

NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Scott, McPhie, Planner 1
FOR: June 16, 2022
RE: **New Business –A22-0087 Site Plan Amendment**

I. Project Statistics:

Owner: Jim Waterman-GR Nashua Land, LLC
Proposal: Site Plan amendment to convert an existing four stall car wash with self-service bays into a single stall enclosed drive-thru car wash
Location: 607 Amherst Street
Total Site Area: 81,021 square feet (1.86 acres)
Existing Zoning: GB-General Business
Surrounding Uses: Commercial

II. Background Information:

The site was originally built as a residential property around 1947. It evolved into a farm stand, landscaping business, car care facility, and finally a multi-lane self-service and automated car wash.

III. Project Description:

The proposal is to remove three existing car wash lanes and demolish the west side of the building. The East side of the building will be converted to one automatic Car wash lane with two drive up order windows with office space. The current vacuum spaces on the Amherst Street side will be removed in favor of additional spaces on the west side of the property. The exterior Facade of the building will maintain its current appearance. Any rooftop equipment will be required to be properly screened.

The applicant provided a stamped stormwater letter stating there will be a two percent increase in pervious area and a two percent decrease in runoff onsite. A landscaping and lighting plan are provided along with a traffic report.

Two waivers are requested. The first is for showing existing conditions on adjacent properties, the second is for one way driveway width to exceed 15-feet. The Zoning Department has 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 § 190-209 A which requires maximum one way driveway width **is/is not granted**, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.
3. Due to the properties location in the Water Supply Protection District and the 250-foot Shoreland Protection District only slow release fertilizers to be applied by a professional applicator shall be allowed onsite.
4. 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.
5. 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.
6. Prior to the Chair signing the plan, an electronic copy of the plan will be submitted to the City Assessing Department.
7. Prior to the Chair signing the plan, all minor drafting corrections will be made.
8. 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.
9. Prior to the issuance of a building permit, all comments and requests in an e-mail from Wayne Husband, Senior Traffic Engineer, dated /2022 will be resolved to the satisfaction of the Public Works Department.
10. Prior to the issuance of a building permit, all outstanding issues identified in an e-mail from Mark Rapaglia, Fire Inspector dated 5/23/2022 will be resolved to the satisfaction of the Fire Department.
11. Prior to the commencement of any work, a pre-construction meeting will be held and a financial guarantee will be in place.
12. 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.
13. Prior to the issuance of a certificate of occupancy, all off-site and on-site improvements will be completed.