

NASHUA CITY PLANNING BOARD  
STAFF REPORT

TO: Nashua City Planning Board  
FROM: Scott McPhie, Planner 1  
FOR: May 4, 2023  
RE: **New Business – A23-0020-Site Plan**

**I. Project Statistics:**

Owners: Tumpney, Hurd & Clegg  
Proposal: Four Unit Condominium Site Plan  
Location: 976 West Hollis Street  
Total Site Area: 3.15 acres (137,214 sf.)  
Existing Zoning: R-9- Suburban Residence  
Surrounding Uses: Residential

**II. Background Information:**

The proposed development area was part of larger 100-Acre tract owned by William Battchelder in 1891. One older existing home is located across from the new development area with a section of the former Nashua and Worcester Railroad Right of way passing through an abutting parcel. A section of Jensen Manufactured Home Park subdivided out in the late 1960's is another abutter to the project.

**III. Project Description:**

The purpose of the plan is to create a four-unit Condominium site plan on a 3.15 acres (137,214 sf.) tract located at 976 Old West Hollis (Tax Map D Lot 509). The project will be serviced by existing overhead utilities, city sewer, and Pennichuck water.

Three waivers are requested. The first waiver is from the requirement to show existing conditions, the second is to provide a lighting plan, and the third waiver is for a payment in lieu of sidewalks. While there is a significant need for sidewalks and pedestrian facilities throughout the City of Nashua, Old West Hollis Street (now a minor loop road) is not on the sidewalk priority list and no sidewalks exist within 250-feet of the frontage in either direction where the development will occur. The site therefore meets the criteria in 190-212(D) and the owner is eligible to make a contribution of \$5,100 in lieu of sidewalk construction. The contribution is based on a cost of \$50 per linear foot for the entire frontage of Old West Hollis Street and subtracting one 18 -foot driveway. A traffic impact report is also enclosed along with a stamped drainage report. A detention pond is proposed for the project which will capture runoff allowing for some sediment reduction and infiltration to occur. The plan was reviewed by City staff and we are awaiting Engineering comments to be addressed (see attached).

### **Staff Recommendations and Findings:**

The Planning Board should make a determination that the plan meets, or does not meet, the requirements outlined in NRO Section 190-146(D). The Board should review these prior to making a motion. If the Planning Board chooses to disapprove the plan, they should state specific reasons. If the Planning Board chooses to approve this plan, the staff recommends the following stipulation be made part of that approval:

1. The request for a waiver of NRO § 190-279 (EE) & (B), which requires existing conditions to be shown on adjacent parcels, **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 NRO § 190-279 (N), which requires a lighting plan, **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 \$5,100.00 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 conditions from the Planning Board approval letter will be added to the cover page of the final Mylar and five paper copies submitted to the City.
5. Prior to the Chair signing the Plan, stormwater documents will be submitted to the Planning Department for review and will be recorded at the Registry of Deeds at the applicant's expense.
6. Prior to the Chair signing the plan all addresses shall be shown on the approved site plan.
7. Prior to the Chair signing the plan, minor drafting corrections will be made and any missing general ordinance language will be added to the plan where applicable.
8. Prior to the Chair signing the plan, deeds, and plans shall be submitted to the Planning Department and other applicable City Departments for review and to be put on file at the local Registry of deeds.
9. Prior to the Chair signing the plan, all comments found in an e-mail from Joe Mendola, PE dated \_\_\_\_\_ 2023 will be resolved to the satisfaction of the Engineering Department.
10. Prior to the issuance of a building permit all comments in an e-mail from Mark Rapaglia, Nashua Fire Inspector /Investigator dated April 5, 2023 shall be addressed to the satisfaction of the Fire Marshal's Office.

11. Prior to the Chair signing the plan, the applicant shall make a \$\_\_\_\_\_ contribution to the West Hollis Street Traffic corridor account as indicated in an e-mail dated 2023 from Wayne Husband, City Traffic Engineer.
12. Prior to the issuance of a certificate of occupancy all temporarily disturbed wetland buffers will be restored and wetland markers installed to delineate the buffer area as required under Section 190-116(B).
13. Prior to the issuance of the Certificate of Occupancy, an as-built plan locating all structures, driveways, utilities, and landscaping shall be completed by a professional New Hampshire licensed engineer or surveyor and submitted to Planning and Engineering Departments.
14. Prior to the issuance of a certificate of occupancy, all on-site and off-site improvements shall be completed or bonded to the satisfaction of the Division of Public Works, Nashua Fire and the Planning Department,
15. All Zoning Board of Adjustment (ZBA) conditions of approval are incorporated herein.
16. Prior to any work and a pre-construction meeting and financial guarantee shall be approved for any work in the public Right of Way.