

NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Linda McGhee, Deputy Planning Manager
FOR: October 8, 2020
RE: **New Business #9 - Site Plan**

I. Project Statistics:

Owner: 278 Daniel Webster Highway, LLC
Proposal: Site plan amendment to NR974 to demolish existing building and construct a 4,000 sf Sleep Number store and associated site improvements
Location: 278 Daniel Webster Highway
Total Site Area: 0.69 acres
Existing Zoning: HB - Highway Business and TOD – Transit Oriented Development
Surrounding Uses: Commercial

II. Background Information:

On the subject parcel is two-story mixed use retail and office building that was constructed in 1983. The building is comprised of eight units ranging in size from 798 sf to 1,914sf. Primary access is via a curb cut on Danforth Road. The property is located adjacent to the Daniel Webster Highway.

III. Project Description:

The proposal is to demolish the existing building and construct a new 4,000 sf Sleep Number store along with parking, utilities, signs, landscaping, lighting and other improvements. A 24' wide entrance from Danforth Road is being proposed along with 20 parking spaces. The site plan also maintains the cross-access easement between the subject property and the U-Haul facility to the south. Typical store hours will be 11 am to 7 pm during the weekdays and weekends.

A stormwater management plan was submitted and is attached to this report.

A Traffic Impact Report (TIR) Threshold Worksheet was submitted for this project and indicates that a formal Traffic Impact Report (TIR) is not required as the daily and peak hour trip estimates are below the TIR threshold values.

Within the Mixed Use Districts, all site plans submitted to the planning board for approval shall be accompanied by a site plan suitability report and is subject to the provisions of the code. The report has been attached for the board's review.

One waiver is being requested for setback relief. In the TOD, a maximum setback of 15' is allowed. The applicant is requesting a setback of 50'7" from Daniel Webster Highway and 66'7" are being proposed to allow for vehicle access and parking.

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) and §190-23(E). 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 NRO § 190-26.1(H)(2), which requires a maximum front setback of 15 feet, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.
2. Prior to the Chair signing the plan, all conditions from the Planning Board approval letter will be added to the cover page of the final plans.
3. Prior to the Chair signing the plan, minor drafting corrections will be made.
4. Prior to the Chair signing the plan, all comments in an e-mail from Pete Kohalmi, P.E. dated October 5, 2020 shall be addressed to the satisfaction of the Engineering Department.
5. Prior to the issuance of a building permit, stormwater documents shall be submitted to Planning Staff for review and recorded at the applicant's expense.
6. Prior to any work and a pre-construction meeting, a financial guarantee shall be approved.
7. Prior to the issuance of a Certificate of Occupancy, all off-site and on-site improvements will be completed.