

BOBCAT OF NH
CONCEPTUAL SITE PLAN REVIEW
STAFF REPORT
March 12, 2021

SITE: 2 Rebel Road + 345 Derry Road; Map 101 Lot 019-000 + Map 101 Lot 018-000

ZONING: Business (B)

PURPOSE OF PLANS: To move bobcat of NH's Dealership across Nashua Road from its existing location.

PLANS UNDER REVIEW: Conceptual Site Plan, SMT Rebel Road, LLC, 345 Derry Road / 307 Nashua Road, Hudson-Londonderry, New Hampshire owned by SMT Rebel Road, LLC; prepared by TFM, 48 Constitution Drive, Bedford, NH 03110; prepared for Tegra Equipment (Bobcat of New Hampshire), 9 Dover Road, Chichester, NHJ 03258; consisting of 1 sheet, with general notes 1-8 on Sheet 1; dated February 9, 2021.

APPLICATION TRACKING:

- January & February 2021 – Hudson & Londonderry Staff met with applicant
- March 17, 2021 – Scheduled meeting date

COMMENTS & RECOMMENDATIONS:

BACKGROUND

Staff from Hudson and Londonderry have met with applicant on two occasions to coordinate what will be parallel processes in either town. Bobcat has outgrown its current site at 2 Tracy Lane which sits on the other side of Route 102 from the subject parcels. In turn, they are seeking to move their operations to occupy two parcels that are currently used by Reeds Ferry and formerly, an excavation business.

Two commercial buildings with sizable paved area currently houses an excavation contractor shop and a series of storage sheds. The applicant plans to convert the site into a dealership for heavy equipment, including adding two additions (total 4,248 SF) to the existing 7,098 SF building on Lot 19, four 8' x 40' storage units on Lot 18, and additional outdoor storage and waste disposal/collection area on Lot 18.

STAFF COMMENTS

Summary: Staff found no major issues with the conceptual site plan. Nevertheless, the connected driveway will require a waiver from the Planning Board.

1. **Use (§ 334-21):** The proposed use falls under §334-21 D.9 “Motor vehicle, motorcycle, trailer, snowmobile, or boat sales and rental” and is permitted in the B zone.
2. **Dimensional Requirements (§ 334-27):** The proposed plan generally conforms with all dimensional requirements.
 - a. **Minimum lot area:** Both lots meets the minimum lot area requirement of 43,560 S.F..
 - b. **Minimum lot frontage:** Lot 19 meets the minimum lot frontage of 150’. Lot 18 is a non-conforming lot.
 - c. **Setback:** The front/side/rear setback shall be 50/15/15. While no permanent buildings were proposed within the setback area, a very minor portion of proposed display area on Lot 18 falls within the setback area.
3. **Open Space Requirement [§ 276-11.1:B.24(b)]:** The open space requirement is 40% for any lot located outside of the area bounded by the corridor or right-of-way of the Nashua-Hudson Circumferential Highway and the Merrimack River. The proposed site plan seems to meet the required 40% but should be confirmed in a formal application
4. **Driveways:** The driveways should meet the design criteria within §193-10 and other applicable provisions within the Driveway Regulations.

The connected driveway between the two lots will require a waiver from the Planning Board. Granting said waiver would also be responsive to access management goals.
5. **Parking:** The proposed site plan meets the requirement of 12 parking spaces.

LONDONDERRY – CONCURRENT REVIEW

Staff will continue working with our counterparts in Londonderry to coordinate the Planning Board processes and peer review should a formal application be made.

DRAFT MOTIONS

When the Board and Applicant agree that Design Review has concluded, the Board should formally acknowledge so.

I move to close the Design Review phase for the Conceptual Site Plan application at 345 Derry Rd and 2 Rebel Rd.

Motion: _____ Second: _____ Vote: _____