

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 A21-0015 Site Plan**

I. Project Statistics:

Owner: Southern New Hampshire Medical Center (SNHMC)
Proposal: Amendment to site plan NR 1423 to show construction of 30 parking spaces and site improvements
Location: 2 John Street and 21 East Hollis Street
Total Site Area: 2.687 acres (117,030 sf)
Existing Zoning: D1/MU – Downtown-1/Mixed Use
Surrounding Uses: Commercial & Residential

II. Background Information:

The 21 East Hollis Street site is the former Dartmouth Hitchcock facility that SNHMC purchased several years ago. In February 2016, 4 and 6 John Street were merged with 21 East Hollis Street. There is an existing residential home located on 2 John Street.

On March 17, 2016 the board approved an amendment to the site plan to allow for outdoor landscaping materials storage area; the approval letter, staff report and minutes are attached.

III. Project Description:

The proposed project includes the redevelopment of Lot 7 (2 John Street) and a portion of Lot 62 (21 East Hollis Street) into a 30 space parking lot. The project includes the demolition of the existing home and materials storage area and the construction of the new parking lot. Site improvements include new and relocated curbing, relocated fencing, landscaping and site lighting.

The site is currently serviced by municipal sewer, Pennichuck Water, telephone, electric and gas utilities located within the adjacent streets. There are no wetlands on site.

The applicant's engineer has submitted a stormwater management report and indicates that the proposed stormwater management system for the proposed parking lot project complies with the stormwater regulations (see attached report).

Within the Mixed Use Districts, all site plans submitted to the planning board for approval shall be accompanied by a site plan suitability report and is subject to the provisions of the code. The report has been attached for the Board's review. In approving any site plan under the provisions of this section, §190-23F, the planning board may vary the dimensional requirements of the underlying zone.

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) and §190-23F. 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. 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.
2. Prior to the issuance of a building permit, the lots shall be merged.
3. Prior to any work and a pre-construction meeting, a financial guarantee shall be approved.