

NASHUA CITY PLANNING BOARD
STAFF REPORT

AMENDED 04/29/2021

TO: Nashua City Planning Board
FROM: Linda McGhee, Deputy Planning Manager
Matt Sullivan, Planning Manager
FOR: April 4, 2021
RE: **New Business - Project A21-0047 Site Plan**

I. Project Statistics:

Owner: First Church of Christ, Scientist of Nashua
Applicant: Crimson Properties, LLC
Proposal: Site plan to construct a 12 unit senior residential development
Location: 115 Concord Street
Total Site Area: 1.737 acres
Existing Zoning: RA-Urban Residence
Surrounding Uses: Residential, office building, church

II. Background Information:

The property is currently developed and contains a one-story church and parking lot. The parcel is abutted by residential uses, office building and a church.

III. Project Description:

The proposal is to construct one, 1-story, 10-unit building with 1-car garage and walkout basement and one 1-story 2-unit building with 2-car garages and walkout basements. A clubhouse and other site improvements are proposed. The project will be developed under the City's "housing for older persons" regulations. Access to the site will remain at the existing curb cut onto Concord Street. Although the existing curb cut is 23', the applicant has agreed to revise the final plan to reflect a 24' wide driveway. There will be a total of 37 parking spaces including garage, driveway and shared spaces. Improvements to the site include an internal connection to the sidewalk along Concord Street, curbing, signage, lighting, landscaping, and utility services and stormwater management. Two subsurface stormwater management systems will accommodate runoff generated by the increase in impervious area. The site development associated with the overall construction disturbs approximately 52,000 sf of contiguous area so a NHDES Alteration of Terrain (AOT) Permit is not required. There are no wetland or wetland buffers located on site.

There is a shared parking agreement with 111 Concord Street. The abutter shall have the exclusive use of the 7 proposed parking spaces located along the common line, Monday thru Friday, 8 am to 5 pm.

One waiver is being requested to exceed the maximum number of parking spaces.

A traffic memorandum dated February 22, 2021 from Stephen G. Pernaw, P.E., PTOE has been submitted for the proposed development. The Traffic Impact Report (TIR) Threshold Worksheet demonstrates a formal Traffic Impact Report is not required.

City Staff has reviewed the request; Engineering comments *are provided and have been responded to by the applicant.*

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 §190-198, which requires a maximum number of parking spaces for this project, **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, all comments in an e-mail from Joe Mendola, Street Construction Engineer dated **April 6, 2021** shall be addressed to the satisfaction of the Division of Public Works.
3. Prior to the Chair signing the plan, all comments from an e-mail from Mark Rapaglia, Inspector/Investigator dated March 24, 2021, **and subsequent comments by Fire Marshal Adam Pouliot** shall be addressed to the satisfaction of Fire Marshal's Office.
4. ***Prior to the issuance of a building permit the applicant shall provide a contribution of \$1,000 to the Main Street Corridor Account as outlined in an e-mail dated April 7, 2021 from Wayne Husband, P.E.***
5. Prior to the Chair signing the plan minor drafting corrections will be made
6. Prior to any work, a pre-construction meeting shall be held and a financial guarantee shall be approved
7. Prior to the issuance of a building permit, the electronic copy of the plan will be submitted to the City of Nashua.
8. Prior to the issuance of the Certificate of Occupancy , all on-site improvements shall be substantially completed, provided that paving may be completed to base course and landscaping may be completed as seasonally permitted; and further provided that a financial guarantee will be required for any work remaining.
9. Prior to the issuance of the Certificate of Occupancy, an as-built plan locating all driveways, units, buildings, 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.
10. Prior to the issuance of the Certificate of Occupancy, all off-site and on-site shall be completed.
11. The applicant shall work cooperatively with the Nashua Transit System and Planning Department to evaluate the feasibility of transportation shelter installation on the property or adjacent public right-of-way, subject to all necessary approvals.
12. ***Prior to the issuance of any Certificate of Occupancy, a site plan amendment application shall be submitted and approved for 111 Concord Street to address the modification to the parking agreement with 115 Concord Street and parking requirements.***