

NASHUA CITY PLANING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Scott McPhie, Planner 1
FOR: May 5, 2022
RE: **New Business- Project A22-0055**

I. Project Statistics:

Owners: Delta MB LLC
Applicant: Kenneth M. Bere (Citizens Bank)
Proposal: Site plan amendment to NR 1350 & 1853 to renovate façade EIFS
Location: 277 Daniel Webster HWY
Total Site Area: 40,000 square feet
Existing Zoning: GB – General Business
Surrounding Uses: Commercial

II. Background Information:

The current bank property was originally part of the larger South Gate Plaza parking lot located at 261-265 Daniel Webster Highway. The plaza constructed around 1968 contained Stuarts Department store, Demoulas Supermarket, and other smaller retail spaces including a Nashua Trust walk in bank. The current bank building was built in 1986 and subdivided from 261-275 Daniel Webster to house a larger Nashua Trust bank with drive-thru.

III. Project Description:

The amended site plans shows the proposed façade. The applicant is asking for a waiver from §190-172 (D) 2, 3 & 4 to use Exterior Insulation and Finish System (EIFS). The entire façade will be changed to reflect the latest corporate image. The Nashua Fire Department had no comments.

City staff reviewed the plans; the following stipulations are listed below.

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 stipulation(s) be made part of that approval:

1. The request for a waiver of § 190-172(D) (2 , 3 , &4) , which specifies exterior building material requirements, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.

2. The request for a waiver of NRO § 190-279 (EE), which shows existing conditions, particularly offsite utilities, under Article XXXII, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.
3. Prior to the Chair signing the plan, all comments in a letter dated May 12, 2022 from Joe Mendola, Street Construction Engineer shall be addressed to the satisfaction of the Division of Public Works.
4. Work with staff to achieve building façade compliance under remaining sections of 190-172.
5. Prior to the issuance of a Building Permit, minor drafting corrections will be made to the plan.