

1. Planning Board Regular Zoom Meeting Agenda - Amended

Documents:

[20210603 NCPB AGENDA AMENDED.PDF](#)



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

Planning & Zoning 589-3090
Fax 589-3119
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May 27, 2021

AGENDA

To: NCPB Members

From: Planning Staff

Re: Regular Meeting and Public Hearing June 3, 2021

Notice is hereby given that a Public hearing of the City of Nashua Planning Board will meet on Thursday, June 3, 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 June 2, 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 28, 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 – May 20, 2021
- D. Communications
- E. Report of Chairman, Committee, & Liaison
- F. Executive Session

OLD BUSINESS – CONDITIONAL / SPECIAL USE PERMITS

None

OLD BUSINESS – SITE PLANS

- 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. **(Tabled from the May 20, 2021 Meeting)**

OLD BUSINESS – SITE PLANS (cont)

- 21-0029 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 20, 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 May 20, 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 20, 2021 Meeting)**

NEW BUSINESS – CONDITIONAL / SPCIAL USE PERMITS

- A21-0115 Larry Kittle (Owner) – Application and acceptance of proposed Conditional Use Permit for a 6 unit housing development along with associated site improvements. Property is located at “L” Putnam Street and 78 Amherst Street. Sheet 62 - Lots 83 & 85. Zoned “RB” Urban Residence. Ward 4.

NEW BUSINESS –SUBDIVISION PLANS

- A20-0197 Larry Kittle (Owner) – Application and acceptance of proposed lot line relocation plan. Property is located at “L” Putnam Street and 78 Amherst Street. Sheet 62 - Lots 83 & 85. Zoned “RB” Urban Residence. Ward 4.
- A20- 0187 GIMAK Properties LLC (Owner) – Application and acceptance of proposed two lot subdivision. Property is located at 23 Dodge Street. Sheet 135 - Lot 84. Zoned “RA” Urban Residence. Ward 3.

NEW BUSINESS – SITE PLANS

- A20-0193 Larry Kittle (Owner) - Application and acceptance of proposed site plan to show a 6 unit housing development along with associated site improvements. Property is located at “L” Putnam Street and 78 Amherst Street. Sheet 62 - Lots 83 & 85. Zoned “RB” Urban Residence. Ward 4.

OTHER BUSINESS

1. Review of tentative agenda to determine proposals of regional impact.
2. Referral from Board of Aldermen on proposed, Petition for Street Layout – 44 Buckmeadow Road.
3. Referral from Board of Aldermen on proposed R-21-148, authorizing the acquisition of a portion of property at 44 Buckmeadow Road, Tax Map C, Lot 25.

OTHER BUSINESS (cont)

4. Referral from Board of Aldermen on proposed Petition for Street discontinuance – (Old) Groton Road.
5. Referral from Board of Aldermen on proposed R-21-147, authoring the conveyance of discontinued portion of (Old Groton Road).

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 17, 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