

NASHUA CITY PLANNING BOARD
STAFF REPORT
(ABRIDGED)

TO: Nashua City Planning Board
FROM: Scott McPhie, Planner I
FOR: July 15, 2021
RE: **New Business – A21-0028-Subdivision**

I. Project Statistics:

Owner/Applicant: The Landing at Nashua. LLC, Dick Anagnost
Proposal: Seven lot Subdivision of a 41.31 acre lot as a result of a merger of 3-lots
Location: 2 East Spit Brook Road
Total Site Area: 41.31 acres
Existing Zoning: GB-General Business MU-Mixed use overlay & HB- Highway Business
Surrounding Uses: Commercial & Industrial

II. Background Information:

Jurisdiction, only, was taken of a proposed four- lot subdivision on May 14, 2021 that was withdrawn. The current parcels make up the former Dow Chemical property. The site is mostly vacant with a few small structures remaining. The applicant appeared before the Conservation Commission on April 6, 2021 and the Zoning Board of Adjustment on April 14, 2021 and was granted a special exception to impact the wetland buffer (see enclosed).

III. Project Description:

The new proposal is to take the current three lots of record merge them creating a 1,799,353 square foot (41.307 acre) parcel. The lots will then be subdivided into seven lots creating lots A-1020 at 450,686 square feet to accommodate a possible train station, A-218 consisting of 436,470 square feet to accommodate the proposed Costco, A-1019 consisting of 614, 656 square feet to accommodate the proposed Costco, A-1023 to accommodate the Costco Gas station, A-1024 as a future pad site, A-1025 to accommodate the proposed self- storage building, and A-1026 for a proposed future pad site.

Address:	Sheet/Lot	Old Lot size:	New Lot size:
2 East Spit Brook Road	A-1020	586,073 sf	450,686 sf
10 Alexanders Blvd	A-218	710,289 sf	436,470 sf
35 Alexanders Blvd	A-1019	502,991 sf	614,656 sf
25 Alexanders Blvd	A-1023	0	51,943 sf
TBD	A-1024	0	85,514 sf
TBD	A-1025	0	105,173 sf
TBD	A-1026	0	54,930 sf

IV. Staff Recommendations and Findings:

The Planning Department has worked closely with the applicant to define an incremental, but predictable development review timeline through the Conservation Commission, Zoning Board, and Planning Board. The Department is recommending that the Board accept jurisdiction of the seven lot subdivision as complete at the July 15 meeting. However, the Department and the applicant have agreed that approval of the applications will not be considered by the Board until August 5, at the earliest, at such time that Engineering comments are available for Board review, and the applicant has addressed all Board/public concerns.