

NASHUA CITY PLANNING BOARD  
STAFF REPORT

TO: Nashua City Planning Board  
FROM: Linda McGhee, Deputy Planning Manager  
FOR: July 15, 2021  
RE: **New Business - Project A21-0142 Conditional Use Permit**

Owner: John J. Flatley  
Proposal: Conditional Use Permit  
Location: 306 Innovative Way  
Total Site Area: 267,866 sf  
Existing Zoning: PI-Park Industrial  
Surrounding Uses: Residential and commercial

## **II. Background Information:**

This site is part of the larger Gateway Hills development, formerly known as Nashua Technology Park. The Flatley Company has assembled a number of parcels over the years, which now encompass approximately 400-acres of contiguous land. An office park has been developed on the property over the last several decades. The flex-facility consisting of three buildings is bordered by an existing Research and Development facility to the south and west, Gateway Hill apartments and a ski slope to the north, and Innovative Way to the east.

Most recently, on February 4, 2021 the planning board approved a three lot subdivision, creating a separate lot for the three flex buildings; the approval letter and staff report are attached.

## **III. Project Description:**

The proposal is for a Conditional Use Permit to allow for a brewery/restaurant in Building 3 with 128 indoor seats and 70 outdoor seats on a newly proposed 2,500 sf patio. A restaurant without a drive-in or drive through facilities is listed in the Land Use Code, #114 in the Use Matrix Table 15-1. There are nine approval criteria for a Conditional Use Permit found in NRO § 190-133(F). The applicant addresses the criteria in a letter from Chad E. Branon, P.E. dated June 3, 2021 (see attached).

## **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 Section 190-133(F). The Board should review these prior to making a motion. If the Planning Board chooses to disapprove the plan, they should state specific reasons. If the Planning Board chooses to approve this plan, the staff recommends the following stipulation be made part of that approval:

1. Prior to the issuance of a building permit, an Industrial Wastewater User Application shall be approved.

2. Prior to the issuance of a building permit, all comments in an e-mail from Wayne Husband, P.E. dated July 2, 2021 shall be addressed to the satisfaction of the Division of Public Works.