

NASHUA CITY PLANNING BOARD  
STAFF REPORT

TO: Nashua City Planning Board  
FROM: Scott, McPhie, Planner 1  
FOR: May 7, 2020  
RE: **New Business #1 – Site Plan**

**I. Project Statistics:**

Owner: WS Development  
Applicant: JP Morgan Chase Banks  
Proposal: Site Plan Amendment to NR1463 to tear down the existing Ruby Tuesday's restaurant and build a new 2,900 square foot Chase Bank Facility with separate drive-thru.  
Location: 275 Amherst Street  
Total Site Area: 47,045 square feet (1.08 acres)  
Existing Zoning: GB-General Business  
Surrounding Uses: Commercial, Residential and Turnpike

**II. Background Information:**

According to City Records the current parcel G-456 was subdivided from an existing retail plaza located on tax map G-8 also owned by WS Development. The plaza currently contains a Michaels Store, Whole Foods and a future Floor and Décor facility is under construction on site.

**III. Project Description:**

The proposal is to demolish an existing 4,676 square foot restaurant and replace it with a smaller 2,900 square foot Bank facility with independent ATM drive thru. Accompanying improvements include repaving sections of the parking lot with traffic flow arrows and curbing, drainage improvements, and repositioning and adding landscape islands.

Sixty seven parking spaces are shown on the plan. Due to heavy traffic flows around the Whole Foods Market and the single entrance/ exit located off of Amherst Street precautions will need to be taken during construction to prevent any conflicts with adjacent retail traffic. A traffic generation report is provided in your packet.

The enclosed stormwater report shows a decrease in runoff for the 2-year up to and including the 100-year stormwater events therefore improving current impervious sheet flow conditions. Scaled drawings of the new building and representations of the earth tone façade colors with explanations of materials to be used.

Six waivers have been requested. The first is for existing conditions. The second is for landscape islands. The third is to exceed minimum parking spaces, the fourth for certain stormwater loading requirements, the fifth for certain façade features, and the sixth requiring an entrance on the Street side of the property.

City staff reviewed the plans and have some outstanding comments from the Deputy Zoning Manager concerning the drive the lane therefore this will be a condition of approval.

#### **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 § 190-279 EE, which requires showing existing conditions on and off site, **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 § 190-183-D1 which requires a pervious parking island after every 10 spaces in a row, **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 § 190-198 , to exceed the maximum number of parking spaces , **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.
4. The request for a waiver of § 190-215-D, which requires certain stormwater loading totals, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation
5. The request for a waiver of § 190-172 D, which requires certain façade materials to be used on the new building, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.
6. The request for a waiver of § 190-172 E, which requires an entrance to be located on each street side of the property, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.
7. Any additional traffic control recommendations from Wayne Husband, PE to increase safety and control traffic flows encountered during and after construction are incorporated herein.
8. Prior to the Chair signing the plan, all conditions on an e-mail from Carter Falk, Deputy Zoning Manager, dated 4/29/2020 will be added to the plan to meet City ordinance requirements.
9. Prior to the Chair signing the plan, all conditions on the Planning Board approval letter will be added to the cover page of the final Mylar and paper copies submitted to the City.
10. Prior to the Chair signing the plan, an electronic copy of the plan will be submitted in proper CAD format to the City Assessing Department.
11. Prior to the Chair signing the plan, all minor drafting corrections will be made.

12. Prior to the Chair signing the plan, all easements and stormwater documents will be submitted to City staff for review and recorded at the applicant's expense.
13. Prior to the issuance of a building permit, all outstanding issues identified in an e-mail from Joe Mendola, Street Construction Engineer, dated \_\_\_\_\_ shall be resolved to the satisfaction of the Engineering Department
14. Prior to the issuance of a building permit, all outstanding issues identified in an e-mail from Mark Rapaglia, dated 3/11/2020 will be resolved to the satisfaction of the Fire Department
15. Prior to any work and a pre-construction meeting, a financial guarantee shall be approved.
16. Prior to the issuance of a certificate of occupancy, all off-site and on-site improvements will be completed.