

NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Linda McGhee, Deputy Planning Manager
FOR: June 2, 2022
RE: New Business - Project A22-0299 Subdivision Plan

I. Project Statistics:

Owner: 145 Temple Street, LLC
Applicant: Greenridge LLC
Proposal: Three lot subdivision
Location: 145-149 Temple Street
Total Site Area: 177,756 sf
Existing Zoning: GI-General Industrial and TOD-Transit Oriented Development
Surrounding Uses: Residential and Commercial

II. Background Information:

This lot is being used as a lumberyard and a road construction company and is located in the GI and TOD overlay zone. It is abutted by the railroad, a landscape materials supply business (formerly a Redimix concrete plant and the Nashua River. Newport Construction Company has offices located on the parcel. Variance were received in 1998 and 2001 to allow for more than one principal structure on the lot.

III. Project Description:

The purpose of this plan is to subdivide the parcel into three commercial lots. As part of this project three site plans have also been submitted. All lots would meet the dimensional requirement in the zoning ordinance and would meet the minimum lot size requirements.

145 Temple Street	Lot 93	74,567 sf
147 Temple Street	Lot 98	70,614 sf
149 Temple Street	Lot 99	32,575 sf

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) and §190-23F. 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 a letter from Joe Mendola, Street Construction Engineer, dated April 29, 2022 shall be addressed to the satisfaction of the Division of Public Works.
4. Prior to recording the plan, the building located at 147 Temple Street shall be razed.
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. Cross access easements and cross parking easements shall be submitted to City Staff and recorded at the applicant's expense if any of the lots change ownership.