

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 A20-0187 Subdivision Plan**

**I. Project Statistics:**

Owners: Gimak Properties, LLC  
Proposal: Two lot subdivision  
Location: 23 Dodge Street  
Total Site Area: 16,188 sf  
Existing Zoning: RA-Urban Residence  
Surrounding Uses: Residential

**II. Background Information:**

The parcel is currently developed with a single family home with a detached garage. The site has a number of retaining walls along the south and west of the site along the property lines.

**III. Project Description:**

The purpose of this plan is to subdivide the parcel into two residential lots. The existing home and shed will be razed. Each lot will contain 8,094 sf. The minimum lot area in the RA zone is 7,500 sf and both lots meet the minimum requirements. Overhead utilities are being proposed. A stormwater report was submitted by the applicant's engineer. To improve the on-site drainage, this project proposes two leaching catch basins. The net result is that new paved areas will receive qualitative treatment and the post development volumes and the peak rates of runoff leaving the site will be maintained.

Three waivers are being requested as part of this project. The first waiver is from the requirement to show physical features on site and within 1,000 feet of the subdivision. The applicant has requested a waiver from the requirement for underground utilities; overhead utilities are proposed.

The final waiver is for sidewalks. While there is a significant need for sidewalks and pedestrian facilities throughout the City of Nashua, Dodge Street and May Street are not on the sidewalk priority list and does meet the standards for granting a waiver. The site meets the criteria in § 190-212(D) and the owner would be eligible to make a contribution in lieu of sidewalk construction. Using the calculation set forth at the July 19, 2018 Nashua City Planning Board Workshop, the applicant has offered to make a contribution in the amount of \$5,700, which is based on \$50 per linear foot along the entire frontage of the lots on Dodge Street, subtracting a driveway width of 36 feet (18 feet per lot for the driveway).

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 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. 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. The request for a waiver § 190-212(A)(1), which requires that a sidewalk be located on at least one side of the street, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation. The applicant has agreed to make a contribution in the amount of \$\_\_\_\_\_ in lieu of sidewalk construction pursuant to §190-212(D)(2), payment to be made prior to recording the plan.
4. Prior to the Chair signing the plan, all minor drafting corrections will be made.
5. Prior to the Chair signing the plan, all comments in an e-mail from Joe Mendola, Street Construction Engineer, dated March 4, 2021 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. Prior to recording of 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.
8. Prior to recording of the plan, addresses shall be shown on the plan as assigned by the Fire Marshal.
9. Stormwater documents will be submitted to Planning staff for review and recorded with the plan at the applicant's expense.
10. Prior to the issuance of a building permit, the plan electronic file of the subdivision plan shall be submitted to the City of Nashua.
11. Prior to any work, a pre-construction meeting shall be held and a financial guarantee shall be approved.