

NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Scott, McPhie, Planner 1
FOR: June 16, 2022
RE: **New Business –A22-0107 Site Plan Amendment tp**

I. Project Statistics:

Owner: DSM MB 1 LLC
Proposal: Site Plan Amendment to convert an existing freestanding retail space into a New Hampshire State Liquor store. A 3,456 square foot addition accommodate additional space and a loading dock.
Location: 6 Northwest Boulevard
Total Site Area: 37,283 square feet (.856 acres)
Existing Zoning: GB-General Business
Surrounding Uses: Commercial

II. Background Information:

The site has been used as a retail plaza since 1985 when Zayre's Department Store was a major anchor. A Market Basket Supermarket and other retailers including a New Hampshire State Liquor store were added over time. The parcel under consideration tonight started off as a Pier 1 Imports store in 1990 until it closed with the current storefront vacant for a few years now.

III. Project Description:

The proposal is to enlarge the existing retail space by 3,456 feet and convert the retail use into a New Hampshire State Liquor Store. The addition will create more useable space and add a loading dock. The exterior Facade of the building will be changed to accommodate a more traditional look and better meet architectural regulations. Any rooftop equipment will be screened.

The applicant provided a stamped stormwater letter indicating there will be a slight increase in runoff during all stormwater events due to changes to the roof line and the addition. The applicant has addressed the increase in runoff by adding various filtering devises within the existing drainage system to improve water quality. Pennichuck Water Works provided a letter to address the Water Supply Protection Overlay District requirements.

A landscaping plan has been provided showing open space requirements are met. A lighting plan is also enclosed although standards are not applicable under Ordinance 190-89 A 1 for three sides of the property. The Northwest Boulevard side of the property exceeds the 0.2 lumen threshold in the Right of Way only so lights will be adjusted to prevent road glare. Reciprocal easements exist mutually benefiting abutting property owners as noted on the plan.

Two waivers have been requested. The first is for showing existing conditions on adjacent properties, the second is for number of parking spaces provided onsite. The Zoning and Fire Department have no comments on the plan.

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 showing existing conditions on site and adjacent lots, **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 § 190-198 which requires minimum parking space standards **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.
3. Prior to the Chair signing the plan, all comments in an e-mail from Joe Mendola, Street Construction Engineering, dated 6/ /2022 will be resolved to the satisfaction of the Division of Public Works.
4. Prior to the Chair signing the plan, all conditions on the Planning Board approval letter will be added to the cover page of the final Mylar and paper copies submitted to the City.
5. Prior to the Chair signing the plan, all minor drafting corrections will be made.
6. Prior to the Chair Signing the plan, all easements and stormwater documents will be submitted to City staff for review and recorded at the applicant's expense.
7. Prior to the Chair signing the plan, a contribution of \$11,400.00 shall be paid to the Amherst Street Highway Corridor account per Wayne Husband, City Traffic Engineer in an e-mail dated June, 9, 2022.
8. Prior to the commencement of any work, a pre-construction meeting will be held and a financial guarantee will be in place.
9. 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.
10. Prior to the issuance of a certificate of occupancy, all off-site and on-site improvements will be completed.