

1. Planning Board Regular Meeting Agenda

Documents:

[20230105 NCPB AGENDA.PDF](#)

2. Planning Board Staff Reports And Plans

Documents:

[20221201 14B RAILROAD SQUARE CUP STAFF REPORT.PDF](#)

[20230105 546 AMHERST STREET PLAN.PDF](#)

[20230105 546 AMHERST STREET STAFF REPORT.PDF](#)



City of Nashua
Planning Department
229 Main Street
Nashua, New Hampshire 03061-2019

Planning & Zoning 589-3090
Fax 589-3119
WEB www.nashuanh.gov

December 22, 2022

AGENDA

To: NCPB Members

From: Planning Staff

Re: Regular Meeting and Public Hearing January 5, 2023

Notice is hereby given that a Public Hearing of the City of Nashua Planning Board will occur on Thursday, January 5, 2023 at 7:00 PM at the Nashua City Hall located at 229 Main Street, Nashua, NH AND via Zoom at the link below. Real-time public comment can be addressed to the Board utilizing Zoom for remote access or at City Hall. To access City Hall, please use the rear City Hall entrance and follow directional signage. ADA access is available via the elevator. The Zoom application will allow users to view the meeting and ask questions to the Board. The public is also encouraged to submit their comments in advance of the meeting via email pb@nashuanh.gov or by mail (please make sure to include your name/address and comments) by 4pm on January 4, 2023 and read into the record at the appropriate time. Letters should be addressed to City of Nashua, Planning Department, P.O. Box 2019, Nashua, NH 03061. Plans can be viewed online starting December 30, 2022 at <https://www.nashuanh.gov/AgendaCenter/Planning-Board-23>.

To access Zoom: <https://us02web.zoom.us/j/88279359803?pwd=WGRUa3M3b1N2aW1wKy9oSlpsZ0pvZz09>

Meeting number/access code: **882 7935 9803** – Password: **709888**

To join by phone: **1 (929) 436-2866** - Meeting number/access code: **882 7935 9803**

If for some reason you can't connect to Zoom, please contact us at **(603) 589-3115**.

- A. Call to Order
- B. Roll Call
- C. Approval of Minutes – December 1, 2022
- D. Communications
- E. Report of Chairman, Committee, & Liaison
- F. Executive Session

OLD BUSINESS – CONDITIONAL / SPECIAL USE PERMITS

None

OLD BUSINESS – SUBDIVISION PLANS

A21-0299 145 Temple Street, LLC (Owner) - Greenridge LLC (Applicant) – Proposed three lot subdivision. Property is located at 145-149 Temple Street. Sheet 38 - Lot 93. Zoned “GI” General Industrial/”TOD” Transit Oriented Development. Ward 7. **(Tabled to the January 19, 2023 Meeting)**

OLD BUSINESS – SITE PLANS

A21-0300 145 Temple Street, LLC (Owner) - Greenridge LLC (Applicant) – Proposed site plan to show a 4-bay garage, office and storage. Property is located at 145-149 Temple Street. Sheet 38 - Lot 93. Zoned “GI” General Industrial/”TOD” Transit Oriented Development. Ward 7. **(Tabled to the January 19, 2023 Meeting)**

A21-0301 145 Temple Street, LLC (Owner) - Greenridge LLC (Applicant) – Proposed site plan to add asphalt manufacturing. Property is located at 145-149 Temple Street. Sheet 38 - Lot 93. Zoned “GI” General Industrial/”TOD”-Transit Oriented Development. Ward 7. **(Tabled to the January 19, 2023 Meeting)**

OLD BUSINESS – SITE PLANS (cont.)

