

NASHUA CITY PLANNING BOARD  
STAFF REPORT

TO: Nashua City Planning Board  
FROM: Scott McPhie, Planner 1  
FOR: August 5, 2021  
RE: **New Business– # A21-0062 Site Plan**

**I. Project Statistics:**

Owner/Applicant: The Landing at Nashua LLC-Dick Anagnost  
Proposal: Site plan to create a New Costco Wholesale location with Gas station  
Location: 2 East Spit Brook Road  
Total Site Area: 618,049 square feet (14.188 acres)  
Existing Zoning: GB-General Business MU-Mixed use overlay & HB- Highway Business  
Surrounding Uses: Commercial & Industrial

**II. Background Information:**

These two parcels will be purchased by Costco Corporation and are part of the proposed seven parcel former Dow Chemical property. The site is mostly vacant. 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 exceptions to impact the wetland buffer. The applicant appeared before the Zoning Board on April 13, 2021 and was granted variances for number, amount, and size of signage (see enclosed).

**III. Project Description:**

The proposal is to construct a 156,694 square foot Costco Wholesale Membership Club on lot 1019 with an address of 35 Alexanders Boulevard and a Costco Gas facility on a 51,943 square foot lot numbered 1023 with an address of 25 Alexanders Boulevard. The Costco Wholesale Club will provide three 30- foot wide two way drives located off of Alexanders Boulevard. The Gas station facility will have a circular flow of traffic with a 30-foot one way access driveway and a 24-foot exit only with a right and left turn lane onto Alexander Blvd. The gas station will also provide a 22-foot wide separate two lane one way exit to a 25-foot easterly drive running north parallel to the Costco Wholesale building allowing patrons to access the main parking lot independently of Alexanders Boulevard. Sidewalks will be constructed along Alexanders Boulevard. New lighting and landscaping are planned as part of this project and shown on the site plan. The proposed buildings will be serviced by underground utilities. Sufficient handicap spaces are shown. A traffic and drainage study have been provided.

Six waivers have been requested. The first waiver is for all existing conditions on adjacent properties and for drafting scale standards being smaller than 50- feet to one inch, the second waiver for interior landscaped islands and islands every four rows of parking, the third to allow post stormwater discharges to increase, the fourth to allow various non- conforming building materials and roofline conditions without a customer entrances located on Alexander's Boulevard, and the fifth waiver for all three access points to the gas station facility to exceed

required driveway widths and the seventh waiver is to not meet the minimum parking of one space for the gas station.

The site is located in a flat area and will be accessed from East Spit Brook Road and Adventure Way. A large bond is in place to monitor the Activity Use Restriction Area (AUR) section of the site and is still under management by New Hampshire Department of Environmental Services.

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 NRO § 190-279 (EE), which requires existing conditions to be shown on adjacent parcels, **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)(1) & (2)(A), which requires interior landscape medians every tenth space and every four rows of parking, **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 § 190-215.B (1) & (2) which requires stormwater discharges to decrease in post conditions **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 § 190-172, which requires various standard materials, designs, and a customer entrances on all sides abutting a road , **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation
5. The request for a waiver of NRO § 190-209 (A) (1), for the Gas station which sets a minimum & maximum width for driveways , **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.
6. The request for a waiver of NRO § 190-198, for the Gas station minimum parking required , **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.
7. A gas station 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.

8. Prior to the Chair signing the plan, approval of the New Hampshire Alteration of Terrain permit (AOT) shall be obtained.
9. 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.
10. 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.
11. Prior to the Chair signing the plan all addresses shall be shown on the approved site plan.
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. Prior to the Chair signing the plan, minor drafting corrections will be made and any missing general ordinance language will be added to the plan where applicable.
14. Prior to the Chair signing the plan, the cost associated with recording required easements, deeds, and plans shall be submitted to the Planning Department.
15. Prior to the Chair signing the plan, the proposed easement allowing Pan Am Railways to access their equipment will be agreed to by both parties which will be reviewed and approved by Corporation Counsel, the Engineering Department, and Planning Staff. and recorded at the applicants expense.
16. Prior to the Chair signing the plan, all comments found in an e-mail from Joe Mendola, PE dated April 20, 2021 will be resolved to the satisfaction of the Engineering Department.
17. Prior to the issuance of a 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.
18. Prior to the issuance of a building permit, a payment of \$54,678 (Costco & Gas portion of the \$67,000 contribution) for work on retiming of the Daniel Webster Highway corridor & all other conditions as indicated in the July 22, 2021 letter from Amy Sanders of Fuss & O'Neil.
19. Prior to the issuance of a building permit, all fees will be paid under ordinance 190-266-268.

20. Prior to the issuance of a building permit, all Local, State, & Federal Permits will be obtained.
21. 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.
22. Prior to the issuance of a certificate of occupancy all temporarily disturbed wetland buffers will be restored and wetland markers installed to delineate the buffer area as required under Section 190-116(B).
23. Prior to the issuance of the 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 Department and the Planning Department
24. 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.
25. 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.
26. All required easements shall be submitted and approved by Corporation Counsel.
27. All retaining walls over four feet high will require a separate inspection by the City of Nashua's building Department and/or third party engineering sign off .
28. No overnight storage of customer cars onsite.
29. No diesel truck dispensing pumps will be built on-site.
30. All Zoning Board of Adjustment (ZBA) conditions of approval are incorporated herein.
31. Prior to any work and a pre-construction meeting and financial guarantee shall be approved for any work in the public Right of Way.
32. Provide a traffic & construction control plan to the City traffic engineer.