

NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Scott McPhie, Planner
FOR: March 10, 2022
RE: New Business - Project A22-0002 subdivision

I. Project Statistics:

Owner: Gimack Properties, LLC
Proposal: Condominium subdivision
Location: 4, 6, & 8 Dumaine (Map H/Lot 76 80 & 109)
Total Site Area: 1.52 acres (66,418 sf)
Existing Zoning: Park Industrial (PI) General Business (GB), Mixed Use Overlay (MU)
Surrounding Uses: Residential, Industrial, and Commercial

II Background Information:

The Planning Board approved a 30 Unit-Condominium development on the north side of Dumaine Avenue on May 6, 2021. The project merged four contiguous single family lots into one. The neighborhood continues to change from predominately industrial and single family residential to denser multi-family uses. The Nashua zoning map was amended on September 13, 2018 changing the areas zoning from Airport Industrial (AI) to Park Industrial (PI). The properties were also located in the Mixed Use Overlay District (MU) where residential uses are permitted.

III. Project Description:

The applicant is proposing to consolidate by subdivision and merge three lots into one. The lots are located on the south side of Dumaine Avenue. Draft condominium documents, easements, and other agreements have been provided.

One waiver is being requested from the requirement of providing existing conditions within 1,000 feet of the property lines.

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 § 190-146(D). 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 stipulations 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 be shown, **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 issuance of a building permit, the applicant shall update documents establishing a homeowners association which will be responsible for maintaining all property in common ownership. The homeowner's association documents shall be submitted to the Planning Department and Corporation Counsel for review and approval.
3. Prior to the issuance of a building permit, all easements shall be updated and submitted to the Planning Department and Corporation Counsel for review and approval and recorded with the plan at the applicant's expense.