A21-0302 145 Temple Street, LLC (Owner) - Greenridge LLC (Applicant) – Proposed site plan to add proposed office use. Property is located at 145-149 Temple Street. Sheet 38 - Lot 93. Zoned “GI” General Industrial/”TOD” Transit Oriented Development. Ward 7. **(Tabled to the January 19, 2023 Meeting)**

NEW BUSINESS – CONDITIONAL / SPECIAL USE PERMITS

A22-0240 Belans Inc. (Owner) Hitesh Punjabi (Applicant) - Application and acceptance of proposed Conditional Use Permit to allow a synthetic nicotine and electronic smoking device store and lounge within 1,000 feet of a school. Property is located at 14B Railroad Square. Sheet 43 - Lot 95. Zoned “D1/MU” Downtown 1/Mixed Use. Ward 3. **(Postponed from the December 1, 2022 Meeting)**

NEW BUSINESS – SUBDIVISION PLANS

A22-0159 Raisanen Homes Elite, LLC (Owner) - Application and acceptance of proposed 21- lot subdivision. Property is located at 15 Bartlett Avenue. Sheet 57 - Lot 3. Zoned “RA” Urban Residence. Ward 3. **(Postponed to the January 19, 2023 Meeting)**

NEW BUSINESS – SITE

A22-0250 Buckley-Amherst, LLC (Owner) – Application and acceptance of proposed one year extension to NR1763 to show a restaurant and lounge with up to 350 seats, with an outdoor patio. Property is located at 546 Amherst Street. Sheet H - Lot 178 Zoned “GB” General Business and “PI” Park Industrial. Ward 1.

OTHER BUSINESS

1. Review of tentative agenda to determine proposals of regional impact.
2. Referral from Board of Aldermen on proposed Petition for Street discontinuance – Dozer Road, Lot - A-712.
3. Referral from Board of Aldermen on proposed Petition for Street Discontinuance – Dozer Road, Lots - A-990, 132-85, A-994, A-768, A-68, 132-1, A-67, and A-58.

DISCUSSION ITEMS

None

NONPUBLIC SESSION

The Planning Board will need to make a motion to enter into a Nonpublic Session under RSA 91-A:3, II (e) for consideration or negotiation of pending claims or litigation which has been threatened in writing or filed against the public body.

NEXT MEETING

January 19, 2022

ADJOURN

WORKSHOP

"SUITABLE ACCOMMODATIONS FOR THE SENSORY IMPAIRED WILL BE PROVIDED UPON ADEQUATE ADVANCE NOTICE." CONDUCT AT PLANNING BOARD MEETING

When the meeting is called to order, the only talking allowed in the Auditorium will be remarks addressed to the Chairman. Except for the original presentation of the subject or application, each person speaking for or against shall be limited to five (5) minutes until all have been given an opportunity to be heard, at which time each person may be allowed additional time if deemed necessary by the Board or the Chairman. When you are recognized by the Chairman, proceed to the podium, using the microphone, state your name and address and then make your comments. Courtesy is shown when you reserve your comments for the proper time.

PLEASE BE COURTEOUS

By Order of the Chair

NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Linda McGhee, Deputy Planning Manager
FOR: December 1, 2022
RE: New Business - Project A22-0240 Conditional Use Permit

Owner: Belans Inc
Proposal: Conditional Use Permit
Location: 14B Railroad Square
Total Site Area: 0.229 acres
Existing Zoning: Downtown 1/Mixed Use and Historic District
Surrounding Uses: Commercial and residential

II. Background Information:

According to Assessing records, the building was constructed in the 1900 and has been used as restaurant, bar and laundromat. Most recently the building was home to Portland Pie Company, which closed in 2017.

III. Project Description:

The proposal is for a Conditional Use Permit to allow for a synthetic nicotine and electronic smoking device retail store within a 1,000 feet of a like-classified uses (Mis' T Vapors, 60 Main Street) and within 1,000 feet from schools or youth serving organizations (Children's Winter Garden with White Wing School, 58 Lowell Street). Ordinance O-22-010 (see attached), which was approved earlier this year, allows the planning board to waive the 1,000 foot measurement provided the applicant demonstrates that there are no negative impacts on the direct abutters, neighborhood, or City and that the projects meets the required criteria for waivers. Also, see attached memo from Sam Durfee, Planning Manager dated November 22, 2022 which gives a timeline of events regarding the applicant's application.

There are nine approval criteria for a conditional use permit found in NRO § 190-133(F). The applicant addresses the criteria in the attached letter.

City Staff reviewed the plans; comments are pending.

