

1. Planning Board Regular Zoom Meeting Agenda - Amended

Documents:

[20210520 NCPB AGENDA AMENDED.PDF](#)



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

Planning & Zoning 589-3090  
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May 13, 2021

**AMENDED AGENDA**

To: NCPB Members

From: Planning Staff

Re: Regular Meeting and Public Hearing May 20, 2021

Notice is hereby given that a Public hearing of the City of Nashua Planning Board will meet on Thursday, May 20, 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 May 19, 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 May 14, 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 – May 4, 2021 (Site Walk) & May 6, 2021 (Regular Meeting)
- D. Communications
- E. Report of Chairman, Committee, & Liaison
- F. Executive Session

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

None

**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 May 6, 2021 Meeting)**

### **OLD BUSINESS – SITE PLANS (cont)**

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 May 6, 2021 Meeting)**

### **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 May 6, 2021 Meeting)**

### **NEW BUSINESS – CONDITIONAL / SPICAL USE PERMITS**

None

### **NEW BUSINESS – SITE PLANS**

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. **(Postponed from the May 6, 2021 Meeting)**

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. **(Postponed from the May 6, 2021 Meeting)**

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. **(Postponed from the May 6, 2021 Meeting)**

A21-0071 E. Hollis Street Acquisitions, LLC (Owner) Michael LeFavor Property Possible, Inc. (Applicant) - Application and acceptance of proposed site plan amendment to NR2241 add eight additional living units and added parking. Property is located at 110 East Hollis Street. Sheet 39 - Lots 1 & 35 & Sheet 38 - Lots 64. Zoned “GB” General Business. Ward 7.

A21-0091 Colbea Enterprises, LLC (Owner) – Application and acceptance of proposed amendment to NR1943 to allow for overhead utilities along a portion of the property. Property is located at 4 Blackstone Drive. Sheet H - Lot 520. Zoned “GB” General Business. Ward 2.

### **NEW BUSINESS –SUBDIVISION PLANS**

A21-0089 City of Nashua (Owner) – Application and acceptance of proposed lot line relocation plan. Property is located at “L” Cherrywood Drive and “L” Chokeberry Lane. Sheet C - Lots 2851 & 2859. Zoned “R40” Suburban Residence and “FUOD” Flexible Use Overlay District. Ward 9.

A21-0090 Dacey Family Trust (Owner) Dan Bergeron Building & Development, Inc. (Applicant) - Application and acceptance of proposed lot line relocation/consolidation plan. Property is located at 29 Dane Street. Sheet 110. Lots 175, 176 & 177. Zoned RA-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-21-136 – Authorizing Developer Agreement with payment in lieu of taxes (PILOT) for Bronstein Redevelopment.
3. Referral from the Board of Aldermen on proposed, R-21-133 – Authorizing the City of Nashua to enter into a Joint Powers Agreement of Community Power Coalition of New Hampshire.
4. Referral from the Board of Aldermen on proposed, R-21-139 – Authorizing the Bus Pull Off and Shelter Easement on Bridge Street and Temporary Construction Easement and Use Easement Agreement on Sanders Street.
5. Referral from the Board of Aldermen on proposed, R-21-144 – Authorizing the purchase of property located at “L” Pine Street (Map 77, Lot 5).

## **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**

June 3, 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**