

NASHUA CITY PLANNING BOARD  
STAFF REPORT

TO: Nashua City Planning Board  
FROM: Linda McGhee, Deputy Planning Manager  
FOR: July 9, 2020  
RE: **New Business #4 - Site Plan**

**I. Project Statistics:**

Owner: Oakwood Square, LLC  
Proposal: Site plan amendment to NR669 to add a 32 space parking lot  
Location: 6-8 High Pine Avenue  
Total Site Area: 2.377 acres (103,557 square feet)  
Existing Zoning: RC- Urban Residence  
Surrounding Uses: Residential

**II. Background Information:**

The existing property consists of multiple condominium units constructed back in 1983. The site contains 10 buildings with 29 units and 55 parking spaces. Presently access to the site is via two curb cuts on High Pine Avenue.

**III. Project Description:**

The proposal is to construct a 32 space parking lot on the undeveloped area south of the condominium units. Access to the new parking lot will be provided via a curb cut onto Cypress Lane. Other site improvements include curbing, internal traffic signage and landscaping improvements. The project was not required to provide a traffic letter. No new buildings are proposed.

According to the applicant's engineer, to accommodate the additional runoff generated by the proposed parking lot a subsurface infiltration basin will be constructed.

Two waivers have been requested for the project. The first waiver is to exceed the maximum number of parking spaces; 87 spaces are proposed, 55 spaces are allowed. The second waiver is to show existing features on site and on the adjacent parcels.

City Staff have 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, they should state specific reasons. If the Planning Board chooses to approve this plan, staff recommends the following stipulation(s) be made part of that approval:

1. The request for a waiver of § 190-279 (EE) which requires one to show existing conditions on site and adjacent parcels, **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 § 190-198 which requires a 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.
3. Prior to the Chair signing the plan, minor drafting corrections will be made.
4. Prior to the issuance of a building permit, all comments in an e-mail from Joe Mendola, Street Construction Engineer, dated May 5, 2020 shall be addressed to the satisfaction of the Engineering Department.