

NASHUA CITY PLANNING BOARD  
STAFF REPORT

TO: Nashua City Planning Board  
FROM: Linda McGhee, Deputy Planning Manager  
FOR: May 20, 2021  
RE: **New Business - Project A21-0091 Site Plan**

**I. Project Statistics:**

Owner: Wilmar, LLC  
Applicant: Colbea Enterprises, LLC  
Proposal: Site plan amendment to NR1943 for a waiver request for overhead utilities  
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. In 2009 the Planning Board approved a conditional use permit and site plan for the expansion of an automotive sales business.

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 did not move forward. In April 2020, the planning board approved lot line relocation (with 561 Amherst Street) and a site plan amendment. On July 9, 2020 the board approved a plan to construct a one-story gas station/convenience store with a drive-through lane and self-service gas pumps. Copies of the approval letter and staff report are attached.

**III. Project Description:**

The purpose of this application is to allow overhead utilities over a portion of the side property line in order to limit overall impacts to the surrounding areas (see letter from Christopher Rice, TF Moran, Inc. dated April 8, 2021). Recently the existing building on site was demolished.

City Staff has 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 § 190-221, which requires underground utilities for new site plans, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.
2. The comment in an e-mail from Joe Mendola, Street Construction Engineer dated May 11, 2021 shall be addressed to the satisfaction of the Division of Public Works.
3. All prior conditions of approval are incorporated herein and made a part of this plan, unless otherwise determined by the Planning Board.