

NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Scott McPhie, Planner
FOR: October 17, 2019
RE: **New Business # 8 - Site Plan**

I. Project Statistics:

Owner: BRAR Holdings, LLC
Proposal: Site plan amendment to NR289 to add parking
Location: 31-33 Broad Street
Total Site Area: 41,349 acres
Existing Zoning: RA-Urban Residence
Surrounding Uses: Residential/Commercial

II. Background Information:

The office building at 31- 33 Broad Street was constructed in 1973. The Zoning Board of adjustment granted a use variance to permit a Dental office in the RA zone on July 20, 1972. A special exception to expand the Dental office in the RA zone was granted on June 11, 2013(see enclosed).

III. Project Description:

The proposal is to expand the parking area to meet the growing needs of a dental office while at the same time minimizing the loss of green space. Currently 24-parking spaces exist on the property. Six new spaces will be added for a total of 30 spaces. One tree will be removed and lighting poles relocated to accommodate the new parking area. The applicant in his lighting waiver request states lighting will be downcast and meet City regulations for lighting levels across property lines. The office building will continue to be serviced by existing utilities. There will be no dumpsters onsite with all trash sent off site daily. A traffic impact worksheet has been provided by the applicant indicating the proposal does not exceed the City's threshold that would require a full traffic report. According to the plan set open space barely exceeds the 50 % required in the RA- Urban Residence Area. The applicant should address the breakdown of the open space at the meeting.

A stormwater drainage report has been provided. According to the applicant's engineer, the post site runoff will be reduced at the 2, 10 & 50-year storm event. We request the stormwater summary be updated to reflect mention of 100-year storm as required in 190-215 (B) (see attached stormwater drainage report).

Three waivers have been requested for this project. The first waiver request is for showing existing conditions on adjacent properties; the second is for a lighting plan, and the third for a landscaping plan.

City staff reviewed the plans and has no further comments. Remaining stipulations are listed below.

IV. 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 NRO § 190-279 (EE), which shows existing conditions on adjacent properties, **is/is not granted**, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.
2. The request for a waiver of NRO § 190-279(N), which requires a lighting plan, **is/is not granted**, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.
3. The request for a waiver of NRO § 190-279(P), which requires a landscaping plan, **is/is not granted**, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.
4. Prior to the Chair signing the plan, all comments in an e-mail from Joseph Mendola, PE, and dated April, 2019 shall be addressed to the satisfaction of the Engineering Department.
5. Prior to the Chair signing the plan the stormwater summary to be updated to reflect the 100-year storm as required in 190-215 (B)
6. Prior to the Chair signing the plan, minor drafting corrections will be made.
7. Prior to recording of 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.
8. Prior to the issuance of the building permit, the electronic copy of the plan will be submitted to the City of Nashua.
9. Prior to the issuance of the Certificate of Occupancy, all site improvements will be completed.