

NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Linda McGhee, Deputy Planning Manager
FOR: January 6, 2022
RE: New Business - Project A21-0286 - Site Plan

I. Project Statistics:

Owner: Amerco Real Estate Co.
Applicant: U-Haul Co of Eastern Massachusetts
Proposal: Amend site plan NR1908 to allow for self-storage and truck and trailer leasing
Location: 11 Northwest Boulevard
Total Site Area: 2.53 acres (110,200 sf)
Existing Zoning: PI-Park Industrial
Surrounding Uses: Commercial

II. Background Information:

On March 19, 1998 the Planning Board approved this site for a 420 sf structure with 6,000 square feet of display space for the rental of U-Haul trucks and equipment. The parcel is located in the PI-Park Industrial Zone and is also in the Water Supply Protection Overlay District.

III. Project Description:

The site contains a 1-story 420 sf office building (which will remain) with parking, vehicle display areas and utility services. The proposed change is to have 7,820 sf of one-story self-storage buildings (65 units) while retaining the currently approved use for truck leasing for two vehicles. The new use for self-storage facility is permitted in the PI Zone. The plan is to have the proposed storage units on the existing parking area, while adding a small amount of new pavement area (2,135 sf). The existing office building located on the property will remain.

Hours of operation are Monday thru Sunday 24 hours a day. The site will contain 3 parking spaces (including 1 van accessible space) and 2 truck parking spaces.

According to the applicant's engineer, the proposed project will include a combination of stormwater management practices, including a grass swale for pretreatment and a rain garden for treatment and infiltration of stormwater runoff from impervious areas. Stormwater runoff generated by the redevelopment will be directed in stormwater management area and provides sufficient storage capacity so the post-development peak flows leaving the site are less than pre-development peak flows for all design storms up to and including the 100-year storm event. The stormwater management report is attached.

The site is located in the Water Supply Protection Overlay District and Pennichuck has no objections to the proposed project (see letter dated December 2, 2021 from Donald Ware, Chief Operating Officer).

A traffic memo was submitted for this project and indicated that a formal Traffic Impact Report (TIR) is not required as the daily and peak hour trip estimates are below the TIR threshold values.

Several waivers are being requested. The first is from §190-172 regarding design and construction of non-residential buildings with regards to building facades and exterior walls. The second waiver is for §190-198 for the amount of parking spaces; nine are required, three are proposed. The final waiver is from §190-279 EE to show existing conditions on adjacent parcels.

City staff reviewed the plans; comments are attached.

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 stipulations be made part of that approval:

1. The request for a waiver of § 190-172, which requires certain building elevations for slightly sloped shed roofs and specific color scheme, **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 § 190-198, which requires a minimum, number of parking spaces, **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 § 190-279 EE, which requires showing existing conditions off site, **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, any minor drafting corrections will be made to the plan.
5. 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.
6. Prior to the Chair signing the plan, all comments in a letter from Joe Mendola, Street Construction Engineer dated _____ shall be addressed to the satisfaction of the Division of Public Works.

7. Prior to the pre-construction meeting, the applicant shall make a \$2,600 contribution to the Amherst Street Traffic corridor account.
8. Prior to the issuance of a building permit, the electronic copy of the plan will be submitted to the City of Nashua.
9. Prior to the issuance of a building permit, stormwater documents will be submitted to City staff for review and recorded at the applicant's expense.
10. Prior to the issuance of a certificate of occupancy, all site improvements shall be completed.
11. Prior to any work and a pre-construction meeting, a financial guarantee shall be approved.