

1. Planning Board Regular Zoom Meeting Agenda

Documents:

[20210506 NCPB AGENDA.PDF](#)



City of Nashua
Planning Department
229 Main Street
Nashua, New Hampshire 03061-2019

Planning & Zoning 589-3090
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April 23 2021

AGENDA

To: NCPB Members

From: Planning Staff

Re: Regular Meeting and Public Hearing May 6, 2021

Notice is hereby given that a Public hearing of the City of Nashua Planning Board will meet on Thursday, May 6, 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 to the Department email or by mail (please make sure to include your name/address and comments) by 5pm on May 5 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 30, 2021 at 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 – April 22, 2021
- D. Communications
- E. Report of Chairman, Committee, & Liaison
- F. Executive Session

OLD BUSINESS – CONDITIONAL / SPECIAL USE PERMITS

None

OLD BUSINESS - SUBDIVISION PLANS

A21-0028 - The Landing at Nashua, LLC, C/o. Dick Anagnost (Owner) – Proposal to subdivide a 41.31 acre lot, the product of the merger of three (3) existing lots of record, Sheet A - Lots 218, 1019, and 1020, into (4) four lots. Property is located at 2 East Spit Brook Road. Sheet A - Lots 218, 1019, and 1020. Zoned “GB” General Business & “MU” - Mixed Use Overlay. Ward 7.
(Tabled from the April 22, 2021 Meeting)

OLD BUSINESS – SITE PLANS

- A21-0029 - The Landing at Nashua, LLC, C/o. Dick Anagnost (Owner) – Proposal to construct a Self-Storage facility. Property is located at 2 East Spit Brook Road. Sheet A - Lot 218. Zoned “GB” General Business & “MU” Mixed Use Overlay. Ward 7. **(Tabled from the April 22, 2021 Meeting)**
- A21-0062 - The Landing at Nashua, LLC, C/o. Dick Anagnost (Owner) – Proposal to construct a Costco Retail Store with Fuel Station. Property is located at 2 East Spit Brook Road. Sheet A - Lot 218 & 1019. Zoned “GB” General Business & “MU” Mixed Use Overlay. Ward 7. **(Tabled from the April 22, 2021 Meeting)**

NEW BUSINESS – CONDITIONAL / SPECIAL USE P-RMITS

- A21-0070 Vickerry Realty Trust c/o The Meg Companies (Owner).NHCG, LLC c/o James Rafferty, President/GM (Applicant) - Application and acceptance of proposed conditional use permit to convert a restaurant to a game of chance establishment. Property is located at 14 Gusabel Avenue. Sheet E - Lot 2185. Zoned “GB” General Business. Ward 1.

NEW BUSINESS –SUBDIVISION PLANS

None

NEW BUSINESS – SITE PLANS

- 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.
- A21-0069 Tulley Automotive Group (Owner) - Application and acceptance of proposed site plan amendment to NR1876 construct a 17,600 square foot auto body shop. Property is located at 147 Daniel Webster Hwy Sheet A – Lot 745. Zoned “GB” General Business. Ward 7.
- A21-0072 Roscommon Investments, LLC (Owner) - Application and acceptance of proposed site plan to construct a paved vehicle storage lot. Property is located at L West Glenwood Street. Sheet 128 - Lots 31, 32 & 84 & Sheet 132 - Lots 38 & 84. Zoned HB-Highway Business & “RA” Urban residential. Ward 7.
- A21-0041 62 Lake, LLC (Owner) - Application and acceptance of proposed site plan amendment to NR2210 to convert the garages in Units 4-8 into halfway house units and a waiver for parking spaces. Property is located at 62 Lake Street. Sheet 101 - Lot 60. Zoned “RC” Urban Residence. Ward 6.
- A21-0073 Benchmark Senior Living (Owner) - Nashua Crossing one-year extension to NR1924. Application and acceptance of property is located at 672 & 674 West Hollis Street. Sheet E - Lot 2150 & 2151. Zoned “R9” Suburban residential. Ward 5.

NEW BUSINESS – SITE PLANS (cont)

- A21-0074 Alla-Maak Properties, LLC (Owner) - Application and acceptance of proposed site plan to construct a 4,650 square foot convenience store with gas station. Property is located at 452 Amherst Sheet H- Lot 143. Zoned “PI” Park Industrial / “MU” Mixed Use Overlay. Ward 2.
- A20-0205 GIMAK Properties, LLC (Owner) - Application and acceptance of proposed 30 unit multi-family townhouses along with associated site improvements. Property is located at 5, 7, 9, & 11 Dumaine Avenue. Sheet H - Lots 82, 83, 128 & 141. Zoned GB-General Business & “PI” Park Industrial / “MU” Mixed Use. Ward 2.

OTHER BUSINESS

1. Review of tentative agenda to determine proposals of regional impact.

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

May 20, 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