

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 # 12 - Site Plan**

I. Project Statistics:

Owner: 1987 Tamposi Limited Partnership
Proposal: Amendment to site plan NR2014 to show a proposed curb cut
Location: 57 Northeastern Boulevard
Total Site Area: 2.18-acres (94,965 sf)
Existing Zoning: PI-Park Industrial
Surrounding Uses: Commercial

II. Background Information:

The property was originally used for agriculture purposes with some residential lots to the east. The construction of the F.E. Everett Turnpike created demand for industrial park expansion on this site culminating in the arrival of Digital Equipment Corporation in 1976. The site adapted to decreases in demand for industrial space resulting in the current uses.

On November 13, 2018 the Zoning Board of Adjustment approved a use variance for bank with a drive-thru and on December 6, 2018 the planning board approved a site plan for a 2-story office building with site improvements (see attached).

III. Project Description:

The purpose of this site plan amendment is to create an additional 24' wide curb cut to Northeastern Boulevard. Currently, the bank is under construction. One waiver has been requested (See Steve Auger's letter dated October 1, 2019). The parking requirement is 93 spaces; however 86 spaces are now shown on the plan due to the elimination of four spaces resulting from the proposed curb cut onto Northeastern Boulevard.

City staff has 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 stipulation be made part of that approval:

1. All prior conditions of approval are incorporated herein and made a part of this plan, unless otherwise determined by the Planning Board.
2. The request for a waiver of NRO § 190-198, which establishes minimum parking standards for the site **is/is not** granted finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.
3. Prior to the installation of the curb cut, all comments in an e-mail from Joe Mendola, Street Construction Engineer dated September 30, 2019 shall be addressed to the satisfaction of the Engineering Department.