

NASHUA CITY PLANNING BOARD  
AMENDED STAFF REPORT

TO: Nashua City Planning Board  
FROM: Linda McGhee, Deputy Planning Manager  
FOR: May 6, 2021  
RE: **New Business - Project A21-0041 Site Plan**

**I. Project Statistics:**

Owners: 62 Lake Street LLC  
Proposal: Site plan amendment to NR2210 to convert garages into bedrooms  
Location: 62 Lake Street  
Total Site Area: 23,590 sf  
Existing Zoning: RC – Urban Residence  
Surrounding Uses: Commercial & Residential

**II. Background Information:**

On October 5, 2017 the planning board approved a site plan to convert the existing two-family home into a three-family home and construct an additional five-unit multi-family building. Each of the five new multi-family units were built with a two-car garage underneath.

The approval letter and staff report are attached.

**III. Project Description:**

The purpose of this plan is to convert the existing garages of Units 4 thru 8 into bedrooms. By removing the parking spaces in the garages, the applicant does not meet the minimum parking spaces required and is requesting a waiver. The occupants of these bedrooms will not be allowed to have vehicles on site.

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 Site Plan NRO § 190-146(D). 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 NRO § 190-198, which requires minimum parking standards for the site, **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, minor drafting corrections will be made.

3. Prior to the issuance of a building permit, the electronic file of the site plan shall be submitted to the City of Nashua.
4. Prior to the issuance of a building permit, all comments in an e-mail dated March 31, 2021 from Tom Lacroix, Staff Engineer shall be addressed to the satisfaction of the Division of Public Works.
5. Prior to the issuance of a building permit, all comments in an e-mail dated March 30, 2021 from Mark Rapaglia, Inspector/Investigator shall be addressed to the satisfaction of the Fire Marshal's Office.