

EXPANDED DRAFT MEETING SUMMARY  
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NASHUA CITY PLANNING BOARD  
April 23, 2020

The regularly scheduled meeting of the Nashua City Planning Board was held on April 23, 2020 at 7:30 PM in the via WebEx.

Members Present:        Scott LeClair, Chair  
                             Adam Varley, Vice Chair  
                             Mike Pederson, Mayor's Rep. (arrived 8:00PM)  
                             Edward Weber, Secretary  
                             Ald. David Tencza  
                             Dan Hudson, City Engineer  
                             Maggie Harper  
                             Bob Bollinger  
                             Larry Hirsch

Also Present:            Linda McGhee, Deputy Planning Manager  
                             Scott McPhie, Planner I  
                             Christine Webber, Department Coordinator

**COVID-19 Address**

Mr. LeClair addressed the COVID-19 pandemic as follows: Due to the State of Emergency declared by Governor Sununu as a result of COVID-19 pandemic and in accordance with the Governor's Emergency Order #12, pursuant to Executive Order 2020-04, this public body is authorized to meet electronically until further notice.

Please note that there is no physical location to observe and listen contemporaneously to the meeting, which was authorized to meet electronically pursuant to the Governor's order. However, in accordance with the Emergency Order, this is to confirm that we are:

**1. Access**

The Board is providing public access to the meeting by telephone, with additional access possibilities by video or other electronic access means.

The Board is video conferencing utilizing Webex for this electronic meeting. All members of the Planning Board have the ability to communicate contemporaneously during this meeting through this platform, and the public has access to listen to this meeting by dialing (978)-990-5298, with password 273974.

Public access to this meeting is also provided via Webex. The link to this meeting is contained in the meeting agenda, available on the city website. The meeting can be streamed thru the city's website on Nashua Community Link and also on Channel 16 on Comcast.

## **2. Public Notice**

The Board previously gave public notice to the meeting and the necessary information for accessing the meeting through public postings, and where applicable notice to abutters. Instructions have also been posted to the city website, and publicly noticed at City Hall.

## **3. Public Alert**

The Board is providing a mechanism for the public to alert the Board during the meeting if there are problems with access. If anybody has a problem accessing the meeting via phone or channel 16, please call (603)-821-2049, and they will help you connect.

## **4. Adjourning the Meeting**

In the event that the public is unable to access the meeting via the methods above, the meeting will be adjourned and rescheduled.

## **5. Procedures**

The Chair is in control of the meeting, and to the extent practicable and advisable the Board will follow the procedures identified in the Bylaws. The applicant will present the applicant's case, followed by questions by the Board. The Chair will then allow testimony from persons wishing to speak in favor, or with questions or opposition, before the Board deliberates and determines an outcome.

Applicants and their representatives, and individuals required to appear before the Board are appearing remotely, and are not required to be physically present. These individuals may contact the Planning Department to arrange an alternative means of real time participation if they are unable to use Webex. Documentary exhibits and/or visual presentations must be submitted in advance of the meeting so that they may be displayed for remote public access viewing.

Real-time public comment can be addressed to the Board utilizing Webex virtual meeting software for remote access. Real-time public comments via audio will be addressed at the conclusion of the public hearing. This application will allow users to view the meeting, and submit questions or comments to the Board utilizing the Webex software.

The public is also encouraged to submit their comments via email to the Department email at [planningdepartment@nashuanh.gov](mailto:planningdepartment@nashuanh.gov) or by mail. Please be sure to include your name, address, and comments. Letters should be addressed to Planning Department, P.O. Box 2019, Nashua, NH 03061.

Please note that all votes taken during this meeting will be done by roll call. Planning Board meetings will be held electronically until further notice, when it is deemed safe to conduct meetings at City Hall.

The Planning Department and Board thank you for your understanding and patience during this difficult time.

