

NASHUA CITY PLANNING BOARD  
STAFF REPORT

TO: Nashua City Planning Board  
FROM: Linda McGhee, Deputy Planning Manager/Development  
FOR: October 17, 2019  
RE: **New Business #10 - Site Plan**

**I. Project Statistics:**

Owner: Linatsas Family Trust  
Applicant: Ali Bird  
Proposal: Site plan for a dog daycare and boarding facility  
Location: 1 Hardy Street  
Total Site Area: 11,020 sf  
Existing Zoning: LB-Local Business  
Surrounding Uses: Residential, commercial and a cemetery

**II. Background Information:**

In 1983 a use variance was granted to allow the garage to be used as office space. A use variance was granted in 1987 for a chiropractor professional office. While the dog daycare is a permitted use in the Local Business Zone, on September 24, 2019 the Zoning Board of Adjustment granted a use variance for a fenced in area for outdoor use for a dog day care to allow this project to move forward; the approval letter and minutes are attached.

The property is surrounded by residential use to the south and west. On the other side of Amherst Street is a cemetery. On the east side of the parcel is Pan Asia Restaurant.

**III. Project Description:**

The applicant would like to occupy the 1,144 sf commercial building for a dog day care. There would be an outside area for the dogs on the north side of the property which would be a completely enclosed area for the dogs to utilize. A Waste Management Plan has been submitted to address how the outdoor areas will be sanitized and solid waste will be removed (see attached). The hours of operation would be 7 am to 7 pm. The parking area would be re-stripped in the front of the building. Per the Land Use Code a minimum of one parking space is required and two are being proposed. The existing house on the lot would be used as a residential unit.

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.

City staff reviewed the plans and engineering comments are pending.

**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. The request for a waiver of § 279 (EE), which requires an existing conditions plan showing physical features on site and on adjacent parcels plan , **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulations.
2. Prior to the Chair signing the plan, minor drafting corrections will be made to the plan.
3. 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.
4. Prior to the chair signing the plan, any Engineering comments shall be addressed to the satisfaction of the Engineering Department.
5. 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.
6. Any work within the right-of-way shall require a financial guarantee.