

NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Linda McGhee, Deputy Planning Manager
FOR: July 9, 2020
RE: **New Business #1 - Conditional Use Permit**

Owner: Wilmar, LLC
Applicant: Colbea Enterprises, LLC
Proposal: Conditional Use Permit
Location: 4 Blackstone Drive
Total Site Area: 3.14 acres (137,058 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.

In 2019 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. Most recently, in April the planning board approved a lot line relocation (with 561 Amherst Street) and site plan amendment.

III. Project Description:

The proposed use for this site is one-story 5,005 sf gas station/convenience store. Multi-use gas stations/convenience stores, #93, in the Land Use Code are only permitted conditionally in the General Business 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 dated May 7, 2020. 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