

NASHUA CITY PLANNING BOARD  
STAFF REPORT

TO: Nashua City Planning Board  
FROM: Linda McGhee, Deputy Planning Manager  
FOR: August 5, 2021  
RE: **New Business - Project A21-0162 Subdivision Plan**

**I. Project Statistics:**

Owner: John Gergos  
Proposal: Two lot subdivision  
Location: 37 Lovewell Street  
Total Site Area: 12,787 sf  
Existing Zoning: RB-Urban Residence  
Surrounding Uses: Residential

**II. Background Information:**

The parcel is developed with a single family home, a shed and detached garage (which was recently razed). In September 2004 the then owner voluntarily merged lots 107 and 108 into one lot. The current owner would like to undo the merger and reestablish the lots as they were originally platted.

On May 11, 2021 the Zoning Board of Adjustment approved 4 variances for minimum lot frontage and minimum lot width for both lots to allow this project to move forward. The approval letter and minutes are attached.

**III. Project Description:**

The purpose of this plan is to subdivide the parcel into two residential lots. The existing home and shed will remain on Lot 108 and a new single family residence will be built on Lot 107. The minimum lot area in the RB zone is 6,000 sf and both lots meet the minimum lot area. A stormwater letter was submitted by the applicant's engineer. To improve the on-site drainage, this project proposes the addition of a leaching catch basins on the new lot. A sidewalk is proposed along the frontage of both lots.

Two 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.

City Staff 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. 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. Prior to the Chair signing the plan, all minor drafting corrections will be made.
4. 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.
5. Prior to the Chair signing the plan, addresses shall be shown on the plan as assigned by the Fire Marshal.
6. 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.
7. Stormwater documents will be submitted to Planning staff for review and recorded with the plan at the applicant's expense.
8. Prior to the issuance of a building permit, the plan electronic file of the subdivision plan shall be submitted to the City of Nashua.
9. Prior to any work, a pre-construction meeting shall be held and a financial guarantee shall be approved.