

NASHUA CITY PLANNING BOARD  
STAFF REPORT

TO: Nashua City Planning Board  
FROM: Scott, McPhie, Planner 1  
FOR: May 4, 2023  
RE: **New Business –A23-0039 Site Plan**

**I. Project Statistics:**

Owner: Nashua Motor Sports, LLC  
Proposal: Site Plan to construct an automobile dealership with two-story showroom and future pad site  
Location: 9 Northeastern Boulevard  
Total Site Area: 261,570 square feet (6.005 acres)  
Existing Zoning: HB-Highway Business & PI-Park Industrial  
Surrounding Uses: Commercial, Industrial, & Residential

**II. Background Information:**

The original area was part of a large farm stretching from Main Dunstable to East Dunstable Road. The properties north of this site were subdivided into an industrial park in May of 1961, hence a very small portion of this lot is located the Park Industrial District. A variation (what a variance was called at that time) was denied in August of 1961 to build multiple family housing in what was then the suburban and light industrial district. No other actions were taken until 1966 when a variation to construct 105 unit motel was granted. The current 6 –acre tract was subdivided out in 1967 with the site remaining as a Holiday Inn until recently when the buildings were removed to make way for a new use. Sidewalks are already in place along the Northeastern Boulevard frontage of the property.

**III. Project Description:**

Due to expansion needs the applicant is seeking to construct a two story car showroom, related service facilities, outdoor employee and customer parking, with additional car inventory to be displayed onsite. The applicant also shows an area where electrical charging stations will be added which will be available for use by the general public. Any rooftop equipment, utilities, and dumpster pads are required to be screened.

The applicant provided a stamped stormwater report stating there will be a 5,402 Square foot net decrease in impervious coverage when the site is developed. Three leaching catch basins and surface filtration systems are proposed resulting in significant decreases from current sheet flow conditions. The State requires an AOT Permit as part of site review. A landscaping and lighting plan along with a traffic report are provided as part of your packet tonight.

Four waivers are requested. The first is for showing existing conditions on adjacent properties, the second is to forgo adding a landscape island after every ten continuous parking spaces, the third is for building elevations and assorted regulations , and the fourth is for exceeding the maximum parking spaces on the site. The Zoning Department has no comments on the plan. Fire Comments were accepted and changes were added to the plan. Comments from the engineering and traffic department are pending.

#### 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 § 190-184 (D) 1 which requires parking isles not contain more then 10-spaces without a planted median or island **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 § 190-172 to meet specific architectural standards **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.
4. The request for a waiver of NRO § 190-198 which requires a maximum number of parking spaces **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.
5. Prior to the Chair signing the plan, all comments in an e-mail from Joe Mendola, Senior Staff Engineering, dated 5/ /2023 will be resolved to the satisfaction of the Division of Public Works.
6. Prior to the Chair signing the plan, a payment of \_\_\_\_\_ will be made to the nearest corridor fund as indicated in an e-mail from Wayne Husband Senior Traffic Engineer, dated 5/ /2023.
7. 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.
8. Prior to the Chair signing the plan, all minor drafting corrections will be made.
9. 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.
10. Prior to the commencement of any work, a pre-construction meeting will be held and a financial guarantee will be in place.
11. 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.
12. Prior to the issuance of a certificate of occupancy, all off-site and on-site improvements will be completed.