### **Approval of Minutes**

March 19, 2020

**MOTION** by Mr. Varley to approve the minutes of the March 19, 2020 meeting, as written.

**SECONDED** by Mr. Hirsch

**MOTION CARRIED 7-0-1 (Harper abstained)**

### **COMMUNICATIONS**

Mr. McPhie went over the following items that were received after the case packets were mailed:

- Email from Street Construction Engineer Joe Mendola re: Case #1
- Email from Street Construction Engineer Joe Mendola re: Case #5
- Email from abutter re: Case #6
- Correspondence from City Engineer Dan Hudson re: Other Business #2

**REPORT OF CHAIR, COMMITTEE & LIAISON**

Historic District Commission: Mr. Weber gave a report of the April 20, 2020 meeting; a training meeting for Webex.

**PROCEDURES OF THE MEETING**

Mr. LeClair went into the procedure of the meeting as follows: After the legal notice of each conditional, special use permit, site plan, or subdivision plan is read by the Chair, the Board will determine if the application is complete and ready for the Board to take jurisdiction. The public hearing will begin at which time the applicant or representative will be given time to present an overview and description of their project. The applicant shall speak to whether or not they agree with recommended staff stipulations. The Board will then have an opportunity to ask questions of the applicant or staff.

The Chair will then ask for testimony from the audience. First anyone wishing to speak in opposition or with concern to the plan may speak. Please come forward to the microphone, state their name and address for the record. This would be the time to ask questions they may have regarding the plan. Next public testimony will come from anyone wishing to speak in favor of the plan. The applicant will then be allowed a rebuttal period at which time they shall speak to any issues or concerns raised by prior public testimony.

One public member will then be granted an opportunity to speak to those issues brought by the applicant during their rebuttal period. The Board will then ask any relevant follow-up questions of the applicant if need be.

After this is completed the public hearing will end and the Board will resume the public meeting at which time the Board will deliberate and vote on the application before us. The Board asks that both sides keep their remarks to the subject at hand and try not to repeat what has already been said.

Above all, the Board wants to be fair to everyone and make the best possible decision based on the testimony presented and all applicable approval criteria established in the Nashua Revised Ordinances for conditional, special use permits, site plans, and subdivisions. Thank you for your interest and courteous attention. Please turn off your cell phones and pagers at this time.

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

None

**OLD BUSINESS - SUBDIVISION PLANS**

None

**OLD BUSINESS - SITE PLANS**

None

**NEW BUSINESS - CONDITIONAL/SPECIAL USE PERMITS**

None

**NEW BUSINESS - SUBDIVISIONS**

1. Anya E. Bent, Trustee of the Anya E. Bent Revocable Trust (Owner) - Application and acceptance of proposed two lot subdivision. Property is located at 24 Coburn Avenue. Sheet F - Lot 71. Zoned "R18" Suburban Residence. Ward 1

**MOTION** by Mr. Weber that the application is complete and the Planning Board is ready to take jurisdiction.

**SECONDED** by Mr. Varley

**MOTION CARRIED 8-0**

Carl Foley, Project Engineer, Fieldstone Land Consultants, 206 Elm St, Milford NH

Mr. Foley introduced himself to the Board as representative for the applicant.

Mr. Foley presented a plan of the proposal. He described the lot at its current extent, and the proposed dimensions of each new lot. The applicant was granted dimensional variances by the Zoning Board of Adjustment on May 14, 2019. The new house will be serviced by a shared driveway with the current home, due to the location of the current driveway. There will be a common driveway easement and a utility easement. The applicant has no issues with the staff report, and has agreed to all stipulations.

Mr. LeClair asked for clarification on the waivers requested.

Mr. Foley said they are requesting two waivers as a part of this application. The first is from NRO §190-282(B)(9), which requires an existing conditions plan. The second is from NRO §190-212(A)(1), which requires that a sidewalk be located on at least one side of the street.

Mr. Bollinger asked for clarification on the shared driveway. Considering the lot sizes, would that not warrant separate driveways to service each parcel?

Mr. Foley said they are trying to achieve safe site distancing. This is the safest location, and it does incorporate the existing driveway apron.

