

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 #11 - Site Plan**

I. Project Statistics:

Owner: Land M Management Company, LLC
Applicant: YMCA of Greater Nashua
Proposal: Amend site plan NR2178 to add a new site driveway, parking spaces, and changes to stormwater
Location: 90 Northwest Boulevard
Total Site Area: 8.675 acres
Existing Zoning: PI-Park Industrial
Surrounding Uses: Commercial

II. Background Information:

This parcel was originally part of a large development for Corning Lasertron in 2000. The project was fully designed and permitted but only partially built. The subject property, Lot 648, was subdivided from the original property. On October 3, 2013 the planning board approved a site plan for a 55,450 sf office/warehouse building, associated site improvements to include parking, drainage improvements, landscaping and lighting. In 2014 a minor amendment to the plan was approved to add Nashua Sports Academy.

On February 7, 2019 the planning board approved an amendment to show an aquatics center including a clubhouse building, outdoor pool and splash pad along with accompanying parking and site improvements. The approval letter, staff report and minutes are attached.

III. Project Description:

The changes that are included in this amended plan set include a new site driveway off of Northwest Boulevard; add an additional 72 parking spaces, and changes to the stormwater management. An updated stormwater management report has been submitted. No other changes are proposed and construction has not yet begun on the clubhouse or pool. One waiver is being requested from the requirement to have a landscaped island or median for every 10 parking spaces.

City Staff reviewed the plans; comments are 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). 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 § 190-184(D)(1) which requires a landscape median for every ten interior parking spaces, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.
2. All prior conditions of approval are incorporated herein and made a part of this plan, unless otherwise determined by the Planning Board.
3. Prior to the Chair signing the plan, all comments in a letter from Pete Kohalmi, P.E. dated October 2, 2019 shall be addressed to the satisfaction of the Engineering Department.