

NASHUA CITY PLANNING BOARD  
STAFF REPORT

TO: Nashua City Planning Board  
FROM: Linda McGhee, Deputy Planning Manager  
FOR: June 2, 2022  
RE: New Business - Project A21-0301 Site Plan

**I. Project Statistics:**

Owner: 145 Temple Street, LLC  
Applicant: Greenridge LLC  
Proposal: Site plan to proposed asphalt manufacturing  
Location: 147 Temple Street  
Total Site Area: 70,614 sf  
Existing Zoning: GI-General Industrial/TOD-Transit-Oriented Development  
Surrounding Uses: Residential and Commercial

**II. Background Information:**

This lot is being used as a lumberyard and a road construction company and is located in the GI and TOD overlay zone. It is abutted by the railroad, a landscape materials supply business (formerly a Redimix concrete plant and the Nashua River. Newport Construction Company has offices located on the parcel. Variance were received in 1998 and 2001 to allow for more than one principal structure on the lot.

**III. Project Description:**

The purpose of this application is to show proposed asphalt manufacturing structures. There is an encroachment onto the City-owned Lot which shall be removed. The applicant has proposed to install an 8' tall chain link fence with slats and will work with Staff to provide a buffer or arborviates.

Hours of operation will be 6 am to 6 pm Monday – Saturday. Cross access easements and cross parking easements will be recorded if any of the lots change ownership.

Two waivers are being requested. The first is from the requirement to showing existing conditions and the second is to provide a lighting; no new lighting is proposed.

Within the Mixed Use Districts, all site plans submitted to the planning board for approval shall be accompanied by a site plan suitability report and is subject to the provisions of the code. The report has been attached for the Board's review. In approving any site plan under the provisions of this section, §190-23F, the planning board may vary the dimensional requirements of the underlying zone.

City Staff has 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) and §190-23F. 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 and off site, **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 § 190-275, which requires a lighting plan, **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 a letter from Joe Mendola, Street Construction Engineer, dated April 29, 2022 shall be addressed to the satisfaction of the Division of Public Works.
4. Prior to the Chair signing the plan, all comments in an e-mail from Wayne Husband, P.E. dated May 18, 2022 shall be addressed to the satisfaction of the Division of Public Works.
5. Prior to the chair signing the plan, minor drafting corrections will be made.
6. 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.
7. Prior to the Chair signing the plans, stormwater documents will be submitted to City staff for review and recorded at the applicant's expense.
8. Prior to any work on site, a pre-construction meeting shall be held and a financial guarantee shall be approved, if required.
9. Cross access easements and cross parking easements shall be submitted to City Staff and recorded at the applicant's expense if any of the lots change ownership.
10. Prior to the issuance of the Certificate of Occupancy, all encroachments on City-owned property (Sheet 38, Lot 96 shall be removed)
11. The applicant shall work with City Staff to provide an arborvitae buffer along Lot 96 with the 8' fence.
12. Prior to the issuance of the Certificate of Occupancy, all site improvements will be completed.