

NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Linda McGhee, Deputy Planning Manager
FOR: September 10, 2020
RE: **New Business #7 - Site Plan**

I. Project Statistics:

Owner: Roscommon Investments, LLC
Proposal: Site plan to show a new 24,020 sf auto body shop with associated site improvements
Location: 117 West Hobart St, "L" West Glenwood St, & "L" West Hobart St
Total Site Area: 220,696 sf
Existing Zoning: RA-Urban Residence & HB-Highway Business
Surrounding Uses: Commercial and residential

II. Background Information:

The property consists of five lots, approximately 5.01 acres. Currently the project area is cleared; however the site was historically comprised of woods and an existing house. The lots are bordered by the Everett Turnpike to the west, BJ's Wholesale to the south, Nashua Foreign Auto and two residential homes to the east and a car lot and more residential homes to the north.

III. Project Description:

The proposal is to construct a 22,560 sf (22,560 sf footprint and a 1,460 sf mezzanine) auto body shop with overflow auto storage from the Tulley dealership located further south on the Daniel Webster Highway. The project also proposes the reconstruction of a section of Sexton Road to provide adequate access to the site. Site work includes construction of a new building, parking lot and auto storage area, reconstruction of Sexton Road and stormwater management provisions. The proposed stormwater management system will include two proposed detention ponds, a proposed subsurface infiltration system, a treatment swale, and a series of catch basins and drainage pipes which will direct runoff into said pond.

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

The site will be serviced by underground utilities, Pennichuck water, and city sewer. Hours of operation will be seven days a week, from 6 am to 8 pm. A landscape plan, lighting plan, and building elevations have been submitted as part of this application. One waiver is being requested from the requirement for landscaped islands for every 10 parking spaces in a row.

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 § 190-184 D (1) which requires parking aisles not contain more than 10 spaces in a row without a planted median and/or island, **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 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.
4. Prior to the Chair signing the plan, all comments in an e-mail from Joe Mendola, Street Construction Engineer, dated _____ shall be addressed to the satisfaction of the Engineering Department.
5. Prior to the issuance of a building permit, the lots will be merged.
6. Prior to the issuance of a building permit, all comments in an e-mail from Mark Rapaglia, Inspector/Investigator, dated July 7, 2020 shall be addressed to the satisfaction of the Fire Marshal's Office.
7. Prior to the issuance of a building permit, stormwater documents will be submitted to City staff for review and recorded at the applicant's expense.
8. Prior to the issuance of a building permit, the electronic file of the plan will be submitted to the City of Nashua.
9. Prior to any work on site, a pre-construction meeting shall be held and a financial guarantee shall be approved.
10. Prior to any site disturbance, the Alteration of Terrain Permit for the project shall be approved by NHDES.
11. Prior to the issuance of the Certificate of Occupancy, all off-site and on-site improvements will be completed.