

NASHUA CITY PLANNING BOARD  
STAFF REPORT

TO: Nashua City Planning Board  
FROM: Scott McPhie, Planner 1  
FOR: May 6, 2021  
RE: **New Business A21-0069 - Site Plan Amendment**

**I. Project Statistics:**

Owner: Tulley Automotive Group  
Proposal: Site plan to show a new 17,600 sf auto body shop with associated site improvements  
Location: 147 Daniel Webster Highway  
Total Site Area: 511,265 sf  
Existing Zoning: GB-General Business  
Surrounding Uses: Commercial & Residential

**II. Background Information:**

The original property was in agricultural use from the early 1700's until the 1950's. The property was then utilized for placement of signage as Daniel Webster Highway traffic counts increased. A car wash was also added to the site and later removed. The first large construction began with a 1984 plan showing the Tulley showroom and service center. A special exception was granted on September 5, 2001 to fill a wetland area to accommodate additional parking needs.

**III. Project Description:**

The proposal is to construct a stand-alone 17,600 sf (17,600, sf. footprint) auto body shop with an address of 151 Daniel Webster Highway and create an additional 20,450 square foot vehicle storage area to accommodate the loss of parking. Open space requirements will still be met with maximum parking spaces count reduced therefore not violating 190-123 (B). Runoff will be captured by a series of deep sump catch basins with half of the site draining into an ADS Barracuda devise used to remove 80% of total suspended solids before entering the existing drainage system. The second half of the sites runoff will discharge to an underground infiltration system providing for ground water recharge. A reduction in post runoff is shown in the report up to the 50-year storm. The 100-year storm should be talked to concerning if it would cause any flooding issues.

A Traffic Impact Report (TIR) Threshold Worksheet was submitted for this project. The City Department has requested a traffic contribution calculated at 62 vehicles per hour during PM peak hours at \$200/vph equaling \$12,400.00.

The site will be serviced by underground utilities, Pennichuck water, and city sewer. Hours of operation will be seven days a week, from 6 am to 8 pm. A landscape plan, lighting plan, and building elevations have been submitted as part of this application. Three waivers are being requested from the requirements. The first waiver is for showing all existing conditions on adjacent properties, the second for landscaped island placement after every 10 parking spaces, and the third is for architectural features visible from a public road.

City Staff 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 existing conditions to be shown on adjacent properties, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.
2. The request for a waiver of § 190-184 D (1) which requires parking aisles not contain more than 10 spaces in a row without a planted median and/or island, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.
3. The request for a waiver of § 190-172 which requires certain architectural features and materials be used, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.
4. Since this is an automobile body shop provide documentation a spill prevention plan for paints and other liquids is in place.
5. Prior to the Chair signing the plan, a contribution of \_\_\_\_\_ shall be paid to the Daniel Webster Highway Corridor account per Wayne Husband, City Traffic Engineer e-mail dated April 29, 2021.
6. Prior to the Chair signing the plan, minor drafting corrections will be made.
7. 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.
8. Prior to the Chair signing the plan, all comments in an e-mail from Joe Mendola, Street Construction Engineer, and dated \_\_\_\_\_ shall be addressed to the satisfaction of the Engineering Department.

9. Prior to the issuance of a building permit, all comments in an e-mail from Mark Rapaglia, Inspector/Investigator, dated April 14, 2021 shall be addressed to the satisfaction of the Fire Marshal's Office.
10. Work with staff to provide building elevations plan sheet.
11. Prior to the issuance of a building permit, stormwater documents will be submitted to City staff for review and recorded at the applicant's expense.
12. Prior to the issuance of a building permit, the electronic file of the plan will be submitted to the City of Nashua.
13. Prior to any work on site, a pre-construction meeting shall be held and a financial guarantee shall be approved.
14. Prior to the issuance of the final Certificate of Occupancy, all new parking spaces will be painted along with repainting any existing spaces in the impacted area.
15. Prior to the issuance of the Certificate of Occupancy, an as-built plan locating all new driveways, utilities, and landscaping shall be completed by a professional New Hampshire licensed engineer or surveyor and submitted to Planning and Engineering Departments. The as-built plan shall include a certification by a NH licensed professional engineer that all construction was generally completed in accordance with the approved site plan and applicable regulations.
16. Prior to the issuance of the Certificate of Occupancy, all off-site and on-site improvements will be completed.