

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 A21-0016 Site Plan**

I. Project Statistics:

Owner: JC Land & Equipment Enterprises, LLC
Applicant: Sweeney Metal Fabricators, Inc.
Proposal: Site plan amendment to NR 474 to show building addition and site improvements
Location: 15 Progress Avenue
Total Site Area: 1.527 acres (66,520 sf)
Existing Zoning: PI-Park Industrial
Surrounding Uses: Commercial

II. Background Information:

The parcel contains an existing one-story 12,800 sf light industrial/manufacturing building along with parking and loading areas. Access to the site is provided by two driveways on Progress Avenue.

III. Project Description:

It is proposed to construct a one-story 7,716 sf building addition on the southeast side of the existing building. Site improvements include a relocated driveway on the southerly portion of the site and an expanded parking/loading area to the rear. A new accessible parking area and sidewalk connection to the front door will be provided along Progress Avenue. Once constructed, the site will contain 34 parking spaces (including two accessible spaces) and two larger spaces for truck parking. Additional site improvements include new curbing, signage, building-mounted lighting only landscaping and stormwater management.

The site is serviced by a private septic system, municipal water, underground gas and overhead telecommunications and electric utilities. An off-site sewer main extension is proposed to connect the property into the public sewer system. There is currently no on-site drainage system or stormwater practice located on the site except for a leaching catch basin near the loading dock area.

A traffic memo was submitted for this project and indicated that a formal Traffic Impact Report (TIR) is not required as the daily and peak hour trip estimates are below the TIR threshold values; the traffic memo is attached.

A waiver for certain architectural standards for non-residential buildings is being requested. The existing building was built in the 1960's. The design intent for the addition is to match the existing building. The proposed building addition will result in a 155' uninterrupted façade along the south side elevation and a 200' uninterrupted façade along the north side. The proposed addition will have a flat roof that will match the existing building. The existing customer entrance facing Progress Avenue will remain as it exists today.

City staff reviewed the plans; engineering comments are pending.

IV. 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 NRO § 190-172 (B), (C), & (E), which establishes building design standards, **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 to the plan.
3. Prior to the Chair signing the plan, all comments in an e-mail from Engineering, dated _____ will be addressed to the satisfaction of the Division of Public Works.
4. Prior to the Chair signing the plan, all comments in an e-mail from Mark Rapaglia, Inspector/Investigator dated February 10, 2021 shall be addressed to the satisfaction of the Fire Marshal's Office.
5. Prior to any work and a pre-construction meeting, a financial guarantee shall be approved.
6. Prior to the issuance of a certificate of occupancy, all off-site and on-site improvements will be completed.