

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 #4 - Site Plan**

I. Project Statistics:

Owner: Piekarski Realty Holding, LLC
Proposal: Amendment to NR1776 to show lot line relocation and additional parking spaces
Location: 561 Amherst Street
Total Site Area: 71,149 sf
Existing Zoning: GB-General Business
Surrounding Uses: Commercial and residential

II. Background Information:

This property has been used as auto repair and service shop for many years. In 2008 the board approved the construction of additional parking and in 2014 the owner applied for lot line relocation with 4 Blackstone Drive; however the application for the lot line adjustment was withdrawn.

III. Project Description:

The proposal is to show the addition of 14,939 sf to the site due to lot line relocation with the abutter at 4 Blackstone Drive. Some changes include adding 30 parking spaces in an area that is already paved, relocation of fencing, and removal of an area of the wooded buffer abutting Lot 25. The applicant is proposing to preserve some existing trees and bushes and add supplement with arborvitaes. Three waivers are being requested. The first is from the requirement to show existing conditions and the second is from the buffer requirement; 30' is required, 15' is proposed. The final waiver is to exceed the maximum parking spaces allowed.

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(E), 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. The request for a waiver of § 190-181(B)(1), which requires a 30' buffer, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.
3. The request for a waiver of NRO § 190-198, which establishes maximum parking standards, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.
4. Prior to the Chair signing the plan, minor drafting corrections will be made.
5. 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.
6. Prior to any work, a pre-construction meeting shall be held and if required, a financial guarantee shall be approved.
7. Prior to the issuance of a Certificate of Occupancy, all site improvements shall be completed.