

NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Scott McPhie, Planner 1
FOR: May 6, 2021
RE: **New Business- A21-0072-Site Plan**

I. Project Statistics:

Owner : Roscommon Investments, LLC
Proposal: Site plan to construct a 406 space car storage lot
Location: "L" West Glenwood Street and 117 & L West Hobart Street
Total Site Area: 5.066 acres (220,696 sf)
Existing Zoning: HB-Highway Business & RA-Urban Residence
Surrounding Uses: Residential and commercial

II. Background Information:

The property consists of five lots, approximately 5.66 acres in size. Currently the project area is cleared; however the site was historically comprised of woods and an existing house. The lots are bordered by the Everett Turnpike to the west, BJ's Wholesale to the south, Nashua Foreign Auto and two residential homes to the east and a car lot and more residential homes to the north. The Planning Board approved a lot line relocation and consolidation plan on the southeasterly portion of Map 132 Lot 31 (Parcel A), located south and easterly of West Glenwood Street, on September 10, 2020. Parcel A was consolidated with Map 132 lot 84. An access easement was created to benefit Roscommon Investments, LLC. Parcels "B" & "C" as shown on the plan, were consolidated with Map 132, Lot 31. On April 12, 2016 a use variance was granted by the Zoning Board of Adjustment with the stipulation that cars cannot be unloaded to the lot at the site, or on West Glenwood Street, or from the Daniel Webster Highway.

III. Project Description:

Map 128 lot 84 is an undeveloped small lot. Map 128/31 & 32 are not labeled on the GIS map layer but are identified by clicking on the parcel. Lot 31 is the long narrow lot and Lot 32 is the shorter slightly wider lot north of West Hobart Street. The three above lots will be merged with Lot 132-84 and 132-38 resulting in one 5.066 acre parcel to accommodate the vehicle storage yard. The proposal is to raze the existing dwelling and construct a 163 space parking lot with associated site improvements. The parking lot will be used for vehicle storage for an auto dealer located nearby. Some of the site improvements include new site lighting and stormwater management improvements. A 6' high chain link fence with a gate is proposed.

According to the Applicants Engineer all runoff from the Northeastern portion of the site will be mechanically treated eventually outflowing to a swale before entering existing drainage systems. The remainder of the sites runoff will be captured and held to reduce peak runoff flows. All pre-

Development and Post –Development (cfs) will be reduced up to the 50-year storm. The applicant should talk to the 100-year storm event.

A Traffic Impact Report (TIR) Worksheet was prepared and a formal TIR is not required as the trip estimates fall below the TIR threshold values.

The plan was reviewed by City staff; 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). 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 stipulation 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 NRO § 190-184 D which requires a parking island every 10 spaces, **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 Chair signing the plan, all minor drafting corrections will be made.
4. Prior to the Chair signing the plan, the October 22, 2020 planning approval for an Auto Body Shop will be revoked in favor of tonight’s proposal for a vehicle storage yard.
5. Prior to the Chair signing the plan, all comments in an e-mail from Peter Kohalmi, Deputy City Engineer dated April 28, 2021 shall be addressed to the satisfaction of the Engineering Department.
6. Prior to the Chair signing the plan, all comments in an e-mail from Mark Rapaglia, Nashua Fire dated April 14, 2021 shall be addressed to the satisfaction of the Fire Department.
7. Cars cannot be unloaded to the lot at the site, or on West Glenwood Street, or from the Daniel Webster Highway.
8. Prior to recording of the plan, all conditions from the Planning Board approval letter will be added to the final Mylar and paper copies submitted to the City.
9. Prior to recording the plan, the electronic file of the plan shall be submitted to the City of Nashua.
10. Any easements will be submitted to Planning staff for review and recorded with the plan at the applicant’s expense

11. Prior to any further site disturbance, the Alteration of Terrain Permit for the project shall be approved by NHDES.
12. Prior to any work, a pre-construction meeting shall be held and a financial guarantee shall be approved.
13. Prior to the issuance of a building permit the lots will be merged
14. Prior to the issuance of a building permit, stormwater documents will be submitted to City staff for review and approval and recorded at the Registry of Deeds at the applicant's expense
15. Prior to the issuance of the Certificate of Occupancy, an as-built plan locating all 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 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.