

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 #5 - Site Plan**

**I. Project Statistics:**

Owner: Fab Braze Corp.  
Applicant: U-Haul Co. of Eastern Massachusetts  
Proposal: Amend site plan NR1314 renovate existing building to trucking/leasing and construct a self-storage facility  
Location: 476 Amherst Street  
Total Site Area: 7.231 acres  
Existing Zoning: PI/MU-Park Industrial/Mixed Use and HB-Highway Business  
Surrounding Uses: Commercial

**II. Background Information:**

The building on the site was constructed about 1959. In 1985 Fab Braze Corp. appeared before the planning board for a parking lot addition and relocation of the entrance and loading zones. On February 7, 2019 the planning board approved a Conditional Use Permit and on May 17<sup>th</sup> of this year the Zoning Board of Adjustment approved a use variance to allow this project to move forward. The approval letters and staff report are attached.

**III. Project Description:**

The project area is the former Fab-Braze manufacturing facility and a wooded back lot. The proposal is to merge the two lots into one and renovate the former Fab-Braze building into a U-Haul rental store (4,000 sf) and numerous indoor self-storage units (15,450 sf). A new two-story self-storage building (76,000 sf) will be constructed to the rear of the existing building. New landscaping and lighting are being proposed.

According to the applicant's engineer, stormwater collection is proposed using a combination of deep-sump catch basins, grass collection swales, and a wet pond detention basin. The detention basin in-turn discharges to a level spreader which converts the point discharge from the detention basin to sheet flow into the wooded buffer area adjacent to the man-made wetland swale at the rear of the site. The proposed site development disturbs approximately 235,000 square feet and therefore a NHDES Alteration of Terrain Permit is required.

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.

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 and there are outstanding comments that need to be addressed (see 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) 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 a letter from Joe Mendola, Street Construction Engineer dated June 26, 2019 shall 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 April 2, 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 building permit, the lots will be merged.
7. Prior to the issuance of a certificate of occupancy, all site improvements shall be completed.
8. Any work within the right-of-way shall require a financial guarantee.