

NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Scott McPhie, Planner 1
FOR: March 21, 2019
RE: **New Business Case # 4 - Site Plan, One Year Extension**

I. Project Statistics:

Owner: John J. Flatley Company
Proposal: Site plan amendment to NR 2165 to add 39,300 sf flexible space consisting of three new buildings
Location: 100-300 Innovative Way
Total Site Area: 129.729 acres (5,651,010 sf)
Existing Zoning: PI-Park Industrial
Surrounding Uses: Commercial & Industrial

II. Background Information:

On February 2, 2017 the Planning Board approved a site plan for the Flatley Company to construct three new buildings containing a total of 39,300 sf. of flexible space (office & warehouse). A one year extension was granted on March 8, 2018. The staff report and approval letters are attached.

III. Project Description:

The purpose of this application is to extend the site plan approval another year. There are no changes proposed to the approved plan and no construction has begun on the property. City Staff has no concerns or objections related to this 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.