

NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Linda McGhee Deputy Planning Manager
FOR: July 9, 2020
RE: **New Business #5 - Site Plan – One Year Extension**

I. Project Statistics:

Owner: 267 Main Street Realty, LLC
Proposal: Site plan amendment to NR1625 to construct a coffee shop with a drive thru
Location: 267 Main Street
Total Site Area: 18,712 square feet
Existing Zoning: D1-Downtown/MU-Mixed Use
Surrounding Uses: Residential and commercial

II. Background Information:

On May 16, 2019 the Planning Board approved a site plan for a coffee shop with a drive thru. The staff report and approval letter are attached.

III. Project Description:

The purpose of this application is to extend the Planning Board approval for one year. There are no changes proposed to the approved plan. City Staff has no concerns or objections related to this application.

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 § 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. All prior conditions of approval are incorporated herein and made a part of this plan, unless otherwise determined by the Planning Board.