

NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Linda McGhee, Deputy Planning Manager
FOR: March 10, 2022
RE: **New Business - Project A22-0012 Subdivision Plan**

I. Project Statistics:

Owners: Daniel F. Wyatt
Proposal: Two lot subdivision
Location: 181-183 Flagstone Drive
Total Site Area: 0.327 acres (14,236 sf)
Existing Zoning: RC-Urban Residence
Surrounding Uses: Residential

II. Background Information:

The parcel currently contains a duplex built in 1975. The existing sheds on the lot shall be removed or relocated. There is also an existing deck that will need to be relocated prior to recording the plan.

III. Project Description:

The purpose of this plan is to subdivide the parcel into two residential lots. The existing duplex will remain on Lot 930 and a new duplex and driveway will be constructed on new Lot 2254. The existing Lot will have an address of 181-183 Flagstone Drive and the new lot will have an address of 26 and 28 High Pine Avenue. The minimum lot area for a duplex in the RC zone is 6,969 sf and both lots meet the minimum requirements.

A stormwater management letter was submitted by the applicant's engineer. Currently there is no formal drainage system and runoff sheet drains out into the adjacent roadway and into the public drainage system. Three leaching yard drains are being proposed to accommodate runoff from the existing and proposed developed areas.

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, Flagstone Drive and High Pine Avenue 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 \$9,980.50

which is based on \$50 per linear foot along the entire frontage of Flagstone Drive and High Pine Avenue, 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 a letter from Joe Mendola, Street Construction Engineer, dated _____ shall be addressed to the satisfaction of the Division of Public Works.
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. Prior to recording the plan, the existing deck will be relocated.
8. Prior to any work, a pre-construction meeting shall be held and a financial guarantee shall be approved.