

NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Scott McPhie, Planner 1
FOR: January 7, 2021
RE: **New Business - A20-0195 Site Plan Amendment**

I. Project Statistics:

Owner: Nashua 272 Realty Ventures LLC
Proposal: Amend Site plan NR 1609 to convert previously approved toy store to a Grocery store.
Location: 272 Daniel Webster Highway (former Toys R Us)
Total Site Area: 134,034 sf
Existing Zoning: HB—Highway Business (TOD Overlay)
Surrounding Uses: Industrial & commercial,

II. Background Information:

The entire parcel was originally in agricultural use. Daniel Webster Highway evolved into one of New Hampshire's main tourist roads accommodating the automobile and the trucking boom after world war two. Antique shops and restaurants began to appear along the corridor. Blue Line Express, a local trucking company, began operations on this site in 1946 ceasing operations in the early 1990's. Webster Square, a retail plaza, was then constructed on this site. The former Toys "R" Us building was the last major tenant occupying the 44,600 square foot retail space we are evaluating tonight. The property is zoned HB-Highway Business in the TOD-Transportation overlay district. The 272 Daniel Webster Highway Store Front is located on Map A Parcel 127.

A use variance was granted on 7/24/1989 to allow retail establishments selling general merchandise. A hardship variance granted on 9/12/1989 allowing industrial traffic to pass through the commercial area by adding an extra lane. Special exceptions were granted on 12/11/1989 to allow filling of a wet area, alterations of the landscape by filling and contouring within the flood plain district. A variance was granted on the same date to allow 0 front yard setback where 20 is required and a special exception was granted to allow a planned business development. A variance for minimum lot width of 100 where 98.84 is proposed and minimum rear yard setback where 15" required 0 proposed.

III. Project Description:

The current 44,600 Square foot retail store would be converted to a grocery store. The façade would change and the existing parking spaces would remain. No other site changes are proposed. Two waivers are required one is for parking space dimensions and the second is for façade materials. There are no outstanding zoning, fire, or engineering comments.

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 NRO § 190-193-(A) which establishes parking space size standards, **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 § 190-172(D)(4), which requires certain building materials be used as the predominant façade material, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.
3. Prior to the chair signing the plan, any minor drafting corrections will be made.
4. Prior to the issuance of a building permit the electronic copy of the plan shall be submitted to the Planning Department.
5. Prior to the issuance of a Certificate of Occupancy, all site improvements will be completed.