

NASHUA CITY PLANNING BOARD  
STAFF REPORT

TO: Nashua City Planning Board  
FROM: Scott McPhie, Planner 1  
FOR: August 5, 2021  
RE: **New Business– # A21-0029 Site Plan**

**I. Project Statistics:**

Owner: The Landing at Nashua. LLC, Dick Anagnost  
Proposal: Construct a self-storage building  
Location: 2 East Spit Brook Road (10 Alexander Blvd)  
Total Site Area: 15.659 acres (682,088 square feet)  
Existing Zoning: GB-General Business MU-Mixed use overlay & HB- Highway Business  
Surrounding Uses: Commercial and Industrial

**II. Background Information:**

These seven 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 & July 6, 2021 and the Zoning Board of Adjustment on April 14 & July 13, 2021 and was granted two special exception to impact the wetland buffer (see enclosed).

**III. Project Description:**

The proposal is to construct a 3-story 109,575 square foot Public storage building. Access to the site will be from East Spit Brook to a 28-foot wide driveway off Alexander Boulevard. The address will be 10 Alexander Boulevard (see fire comments). Sidewalks additions will be constructed to improve pedestrian connections. New lighting and landscaping are planned as part of this project and are shown on the site plan. The proposed buildings will be serviced by underground utilities.

Four waivers have been requested as part of the mixed use overlay district. The first waiver is for all existing conditions on adjacent properties and drafting scale standards being smaller than 50- feet to one inch, the second waiver is for minimum parking standards, the third is for pre. and post storm water flows, and the forth is for façade and building materials.

The runoff from the north end of the site flows to Spit Brook. The south end of the site flows to a narrow wetland located on the southeastern part of the site. Infiltration Basins will be added to the site containing underground stormtech chambers designed to capture, retain and infiltrate. The parking lot discharge will enter deep sumps and hoods over the outlet pipes before discharging to the isolator rows of the storm tech system. An oil water separator will be added to the catch basin nearest the fuel pump. A separate clean discharge system will capture the various flows from all the infiltration facilities and only then flow to the existing State of New Hampshire drainage system. An off- site wetland currently compromised by sediments will be restored to improve East Spit Brook Road drainage. Currently all flows receive no treatment. According to the stormwater report the two, five, ten, and 50-year frequency storm event have

been evaluated showing increased flows with all events. Therefore the net result will be an increase in stormflows but an improvement in water quality leaving the site.

The State AOT permit for this project has been submitted and is under review by NHDES.).The Alteration of Terrain (AOT) permit should be approved before any work on sites occur. The Zoning Board had no further comments (see attached letter).

#### **IV. Staff Recommendations and Findings:**

The Planning Board should make a determination that the plan meets, or does not meet, the requirements outlined in NRO Section 190-146(D). The Board should review these prior to making a motion. If the Planning Board chooses to disapprove the plan, they should state specific reasons. If the Planning Board chooses to approve this plan, the staff recommends the following stipulation be made part of that approval:

1. The request for a waiver of § 190-282 (A) & (B)(9), which requires an existing conditions plan and a minimum scale, **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 § 190-198, which requires minimum parking standards for the site, **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 NRO § 190-172, which requires certain architectural treatments and materials, **is/is not granted**, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.
4. The request for a waiver of NRO § 190-215 (B) 1 & 2, which deals with post-Development peak flows, **is/is not granted**, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.
5. The Self-storage facility is not a permitted use in the General Business District per section 190-23(B)(2). Relief **is/is not granted**, pursuant to section 190-23 A & E, finding that relief **will/will not** be contrary to the spirit and intent of the regulation.
6. A self-storage use is not permitted within the General Business District. However, per the Mixed Use Overlay District codified within Section 190-23(D)&(E) of the Nashua Land Use Code, and the accompanying Site Plan Suitability Report, the Planning Board finds that relief **is/is not** contrary to the spirit and intent of the regulation.
7. Prior to the Chair signing the plan, the cost associated with recording required easements, deeds, and plans shall be paid for by the applicant and documents shall be reviewed and approved by Corporation Counsel, Engineering, and Planning staff, and then recorded.
8. 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.

9. Prior to the Chair signing the Plan, stormwater documents will be submitted to the Planning Department for review and will be recorded at the Registry of Deeds at the applicant's expense.
10. Prior to the Chair signing the plan all addresses shall be shown on the approved site plan.
11. Prior to the Chair signing the plan, minor drafting corrections will be made.
12. Prior to the Chair signing the plan, all comments in the April 30, and May 19, 2021 memorandum and later correspondences by Hoyle, Tanner & Associates, Inc. shall be addressed to the satisfaction of the Public Works, Planning, and other applicable City Departments.
13. The applicant shall provide a public and emergency cross access easement the full length of the property prior to any of the lots being sold or conveyed to different owners, which shall be reviewed and approved by Corporation Counsel and planning staff, and then recorded.
14. Prior to the issuance of building permit all comments in an e-mail from Mark Rapaglia, dated April 8, 2021 shall be addressed to the satisfaction of the Fire Marshal.
15. Prior to the issuance of a building permit, all comments found in two e-mails from Joe Mendola, PE dated April 20, 2021 will be resolved to the satisfaction of the Engineering Department.
16. Prior to the issuance of a building permit, a payment of \$12,322 (Storage site portion of \$67,000 contribution) for work on upgrading the Daniel Webster Highway corridor and concurrence with a the letter dated July 28, 2021 from Wayne Husband, City Traffic Engineer.
17. Prior to the issuance of a building permit, all federal, state, and local permits will be obtained.
18. Prior to the issuance of a building permit, all fees will be paid per. ordinance 190-266-268.
19. Prior to any site disturbance, approval of the New Hampshire Alteration of Terrain Permit (AOT) shall be obtained.
20. Prior to any work and a preconstruction meeting and financial guarantee shall be approved for any work in the public right of way
21. Prior to the issuance of a certificate of occupancy, all on-site and off-site improvements shall be completed or bonded to the satisfaction of the Division of Public Works,

Nashua Fire and the Planning Department to include the Fuss & O'Neil letter from Amy Sanders dated July 22, 2021.

22. Prior to the issuance of the Certificate of Occupancy, an as-built plan locating all structures, 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.
23. Provide a traffic & construction control plan to the City traffic engineer.
24. All proposed easements shall be submitted and approved by Corporation Counsel
25. All Zoning Board of Adjustment (ZBA) conditions of approval are incorporated herein.