

NASHUA CITY PLANING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Scott McPhie, Planner 1
FOR: May 4, 2023
RE: **New Business- Project A23-0037**

I. Project Statistics:

Owners: ARBI Farms
Proposal: Conditional Use Permit to allow charitable gaming on site
Location: 11 Tara Boulevard
Total Site Area: 753,115 square feet
Existing Zoning: PI – Park Industrial
Surrounding Uses: Commercial

II. Background Information:

The current hotel property was developed in 1979 as a Sheraton Tara Hotel. The property has seen a few ownership and name changes but recently has reverted back to be part of the Sheraton Hotel Corporation.

III. Project Description:

The proposed use for this site is a “game of chance” facility. It falls under Use #210a in the Land Use Code: Games of chance as defined in N.H. RSA 287-D. The use is only permitted conditionally in the PI Zone. There are nine approval criteria for a conditional use permit found in NRO § 190-133(F). The applicant addresses the criteria in the attached letter. The Nashua Planning Board approved the Conditional Use Permit application for this property on May 5, 2022. Tonight the applicant is here to extend the CUP use change approval for one year.

City staff reviewed the plans; and have no further comments

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:

None