

1. Planning Board Regular Zoom Meeting Agenda

Documents:

[20210408 NCPB AGENDA AMENDED.PDF](#)



**City of Nashua**  
**Planning Department**  
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Nashua, New Hampshire 03061-2019

Planning & Zoning 589-3090  
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WEB [www.nashuanh.gov](http://www.nashuanh.gov)

March 31, 2021

**AMENDED AGENDA**

To: NCPB Members

From: Planning Staff

Re: Regular Meeting and Public Hearing April 8, 2021

Notice is hereby given that a Public hearing of the City of Nashua Planning Board will meet on Thursday, April 8, 2021 at 7:00 PM via a Zoom Meeting. Real-time public comment can be addressed to the Board utilizing Zoom virtual meeting software for remote access. This application will allow users to view the meeting and ask questions to the Board via the chat function. The public is also encouraged to submit their comments via email [planningdepartment@nashuanh.gov](mailto:planningdepartment@nashuanh.gov) to the Department email or by mail (please make sure to include your name/address and comments) by 5pm on April 7, 2021 and read into the record at the appropriate time. Letters should be addressed to City of Nashua, Planning Department, P.O. Box 2019, Nashua, NH 03061. Plans can be viewed on online starting April 2, 2021 at [www.nashuanh.gov](http://www.nashuanh.gov) in the Calendar or Agendas and Minutes.

**To access Zoom:** <https://us02web.zoom.us/j/88279359803?pwd=WGRUa3M3b1N2aW1wKy9oSlpsZ0pvZz09>

Meeting number/access code: **882 7935 9803** – Password: **709888**

To join by phone: **1 (929) 436-2866** - Meeting number/access code: **882 7935 9803**

If for some reason you can't connect to Zoom, please contact us at **(603) 589-3115**.

- A. Call to Order
- B. Roll Call
- C. Approval of Minutes – March 4, 2021 and March 18, 2021
- D. Communications
- E. Report of Chairman, Committee, & Liaison
- F. Executive Session

**OLD BUSINESS – CONDITIONAL / SPECIAL USE PERMITS**

None

**OLD BUSINESS - SUBDIVISION PLANS**

None

**OLD BUSINESS – SITE PLANS**

None

## **NEW BUSINESS – CONDITIONAL / SPICAL USE P-RMITS**

None

## **NEW BUSINESS –SUBDIVISION PLANS**

A21-0042 - David J. & Sharon Cote – Application and acceptance of proposed two lot subdivision. Property is located at 21 Palisade Drive. Sheet B - Lot 324. Zoned “R9” Suburban Residence. Ward 9.

A21-0048 - Margaret R. Whitney Estate (Owner) David Russell (Applicant) - Application and acceptance of proposed 11 lot subdivision. Application and acceptance of property is located at 36 Fifield Street. Sheet 3 - Lot 19. Zoned “R9” Suburban Residence. Ward 7.

## **NEW BUSINESS – SITE PLANS**

A21-0044 - Sky Meadow Country Club, Inc. and Meadowbrook Links, Inc. (Owners). New Meadow Holdings, LLC (Applicant) - Application and acceptance of proposed site plan amendment to construct a new accessory cart barn building and renovate the cart storage space in the existing clubhouse. Property is located at 4 & 6 Mountain Laurels Drive. Sheet B - Lots 2423 & 2422. Zoned “PRD” Planned Residential Development and “R-40” Rural Residence. Ward 9.

A21-0045 - Lefavor Folio, LLC (Owner) - Application and acceptance of proposed amendment to NR2232 to make minor utility service and landscape revisions. Property is located at 93 Lock Street. Sheet 41 - Lot 63. Zoned “GI” General Industrial. Ward 3.

A21-0046 - Prabhakar Properties, LLC (Owner) - Application and acceptance of proposed 4,800 sf commercial building (dental and retail) along with associated site improvements. Property is located at 537 Amherst Street. Sheet H - Lot 652. Zoned “HB” Highway Business. Ward 2.

A21-0047 - First Church of Christ, Scientist of Nashua (Owner) Crimson Properties, LLC (Applicant) - Application and acceptance of proposed site plan to show a 12 unit senior residential development and associated site improvements. Property is located at 115 Concord Street. Sheet 49 - Lot 48. Zoned “RA” Urban Residence. Ward 3.

A20-0189 - Palm’s Edge, LLC (Owner) - Application and acceptance of proposed site plan and consolidation plan to construct 18 units in 2 buildings along with associated site improvements. Property is located at 137 & “L” Palm and “L” Pine Street. Sheet 99 - Lots 31, 35 & 69. Zoned “RC” Urban Residence. Ward 6.

## **OTHER BUSINESS**

1. Review of tentative agenda to determine proposals of regional impact.
2. Referral from the Board of Aldermen on proposed R-21-124, approving a Fifth Amendment to Purchase and Sale of City land at 21 Pine Street (Map 77, Lot 17) and land of Public Service Company of New Hampshire d/b/a Eversource Energy at 3 Pine Street Extension (Map 77, Lot 2A)

## **DISCUSSION ITEM**

None

**NONPUBLIC SESSION**

The Planning Board will need to make a motion to enter into a Nonpublic Session under RSA 91-A:3, II (e) for consideration or negotiation of pending claims or litigation which has been threatened in writing or filed against the public body.

**NEXT MEETING**

April 22, 2021

**ADJOURN**

**WORKSHOP**

**ACCOMMODATIONS FOR THE SENSORY IMPAIRED**

**"SUITABLE ACCOMMODATIONS FOR THE SENSORY IMPAIRED  
WILL BE PROVIDED UPON ADEQUATE ADVANCE NOTICE."**

**CONDUCT AT PLANNING BOARD MEETING**

*When the meeting is called to order, the only talking allowed in the Auditorium will be remarks addressed to the Chairman. Except for the original presentation of the subject or application, each person speaking for or against shall be limited to five (5) minutes until all have been given an opportunity to be heard, at which time each person may be allowed additional time if deemed necessary by the Board or the Chairman. When you are recognized by the Chairman, proceed to the podium, using the microphone, state your name and address and then make your comments. Courtesy is shown when you reserve your comments for the proper time.*

**PLEASE BE COURTEOUS**

**By Order of the Chair**