

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 #3 - Site Plan**

I. Project Statistics:

Owner: Wilmar, LLC
Proposal: Amendment to NR1943 to show lot line relocation
Location: 4 Blackstone Drive
Total Site Area: 136,975 sf
Existing Zoning: GB-General Business
Surrounding Uses: Commercial and residential

II. Background Information:

The property was the site for 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. In November 2008, a variance, conditional use permit, site plan, and lot consolidation plan were approved to allow the property to be used for vehicle sales. On July 28, 2009, a variance was granted for the property to permit a patio to encroach into the front setback. In 2009 the Planning Board approved a conditional use permit and site plan for the expansion of an automotive sales business. 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 five-story climate control self-storage facility; however that project will not be moving forward. Copies of the approval letter and staff report are attached.

III. Project Description:

The proposal is to show the removal of 14,939 sf from the site. A waiver from the requirement to show existing conditions has been requested. If the owner wishes to proceed with future development, they would be required to appear before the planning board.

City Staff reviewed the plans; comments are attached.

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 stipulations be made part of that approval:

1. The request for a waiver of § 190-279(EE), 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, minor drafting corrections will be made.
3. Prior to the Chair signing the plan, all comments in a letter Joe Mendola, Street Construction Engineer, dated April 1, 2020 shall be addressed to the satisfaction of the Engineering Department.