

1. Planning Board Regular Zoom Meeting Agenda

Documents:

[20201008 NCPB AGENDA.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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September 25, 2020

AGENDA

To: NCPB Members

From: Planning Staff

Re: Regular Meeting and Public Hearing, October 8, 2020

Notice is hereby given that a Public hearing of the City of Nashua Planning Board will meet on Thursday, October 8, 2020 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 October 8, 2020 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 October 2, 2020 at www.nashuanh.gov in the Calendar or Agendas and Minutes.

To access Zoom: <https://us02web.zoom.us/j/84790844687?pwd=Ynd2d3htcjZMeEtnZFZpREthc1h2OT09>

Meeting number/access code: **847 9084 4687**– Password: **359526**

To join by phone: **1 (929) 436-2866** - Meeting number/access code: **847 9084 4687**

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 – September 24, 2020
- 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 / SPECIAL USE PERMITS

1. City of Nashua (Owner) – Application and acceptance of proposed Conditional Use Permit for changes to Pennichuck Middle School. Property is located at 207 Manchester Street. Sheet 54 - Lot 32. Zoned “R18” Suburban Residence. Ward 3.

NEW BUSINESS – SUBDIVISION PLANS

2. Roscommon Investments, LLC and MAG RE Holdings-Nashua, LLC (Owners). - Application and acceptance of proposed lot line adjustment. Property is located at 117 West Glenwood Street and “L” West Hobart Street. Sheet 132 - Lots 84 & 31. Zoned “RA” Urban Residence. Ward 7. **Postponed from the September 24, 2020 meeting**
3. MG Holdings (Owner) - Proposed three lot subdivision. Application and acceptance of property is located at 1 Morningside Drive. Sheet 118 - Lot 129. Zoned “RA” Urban Residence. Ward 7. **(Postponed from the September 24, 2020 meeting)**
4. Crimson Properties, LLC (Owner) – Application and acceptance of proposed four lot subdivision. Property is located at 599 West Hollis Street. Sheet E - Lot 66. Zoned “R9” Suburban Residence. Ward 5.
5. Stellos Family Investment Properties, LLC (Owner) – Application and acceptance of proposed five lot subdivision and dedication of land. Property is located at 453 South Main Street. Sheet 112 - Lot 11. Zoned “RA” Urban Residence. Ward 7.

NEW BUSINESS – SITE PLANS

6. City of Nashua (Owner) – Application and acceptance of proposed site plan amendment to Pennichuck Middle School to construct additions, complete various renovations and upgrade the existing school layout. Site layout changes include a realigned perimeter access road, a new curb-cut from Manchester Street for a one-way drive for bus/emergency traffic, a new bus loop and additional parking. Property is located at 207 Manchester Street. Sheet 54 - Lot 32. Zoned “R18” Suburban Residence. Ward 3.
7. Roscommon Investments, LLC (Owner) - Application and acceptance of proposed site plan to construct a new 22,560 sf auto body shop with parking, vehicle storage, and associated site improvements. Property is located at 117 West Hobart Street, “L” Glenwood Street, and “L” West Hobart Street. Sheet 132, Lots 84 & 38. Sheet 128, Lots 31, 32, & 84. Zoned “HB” Highway Business and “RA” Urban Residence. Ward 7. **(Postponed from the September 24, 2020 meeting)**
8. Granite State Credit Union (Owner) - Application and acceptance of proposed amendment to NR2186 to show a proposed 2-story, 10,000 sf credit union with drive-through facilities and associated site improvements. Property is located at 190 Broad Street. Sheet E - Lot 744. Zoned “GB” General Business. Ward 1. **(Postponed from the September 24, 2020 meeting)**
9. 278 Daniel Webster Highway, LLC (Owner) – Application and acceptance of proposed site plan amendment to show the redevelopment of an existing retail building and associated site improvements. The property is located at 278 Daniel Webster Highway. Sheet A - Lot 133. Zoned “HB” Highway Business & “TOD” Transit Oriented Development. Ward 7.
10. Liberty Utilities (Owner) - Application and acceptance of proposed amendment to install an impermeable cap over former Gas Holders #1 & #2 to meet requirements of the NH Department of Environmental Services, regrade, repave and expand the site's existing parking lot and improve the stormwater management system. Property is located at 25 Van Buren & 38 Bridge Streets. Sheets 4 & 39 - Lots 11 & 26. Zoned “TOD” Transit Oriented Development and GI-General Industrial. Ward 7. **(Postponed until October 22, 2020 meeting)**

OTHER BUSINESS

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

DISCUSSION ITEM

1. Merritt Parkway

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

October 22, 2020

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