

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 A21-0097 Lot Line Relocation**

I. Project Statistics:

Owner : Larry Kittle
Proposal: Lot line relocation
Location: 78 Amherst Street & “L” Putnam Street
Total Site Area: 29,046 sf
Existing Zoning: RB Urban Residence
Surrounding Uses: Residential and 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.

III. Project Description:

The purpose of this plan is to transfer 863 sf from Lot 83 to Lot 85. The existing single family home on Lot 85 will remain. One waiver is being requested from the requirement to show physical features on site and within 1,000 feet of the lot line relocation.

The driveway for the existing home on Lot 85 will be relocated from Amherst Street to Putnam Street. The existing pavement for the driveway will be removed and loam and seed will be put down in the disturbed area.

City Staff has reviewed the plans; Engineering comments are pending.

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 physical features on site and within 1,000 feet, **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, 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.
3. 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.
4. Prior to recording the plan, all minor drafting corrections will be made.
5. Prior to recording the plan, the electronic file of the subdivision plan shall be submitted to the City of Nashua.
6. 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.
7. Prior to any work, a pre-construction meeting shall be held and a financial guarantee shall be approved.