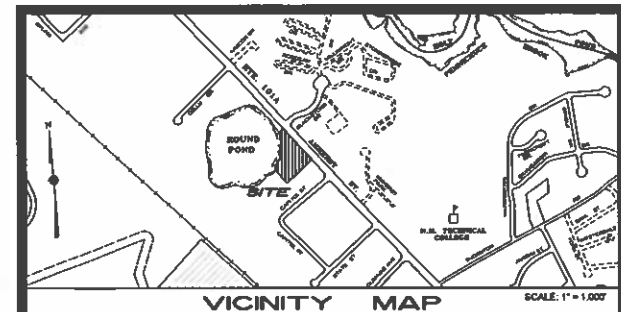
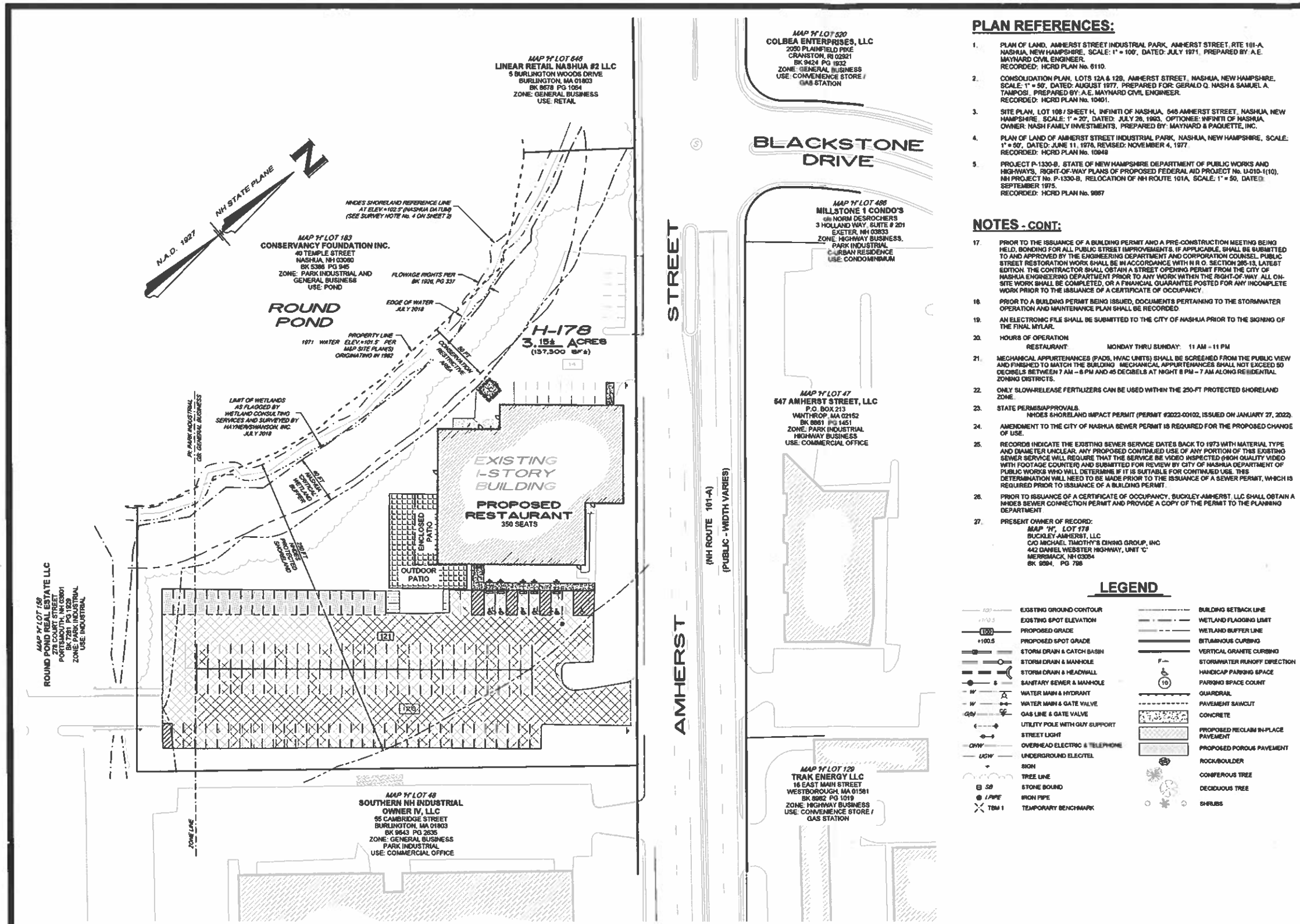
IV. Staff Recommendations and Findings:

