

NASHUA CITY PLANNING BOARD  
STAFF REPORT

TO: Nashua City Planning Board  
FROM: Linda McGhee, Deputy Planning Manager/Development  
FOR: April 23, 2020  
RE: **New Business #2 - Subdivision**

**I. Project Statistics:**

Owner : Wilmar LLC & Piekarski Realty Holdings, LLC  
Proposal: Lot line relocation plan  
Location: 4 Blackstone Drive and 561 Amherst Street  
Total Site Area: 208,122 sf  
Existing Zoning: GB-General Business  
Surrounding Uses: Commercial and residential

**II. Background Information:**

According to Assessing records, 561 Amherst is being used as vehicle repairs. The property at 4 Blackstone Drive was a florist shop from 1999 to 2006. In 2008, the Planning Board approved a conditional use permit and site plan to allow the property to be used for vehicle rentals. Currently the building on the lot is vacant. Most recently the planning board approved a site plan and conditional use permit for a 121,000 sf 5-story climate control self-storage facility, however that project will not be moving forward.

**III. Project Description:**

The purpose of this plan is to transfer 14,939 sf from Lot 520 (4 Blackstone Drive) to Lot 50 (561 Amherst Street). The table below indicates the existing and proposed lot areas:

<b>Address:</b>	<b>Sheet/Lot</b>	<b>Old Lot size:</b>	<b>New Lot size</b>
4 Blackstone Drive	H-520	136,975 sf	122,036 sf
561 Amherst Street	H-520	71,147 sf	86,086 sf

Both Wilmar LLC and Piekarski Realty Holdings, LLC have also submitted site plan amendments showing the lot line adjustment. The applicant has requested a waiver from the requirement to show physical features on site and within 1,000 feet.

The plan was reviewed by City staff; there are minor Engineering comments that need to be addressed.

**Staff Recommendations and Findings:**

The Planning Board should make a determination that the plan meets, or does not meet the requirements outlined in the Subdivision NRO § 190-138(G). 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. The request for a waiver of § 190-282(B)(9), which requires an existing conditions plan, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.
2. Prior to the chair signing the plan, all minor drafting corrections will be made.
3. Prior to the chair signing the plan, all comments in an e-mail from Joe Mendola, Street Construction Engineer dated April 1, 2020 shall be addressed to the satisfaction of the Engineering Department.
4. Prior to recording of the plan, all conditions from the Planning Board approval letter will be added to the final mylar and paper copies submitted to the City.