

NASHUA CITY PLANNING BOARD  
STAFF REPORT

TO: Nashua City Planning Board  
FROM: Linda McGhee, Deputy Planning Manager  
FOR: May 20, 2021  
RE: **New Business - Project A21-0090 Lot Line Relocation Plan**

**I. Project Statistics:**

Owner : Dacey Family Trust  
Applicant: Dan Bergeron Building & Development  
Proposal: Lot line relocation/consolidation plan  
Location: 229 Dane Street  
Total Site Area: 21,032 sf  
Existing Zoning: RA-Urban Residence  
Surrounding Uses: Residential

**II. Background Information:**

Currently there is an existing house located on the parcel. The subject property actually consists of three lots and Right-of Way. The applicant appeared before the Zoning Board of Adjustment and received two variances to allow this project to move forward. The approval letter and minutes are attached.

**III. Project Description:**

The purpose of this plan is to relocate the lot lines between Lots 175, 176 & 177 and create two lots. Lot 175 will contain 10,576 sf and Lot 177 will have 10,456 sf. Both lots meet the minimum size for the RA Zone (7,500 sf required). The applicant's engineer submitted a Stormwater Runoff Letter and indicates that the construction of the two new houses and driveways and the addition of one leaching basin will result in no increase of stormwater runoff.

Two waivers have been requested as part of this application. The first is to show existing conditions and the second is from the requirement to provide underground utilities.

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. 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. The request for a waiver of § 190-221(C) , which requires underground utilities for new subdivision plans, **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, all comments in an e-mail from Joe Mendola, Street Construction Engineer dated \_\_\_\_\_ shall be addressed to the satisfaction of the Division of Public Works.
6. Prior to recording the plan, the existing house shall be removed.
7. Stormwater documents will be submitted to Planning staff for review and recorded with the plan at the applicant's expense.
8. Prior to recording of the plan, addresses shall be shown on the plan as assigned by the Fire Marshal.
9. Prior to the issuance of a building permit, the electronic file of the subdivision plan shall be submitted to the City of Nashua.
10. Prior to any work, a pre-construction meeting shall be held and a financial guarantee shall be approved.