

NASHUA CITY PLANNING BOARD  
STAFF REPORT

TO: Nashua City Planning Board  
FROM: Linda McGhee, Deputy Planning Manager  
FOR: September 24, 2020  
RE: **New Business #7- Site Plan**

**I. Project Statistics:**

Owner: Granite State Credit Union  
Proposal: Amendment to NR2186 to show a proposed credit union  
Location: 190 Broad Street  
Total Site Area: 1.224 acres (53,333 sf)  
Existing Zoning: GB-General Business  
Surrounding Uses: Retail and medical

**II. Background Information:**

According to assessing records, this parcel has been home to medical offices since the 1960's. On November 16, 2014, the planning board approved a site plan to construct a 2-story 10,388 sf multi-tenant office. In 2015, 2016 and 2017 the board granted one year extensions; however that project never moved forward. Copies of the approval letters and staff reports are attached.

**III. Project Description:**

The proposal is to redevelop the existing two-story 6,400 sf building and construct a new two-story, 10,000 sf credit union building. Like the current site, there will be access from Coliseum Avenue to an upper driveway entry with four drive-through lanes and one bypass lane. The lower floor of the building will face the south and contain a parking lot, with access to Norwood Street. A one-way directional travel lane will connect the north drive-through lanes to the parking lot. A total of 37 parking spaces will service the proposed credit union. On-site drainage improvements include two subsurface stormwater recharge areas. Additionally, a number of other site improvements including curbing, sidewalks, landscaping and new site lighting are proposed.

A traffic memorandum dated July 9, 2020 from Stephen G. Pernaw, P.E., PTOE has been submitted for the proposed development. The Traffic Impact Report (TIR) Threshold Worksheet demonstrates a formal Traffic Impact Report is not required. A waiver request for architectural standards has been requested.

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). 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 § 190-172(D) (3) and (4), which requires façade colors and predominant exterior building materials, **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, minor drafting corrections will be made.
3. Prior to the Chair signing the plan, all comments in a letter Joe Mendola, Street Construction Engineer, dated \_\_\_\_\_ shall be addressed to the satisfaction of the Engineering Department.