

NASHUA CITY PLANNING BOARD  
STAFF REPORT

TO: Nashua City Planning Board  
FROM: Linda McGhee, Deputy Planning Manager  
FOR: July 15, 2021  
RE: **New Business - Project A21-0131 Subdivision Plan**

**I. Project Statistics:**

Owner: Rebert Da Silva Parpinelli & Bruno Alex Ricci  
Applicant: Larry Kittle  
Proposal: Two lot subdivision  
Location: 54 Chandler Street  
Total Site Area: 11,133 sf  
Existing Zoning: RC-Urban Residence  
Surrounding Uses: Residential

**II. Background Information:**

The parcel is currently developed with a single family home with a detached shed. On June 22, 2021 the Zoning Board of Adjustment approved a variance for minimum lot width to allow this project to move forward. A copy of the approval letter is attached.

**III. Project Description:**

The purpose of this plan is to subdivide the parcel into two residential lots. The existing home will remain on the lot (221). The new lot (254) will be assigned an address of 58 Chandler Street. The minimum lot area in the RC zone is 5,000 sf and both lots meet the minimum requirements. Underground utilities are being proposed for the new lot.

A stormwater report was submitted by the applicant's engineer. To improve the on-site drainage, this project proposes a leaching catch basin. 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. A Traffic Impact Report (TIR) Threshold Worksheet was submitted as part of this application. There is an sidewalk located across the frontage of the parcel.

One waiver is being requested as part of this project from the requirement to show physical features on site and within 1,000 feet of the subdivision.

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. Prior to the Chair signing the plan, all minor drafting corrections will be made.
3. 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.
4. Prior to the Chair signing the plan, the new address (58 Chandler Street) and lot number (42-254) shall be shown on the plan.
5. 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.
6. Stormwater documents will be submitted to Planning staff for review and recorded with the plan at the applicant's expense.
7. Prior to the issuance of a building permit, the plan electronic file of the subdivision plan shall be submitted to the City of Nashua.
8. Prior to any work, a pre-construction meeting shall be held and a financial guarantee shall be approved.