STAFF REPORT

TO: Nashua City Planning Board  
FROM: Scott McPhie, Planner I  
FOR: February 04, 2021  
RE: **New Business - Subdivision**

**I. Project Statistics:**

Owner/Applicant: John J. Flatley Company  
Proposal: Subdivision to create two new lots from portions of A-798.  
Location: 100-326 Innovative Way  
Total Site Area: 128.625 acres  
Existing Zoning: PI-Park Industrial and RC-Urban Residence  
Surrounding Uses: Residential and commercial

**II. Background Information:**

This site is home to Gateway Hills development, formerly known Nashua Technology Park. The Flatley Company has assembled a number of parcels over the years, which now encompass approximately 400-acres of contiguous land. An office park has been developed on the subject property over the last several decades, which currently contains over one million square feet of research and development office floor space. The office park includes two private roads, Innovative Way and Research Drive, as well as one public road, Tara Boulevard.

**III. Project Description:**

The purpose of the subdivision is to create two new lots from previously approved site plans located on lot A-798. The first lot to be subdivided is the 28-unit Town House development. It will be given new parcel number A-1021. The access road to the new developments will be named Transistor Road. A new Cul-de-Sac Road named Storage drive will accommodate the 28-Townhouses development. Addresses will be as follows: Seven separate four unit buildings taking each of the odd numbered addresses from 3-57. The second lot to be subdivided from A-798 will be the Flex Buildings site. The new lot number will be A-1022 and Street addresses will be as follows: Building 1-220 Innovative Way, Building 2- 226 Innovative Way, and Building 3- 306 Innovative way. A use variance was granted on 12-13-16 allowing the 28-townhouses.

<b>Address:</b>	<b>Sheet/Lot</b>	<b>Old Lot size:</b>	<b>New Lot size:</b>
100-326 Innovative Way	A-798	5,602,898 sf	5,161,548 sf.
Units 1-7 Storage Drive	A-1021	5,602,898 sf	173,484 sf.
220,226,306 Innovative Way	A-1022	5,602,898 sf	267,866 sf.

Two waivers are being requested to show all existing conditions within 1000-feet of the property. The second waiver request is for plan scale.

The plan set was reviewed by City Staff and the following stipulations are listed below.

#### **IV. 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 stipulations be made part of that approval:

1. The request for a waiver of § 190-282(A), which sets the minimum scale for subdivision plans, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.
2. 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.
3. Prior to the chair signing the plan, all minor drafting corrections will be made.
4. Prior to the chair signing 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 the chair signing the plan, the electronic file of the subdivision plan shall be submitted to the City of Nashua.
6. Prior to recording of the plan, addresses shall be shown on the plan as assigned by the Fire Marshal.
7. All prior conditions of approval are incorporated herein and made a part of this plan, unless otherwise determined by the Planning Board.
8. All easements will be submitted to City Staff for review and recorded with the plan.