

NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Scott McPhie, Planner 1
FOR: January 7, 2021
RE: **New Business –A20-0196- Site Plan Amendment**

I. Project Statistics:

Owner: Centro GA Willow Springs Plaza LLC
Applicant: Patel Brothers
Proposal: Amend Site plan NR 1604 to convert previously approved furniture store to a Grocery store.
Location: 292 Daniel Webster Highway (former JC Penny Home store)
Total Site Area: 72,400 sf
Existing Zoning: GB—General Business (TOD Overlay)
Surrounding Uses: Commercial,

II. Background Information:

The entire 252,887 square foot parcel was originally in agricultural use changing to a pre-fabricated home manufacturer, in the late 1950's. The Continental Homes location closed for good in the early 1990's. The 290-294 Daniel Webster Highway address was created in the early 1990's to accommodate increased retail demand. The Willow Springs retail plaza, as it is called today, was created with three major store fronts. The 292 Daniel Webster Highway address or middle building was occupied by a JC Penny Home Goods store from the early 1990's until its recent closure. The 292 Daniel Webster Highway Store Front is located on Map A Parcel 787.

III. Project Description:

A grocery store is proposed for the empty JC Penny Home Goods location. The 292 Daniel Webster Highway storefront consists of 72,400 square feet of retail space. The existing second floor will be used for storage. The main floor for the grocery store retail operation. The owners have indicated there will be no changes to the façade and the existing parking spaces would remain. No other site changes are proposed. One waiver is required for parking space dimensions. 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. Prior to the chair signing the plan, any minor drafting corrections will be made.
3. Prior to the issuance of a building permit the electronic copy of the plan shall be submitted to the Planning Department.
4. Prior to recording of 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.
5. Prior to the issuance of a Certificate of Occupancy, all site improvements will be completed.