

NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Scott McPhie, Planner 1
FOR: March 10, 2022
RE: **New Business – A22-0003-Site Plan**

I. Project Statistics:

Owner: Gimak Properties, LLC
Proposal: Site plan to construct a 30- unit condominium development
Location: 4, 6 & 8 Dumaine Avenue
Total Site Area: 66,418 Square feet
Existing Zoning: Park Industrial (PI) General Business (GB), Mixed Use Overlay (MU)
Surrounding Uses: Residential, Industrial, and Commercial

II. Background Information:

The Planning Board approved a 30 Unit-Condominium development on the north side of Dumaine Avenue on May 6, 2021. The project merged four contiguous single family lots into one. The neighborhood continues to change from predominately industrial and single family residential to denser multi-family uses. The Nashua zoning map was amended on September 13, 2018 changing the areas zoning from Airport Industrial (AI) to Park Industrial (PI). Residential uses are permitted within the mixed use overlay (MU) District.

III. Project Description:

Existing residential uses are currently located in a split zone area where the lower part of Dumaine Avenue toward the airport is zoned Park Industrial (PI) and Mixed Use Overlay (MU). The upper part of the street is located closer to Amherst street and is zoned General Business (GB).

Number Four and the majority of Six Dumaine Avenue are located entirely in the General Business (GB) zone. A small portion of Six and all of Eight Dumaine are located in the Park Industrial (PI) and Mixed Use Overlay Zone (MU). The proposal tonight is to merge three lots into one to build 29- residential condominium units on the South side of Dumaine Avenue.

The developer is proposing to utilize section 190-13 B which reads: “When a lot is transected by a zoning district boundary, the regulations of this zoning ordinance applicable to the larger part by area of such lot may, at the option of the owner, be deemed to govern the smaller part of the lot beyond. Hence the mixed use overlay is allowed to extend into the two lots a small portion of four & all of six Dumaine located in the General Business District.

According to the drainage report submitted by the applicant, the stormwater management system for the proposed project has been designed to meet the City regulations and talks to the 100- year storm event. Since the unit count is 29 two handicap spaces are required or a waiver will be needed. A Traffic Impact Report (TIR) worksheet has also been provided.

Public Works has requested a contribution to the Amherst Street Traffic Corridor Fund. The contribution is based on 29 units, 1 trip per. unit during peak hour, \$200.00 per..trip =\$5,800. One waiver is being requested to show existing conditions.

Section 190-23 (D) 1 “ the Planning Board shall have the authority to modify the dimensional, density, and other regulations of the underlying districts in accordance with subsection F of this section 2.

City staff reviewed the plans; 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 stipulations be made part of that approval:

1. The request for a waiver of§ 190- 279(EE), which requires an existing conditions plan, **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, minor drafting corrections will be made.
3. Prior to the Chair signing the plan, all comments in an e-mail from Joe Mendola, Street Construction Engineer, and dated, February 25, 2022 shall be addressed to the satisfaction of the Engineering Department.
- 4 . Prior to the Chair signing the plan, a contribution of \$4,600 shall be paid to the Amherst Street Corridor account per Wayne Husband e-mail dated February 24, 2022.
- 5 . Prior to any work, a pre-construction meeting shall be held and a financial guarantee shall be approved.
6. 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.
7. Prior to the issuance of a building permit, the applicant shall provide documents establishing a homeowners or condominium association, which will be responsible for maintaining all property in common ownership. The documents shall be submitted to the Planning Department and Corporation Counsel for review.
8. Prior to the issuance of a building permit, all lots will be merged.
9. Road and driveway construction shall be to base course, with final course pavement remaining bonded until completion. Upon completion of construction, the applicant shall provide the City Engineer with written certification signed by a licensed professional engineer certifying the driveways were designed and installed as required by a third party

engineer selected by City Engineering at the applicant's expense. Inspection reports shall be filed with the City Engineer's Office and the Planning Department.

10. Prior to the issuance of the first Certificate of Occupancy, "No Parking" signs shall be posted as per the Fire Marshals.
11. Prior to issuance of the final certificate of occupancy for the development, an as-built plan locating all driveways, units, other buildings, utilities and site landscaping shall be completed by a professional engineer and submitted to the Planning Department. The as-built plan shall include a statement that all construction was generally completed in accordance with the approved site plan and applicable local regulations.