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

   Documents:
   
   20200618 NCPB AGENDA AMENDED.PDF

2. Planning Board Staff Reports And Plans

   Documents:
   
   20200618 210 DANIEL WEBSTER HWY SITE PLAN STAFF REPORT.PDF
   20200618 210 DANIEL WEBSTER HWY SITE PLAN.PDF
June 10, 2020

AMENDED AGENDA

To: NCPB Members

From: Planning Staff

Re: Regular Meeting and Public Hearing, June 18, 2020

Notice is hereby given that a Public hearing of the City of Nashua Planning Board will meet on Thursday, June 18, 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 planningdepartment@nashuanh.gov to the Department email or by mail (please make sure to include your name/address and comments) by 5pm on June 18, 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 June 12, 2020 at www.nashuanh.gov in the Calendar or Agendas and Minutes.

To access Webex: https://nashuanh.webex.com/nashuanh/j.php?MTID=mdef85f5e2287b529043eed7dfb585044
Meeting number/access code: 129 722 3471 – Password: 69AyAHJCMv5
To join by phone: 1-(408)-418-9388 - Meeting number/access code: 129 722 3471
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 – May 21, 2020, May 28, 2020 and June 4, 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


OTHER BUSINESS

1. Review of tentative agenda to determine proposals of regional impact.
2. Referral from the Board of Aldermen on proposed O-20-023, relative to advertising signage on umbrellas, awnings, and canopies in connection with outdoor dining.

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

July 9, 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: June 18, 2020
RE: New Business #1 - Site Plan

I. Project Statistics:

Owner: Appletree Properties, LLC
Applicant: BJ’s Wholesale Club
Proposal: Site plan amendment to NR0113 to demolish existing building and construct a gas station
Location: 210 Daniel Webster Highway & 101 Adventure Way
Total Site Area: 43,800 square feet
Existing Zoning: HB - Highway Business and TOD – Transit Oriented Development
Surrounding Uses: Commercial/Cemetery

II. Background Information:

The existing parcels consists of a circa 1960 three unit retail building that has contained various tenants throughout the years and has not been updated in quite some time and undeveloped land.

III. Project Description:

The proposal is to consolidate Lots 231 & 167 and construct a BJ’s Wholesale Club gas station with a 400 sf kiosk supporting a fueling facility with six dispensing islands, three 20,000 gallon underground fuel storage tanks, three parking spaces, canopy, and a trash enclosure.

A single entrance will be located off of Adventure Way where traffic will follow a circuitous route to access the pump islands. It will be important to paint proper directional arrows, stop lines, with safety signage added accordingly. An exit only onto Daniel Webster Highway will be located at the northwest section of the property.

The stormwater management and drainage plan indicates post stormtech controls will substantially reduce flows from the site up to the 100-year storm event. A geotechnical report is provided to indicate the suitability of the site.

A traffic report has been provided. The report indicates there will be an increase in traffic volumes from the project. The applicant is proposing improvements to the Daniel Webster Highway and Adventure Way intersection to alleviate increased volume. There is a 5 year moratorium on paving which expires on August 6, 2021. The applicant would have to seek relief from the Board of Public Works if they are to do work in the street prior to that date. Staff recommends if any of the remaining sidewalks on Adventure way needs to be connected; the applicant should work with the Division of Public Works to do so.
A site plan suitability report as required is attached. It will address the accessory structures in the front yard and summarizes how the project will fit into the TOD. Three waivers have been requested for the project: The first waiver is for setbacks in the TOD. The other two waivers are for lighting.

Zoning and Fire comments are attached; Engineering comments are pending.

**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) and §190-23(E). 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, staff recommends the following stipulation(s) be made part of that approval:

1. The request for a waiver of NRO § 190-26.1(H)(2), which requires a maximum front setback of 15 feet, **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 § 190-89 (A), which requires light levels not exceed 0.2 footcandles at property lines, **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 NRO § 190-89(C), which requires any luminaire with a lamp rated more than 1800 should be mounted using a formula where D is the distance to property line with a pole height not to exceed 25 feet, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.

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 plans.

5. Prior to the Chair signing the plan, minor drafting corrections will be made.

6. Prior to the Chair signing the plan, all comments in an e-mail from Joe Mendola, Street Construction Engineer, dated June _____, 2020 shall be addressed to the satisfaction of the Engineering Department.

7. Prior to the issuance of a building permit, all comments in an e-mail from Wayne Husband, P.E. dated June 10, 2020 shall be addressed to the satisfaction of the Engineering Department.

8. Prior to the issuance of a building permit, stormwater documents shall be submitted to Planning Staff for review and recorded at the applicant’s expense.

9. Prior to the issuance of a building permit, the lots shall be merged.

10. Prior to any work on site, a pre-construction meeting shall be held and a financial guarantee shall be approved.
11. Prior to the issuance of a Certificate of Occupancy, all off-site and on-site improvements will be completed.