

NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Linda McGhee, Deputy Planning Manager
FOR: July 11, 2019
RE: **New Business #8 - Site Plan**

I. Project Statistics:

Owner/Applicant: E. Hollis Street Acquisitions, LLC
Proposal: Site plan to construct a multi-family residential project from an existing factory building
Location: 110 East Hollis Street
Total Site Area: 39,893 square feet
Existing Zoning: GI-General Industrial/TOD-Transit-Oriented Development
Surrounding Uses: Residential and commercial

II. Background Information:

This 90,000 sf classic mill building is on .85 acres and was built in 1990 and is known as the Henry Hanger Company.

III. Project Description:

The proposal is to redevelop the former Henry Hanger Company building of America into an 80-unit multi-family complex with studio, one-bed and two bed units including amenity spaces. Access to the site will be provided by two existing driveways that intersect the north side of East Hollis Street. A portion of the building is to be razed and a part of the existing pavement will be removed to install landscaping. The site is serviced by Pennichuck Water, sewer and gas.

The project will provide approximately 68 parking spaces with some situated adjacent to the building and the remainder located on an overflow parcel. There will be a remote parking area constructed a short distance away on the south side of Temple Street. A portion of the parcel located at 158 Temple Street will be utilized for overflow parking to support this development. The section of the site to be utilized is west of the existing building and confined to an existing fenced enclosure with gated access to Temple Street. This area is entirely paved from the curbing line along Temple Street to the north and the railroad right-of-way to the south.

A traffic memo was submitted for this project and indicated that a formal Traffic Impact Report (TIR) is not required as the daily and peak hour trip estimates are below the TIR threshold values; the traffic memo is attached.

The attached drainage letter from Michael A. Malynowski, PE dated May 29, 2019 indicates that there is a net of impervious surface. This reduces the stormwater flow, which contributes to the

existing drainage system and this redevelopment will not negatively affect the stormwater system currently in place.

Within the Mixed Use Districts, all site plans submitted to the planning board for approval shall be accompanied by a site plan suitability report and is subject to the provisions of the code. The report has been attached for the Board's review. In approving any site plan under the provisions of this section, §190-23F, the planning board may vary the dimensional requirements of the underlying zone.

City staff reviewed the plans; comments are attached.

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) and §190-23F. 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. Prior to the Chair signing the plan, minor drafting corrections will be made to the plan.
2. 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 paper copies submitted to the City.
3. Prior to the chair signing the plan, all comments in an e-mail from Joe Mendola, Street Construction Engineer, dated June 24, 2019 will be addressed to the satisfaction of the Engineering Department.
4. Prior to the chair signing the plan, all comments in an e-mail from Mark Rapaglia dated June 12, 2019, will be addressed to the satisfaction of the Fire Marshal.
5. Prior to the issuance of a building permit, stormwater documents will be submitted to Planning staff for review and recorded with the plan at the applicant's expense.
6. Prior to the issuance of a building permit, all comments in an e-mail from Wayne Husband, P.E. dated June 17, 2019 shall be addressed to the satisfaction of the Division of Public Works.
7. Prior to the issuance of a certificate of occupancy, all off-site and on-site improvements will be completed.
8. Any work within the right-of-way shall require a financial guarantee.