

NASHUA CITY PLANNING BOARD  
STAFF REPORT

TO: Nashua City Planning Board  
FROM: Scott McPhie, Planner I  
FOR: July 14, 2022  
RE: **New Business A22 - 0102 Site Plan**

**I. Project Statistics:**

Owners: JNT INVESTMENTS, LLC/ FW Webb Company  
Proposal: Amendment to site plan NR1964 to show minor site changes and drainage improvements  
Location: 1 Redmond Street  
Total Site Area: 8.103 acres (356,466 sf)  
Existing Zoning: PI-Park Industrial  
Surrounding Uses: Commercial & Private Cemetery

**II. Background Information:**

The parcel was owned by the Nashua Manufacturing company in 1942. It was converted to a light industrial use called McCallister Scientific in the early 1960's. Raytheon Corporation was the next tenant until the late 1990's when the current occupant FW Webb and Company filled the space. Due to the large size of the building public storage uses were added to the site in the late 1990's.

**III. Project Description:**

The purpose of this application is to show outside changes to the parking, loading, and drainage systems on the property.

Three waivers have been requested: The first is for existing conditions, the second for minimum number of parking spaces and the third for a traffic report or letter.

The State Alteration of Terrain (AOT) permit is in process. A substantial decrease in peak flow runoff is shown in the attached stormwater report.

City staff reviewed the plans and requests an explanation on how oils that may become part of the runoff stream will be handled. Nashua Environmental Health has no objections to the project (see attached). Enclosed fire comments include no remaining issues. Engineering Comments are pending.

**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 stipulation be made part of that approval:

1. The request for a waiver of NRO § 190-279 (EE), which shows existing conditions, particularly offsite utilities, under Article XXXII, **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 for total parking spaces required, **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 NRO § 190-279 (OO), requires a traffic impact report or letter, **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, 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 five 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 Engineering, dated                      shall be addressed to the satisfaction of the Division of Public Works.
7. Prior to the Chair signing the plan, all comments and requests in an e-mail from Wayne Husband, Senior Traffic Engineer, dated                      shall be addressed to the satisfaction of the Division of Public Works.
8. Prior to the issuance of the Certificate of Occupancy, an as-built plan of the impacted area 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.
9. Prior to the issuance of the final site permit, all on-site improvements shall be substantially completed, provided that paving may be completed to base course and landscaping may be completed as seasonally permitted; and further provided that a financial guarantee will be required for any work remaining.
10. All dumpsters /utilities within the impacted area shown on the plan and visible from any public way shall be properly screened under Ordinance 190-181 E.