The Planning Board should make a determination that the plan meets, or does not meet, the requirements outlined in the Site Plan NRO Section 190-133(F). The Board should review these prior to making a motion. If the Planning Board chooses to disapprove the plan, they should state specific reasons. If the Planning Board chooses to approve this plan, the staff recommends the following stipulation be made part of that approval:

The Board should determine whether to grant or deny the waiver requested from § 190-15(D)(6), which requires facilities with a primary use designated with the superscript "3" shall be a

minimum of 1,000 feet from like-classified uses and 1,000 feet from schools or youth serving organizations. In making its determination, the Board shall utilize the criteria from RSA 674:36(II)(N), RSA 674:44(III)(e), and §190-148(D) : (1) Strict conformity would pose an unnecessary hardship to the Applicant and waiver would not be contrary to the spirit and intent of the regulations; and (2) specific circumstances, or conditions of the land, indicate that the waiver will properly carry out the spirit and intent of the regulations. The Board shall consider the rational provided by the Applicant which states that the Applicant has/will made/make significant investments into the store fit-up as a result of the April 11, 2022 issuance of the building permit, and that the proposed shop is of a sufficient distance from another shop of similar nature at 60 Main Street.

1. The request for a waiver of § 190-15(D)(6), which requires facilities with a primary use designated with the superscript “3” shall be a minimum of 1,000 feet from like-classified uses and 1,000 feet from schools or youth serving organizations, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.



PLAN REFERENCES:

1. PLAN OF LAND, AMHERST STREET INDUSTRIAL PARK, AMHERST STREET, RTE 101-A, NASHUA, NEW HAMPSHIRE. SCALE: 1" = 100'. DATED: JULY 1971. PREPARED BY: A.E. MAYNARD CIVIL ENGINEER. RECORDED: HCRO PLAN No. 6110.
2. CONSOLIDATION PLAN, LOTS 12A & 12B, AMHERST STREET, NASHUA, NEW HAMPSHIRE. SCALE: 1" = 50'. DATED: AUGUST 1977. PREPARED FOR: GERALD Q. NASH & SAMUEL A. TAMPOS. PREPARED BY: A.E. MAYNARD CIVIL ENGINEER. RECORDED: HCRO PLAN No. 10461.
3. SITE PLAN, LOT 106 / SHEET H, INFINITI OF NASHUA, 546 AMHERST STREET, NASHUA, NEW HAMPSHIRE. SCALE: 1" = 20'. DATED: JULY 26, 1993. OPTIONER: INFINITI OF NASHUA. OWNER: NASH FAMILY INVESTMENTS. PREPARED BY: MAYNARD & PAKETTE, INC. RECORDED: HCRO PLAN No. 10461.
4. PLAN OF LAND OF AMHERST STREET INDUSTRIAL PARK, NASHUA, NEW HAMPSHIRE. SCALE: 1" = 50'. DATED: JUNE 11, 1978, REVISED: NOVEMBER 4, 1977. RECORDED: HCRO PLAN No. 10048.
5. PROJECT P-1330-B, STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS, RIGHT-OF-WAY PLANS OF PROPOSED FEDERAL AID PROJECT No. U-010-(110), 181 PROJECT No. P-1330-B, RELOCATION OF NH ROUTE 101A. SCALE: 1" = 50'. DATED: SEPTEMBER 1975. RECORDED: HCRO PLAN No. 9897.

NOTES - CONT:

17. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND A PRE-CONSTRUCTION MEETING BEING HELD, BONDING FOR ALL PUBLIC STREET IMPROVEMENTS, IF APPLICABLE, SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEERING DEPARTMENT AND CORPORATION COUNSEL. PUBLIC STREET RESTORATION WORK SHALL BE IN ACCORDANCE WITH N.H.S. SECTION 285-13, LATEST EDITION. THE CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FROM THE CITY OF NASHUA ENGINEERING DEPARTMENT PRIOR TO ANY WORK WITHIN THE RIGHT-OF-WAY. ALL ON-SITE WORK SHALL BE COMPLETED, OR A FINANCIAL GUARANTEE POSTED FOR ANY INCOMPLETE WORK PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
18. PRIOR TO A BUILDING PERMIT BEING ISSUED, DOCUMENTS PERTAINING TO THE STORMWATER OPERATION AND MAINTENANCE PLAN SHALL BE RECORDED.
19. AN ELECTRONIC FILE SHALL BE SUBMITTED TO THE CITY OF NASHUA PRIOR TO THE SIGNING OF THE FINAL MYLAR.
20. HOURS OF OPERATION: RESTAURANT MONDAY THRU SUNDAY: 11 AM - 11 PM
21. MECHANICAL APPURTENANCES (P/DS, HVAC UNITS) SHALL BE SCREENED FROM THE PUBLIC VIEW AND FINISHED TO MATCH THE BUILDING. MECHANICAL APPURTENANCES SHALL NOT EXCEED 80 DECIBELS BETWEEN 7 AM - 8 PM AND 45 DECIBELS AT NIGHT 8 PM - 7 AM ALONG RESIDENTIAL ZONING DISTRICTS.
22. ONLY SLOW-RELEASE FERTILIZERS CAN BE USED WITHIN THE 250-FT PROTECTED SHORELAND ZONE.
23. STATE PERMITS/PROVIALS: NHDES SHORELAND IMPACT PERMIT (PERMIT #2022-0102, ISSUED ON JANUARY 27, 2022). AMENDMENT TO THE CITY OF NASHUA SEWER PERMIT IS REQUIRED FOR THE PROPOSED CHANGE OF USE.
24. RECORDS INDICATE THE EXISTING SEWER SERVICE DATES BACK TO 1973 WITH MATERIAL TYPE AND DIAMETER UNCLEAR. ANY PROPOSED CONTINUED USE OF ANY PORTION OF THIS EXISTING SEWER SERVICE WILL REQUIRE THAT THE SERVICE BE VIDEO INSPECTED (HIGH QUALITY VIDEO WITH FOOTAGE COUNTER) AND SUBMITTED FOR REVIEW BY CITY OF NASHUA DEPARTMENT OF PUBLIC WORKS WHO WILL DETERMINE IF IT IS SUITABLE FOR CONTINUED USE. THIS DETERMINATION WILL NEED TO BE MADE PRIOR TO THE ISSUANCE OF A SEWER PERMIT, WHICH IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
25. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, BUCKLEY-AMHERST, LLC SHALL OBTAIN A NHDES SEWER CONNECTION PERMIT AND PROVIDE A COPY OF THE PERMIT TO THE PLANNING DEPARTMENT.
27. PRESENT OWNER OF RECORD: MAP 17, LOT 77B BUCKLEY-AMHERST, LLC C/O MICHAEL TIMOTHY'S DINING GROUP, INC. 442 DANIEL WEBSTER HIGHWAY, UNIT 'C' MERRIMACK, NH 03054 BK 0204, PG 720

LEGEND

<ul style="list-style-type: none"> - - - - - EXISTING GROUND CONTOUR +100.5 EXISTING SPOT ELEVATION +100.0 PROPOSED GRADE +100.5 PROPOSED SPOT GRADE --- STORM DRAIN & CATCH BASIN --- STORM DRAIN & MANHOLE --- STORM DRAIN & HEADWALL --- SANITARY SEWER & MANHOLE W WATER MAIN & HYDRANT W WATER MAIN & GATE VALVE GW GAS LINE & GATE VALVE U UTILITY POLE WITH GUY SUPPORT STREET LIGHT OHV OVERHEAD ELECTRIC & TELEPHONE UGW UNDERGROUND ELECTRIC TR TREE LINE SB STONE BOUND PIPE IRON PIPE TBM 1 TEMPORARY BENCHMARK 	<ul style="list-style-type: none"> --- BUILDING SETBACK LINE --- WETLAND FLOODING LIMIT --- WETLAND BUFFER LINE --- PLANNING CURBING --- VERTICAL GRANITE CURBING --- STORMWATER RUNOFF DIRECTION --- HANDICAP PARKING SPACE --- PARKING SPACE COUNT --- GUARDRAIL --- PAVEMENT SAWCUT --- CONCRETE --- PROPOSED RECLAIM IN-PLACE PAVEMENT --- PROPOSED POROUS PAVEMENT --- ROCK/BOULDER --- CONIFEROUS TREE --- DECIDUOUS TREE --- SHRUBS
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NOTES:

