

NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Linda McGhee, Deputy Planning Manager
FOR: July 9, 2020
RE: **New Business #2- Site Plan**

I. Project Statistics:

Owner: Wilmar, LLC
Applicant: Colbea Enterprises, LLC
Proposal: Site plan amendment to NR1943 to construct a gas station/convenience store
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.

The applicant appeared before the Zoning Board of Adjustment on August 28, 2018 requesting a use variance to construct a gas station within 750 feet of an existing station. The approval letter and minutes are attached.

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 2020, the planning board approved lot line relocation (with 561 Amherst Street) and a site plan amendment. Copies of the approval letter and staff report are attached.

III. Project Description:

The proposal is to remove the existing building on site and construct a one-story 5,005 sf gas station/convenience store with a drive-through lane and 6 concrete islands for gasoline dispensers (with diesel dispensers). Improvements associated with the proposed project include a paved parking area, underground stormwater management areas, underground utilities and landscaping. The hours of operation will be 24 hours a day.

According to the applicant's engineer stormwater, a closed drainage system is proposed which utilizes catch basins and pipes to collect runoff from the site and distribute flow to either of two underground stormwater systems.

Access to the site will be provided by a full access drive on Blackstone Drive and a proposed right-in/right-out drive off of Amherst Street. The traffic report indicates that the project traffic can be safely and accommodated by the existing network with no significant impacts or need for mitigation to the adjacent roadway network. The traffic engineer has asked for a contribution for the installation of wireless communications for the Amherst Street Traffic Corridor Account.

Nine waivers are being requested as part of this plan; see waiver request letter from Dylan Erickson dated June 30, 2020.

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 § 190-215(G), which requires redevelopment sites meet certain stormwater standards for the site, **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 § 190-209(A)(1), which requires a maximum width of 36 feet, **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 § 190-209(A)(4), which requires a minimum inside turning radii of 15 feet, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.
4. The request for a waiver of § 190-89(A), which requires light levels should not exceed 0.2 footcandles at any property line, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.
5. The request for a waiver of NRO § 190-184(D) (1), which requires a median island for every 10 parking spaces, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.
6. The request for a waiver of § 190-172(D)(2)), which requires certain exterior building materials, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.

7. The request for a waiver of § 190-172(E) (1), which requires all sides of a principal building facing abutting public streets to have at least one customer entrance, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.
8. The request for a waiver of § 190-279(EE), which requires a plan sheet of existing conditions on site and adjacent parcels, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.
9. The request for a waiver of § 190-24(F)(5)(e), which requires stormwater management systems be compliant with requirements for the ten-year twenty four hour storm event, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.
10. Prior to the Chair signing the plan, minor drafting corrections will be made.
11. Prior to the Chair signing the plan, all conditions from the Planning Board approval letter will be added to the cover page of the final mylar and paper copies submitted to the City.
12. Prior to the Chair signing the plan, all comments in an e-mail from Joe Mendola, Street Construction Engineer, dated _____, 2020 shall be addressed to the satisfaction of the Engineering Department.
13. Prior to the issuance of a building permit, all comments in an e-mail from Wayne Husband, P.E., dated June 10, 2020 shall be addressed to the satisfaction of the Division of Public Works.
14. Prior to the issuance of a building permit, any easements and stormwater documents will be submitted to City staff for review and recorded at the applicant's expense.
15. Prior to the issuance of a building permit, the electronic file of the site plan shall be submitted to the City of Nashua
16. Prior to the issuance of a Certificate of Occupancy, all site improvements shall be completed.
17. Prior to any work on site, a pre-construction meeting shall be held and a financial guarantee shall be approved.