

NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Scott McPhie, Planner I
FOR: August 5, 2021
RE: **New Business – A21-0028-Subdivision**

I. Project Statistics:

Owner/Applicant: The Landing at Nashua. LLC, Dick Anagnost
Proposal: 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:

These three 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 current three lots of record will be merged creating a 1,799,372 square foot (41.308 acre) parcel. The parcel will then be subdivided into seven lots creating lots A-1020 at 450,686 square feet, A-218 consisting of 436,470 square feet, A-1019 consisting of 614, 656 square feet, A-1023 consisting of 51,943 square feet, A-1024 consisting of 85,514 square feet, A-1025 consisting of 105,173, and A-1026 consisting of 54,930 square feet.

Lots A-1026 and A-1024 are shown as pad sites and included in the subdivision but will need to return back to the Planning Board for site plan approval when future uses are determined.

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

Two waivers is being requested. The waiver requests are for showing all existing conditions within 1000-feet of the site and to allow a drawing scale greater than 1"= 50 onsite.

The plan set was reviewed by City Staff and the following stipulations are listed below.

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 Subdivision NRO § 190-138(G). 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 stipulations 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. Prior to the Chair signing the plan, all required easement documents including but not limited to utility, access, and use and plans, shall be submitted to and approved by the Planning, Engineering Department and Corporation Council and recorded with the plan at the applicant's expense.
3. The proposed subdivision includes two lots with zero frontage A-1023 and A-1019 which requires relief from the Planning Board under Section 190-165. 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.
4. Prior to the Chair signing the plan, all standard city ordinance conditions will be added to the subdivision plan ,final mylar, and paper copies submitted to the City which will be reviewed and approved by Corporation Counsel and Planning Staff.
5. Prior to the Chair signing the plan, the electronic file of the subdivision plan shall be submitted to the City of Nashua.
6. Prior to the Chair signing the plan, minor drafting corrections will be made to the plan
7. Prior to the Chair signing the plan, the proposed easement allowing the drainage from this project to enter New Hampshire Department of Transportation (NHDOT) drainage will be agreed to in writing and approved by Corporation Counsel, the Engineering Department, and Planning Staff. and recorded at the applicants expense.
8. Prior to the Chair signing the plan, all outstanding issues identified in an e-mail from Joe Mendola, Street Construction Engineer, dated April 20, 2021 shall be resolved to the satisfaction of the Engineering Department
9. The applicant shall provide a public and emergency cross access easement the full length of the property prior to any of the lots being conveyed to different owners. The applicant will work with Staff on the location, description and design of the easement, which will be reviewed and approved by Corporation Counsel and Planning Staff and recorded at the applicants expense.
10. Prior to any site disturbance, the Alteration of Terrain Permit for the project shall be approved by NHDES.

11. Prior to the issuance of a building permit, all outstanding issues identified in an e-mail from Nashua Fire Marshalls Office, dated April 8, 2021 shall be resolved to the satisfaction of the Fire Department.
12. Prior to the issuance of a building permit, all outstanding issues identified in an e-mail from the Nashua Environmental Health office, dated July 27, 2021 shall be resolved to the satisfaction of the Environmental Health Department.
13. Prior to the Chair signing the plan all addresses shall be shown on the plan and approved by the Nashua Fire Department and shown on the approved site plan.
14. Prior to the issuance of a building permit, all fees will be paid under 190-266- 268.
15. Prior to the Chair signing the plan all addresses shall be shown on the plan and approved by the Nashua Fire Department and shown on the approved site plan
16. All Zoning Board of Adjustment (ZBA) conditions of approval are incorporated herein.