1. Planning Board Regular Webex Meeting Agenda - Amended (PDF)

   Documents:
   
   20200507 NCPB AGENDA AMENDED.PDF

2. Planning Board Staff Reports And Plans

   Documents:
   
   20200507 275 AMHERST ST SITE PLAN STAFF REPORT.PDF
   20200507 275 AMHERST ST SITE PLAN.PDF
April 29, 2020

**AMENDED AGENDA**

To: NCPB Members

From: Planning Staff

Re: Regular Meeting and Public Hearing, May 7, 2020

Notice is hereby given that a Public hearing of the City of Nashua Planning Board will meet on Thursday, May 7, 2020 at 7:00 PM via a Webex Meeting. Real-time public comment can be addressed to the Board utilizing Webex virtual meeting software for remote access. This application will allow users to view the meeting and ask questions to the Board via the chat function. The public is also encouraged to submit their comments via email planning@nashuanh.gov to the Department email or by mail (please make sure to include your name/address and comments) by 5pm on May 7, 2020 and read into the record at the appropriate time. Letters should be addressed to City of Nashua, Planning Department, P.O. Box 2019, Nashua, NH 03061. Plans can be viewed on online starting May 1, 2020 at www.nashuanh.gov in the Calendar or Agendas and Minutes.

To access Webex: [https://nashuanh.webex.com/nashuanh/j.php?MTID=mdaa340d15b0d06d16f9a8950769bd016](https://nashuanh.webex.com/nashuanh/j.php?MTID=mdaa340d15b0d06d16f9a8950769bd016)

Meeting number/access code: 717 155 757 – Password: gtGQiBJE923

To join by phone: 1-(408)-418-9388 - Meeting number/access code: 717 155 757

If for some reason you can’t connect to Webex, please contact us at (603) 589-3115.

A. Call to Order
B. Roll Call
C. Approval of Minutes - April 16, 2020 & April 23, 2020
D. Communications
E. Report of Chairman, Committee, & Liaison
F. Executive Session

**OLD BUSINESS – CONDITIONAL / SPECIAL USE PERMITS**

None

**OLD BUSINESS - SUBDIVISION PLANS**

None

**OLD BUSINESS – SITE PLANS**

None
NEW BUSINESS – CONDITIONAL / SPECIAL USE PERMITS

None

NEW BUSINESS – SUBDIVISION PLANS

None

NEW BUSINESS – SITE PLANS

1. WS Development (Owner) JP Morgan Chase Bank (Applicant) - Application and acceptance to proposed site plan amendment to tear down the existing building and construct a Chase Bank along with associated site improvements. Property is located at 275 Amherst Street. Sheet G - Lot 456. Zoned "GB" General Business. Ward 2.

OTHER BUSINESS

1. Review of tentative agenda to determine proposals of regional impact.

2. Referral from the Board of Aldermen on proposed R-20-028, authorizing the City of Nashua to enter a Master Development Agreement with Lansing Melbourne Group, LLC. (Tabled to the May 21, 2020 Meeting)

DISCUSSION ITEM

None

NONPUBLIC SESSION

The Planning Board will need to make a motion to enter into a Nonpublic Session under RSA 91-A:3, II (e) for consideration or negotiation of pending claims or litigation which has been threatened in writing or filed against the public body.

NEXT MEETING

May 21, 2020

ADJOURN

WORKSHOP

ACCOMMODATIONS FOR THE SENSORY IMPAIRED

"SUITABLE ACCOMMODATIONS FOR THE SENSORY IMPAIRED WILL BE PROVIDED UPON ADEQUATE ADVANCE NOTICE."

CONDUCT AT PLANNING BOARD MEETING
When the meeting is called to order, the only talking allowed in the Auditorium will be remarks addressed to the Chairman. Except for the original presentation of the subject or application, each person speaking for or against shall be limited to five (5) minutes until all have been given an opportunity to be heard, at which time each person may be allowed additional time if deemed necessary by the Board or the Chairman. When you are recognized by the Chairman, proceed to the podium, using the microphone, state your name and address and then make your comments. Courtesy is shown when you reserve your comments for the proper time.

