

NASHUA CITY PLANNING BOARD  
STAFF REPORT

TO: Nashua City Planning Board  
FROM: Linda McGhee, Deputy Planning Manager/Development  
FOR: February 7, 2019  
RE: **New Business #3 - Site Plan**

**I. Project Statistics:**

Owner: Residences at Riverfront Landing Limited Partnership  
Proposal: Site plan to convert previously approved restaurant to residential units, add a dog park and 19 space parking lot  
Location: 3-11 Bancroft Street  
Total Site Area: 230,745 sf  
Existing Zoning: GI/MU-General Industrial/Mixed Use  
Surrounding Uses: Industrial, commercial, residential

**II. Background Information:**

The site is located at the confluence of the Merrimack and Nashua. In 1947, a flood control levee was constructed along this section of the Merrimack. Over the years, other public infrastructure has been built on the property, including a sewer pump station, a flood control emergency overflow basin, a cell tower, and a recreational facility.

A plan for redevelopment of the site was approved by the Planning Board on May 2, 2013 and on August 7, 2014 the plan came before the board due to some minor modifications. On November 19, 2015 the plan came before the board for re-approval of the site plan to construct 228 units, a restaurant and a community center. A proposed consolidation and subdivision was approved by the board for this site on January 14, 2016 and on February 18, 2016 the board approved changes to the plan to show the phasing as the City and applicant worked with the Army Corps of Engineers (ACOE) regarding the 408 permit for the levee.

Most recently, the planning board approved changes on October 16, 2016 to allow for some changes to the site plan for Phase I includes the construction of Buildings A, B, D & E with associated parking, utilities, grading, drainage, lighting, landscaping and stormwater management. Phase II consists of construction of Building C with associated parking, utilities, drainage, grading, lighting, landscaping and stormwater management and is contingent on the approval of removing the emergency overflow basin by ACOE and the City. The proposal showed some changes to the site plan since the last approval after discussion with the City and ACOE regarding the 408 permit for the levee. The approval letter and staff report are attached.

In December, 2018 the Business & Industrial Development Authority (BIDA) approved the conversion of the retail and restaurant to residential.

### **III. Project Description:**

Building B (7 Bancroft Street) was approved as a 2-story building consisting of 3,600 sf of retail space and a restaurant. The building has been constructed, however it remains vacant and the owner has not been able to secure a tenant for those spaces.

This proposal is to remove the retail and restaurant portion of the plan and convert the building into 7 residential units, consisting of 2 studio and 5 one-bedroom apartments. There are no proposed changes to the exterior building elevations. Per city ordinance, the parking requirements for the 3,600 sf retail space is 12 spaces (1 per 300 sf of retail) and 12.5 spaces for the 50 seat restaurant (1 space per 4 seats) for a total of 24.5 parking spaces. For the 7 residential units, a total of 10.5 spaces (1.5 spaces per unit) would be required.

The applicant has submitted updated traffic counts that indicate the change from retail/restaurant will have a decrease in peak hour trips (see attached).

A 3,500 sf of lawn area is proposed to be a fenced in with an access gate for a dog park. The dog park will be accessible only to the residents of the complex and they are responsible for cleaning up after their animals. Waste bags will be supplied. Maintenance to the grass area will be the responsibility of Residences at Riverfront Landing.

A 19 space parking lot will be located by the dog park. The parking spaces will be constructed with traditional bituminous pavement. A new light pole is being proposed.

According to the applicant's Drainage Summary, the small amount of additional impervious area will be graded to direct stormwater flow towards the Phase 1 proposed infiltration basin. It will undergo treatment prior to flowing into the existing emergency overflow basin.

An applicant requesting site plan approval in the Mixed Use Overlay District shall submit a site plan suitability report; an updated report is attached.

City Staff reviewed the plans; there are no outstanding issues with this proposal. However there are some outstanding issues from a punch list from Engineering dated August 22, 2018 that still need to be addressed and may affect final project approvals.

### **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. All prior conditions of approval are incorporated herein and made a part of this plan, unless otherwise determined by the Planning Board.

2. Prior to the chair signing the plan, any minor drafting corrections will be made.
3. Prior to the issuance of a building permit the electronic copy of the plan shall be submitted to the Planning Department.
4. Prior to the issuance of a Certificate of Occupancy, comments in a letter from Pete Kohalmi, PE dated December 28, 2018 regarding outstanding issues from the punch list dated August 22, 2018 shall be addressed to the satisfaction of the Engineering Department.
5. Prior to the issuance of a Certificate of Occupancy, all site improvements will be completed.