

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 #2 - Site Plan**

I. Project Statistics:

Owner: Land M Management Company, LLC
Applicant: YMCA of Greater Nashua
Proposal: Amend site plan NR2178 to add an outdoor aquatics center with accompanying site improvements
Location: 90 Northwest Boulevard
Total Site Area: 8.675 acres
Existing Zoning: PI-Park Industrial
Surrounding Uses: Commercial

II. Background Information:

This parcel was originally part of a large development for Corning Lasertron in 2000. The project was fully designed and permitted but only partially built. The subject property, Lot 648, was subdivided from the original property. On October 3, 2013 the planning board approved a site plan for a 55,450 sf office/warehouse building, associated site improvements to include parking, drainage improvements, landscaping and lighting. In 2014 a minor amendment to the plan was approved to add Nashua Sports Academy.

III. Project Description:

The proposal is to add a 23,600 sf outdoor aquatics center and a 3,000 sf clubhouse building, pool, splash pad and playground. The hours of operation for the existing building are Monday thru Saturday, 5 am to 10 pm and Sunday 8 am to 6 pm. The hours of operation for the proposed aquatics center will be Monday thru Sunday 8 am to dusk (seasonally).

One waiver is being requested. The clubhouse building has not yet been designed; therefore building elevations are not yet available. Attached are sample building elevations, floor plan and photo of a similar clubhouse building at the YMCA facility in Westborough, MA. The 90 Northwest Boulevard clubhouse will follow a similar design approach. Clubhouse building elevations will be provided to planning staff for review prior to the issuance of a building permit.

Access to the site is through a shared driveway off of Northwest Boulevard, a private street with an existing sidewalk. No changes are proposed to the existing building, however a clubhouse will be added; elevations are attached. The site is serviced by municipal sewer, Pennichuck Water Works, gas, and underground utilities. Associated site improvements include adding 128

parking spaces, a drop-off area, access drives, curbing, sidewalk, fencing, landscaping, site lighting and utility services.

According to the stormwater management report dated January 4, 2019, the existing stormwater management basin will be utilized to accommodate additional runoff generated by the proposed project and there will be no adverse drainage impacts being create as a result of this project.

There are no wetlands or wetland buffer impacts. The project disturbs approximately 103,500 sf of contiguous area so a NHDES Alteration of Terrain Permit will be required.

For the existing building and the proposed aquatics center 121 parking spaces are required and the applicant is proposing 194 spaces, including 6 accessible parking spaces.

The attached Traffic Impact Worksheet was prepared and the additional traffic generated by the proposed aquatics center does not meet the threshold for a full traffic report.

City Staff 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 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- 172, which specifies non-residential building design standards, **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, all comments in a letter from Pete Kohalmi, P.E. dated January 28, 2019 shall be addressed to the satisfaction of the Engineering Department.
3. Prior to the issuance of a building permit, staff will review the building elevations of the clubhouse.
4. Prior to the issuance of a building permit, all comments in an e-mail from Mark Rapaglia dated January 29, 2019 shall be addressed to the satisfaction of the Fire Marshal.
5. Prior to any site disturbance, the Alteration of Terrain Permit for the project shall be approved by NHDES.
6. Prior to the issuance of a certificate of occupancy, all site improvements shall be completed.