

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 A21-0113 Conditional Use Permit**

Owner: Larry Kittle
Proposal: Conditional Use Permit
Location: 78 Amherst Street and "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 proposal is for a conditional use permit to allow multi-family in an RB-Urban Residence. There are nine approval criteria for a conditional use permit found in NRO § 190-133(F). The applicant addresses the criteria in a letter from Chuck L. Ritchie dated May 17, 2021 (see attached).

IV. 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 Section 190-133(F). The Board should review these prior to making a motion. If the Planning Board chooses to disapprove the plan, they should state specific reasons. If the Planning Board chooses to approve this plan, the staff recommends the following stipulation be made part of that approval:

None