

NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Linda McGhee, Deputy Planning Manager
FOR: February 7, 2019
RE: **New Business #1 - Conditional Use Permit**

Owner: Fab Braze Corp.
Applicant: U-Haul Co. of Eastern Massachusetts
Proposal: Change of use to allow leasing/rental of trucks
Location: 476 Amherst Street
Total Site Area: 4.890 acres
Existing Zoning: PI/MU-Park Industrial/Mixed Use and HB-Highway Business
Surrounding Uses: Commercial

II. Background Information:

The building on the site was constructed about 1959. In 1985 Fab Braze Corp. appeared before the planning board for a parking lot addition and relocation of the entrance and loading zones.

III. Project Description:

The proposed use for this site is a mini warehouse, which is permitted and leasing/rental of trucks, which is permitted by Conditional Use.

The use is only permitted conditionally in the PI-Park Industrial Zone. 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 from Earle Blatchford.

No changes are proposed to the site at this time. The applicant has a purchase and sales agreement on the property and the owner is pushing for a closing as soon as possible. The applicant will make a separate site plan submittal as soon as they complete the design work.

City Staff reviewed the plans; there are no outstanding issues.

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:

None