

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 A21-0089 Subdivision Plan**

**I. Project Statistics:**

Owner : City of Nashua  
Applicant: Joint Special School Building Committee  
Proposal: Lot line relocation plan  
Location: “L” Cherrywood Drive & “L” Chokeberry Lane  
Total Site Area: 28.372 acres  
Existing Zoning: R-40 w/FUOD (Flexible Use Overlay District)  
Surrounding Uses: Residential

**II. Background Information:**

Both lots are owned by the City of Nashua and are undeveloped. At a date in the near future, a site plan for the proposed school project will be submitted to the planning board for review.

**III. Project Description:**

The purpose of this plan is to transfer 1.690 acres (73,603 sf) from Lot 2859 to 2851. One waiver has been requested to show existing conditions within 1,000 feet (see attached).

A stormwater letter has been submitted and indicates that this plan will have no adverse impact on any downstream drainage condition and it meets the stormwater requirements in the Land Use Code.

The plan was reviewed by City staff; 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.