

NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Scott McPhie, Planner 1
FOR: August 5, 2021
RE: **New Business- A21-0163-Site Plan**

I. Project Statistics:

Owner : 5 Daniel Street LLC
Proposal: Site plan to construct a 2,475 square foot flex building
Location: 5 Daniels Street
Total Site Area: 0.1285 acres 5,977 square feet
Existing Zoning: GB-General Business
Surrounding Uses: Commercial, and Residential

II. Background Information:

A single family home and swimming pool built in 1952 are currently located on the property..

III. Project Description:

The current single family home, pool, and outbuildings will be razed. A new 2,475 foot flex building will be built for the storage and repair of overhead doors allowing the business at 4 Daniels Street to expand. The building will contain 2,055 feet of warehouse and 420 feet of office space. There will be no basement. Associated site improvements will be made. Site lighting will be limited to 100 watt motion sensors located at the front facade of the building. Due to the size of the lot a landscape buffer is not proposed. The western lot line abuts a residential property which contains a 6-foot stockade fence. Additional stockade fencing will be added to the south side of the property. Dumpster will be on wheels and stored inside pending fire comments or screened in a fixed location outside.

A stormwater letter has been provided. The applicant should explain how the proposed landscaping and drainage solutions will impact stormwater leaving the site.

A traffic impact report worksheet has been provided indicating there will be an increase from 6.5 to 16.7 trips upon project completion.

The applicant has requested five waivers for: existing conditions, underground utility, a lighting plan, landscaping, and building design

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 § 190-221(C) which requires underground utilities, **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 § 190-190-275 which requires a complete lighting plan, **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 § 190-181 which requires a complete landscaping plan, **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 § 190-172(A-C) which requires certain building materials and configurations, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.
6. Prior to the Chair signing the plan, all minor drafting corrections will be made.
7. Prior to the Chair signing the plan, all comments in an e-mail from Joe Mendola, Street Construction Engineer dated _____, 2021 shall be addressed to the satisfaction of the Engineering Department.
8. Prior to the Chair signing the plan, all comments in an e-mail from Mark Rapaglia, Nashua Fire dated _____, 2021 shall be addressed to the satisfaction of the Fire Department.
9. Cars cannot be unloaded to the lot at the site, or on West Glenwood Street, or from the Daniel Webster Highway.
10. 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.
11. Prior to recording the plan, the electronic file of the plan shall be submitted to the City of Nashua.
12. Any easements will be submitted to Planning staff for review and recorded with the plan at the applicant's expense

13. Prior to any work, a pre-construction meeting shall be held and a financial guarantee shall be approved.
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.