

NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Linda McGhee, Deputy Planning Manager
FOR: January 4, 2021
RE: **New Business - Project A20-0188 Site Plan**

I. Project Statistics:

Owner: City of Nashua
Applicant: Verizon Wireless
Proposal: Amendment to NR 1923 to replace an existing 96.6' light pole with a 130' pole to support both lighting fixtures along with the communications facility
Location: 67 Amherst Street
Total Site Area: 36.5 acres
Existing Zoning: RB-Urban Residence
Surrounding Uses: Residential, school, recreational amenities

II. Background Information:

The site is home to Holman Stadium and was constructed by the City in 1937 as a multi-purpose stadium. In addition to the stadium, 67 Amherst Street also supports other community assets: Amherst Street School, baseball and softball fields; tennis courts and a public swimming pool. The property is in the middle of a densely developed neighborhood.

Land use records show the first combination light pole/wireless facility at Holman Stadium was proposed by Omnipoint Communications (T-Mobile) to be built as a new structure to be owned by the City. The project was approved in 1998. The second such facility is the light stanchion which Telecorp (AT&T) collocated. An existing light pole was used and this was approved in 1999.

On October 27, 2020 the Zoning Board of Adjustment approved the following to allow the project to move forward:

- Special Exception to replace an existing light 96'-6" pole beyond the outfield of Holman Stadium with a 130' pole to support both lighting fixtures along with the communications facility
- Variance to allow a tower within one mile of an existing tower, and
- Variance to allow more than one communication tower on one residentially zoned parcel, one permitted, two existing, and a third communications tower proposed.

The approval letter and minutes are attached.

III. Project Description:

The proposed facility will enable Verizon to improve coverage and a gap in the area. There are two existing combination light poles/wireless facilities on the south side of Holman Stadium that are both 108' and operated by Omnipoint Communications and Telecorp. The proposed facility will be virtually identical in appearance and operation to the existing combination light poles/wireless facilities. Access will be thru existing internal driveways and paths. Verizon's ground equipment will be secured with an 8' chain-link fence. The facility will be unmanned, except for a monthly visit by a technician. No new landscaping is proposed. A two switch activated timer lights will be mounted to the radio equipment for emergency use only; the spec sheet is attached.

One waiver is being requested from the requirement to show existing conditions (see letter dated December 30, 2020 from Atty. Thomas Hildreth).

At the time of the packet's compilation, Fire Department comments on the recently revised plans from the applicant are still pending. Staff will share those comments as soon as they are made available. In the event that the comments are favorable and/or minor, staff will recommend final action to the Board. In the event that the Fire Marshal is uncomfortable with the revised cabinet location, the recommendation will instead be that the Planning Board delay final action until all substantial design comments have been addressed by the applicant.

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 an existing conditions plan, **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 and standard notes will be added to the plan.
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 dated December 30, 2020 from Joe Mendola, Street Construction Engineer, shall be addressed to the satisfaction of the Division of Public Works.

5. Prior to the Chair signing the plan, all comments in an e-mail dated December 28, 2020 from Bill Mansfield, Radio Systems Manager shall be addressed to the satisfaction of the Nashua Police Department and Division of Public Works.
6. Prior to the issuance of a building permit, the electronic copy of the plan will be submitted to the City of Nashua.
7. Prior to any work, a pre-construction meeting shall be held with City Staff.