

NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Linda McGhee, Deputy Planning Manager
FOR: July 11, 2019
RE: **New Business #9 - Site Plan**

I. Project Statistics:

Owner/Applicant: ZJBV Properties, LLC
Proposal: Site plan to construct two 84 unit apartment building with associated site improvements
Location: 159-161 Temple Street
Total Site Area: 4.04 acres (175,999 sf)
Existing Zoning: GI-General Industrial/TOD-Transit-Oriented Development
Surrounding Uses: Residential and commercial

II. Background Information:

According to Assessing records, this property has been used by Corriveau Routhier, as a lumberyard and building material sales with outside storage. The parcel is relatively flat and developed and is currently used for construction storage and material stockpile. The site is primarily all pavement with three building to be razed.

III. Project Description:

The proposed development consists of the construction of two connected multi-family buildings with associated parking. New landscaping and lighting are being proposed. Underground utilities, municipal sewer, and Pennichuck Water will be provided. The site is surrounded by existing multi-family dwellings to the west, overgrown train tracks to the east, and an auto shop to the north. The buildings will have a total of 168 (84 units in each) dwelling units consisting of one and two bedroom apartments at market rate with 252 parking spaces provided with 7 of the spaces being handicap accessible. Building 1 is proposed to have amenity space within the ground floor. Building 2 is proposed to have ground floor parking. Access to the site will be provided by driveways that intersect the north side of Temple Street and the south side of Bridge Street.

The proposed site development disturbs approximately 165,000 square feet and therefore a NHDES Alteration of Terrain Permit is required. A stormwater management plan was submitted and is attached to this report.

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.

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, 2019 will be addressed to the satisfaction of the Engineering Department.
4. Prior to any site disturbance, the Alteration of Terrain Permit for the project shall be approved by NHDES.
5. 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.
6. Prior to the issuance of a building permit, all comments in an e-mail from Mark Rapaglia dated June 12, 2019 shall be addressed to the satisfaction of the Fire Marshal's Office.
7. Prior to the issuance of a building permit, the lots will be merged or the applicant may need to seek relief from the Zoning Board of Adjustment.
8. 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.
9. All easements shall be submitted to the City staff for review and approval and recorded with the plan.
10. Prior to issuance of the final certificate of occupancy for the development, an as-built plan locating all driveways, sidewalks, units, other buildings, utilities and site

landscaping shall be completed by a professional engineer and submitted to the Planning Department. The as-built plan shall include a statement that all construction was generally completed in accordance with the approved site plan and applicable local regulations. Sidewalk construction shall be to base course, with final course pavement remaining bonded until completion.

11. Prior to the issuance of the final certificate of occupancy, all off-site and on-site improvements will be completed.
12. Any work within the right-of-way shall require a financial guarantee.