

NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Linda McGhee, Deputy Planning Manager
FOR: June 16, 2022
RE: **New Business - Project A22-0090- Site Plan**

I. Project Statistics:

Owners: Southland Corporation/7-Eleven
Applicant: Core States Group
Proposal: Site plan to NR1057 to install new fueling dispensers and canopy
Location: 367 Amherst Street
Total Site Area: 36,115 sf
Existing Zoning: GB-General Business
Surrounding Uses: Commercial

II. Background Information:

According to assessing records, the existing convenience store and gas station was built in the 1980s and is home to 7-Eleven. They received Zoning Board approval for a special exception for the gas pumps and Planning Board approval in 1983. On April 7, 2016 the applicant received approval from the planning board to install new fueling dispensers and canopy and again on August 6, 2020; however those approvals have lapsed.

The approval letter and staff report are attached.

III. Project Description:

This project is to remove and replace existing fueling dispensers, fueling dispenser canopy, fueling dispenser bad, underground fuel storage tanks, underground fuel storage tank pad, fuel vent stack and associated fueling and electrical lines. No new stormwater improvements are proposed. Several waivers are being requested (see letter from Jim McFarland dated April 15, 2022).

City staff 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 stipulation be made part of that approval:

1. The request for a waiver of § 190-279(N), which requires a lighting plan, **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 § 190-279(P), which requires a landscape plan, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.
3. The request for a waiver of § 190-279(I) (V), (W), (CC), (KK), which requires sewer, one-hundred-year floodplain boundary, wetland boundaries, stormwater report and stormwater management plan, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.
4. The request for a waiver of § 190-279(J), which requires location of water, sewer and electric lines, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.
5. The request for a waiver of § 190-279(O) and (OO), which requires showing existing utility poles and a traffic analysis, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.
6. The request for a waiver of § 190-279(AA), (BB), (EE) and (LL), which requires hours of operation, grading plan, existing conditions and a certificate from the Fire Department, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.
7. 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.
8. Prior to the Chair signing the plan, the electronic file of the plan will be submitted to the City of Nashua.
9. Prior to the chair signing the plan, minor drafting corrections will be made.
10. Prior to the final inspection, the sidewalk easement shall be submitted to City staff for review and recorded at the applicant's expense.
11. Prior to the final inspection, all site improvements will be completed.
12. The applicant will include a parapet around the canopy to hide from view any mechanical equipment.
13. Prior to any work on site, a pre-construction meeting shall be held.