

NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Scott McPhie, Planner 1
FOR: June 16, 2022
RE: **New Business A22-0103 - Site Plan Amendment to NR 895**

I. Project Statistics:

Owner: Proctor Square, LLC 2,154 sf addition with associated site improvements
Location: 195 Daniel Webster Highway
Total Site Area: 81,830 sf
Existing Zoning: HB- Highway Business
Surrounding Uses: Commercial & Residential

II. Background Information:

The original property was split off from an existing restaurant property just south of this site. A Dexter shoe store was then built in 1981 later converting the store to the current Proctor Ski & Outdoor store.

III. Project Description:

The proposal is to construct a two story 2,154 sf addition to the existing 4,550 sf building. Open space requirements will still be met. Parking requirements are met. There will be a slight decrease in impervious coverage and a similar decrease in peak flows as indicated in the enclosed stamped stormwater letter.

A Traffic Impact Report (TIR) was submitted for this project. The City Department has requested a traffic contribution calculated at ___ vehicles per hour during PM peak hours at \$200/vph equaling \$,00.

The addition will continue to be serviced by existing utilities onsite, Hours of operation will be seven days a week, from 10 am to 6 pm. No new landscaping or exterior lighting are proposed. Building elevations have been submitted as part of this application and will reflect similar materials used in the existing building.

Two waivers have been requested. One is to show detailed existing conditions on adjacent sites. The second is for use of certain architectural materials.

The City Fire and Zoning Departments have reviewed the plans and have no comments.

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 existing conditions and easements 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.
2. The request for a waiver of § 190-172 which requires certain architectural features and materials be used, **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, a contribution of \$ 2,800.00 shall be paid to the Daniel Webster Highway Corridor account per Wayne Husband, City Traffic Engineer e-mail dated June, 9, 2022.
4. Prior to the Chair signing the plan, minor drafting corrections will be made.
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 an e-mail from Joe Mendola, Street Construction Engineer, and dated _____ shall be addressed to the satisfaction of the Engineering Department.
7. Work with staff to provide building elevations that meet City standards.
8. Prior to any work on site, a pre-construction meeting shall be held and a financial guarantee shall be approved.
9. Grant an easement 10-feet back from the sites road frontage as shown in note 22 of the plan and update the pedestrian access easement listed under Book 2037 Page 90 of the Hillsborough County Registry of Deeds as indicated in an e-mail dated April 18, 2022 from Mathew Sullivan, Community Development Director.
10. Prior to the issuance of the Certificate of Occupancy, an as-built plan locating all 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.

11. Prior to the issuance of the Certificate of Occupancy, all off-site and on-site improvements will be completed.