1. TOTAL SITE AREA: 3.15± AC (137,000± SF)
2. PRESENT ZONING: GB; GENERAL BUSINESS/ PG; PARK INDUSTRIAL

MINIMUM LOT REQUIREMENTS	GB	PG
- LOT AREA	10,000 SF	30,000 SF
- LOT FRONTAGE	50 FT	60 FT
- LOT WIDTH	50 FT	120 FT
- LOT DEPTH	75 FT	150 FT
3. LOT NUMBERS REFER TO THE CITY OF NASHUA ASSESSORS MAP 17.
4. PURPOSE OF PLAN: TO SHOW A PROPOSED CHANGE OF USE FROM EDUCATIONAL TO A 350-SEAT RESTAURANT WITH AN OUTDOOR PATIO ALONG WITH ASSOCIATED SITE IMPROVEMENTS. THIS PLAN AMENDS NR 1783.
5. PARKING:

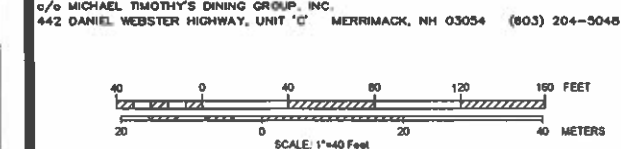
REQUIRED (MINIMUM):	1 SPACES/4 SEATS X 350 SEATS =	88 SPACES
RESTAURANT:		
PROVIDED (INCLUDING 5 HANDICAP SPACES):		138 SPACES
6. OPEN SPACE:

EXISTING:	44.2%
REQUIRED: (GB ZONE)	10.0%
PROPOSED:	41.4%
7. MONUMENTS, WHERE REQUIRED, TO BE SET BY A LICENSED LAND SURVEYOR.
8. THERE IS NO NEW LANDSCAPING BEING PROPOSED BY THIS DEVELOPMENT.
9. THERE IS NO NEW SITE LIGHTING BEING PROPOSED BY THIS DEVELOPMENT.
10. ALL SIGNAGE SHALL CONFORM TO THE APPLICABLE CITY OF NASHUA REGULATIONS WITH ALL PERMITS SECURED PRIOR TO INSTALLATION.
11. SITE IMPROVEMENTS DEPICTED ON THE PLAN SHALL CONFORM WITH TITLE III OF THE AMERICANS WITH DISABILITIES ACT WITH REGARD TO DIMENSION, GRADE AND NUMBER OF PARKING SPACES.
12. IT SHALL BE UNLAWFUL TO MODIFY, CHANGE, OR ALTER ANY STRUCTURE SHOWN ON THIS SITE PLAN, OR TO REMOVE OR ALTER ANY STRUCTURE SHOWN ON THIS SITE PLAN, OR CHANGE THE ABOVE USE INDICATED ON THE PLAN WITHOUT RECEIVING APPROVAL FROM THE CITY OF NASHUA PLANNING BOARD OR AN ADMINISTRATIVE STAFF APPROVAL.
13. THIS PARCEL IS LOCATED WITHIN AN AREA OF MINIMAL FLOOD HAZARD, ZONE X, AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), HILLSBOROUGH COUNTY, CITY OF NASHUA, NEW HAMPSHIRE, COMMUNITY No. 33007, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 33011C0482D, DATED: SEPTEMBER 25, 2000.
14. FUTURE BUILDING CONSTRUCTION SHALL INCORPORATE FOUNDATION DRAINAGE SYSTEMS, EXCEPT WHERE AN INVESTIGATION ESTABLISHES THAT SPECIFIC BUILDING SITES ARE LOCATED IN WELL-DRAINED SOILS AND THAT SUCH SYSTEMS ARE NOT REQUIRED.
15. THIS SITE IS SERVICED BY MUNICIPAL SEWER, WATER BY PERRISLUCK WATER WORKS, UNDERGROUND GAS, AND OVERHEAD ELECTRIC AND COMMUNICATIONS UTILITIES.
16. A PRE-CONSTRUCTION MEETING WITH THE CITY OF NASHUA PLANNING, ENGINEERING, AND FIRE DEPARTMENTS SHALL TAKE PLACE PRIOR TO ANY WORK BEING PERFORMED.

