

NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Linda McGhee, Deputy Planning Manager/Development
FOR: July 11, 2019
RE: **New Business #4– Site Plan**

I. Project Statistics:

Owner: Public Service Company of New Hampshire DBA Eversource Energy
Proposal: Renovate existing work area center to convert garage to office and construct a new 14,500 sf garage
Location: 370 Amherst Street
Total Site Area: 211,968 sf
Existing Zoning: PI-Park Industrial/MU-Mixed Use
Surrounding Uses: Commercial

II. Background Information:

Eversource's Nashua Area Work Center was originally built in the late 1950's and houses their office, warehouse, and garage facilities. This center serves as a central location for response electrical needs throughout southern New Hampshire.

III. Project Description:

The proposal is to build a new 14,500 sf garage and to renovate the existing garage and office space to better utilize the existing building. The building expansion will build new garage space for the facility that will connect to the existing building. The expansion and renovation will reuse the existing building while adding a similar architectural appearance for the addition. Various site improvements are proposed that improve the aesthetics of the facility. The rear of the site where the garage and line trucks will be stored and will be gated access only. The site layout will maintain the existing access points: the right-in/right-out access at Route 101A, the full access driveway onto Cotton Road and Avard Street driveway. New utility connections are proposed for the renovation and new garage, with additional improvements to the stormwater management system. Typical business hours are 7 am to 3 pm with troubleshooting crews available 24/7. It is anticipated the project will be conducted in phases, with the garage addition to take place first, followed by the renovation of the garage and office space.

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.

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.

According to the stormwater management report submitted by the applicant's engineer, existing drainage paths will be maintained throughout the site. An open and closed drainage system is being proposed for the development with one bio retention area and subsurface stormwater management to provide treatment and attenuate flows.

City staff reviewed the plans. A lighting plan still needs to be submitted. Engineering comments are pending. Prior to the board making their final decision on this project, staff recommends that the Engineering comments and a lighting plan be received and reviewed.

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.
2. 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.
3. Prior to the issuance of a building permit, all stormwater documents will be submitted to City staff for review and approval and recorded at the Registry of Deeds at the applicant's expense.
4. Prior to the issuance of a building permit, the plan electronic file of the plan shall be submitted to the City of Nashua.
5. Prior to the issuance of a building permit a pre-construction meeting shall be held.
6. Prior to the issuance of the certificate of occupancy, all site improvements will be completed.
7. Any work in the right of way shall require a financial guarantee.