PLEASE BE COURTEOUS

By Order of the Chair
TO: Nashua City Planning Board  
FROM: Scott, McPhie, Planner 1  
FOR: May 7, 2020  
RE: New Business #1 – Site Plan

I. Project Statistics:

Owner: WS Development  
Applicant: JP Morgan Chase Banks  
Proposal: Site Plan Amendment to NR1463 to tear down the existing Ruby Tuesday’s restaurant and build a new 2,900 square foot Chase Bank Facility with separate drive-thru.  
Location: 275 Amherst Street  
Total Site Area: 47,045 square feet (1.08 acres)  
Existing Zoning: GB-General Business  
Surrounding Uses: Commercial, Residential and Turnpike

II. Background Information:

According to City Records the current parcel G-456 was subdivided from an existing retail plaza located on tax map G-8 also owned by WS Development. The plaza currently contains a Michaels Store, Whole Foods and a future Floor and Décor facility is under construction on site.

III. Project Description:

The proposal is to demolish an existing 4,676 square foot restaurant and replace it with a smaller 2,900 square foot Bank facility with independent ATM drive thru. Accompanying improvements include repaving sections of the parking lot with traffic flow arrows and curbing, drainage improvements, and repositioning and adding landscape islands.

Sixty seven parking spaces are shown on the plan. Due to heavy traffic flows around the Whole Foods Market and the single entrance/exit located off of Amherst Street precautions will need to be taken during construction to prevent any conflicts with adjacent retail traffic. A traffic generation report is provided in your packet.

The enclosed stormwater report shows a decrease in runoff for the 2-year up to and including the 100-year stormwater events therefore improving current impervious sheet flow conditions. Scaled drawings of the new building and representations of the earth tone façade colors with explanations of materials to be used.

Six waivers have been requested. The first is for existing conditions. The second is for landscape islands. The third is to exceed minimum parking spaces, the fourth for certain stormwater loading requirements, the fifth for certain façade features, and the sixth requiring an entrance on the Street side of the property.

City staff reviewed the plans and have some outstanding comments from the Deputy Zoning Manager concerning the drive the lane therefore this will be a condition of approval.
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 § 190-279 EE, which requires showing existing conditions on and off site, **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 § 190-183-D1 which requires a pervious parking island after every 10 spaces in a row, **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 of § 190-198, to exceed the maximum number of parking spaces, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.

4. The request for a waiver of § 190-215-D, which requires certain stormwater loading totals, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.

5. The request for a waiver of § 190-172 D, which requires certain façade materials to be used on the new building, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.

6. The request for a waiver of § 190-172 E, which requires an entrance to be located on each street side of the property, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.

7. Any additional traffic control recommendations from Wayne Husband, PE to increase safety and control traffic flows encountered during and after construction are incorporated herein.

8. Prior to the Chair signing the plan, all conditions on an e-mail from Carter Falk, Deputy Zoning Manager, dated 4/29/2020 will be added to the plan to meet City ordinance requirements.

9. Prior to the Chair signing the plan, all conditions on the Planning Board approval letter will be added to the cover page of the final Mylar and paper copies submitted to the City.

10. Prior to the Chair signing the plan, an electronic copy of the plan will be submitted in proper CAD format to the City Assessing Department.

11. Prior to the Chair signing the plan, all minor drafting corrections will be made.
12. Prior to the Chair signing the plan, all easements and stormwater documents will be submitted to City staff for review and recorded at the applicant’s expense.

13. Prior to the issuance of a building permit, all outstanding issues identified in an e-mail from Joe Mendola, Street Construction Engineer, dated _____________ shall be resolved to the satisfaction of the Engineering Department.

14. Prior to the issuance of a building permit, all outstanding issues identified in an e-mail from Mark Rapaglia, dated 3/11/2020 will be resolved to the satisfaction of the Fire Department.

15. Prior to any work and a pre-construction meeting, a financial guarantee shall be approved.

16. Prior to the issuance of a certificate of occupancy, all off-site and on-site improvements will be completed.