

NASHUA CITY PLANNING BOARD  
STAFF REPORT

TO: Nashua City Planning Board  
FROM: Linda McGhee, Deputy Planning Manager  
FOR: June 18, 2020  
RE: **New Business #2 - Subdivision**

**I. Project Statistics:**

Owner : Wilmar LLC  
Applicant: Colbea Enterprises  
Proposal: Two lot subdivision  
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.

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

**III. Project Description:**

The purpose of this plan is to subdivide the lot into two lots. As part of the lot line relocation approved by this board in April, 14,987 sf was transferred to Lot H-50. New lot, H-653, will contain 60,863 sf and the remainder 61,209 sf will be Lot H-520. At this time nothing is being proposed for the new lot. The applicant would have to come back to the planning board to develop the site.

One waiver is being requested to show existing conditions within 1,000 feet of the subdivision.

The plan was reviewed by City staff; there are no outstanding concerns.

**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) and (22), 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 recording the plan, the new lot number, H-653 and the address of 8 Blackstone Drive shall be added to the plan.
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.