

NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Scott McPhie, Planner 1
FOR: January 6, 2022
RE: **New Business - Project A21-0287**

I. Project Statistics:

Owner: Cash Max Properties, LLC c/o Kandaraj Krishnakumar
Proposal: Amend NR-0867 to change the use to convenience store
Location: 136 East Hollis Street
Total Site Area: 7,113 sf
Existing Zoning: GI-General Industrial TRD-Transit Oriented Development
Surrounding Uses: Commercial & Residential

II. Background Information:

136 East Hollis street started off as a residential property eventually utilizing part of the ground floor space for commercial uses including a dental office and later a scuba store. The parcel consists of 7,113 sf and is located on Map 40 Lot-15.

III. Project Description:

The purpose of this plan is to amend site plan NR0867 to: 1. Change the use of 385 square feet of residential space to convenience store. The space is currently attached to 1,276 of existing retail space 2. Classify the remaining square footage of the building as residential. A variance and special exception were granted on September 27, 1999 to allow three parking spaces where eleven are required and allow an expansion of a non-conforming use. A copy of the approval letter is attached.

The applicant has provided a traffic report and stormwater letter both are enclosed. No new lighting or landscaping are proposed.

As part of the proposal, the applicant has submitted a site *plan* suitability report (attached), which is required for the Mixed Use Overlay District. Staff agrees overall with the finding in the document that the proposal conforms to the City Master Plan and the Downtown Master Plan. Ample evidence is cited which demonstrates consistency and general compliance with both plans.

The applicant has requested one waiver requiring all existing conditions to be shown on adjacent parcels.

City staff reviewed the plans; with the following stipulations remaining.

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 § 190-279 (EE) which requires existing conditions to be shown on adjacent parcels, 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, 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.
3. Prior to the Chair signing the plan all minor drafting corrections will be made.
4. Prior to the Chair signing the plan, all comments in an e-mail from Joe Mendola, Street Construction Engineering, dated _____ will be addressed to the satisfaction of the Division of Public Works.
5. Prior to the Chair signing the plan, all comments in an e-mail from Mark Rapaglia, Inspector/Investigator dated _____ shall be addressed to the satisfaction of the Fire Marshal's Office.
6. Prior to the Chair signing the plan Stormwater documents will be submitted to Planning staff for review and recorded with the plan at the applicant's expense.
7. Prior to any work, a pre-construction meeting shall be held and a financial guarantee shall be approved.
8. Prior to the issuance of a certificate of occupancy, all off-site and on-site improvements will be completed.