No.	DATE	REVISION	BY

AMENDED MASTER SITE PLAN (MAP 'H', LOT 178)

PROPOSED RESTAURANT
 546 AMHERST STREET
 NASHUA, NEW HAMPSHIRE
 PREPARED FOR / RECORD OWNER:
BUCKLEY-AMHERST, LLC
 c/o MICHAEL TIMOTHY'S DINING GROUP, INC.
 442 DANIEL WEBSTER HIGHWAY, UNIT 'C' MERRIMACK, NH 03054 (803) 204-5048



16 DECEMBER 2022

HISI Hayner/Swanson, Inc.
 Civil Engineers/Lead Surveyors
 3 Congress Street
 Nashua, NH 03063
 (603) 883-2027
 131 Middlesex Turnpike
 Burlington, MA 01803
 (781) 203-1501
 www.hisyrswanson.com

ZONING NOTE 4
 THE ZONING BUILDING SETBACKS DEPICTED ON THIS PLAN ARE THOSE WE HAVE INTERPRETED FROM THE LATEST ZONING ORDINANCE OF THE MUNICIPALITY AND, AS SUCH, ARE ONLY OPINIONS EXPRESSED BY HAYNER/SWANSON, INC. THE FINAL INTERPRETATION OF THE ORDINANCE CAN ONLY BE MADE BY THE APPROPRIATE ZONING AUTHORITY. SINCE BUILDING ORIENTATION, PROPOSED USES, AND OTHER FACTORS CAN AFFECT THE SETBACKS, PRIOR TO ANY DEVELOPMENT OF THIS PROPERTY, THE BUILDING OWNER MUST CONSULT WITH THE TOWNSHIP TO INSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.

APPROVED
 NASHUA CITY PLANNING BOARD
 CHAIRMAN _____ DATE _____



THE UNDERSIGNED DOES HEREBY AGREE TO PERFORM ALL OF THE SITE IMPROVEMENTS AS SHOWN ON THIS PLAN AND AS CONDITIONED OR STIPULATED BY THE NASHUA CITY PLANNING BOARD. ALL REQUIRED SITE IMPROVEMENTS MUST BE COMPLETED OR GUARANTEED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 12/7/2021
 FOR BUCKLEY-AMHERST, LLC

NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Scott McPhie, Planner I
FOR: January 5, 2023
RE: **New Business A22-0250 - Site Plan**

I. Project Statistics:

Owners: Weston Associates Development Co., Inc.
Proposal: One Year Extension to convert an existing school to a restaurant use
Location: 546 Amherst Street
Total Site Area: 3.15 acres (139,392 sf)
Existing Zoning: GB-General Business & PI-Park Industrial (Nashua Water Supply Protection Overlay District).
Surrounding Uses: Commercial

II. Background Information:

The parcel was used for farming before 1951, a golf driving range, vegetable stand, motorcycle dealership, other retail uses, and most recently a school. The Planning Board approved a mixed retail and restaurant project on December 5, 2019 granting a one year extension on December 3, 2020 *and November 21, 2021*. A new plan was approved on January 20, 2022 to convert an educational use to restaurant & retail. The most recent approval letter is enclosed.

III. Project Description:

The purpose of this application is to extend the January 20, 2022 Planning Board approval for one year. Internal changes are proposed to include the elimination of the retail space and increase restaurant seating from 275 to 350 seats which includes seating on a 3,600 square foot outdoor deck. A brew pub will be added for internal use only. Amherst Street traffic corridor fees will be updated to account for restaurant seat changes. No other changes are proposed. City staff has no concerns or objections to the application.

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. All prior conditions of approval are incorporated herein and made a part of this plan, unless otherwise determined by the Planning Board.

2. Prior to the Chair signing the plan, updates to the Amherst Street Corridor fee will be made. The updated fee amount of \$19,600.00 is subject to approval of the Division of Public Works.
3. All previous site plan approvals are null and void as of the original approval of this plan on January 20, 2022.