

NASHUA CITY PLANNING BOARD  
STAFF REPORT

TO: Nashua City Planning Board  
FROM: Scott McPhie, Planner 1  
FOR: January 6, 2022  
RE: **New Business- A21-0267-Site Plan**

**I. Project Statistics:**

Owner : Roscommon Investments, LLC  
Proposal: Site plan amendment to NR2263 to construct a 4,980 square ft. auto auction building  
Location: 131 West Glenwood  
Total Site Area: 5.066 acres (220,696 sf)  
Existing Zoning: HB-Highway Business & RA-Urban Residence  
Surrounding Uses: Residential and commercial

**II. Background Information:**

The property is the result of a merger of five lots into one creating a new 5.066 acres parcel with the address of 131 West Glenwood at Tax Map 132 lot 38. The new lot is bordered by the Everett Turnpike to the west, BJ's Wholesale Club to the south, Nashua Foreign Auto and two residential lots to the east and a car lot and more residential homes to the north. The Planning Board approved a lot line relocation and consolidation plan on the southeasterly portion of 117 West Glenwood street at Tax Map 132 Lot 31 on September 10, 2020 this included an access easement created to benefit Roscommon Investments, LLC. The previously approved car storage lot is currently under construction

**III. Project Description:**

The proposal is to add a 4,980 square foot auto auction building, a proposed 1,615 mezzanine storage area and maintain the existing previously approved vehicle storage lot slightly reducing the capacity of the outdoor parking as shown on the plan. Two Handicap accessible spaces have been added to the site. Zoning has no comments at this time.

According to the plans the roof drains will be tied into the internal drainage network. Runoff from the northeastern portion of the site will be mechanically treated eventually flowing to a swale before entering the existing drainage systems. The remainder of the sites runoff will be captured and held to reduce peak runoff flows. All pre-Development and Post –Development (cfs) will be reduced up to the 50-year storm. The 100-year storm should be reflected in relation to any onsite flooding. The drainage report was updated to show a decrease in impervious surface (See enclosed).

An updated Traffic Impact Report (TIR) worksheet is attached utilizing category 942 Automotive Care Center.

Building elevation drawings were also provided. Staff recommends an additional increase in the height of the stone border around the auction building as the buildings is small in size but high in visibility particularly from the F.E. turnpike (See 190-172 D-4).

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. All prior conditions of approval are incorporated herein and made part of this plan, unless otherwise determined by the Planning Board.
2. 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..
3. The request for a waiver of § 190-172(D)(4)(c), which requires better quality façade materials as stated in the ordinance **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation..
4. Prior to the Chair signing the plan, all minor drafting corrections will be made.
5. Prior to the Chair signing the plan, all comments in an e-mail from Joseph Mendola, Street Construction Engineer dated December 20, 2021 shall be addressed to the satisfaction of the Engineering Department.
6. Prior to the Chair signing the plan, all comments in an e-mail from Mark Rapaglia, Nashua Fire dated November 3, 2021 shall be addressed to the satisfaction of the Fire Department.
7. Cars cannot be unloaded to the lot from Daniel Webster Highway.
8. 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.
9. Prior to recording the plan, the electronic file of the plan shall be submitted to the City of Nashua.
10. Any new easements will be submitted to Planning staff ahead of the Nashua Planning Board meeting for review by City Staff.

11. Update Alteration of Terrain Permit -1889 so the project reflects an auto auction site not Auto Body Shop.
12. Prior to any work, a pre-construction meeting shall be held and a financial guarantee shall be approved.
13. Prior to the issuance of the Certificate of Occupancy, an updated as-built plan locating any new 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.
14. 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.