

NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Linda McGhee, Deputy Planning Manager
FOR: May 20, 2021
RE: **New Business - Project A21-0071 Site Plan**

I. Project Statistics:

Owner: E. Hollis Street Acquisitions, LLC
Applicant: Property Possible, Inc.
Proposal: Site plan amendment to NR2141 to 8 units and associated parking
Location: 110 East Hollis Street
Total Site Area: 0.916 acres
Existing Zoning: GI-General Industrial/TOD-Transit-Oriented Development
Surrounding Uses: Residential and commercial

II. Background Information:

This classic mill building was built in 1900 and known as the Henry Hanger Company. On August 8, 2019, the Planning Board approved a site plan to redevelop the building into an 80 unit multi-family complex and on August 6, 2020 the board approved a one-year extension. The staff report, approval letter and minutes are attached.

III. Project Description:

The purpose of this application is to increase the amount of units approved by the planning board from 80 to 88. There will be an additional overflow parking area at 94 East Hollis Street with 13 spaces. The area will be paved and striped. A 5' wide bituminous walkway is proposed from the building to this parking area. The remote parking area at 159 Temple Street will still be used in support of this development. This will bring the total parking spaces provided to 81. The applicant is proposing to have 39 1-bedroom units and 49 2-bedroom units.

An updated stormwater summary and traffic memo was submitted by the applicant's engineer and is attached to this 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 has reviewed the plans; comments are attached.

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. All prior conditions of approval are incorporated herein and made a part of this approval, unless superseded by a new condition.
2. The request for a waiver of § 190-89(A), which requires lighting levels not exceed 0.2 footcandles along the property line, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.
3. Prior to the issuance of the first Certificate of Occupancy, the pedestrian easement to and from the parking located on Sheet 38, Lot 64 shall be submitted to the City for review and approval and recorded at the Registry of Deeds at the applicant's expense.
4. Prior to the issuance of the first building permit, all easements and stormwater documents will be submitted to City for review and approval and recorded at the Registry of Deeds at the applicant's expense.
5. Prior to the issuance of the first Certificate of Occupancy, all parking areas shall be constructed as shown on the approved plan, including those on separately owned-parcels.
6. Prior to the start of construction on City property and prior to the issuance of the first Certificate of Occupancy, the applicant shall work with the City through the legislative process to obtain a license and/or easement for the bituminous walkway, underground electric, and any landscaped improvements on City property that provides for exclusive maintenance responsibility by the applicant, in perpetuity, of the walkway and associated improvements.
7. The applicant shall provide a landscaped area on City property adjacent to the proposed walkway, to be reviewed and approved by the Planning Department.
8. For construction on City property, the applicant shall provide a financial guarantee and other required documents for all proposed construction work. The financial guarantee shall be approved by the Planning Department and Corporation Counsel.