

NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Linda McGhee, Deputy Planning Manager
FOR: June 3, 2021
RE: **New Business - Project A20-0193**

I. Project Statistics:

Owner/Applicant: Larry Kittle
Proposal: Site plan to construct a 6 unit residential development
Location: "L" Putnam Street
Total Site Area: 25,532 sf
Existing Zoning: RB-Urban Residential
Surrounding Uses: Residential and an elementary school

II. Background Information:

According to Assessing records Lot 85 contains a single family home which was purchased by the City as part of the Broad Street Parkway. The present owner purchased the property from the City as it was no longer required as part of the parkway project. Lot 83 is an empty lot with no structures and is undeveloped and vegetated with wood. There is also a gravel parking area on the eastern side of the parcel off of Putnam Street.

On December 3, 2015 the planning board approved a proposal for lot line relocation and three lot subdivision. On November 15, 2018 the board approved a lot line relocation, two lot subdivision and Conditional Use Permit. All these plans have since lapsed.

The applicant appeared before the Zoning Board of Adjustment on April 28, 2020 to allow this proposal to move forward. The approval letter is attached.

III. Project Description:

The project proposes to construct three buildings with 2 units in each building. A total of 14 parking spaces are proposed. These will be apartments with private trash collection. Putnam Street is a one-way street with a guard rail on the edge of the property. There are sidewalks located across the frontage of 78 Amherst Street as well as Prescott Street. Putnam Street also has an existing sidewalk across the street from the parcel.

The applicant proposes the construction of a subsurface infiltration basin along the west boundary of the property.

A Traffic Impact Report (TIR) Threshold has been submitted for the proposed development and demonstrates a formal Traffic Impact Report is not required.

Three waivers are being requested. The first is from the requirement to show existing conditions on adjacent parcels. The applicant has requested a second waiver from the requirement for underground utilities; overhead utilities are proposed. The final waiver is to exceed the maximum number of parking spaces.

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 stipulations be made part of that approval:

1. The request for a waiver of NRO § 190-279 (EE), which requires an 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. The request for a waiver of § 190-221(C) , which requires underground utilities for new site plan, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.
3. The request for a waiver of §190-198, which requires a maximum number of parking spaces **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.
4. Prior to the Chair signing the plan, minor drafting corrections will be made.
5. 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.
6. Prior to the Chair signing the plan, addresses shall be shown on the plan as assigned by the Fire Marshal.
7. Prior to the Chair signing the plan, all comments in an e-mail from Tom Lacroix, Staff Engineer dated April 6, 2021 shall be addressed to the satisfaction of the Division of Public Works.
8. Prior to the issuance of a building permit, the lot line relocation plan shall be recorded.

9. Prior to the issuance of a building permit, stormwater documents will be submitted to City staff for review and recorded at the applicant's expense.
10. Prior to the issuance of a building permit, the electronic file of the plan will be submitted to the City of Nashua.
11. Prior to any work on site, a pre-construction meeting shall be held and a financial guarantee shall be approved.
12. As this is an identified inactive asbestos disposal site, all work must be in compliance with Chapter Env-Sw 2100 and Env-A 1800 of the New Hampshire Code of Administrative Rules.
13. Prior to issuance of the final certificate of occupancy for the development, an as-built plan locating all driveways, units, other buildings, utilities and site landscaping shall be completed by a professional engineer and submitted to the Planning Department. The as-built plan shall include a statement that all construction was generally completed in accordance with the approved site plan and applicable local regulations.
14. Prior to the issuance of the last Certificate of Occupancy, all site improvements will be completed.