

NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Scott, McPhie, Planner 1
FOR: June 16, 2022
RE: **New Business –A22-0105 Lot line/subdivision**

I. Project Statistics:

Owner: Grace Lutheran Church/138 Spit Brook Realty
Proposal: Lot line adjustment/Subdivision
Location: 130 & 138 Spit Brook Road
Total Site Area: 40,944 sf
Existing Zoning: PI-Park Industrial & R18 – Suburban Residence
Surrounding Uses: Institutional, Industrial & Commercial

II. Background Information:

City records indicate a Church was constructed at 130 Spit Brook Road in 1984 followed by a school built in 1994 next door at 138 Spit Brook Road.

III. Project Description:

The purpose of this plan is to move a lot line and increase Map B Lot 76 in size by 54,572 while reducing the size of Map B Lot 2428 to 5.194 acres:

- Existing Lot 76 at 261,202 sf (R18 zone)
- Existing Lot 2428 at 10,329 sf (PI zone majority)
- New Lot 76 at 7,286 sf (R18)
- New Lot 2428 at 12,924 sf (PI zone majority)

Open space required in the R-18 zone is 50% not 30% as indicated on the plan. Open space required in the PI is 20% as depicted on the plan. The changing of the lot lines will continue to conform to all open space requirements.

The lot change has little impact to either site therefore two administrative review applications will be required to amend both site plans.

One waiver has been requested to show existing conditions within 1,000 feet of the property lines.

The Fire Marshalls, Engineering, and Zoning Department have no comments on the lot line revision.

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 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 Chair signing the plan, all comments and requests in an e-mail from Wayne Husband, City Traffic Engineer, dated _____, 2022 shall be addressed to the satisfaction of the Division of Public Works.
3. Prior to the Chair signing the plan, Site Plan NR 1756 (130 Spit Brook Road) and Site plan NR 1749 (138 Spit Brook Road) will be amended to show the new lot line configurations and any other updated to said plans.