

NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Linda McGhee, Deputy Planning Manager
FOR: May 19, 2022
RE: **New Business - Project A22-0064 Lot Line Relocation Plan**

I. Project Statistics:

Owner: Colinbrooke Investments, LLC
Proposal: Lot line relocation
Location: 5 & 7 Westbrook Drive
Total Site Area: 36,612 sf
Existing Zoning: R9 – Suburban Residence
Surrounding Uses: Residential

II. Background Information:

Currently a single family home straddles the property line of lots 355 and 356.

III. Project Description:

The purpose of this plan is to transfer 6,733 sf from lot 355 to lot 356 . A new single family home will be constructed on lot 355. One waiver has been requested as part of this application to show existing conditions within 1,000 feet.

City staff has 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 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, any drafting corrections will be made.
3. Prior to the Chair signing 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.

4. Prior to the Chair signing the plan, all comments in a letter from Joe Mendola, Street Construction Engineer, dated May 12, 2022 shall be addressed to the satisfaction of the Division of Public Works.
5. Prior to the issuance of a building permit, the electronic file of the lot line relocation plan shall be submitted to the City of Nashua.
6. Prior to any work, a pre-construction meeting shall be held and a financial guarantee shall be approved.