

NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Linda McGhee, Deputy Planning Manager
FOR: March 4, 2021
RE: New Business - Project A21-0007 Site Plan

I. Project Statistics:

Owner: Residences at Riverfront Landing Limited Partnership
Applicant: Renaissance Downtowns at Nashua, LLC
Proposal: Amendment to a condition of approval for NR1975
Location: 9 Bancroft Street
Total Site Area: 5.298 acres
Existing Zoning: GI/MU-General Industrial/Mixed Use
Surrounding Uses: Industrial, commercial, residential

II. Background Information:

A plan for redevelopment of the site was first approved by the Planning Board on May 2, 2013. Over the years the board has approved modifications to the site. On October 16, 2016 the planning board approved a site plan amendment for some minor changes of an approved mixed use development for 228 residential units, a restaurant and a community center.

On February 7 2019 the board approved a plan to convert previously approved restaurant to residential units, add a dog park and 19 space parking lot. Since the approvals, the project has been completed.

Approval letters and staff reports are attached.

III. Project Description:

Staff Recommendations and Findings:

The applicant is asking the board to amend a stipulation from the October 16, 2016 approval regarding the traffic signal at Bridge and D Streets (see attached letter from Attorney Andrew Prolman dated January 8, 2021). Condition #15 currently states:

Prior to the issuance of a certificate of occupancy for Building “D”, the developer shall provide financial security with inflation for this permanent signalized intersection for approval by the City Engineer and Traffic Engineer. If it is determined by the City that a full turning movement intersection solution at Bancroft Street and Bridge Street cannot be constructed within three years of the final certificate of occupancy for Building “D”, the developer shall turn the temporary signal at “D” Street and Bridge Street intersection into a permanent signalized intersection at their cost.

The temporary traffic signal at Bridge and D Streets have been installed. Building D received their Certificate of Occupancy on August 16, 2018. The three year deadline is tied to the CO for Building D which would expire on August 16, 2021. The applicant is requesting the condition be amended as follows:

The Developer shall maintain an escrow account of no less than \$150,000 to convert the temporary traffic signal at Bridge and D Streets to a permanent signal. If it is determined by the City that a full turning movement intersection solution at Bancroft Street and Bridge Street cannot be constructed within seven years of the final Certificate of Occupancy of Building "D", the developer shall turn the temporary signal at "D" Street and Bridge Street intersection into a permanent signalized intersection at their cost.

City Staff has reviewed the request; comments are attached.

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. Developer shall maintain an escrow account of no less than \$150,000 to convert the temporary traffic signal at Bridge and D Streets to a permanent signal. If it is determined by the City that a full turning movement intersection solution at Bancroft Street and Bridge Street cannot be constructed four years from the date of approval for this modification, the developer shall turn the temporary signal at "D" Street and Bridge Street intersection into a permanent signalized intersection at their cost.