

NASHUA CITY PLANNING BOARD  
STAFF REPORT

TO: Nashua City Planning Board  
FROM: Scott McPhie, Planner  
FOR: July 11, 2019  
RE: **New Business # 3 – Site plan**

**I. Project Statistics:**

Owner : Public Service Co of New Hampshire and City of Nashua  
Proposal: Relocation of Substation  
Location: 3 & 21 Pine Street Ext  
Total Site Area: 84,883 sf  
Existing Zoning: GI-General Industrial/MU-Mixed Use  
Surrounding Uses: Commercial

**II. Background Information:**

The Planning Board will also review the lot line change between the City of Nashua, owner of Parcel 30, and Eversource, formerly Public Service Company of New Hampshire, owner of lot 2A as item 2 on tonight's agenda. The goal is to better configure the City lots to create better development potential while providing Eversource a more concentrated facility configuration.

**III. Project Description:**

The purpose of this plan is to relocate an existing power substation currently located on former lot 2A , now part of lot 30 owned by the City of Nashua to lot 17 owned by Eversource.

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.

The plan was reviewed by City staff; there are some engineering comments to be addressed. The Fire Department and Zoning Department have no comments.

A traffic memo was submitted for this project and indicated a formal Traffic Impact Report (TIR) is not required as the daily and peak hour trip estimates are below the TIR threshold values. The City Traffic Engineer has reviewed the project and has no concerns.

The project proposes adding a retention area to capture runoff. The stormwater Summary report is also included in your packets.

### **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, all minor drafting corrections will be made.
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 issuance of a building permit, relevant comments in an e-mail from Wayne Husband dated June 28, 2019 will be addressed to the satisfaction of the Engineering Department.
4. All easements shall be submitted to the City staff for review and approval and recorded with the plan.
5. Any work in the right of way shall require a financial guarantee.