

NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Linda McGhee, Deputy Planning Manager
FOR: February 18, 2021
RE: **New Business - Project A20-0206 Site Plan**

I. Project Statistics:

Owner: First Building Partnership
Applicant: Crown Castle Towers 06-2 LLC, New Cingular Wireless PCS LLC and US Cellular Corporation
Proposal: Amendment to NR 0979 to install wireless communication services facility with colocation space for additional providers
Location: 71 Spit Brook Road
Total Site Area: 1.68 acres
Existing Zoning: RC-Urban Residence
Surrounding Uses: Office building, BAE Systems, motel

II. Background Information:

The property owned by First Building Partnership is a long rectangular shaped parcel and is located on the south side of Spit Brook Road. The parcel contains an existing 4-story office building, asphalt access drive, asphalt parking lots and open space comprised of landscaped and naturally wooded areas.

On November 10, 2020 the Zoning Board of Adjustment approved the following to allow the project to move forward:

- Special Exception to construct a 175' tall monopole telecommunications tower with associated antenna equipment
- Variance for minimum setback of 400 feet to all lot lines
- Variance for minimum setback for accessory utility buildings

The approval letter and minutes are attached.

III. Project Description:

The proposed wireless communication facility will consist of a 175' tall monopole tower contained within a 49' x 51' fenced tower compound. The tower compound will be located within an area of the existing asphalt parking lot at the southwest corner of the property. The compound will be accessed using the existing asphalt driveway/parking lot and no new driveway is proposed. Currently the area of the proposed compound consists of approximately 2,013 sf of

the asphalt parking lot and 486 sf of undeveloped landscaped/wooded area. The compound will be surfaced with an uncompact 3" layer of uniform ¾" gravel with no fines (to remain pervious and promote the passage of water). Carrier base equipment will be installed at the ground level within the gravel compound and consist of precast concrete shelters, concrete equipment pads and metal equipment cabinets.

The applicant has an existing monopole at the Costco Whole Store at 311 Daniel Webster Highway and Costco is no longer interested in maintaining the lease agreement. A temporary tower at "L" Silver Drive was approved by this board on December 5, 2019; the approval letter and minutes are attached. It was installed shortly thereafter and removed in March, 2020. On average, one or two round trip visits per month are required to service and maintain the facility.

The applicant's engineering has submitted a stormwater report to demonstrate that the proposed facility will not significantly impact the existing stormwater drainage conditions at the site or significantly increase peak stormwater discharge rates.

One waiver is being requested from the requirement to show existing conditions (see letter dated February 10, 2021 from Atty Edward D. Pare, Jr.)

City staff has 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 § 190-279(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 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 January 28, 2021 from Joe Mendola, Street Construction Engineer, shall be addressed to the satisfaction of the Division of Public Works.
5. Prior to the issuance of a building permit, the electronic copy of the plan will be submitted to the City of Nashua.
6. Prior to any work, a pre-construction meeting shall be held with City Staff.