

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 A21-0043 Site Plan**

I. Project Statistics:

Owner: Jane C. & Josemar R. Lorentz
Proposal: Site plan to show a convenience store
Location: 6 Kinsley Street
Total Site Area: 6,970 sf
Existing Zoning: RC-Urban Residence
Surrounding Uses: Residential

II. Background Information:

The 2-story building was built in the early 1900s and has been used for various uses over the years. In 2008 the owner received a Special Exception for a major home occupation to allow for a dress making and tailoring business from the Zoning Board of Adjustment. On November 26, 2019 a variance was granted to convert the existing bridal/tailor space in the building to one additional dwelling unit, for a total of two dwelling units. Most recently, on October 13, 2020 a Use Variance was granted to convert the previous use of a bridal/tailor shop to a convenience store; the approval letters and minutes are attached.

III. Project Description:

The proposal is to convert the previous use of a bridal/tailor shop to a convenience store. According to the applicant, Tropical Side is a specialty Brazilian Store that sells specialized Brazilian frozen and packaged food. She has been at her current location for 10 years. The entire first floor will be the convenience store and a single residential unit is located on the second floor. No food will be prepared on site and no tables are proposed. Hours of operation will be Monday thru Friday 9 am to 7 pm and 9 am to 5 pm on Saturday. Although new landscaping is proposed, no new lighting is being proposed; existing lighting will be used. The site currently is serviced by overhead utilities, sewer, gas and Pennichuck Water; no new utility connections are proposed.

Access to the site will be provided via the existing curb cut. There will be a total of 9 parking spaces (one handicapped accessible).

A stormwater letter was submitted as part of this project and indicates that the proposed changes do not include any additional paving or other impervious areas and no drainage structures, basins,

or swales are needed (see attached letter dated June 9, 2021 from Chuck L. Ritchie, Fieldstone Land Consultants, PLLC. There are no wetland or wetland buffers located on site.

A Traffic Impact Report (TIR) Threshold Worksheet was submitted as part of this project.

One waiver is being requested from the requirement to show existing conditions on site and on adjacent parcels.

City staff reviewed the plans; comments are 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 § 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 § 190-279(EE), which requires an existing conditions plan, **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, minor drafting corrections will be made to the plan.
3. Prior to the Chair signing the plan, all comments in an e-mail from Joe Mendola, Street Construction Engineer dated June 25, 2021 will be addressed to the satisfaction of the Division of Public Works.
4. Prior to the issuance of a building permit the applicant shall give a contribution of \$1,600 to the Main Street Traffic Corridor Account as outlined in an e-mail dated June 25, 2021 from Joe Mendola, Street Construction Engineer.
5. Prior to the issuance of a building permit, a sidewalk easement shall be submitted to the City for review and approval and recorded at the Registry of Deeds at the applicant's expense.
6. Prior to the issuance of a certificate of occupancy, all on-site improvements will be completed.
7. All stipulations of the Zoning Board of Adjustment dated October 13, 2020 are incorporated herein.