

1. Planning Board Regular Meeting Agenda

Documents:

[20220804 NCPB AGENDA.PDF](#)



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

Planning & Zoning 589-3090
Fax 589-3119
WEB www.nashuanh.gov

July.21, 2022

AGENDA

To: NCPB Members

From: Planning Staff

Re: Regular Meeting and Public Hearing August 04, 2022

Notice is hereby given that a Public Hearing of the City of Nashua Planning Board will occur on Thursday, August 4, 2022 at 7:00 PM at the Nashua City Hall located at 229 Main Street, Nashua, NH AND via Zoom at the link below. **Members of the public are encouraged to attend the meeting via Zoom.** Real-time public comment can be addressed to the Board utilizing Zoom for remote access or at City Hall. To access City Hall, please use the rear City Hall entrance and follow directional signage. ADA access is available via the elevator. The Zoom application will allow users to view the meeting and ask questions to the Board. The public is also encouraged to submit their comments in advance of the meeting via email planningdepartment@nashuanh.gov or by mail (please make sure to include your name/address and comments) by 5pm on August 3, 2022 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 online starting July 29, 2022 at <https://www.nashuanh.gov/AgendaCenter/Planning-Board-23>.

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 – June 16, 2022
- E. Report of Chairman, Committee, & Liaison
- F. Executive Session

OLD BUSINESS – CONDITIONAL / SPECIAL USE PERMITS

None

OLD BUSINESS – SUBDIVISION PLANS

- A22-0064 ColinBrooke Investment (Owner) – Proposed lot line relocation. Property is located at 5 & 7 Westbrook Drive. Sheet A - Lot 355 & 356. Zoned “R9” Suburban Residence. Ward 7. **(Tabled from the May 19, 2022 Meeting)**
- A21-0299 145 Temple Street, LLC (Owner) - Greenridge LLC (Applicant) – Proposed three lot subdivision. Property is located at 145-149 Temple Street. Sheet 38 - Lot 93. Zoned “GI” General Industrial/”TOD” Transit Oriented Development. Ward 7. **(Tabled from the June 2, 2022 Meeting)**

OLD BUSINESS – SITE PLANS

- A21-0300 145 Temple Street, LLC (Owner) - Greenridge LLC (Applicant) – Proposed site plan to show a 4-bay garage, office and storage. Property is located at 145-149 Temple Street. Sheet 38 - Lot 93. Zoned “GI” General Industrial/”TOD” Transit Oriented Development. Ward 7. **(Tabled from the June 2, 2022 Meeting)**
- A21-0301 145 Temple Street, LLC (Owner) - Greenridge LLC (Applicant) – Proposed site plan to add asphalt manufacturing. Property is located at 145-149 Temple Street. Sheet 38 - Lot 93. Zoned “GI” General Industrial/”TOD”-Transit Oriented Development. Ward 7. **(Tabled from the June 2, 2022 Meeting)**
- A21-0302 145 Temple Street, LLC (Owner) - Greenridge LLC (Applicant) – Proposed site plan to add proposed office use. Property is located at 145-149 Temple Street. Sheet 38 - Lot 93. Zoned “GI” General Industrial/”TOD” Transit Oriented Development. Ward 7. **(Tabled from the June 2, 2022 Meeting)**

NEW BUSINESS – CONDITIONAL / SPECIAL USE PERMITS

None

NEW BUSINESS – SUBDIVISION PLANS

- A22-0106 Raisanen Homes Elite, LLC (Owner) - Application and acceptance on proposed three lot subdivision. Property is located at 15 Bartlett Avenue. Sheet 57. Lot 3. Zoned RA-Urban Residence. Ward 3.

NEW BUSINESS SITE PLANS

- A22-0102 JNT Investments, LLC (Owner) - Application and acceptance on proposed site improvements including a minor building demolition, pavement expansion for improved access, parking and loading, stormwater management, and site lighting and landscaping improvements. Property is located at 1 Redmond Street. Sheet E - Lot 141. Zoned “PI” Park Industrial. Ward 5.
- A22-0152 ZJBV Properties LLC (Owner) - Application and acceptance on proposed one year extension of two 84-unit apartment buildings with associated site improvements. Property is located at 152 Temple Street & L Bridge. Sheet 39 – Lot 31 & 38. (Formerly 152 & 169-161 Temple Street & “L” Bridge Street). Zoned "GI/TOD" General Industrial/Transit Oriented Development. Ward 7.
- A22-0137 John J. Flatley Company (Owner) - Application and acceptance on proposed amendment to previously approved conservation subdivision plan to decrease the amount of units from 58 units to 49 units and remove the clubhouse. Property is located at “L” Dozer Road. Sheet A - Lots 58, 67, 68, 768, 990 & 994, Sheet 132 - Lots 1 & 85, and Sheet 114 - Lot 231. Zoned “R18” Suburban Residence & “R-40” Rural Residence. Ward 8.

OTHER BUSINESS

1. Review of tentative agenda to determine proposals of regional impact.
2. Planning Board reappointment to the Capital Improvement Committee for a 2 year term to expire, August 1, 2024.
 - Laurence C. Szetela
 - Robert Canaway

DISCUSSION ITEMS

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

September 1, 2022

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