Mr. Bollinger asked if it would be deeded accordingly.

Mr. Foley said yes. He indicated the locations of sewer and access easements.

Mr. Weber said on the north area of the plan, there will be some engineered stormwater infrastructure. Will there be a construction control affidavit from a registered engineer?

Mr. Foley said if the city requires it, they will order one.

Mr. Weber said it is usually stipulated.

Mr. Foley asked if it is essentially an as-built plan.

Mr. LeClair said yes.

Mr. Hudson said the Board of Public Works did approve their request for combined sewer services. He gave an update of outstanding engineering comments to be addressed.

Mr. LeClair asked Staff about Stipulation #3.

Mr. McPhie said the date would be updated to April 17, 2020.

**SPEAKING IN OPPOSITION OR CONCERN**

None

**SPEAKING IN FAVOR**

None

Mr. Bollinger asked if the applicant is aware of the sidewalk contribution in lieu of construction.

Mr. Foley said yes.

Mr. LeClair closed the public hearing and moved into the public meeting. He summarized the hearing and addressed the recommended stipulations.

**MOTION** by Mr. Varley to approve New Business - Subdivision #1. It conforms to §190-138(G) with the following stipulations or waivers:

1. The request for a waiver of § 190-282(B)(9), which requires an existing conditions plan, is granted, finding that the waiver will not be contrary to the spirit and intent of the regulation.
2. The request for a waiver § 190-212(A)(1), which requires that a sidewalk be located on at least one side of the street, is granted, finding that the waiver will not be contrary to the spirit and intent of the regulation. The applicant has agreed to make a contribution in the amount of \$8,200 in lieu of sidewalk construction pursuant to §190-212(D)(2), payment to be made prior to recording the plan.
3. Prior to the Chair signing the plan all comments in an e-mail, dated April 17, 2020, from Joe Mendola, Street Construction Engineer will be addressed to the satisfaction of the Public Works Department.
4. All easements shall be submitted to the City staff for review and approval and recorded with the plan.
5. Prior to the chair signing the plan, all minor drafting corrections will be made.
6. Prior to recording of the plan, addresses shall be shown on the plan as assigned by the Fire Marshal.
7. All stipulations of the Zoning Board of Adjustment dated May 17, 2020 are incorporated herein.
8. Prior to any work on site a financial guarantee shall be approved and a pre-construction meeting shall be held.
9. The applicant will provide a construction control affidavit from a registered engineer certifying the as-built condition of the site.

**SECONDED** by Mr. Weber

**MOTION CARRIED 8-0**

2. Wilmar LLC & Piekarski Realty Holdings, LLC (Owners) Application and acceptance of proposed lot line relocation plan. Property is located at 4 Blackstone Drive and 561 Amherst Street. Sheet H - Lots 50 & 520. Zoned "GB" General Business. Ward 2.

**NEW BUSINESS - SITE PLANS**

3. Wilmar LLC (Owner) - Application and acceptance of proposed site plan amendment to NR1943 to show lot line relocation. Property is located at 4 Blackstone Drive. Sheet H - Lot 520. Zoned "GB" General Business. Ward 2.
4. Piekarski Realty Holding, LLC (Owner) - Application and acceptance of proposed site plan amendment to NR1776 to show a lot line relocation. Property is located at 561 Amherst Street. Sheet H - Lot 50. Zoned "GB" General Business. Ward 2.

*For the purposes of discussion, Cases #2, #3, & #4 were considered together.*

**MOTION** by Mr. Weber that application #2 is complete and the Planning Board is ready to take jurisdiction.

**SECONDED** by Mr. Varley

**MOTION CARRIED 9-0**

**MOTION** by Mr. Weber that application #3 is complete and the Planning Board is ready to take jurisdiction.

**SECONDED** by Mr. Hirsch

**MOTION CARRIED 9-0**

**MOTION** by Mr. Hirsch that application #3 is complete and the Planning Board is ready to take jurisdiction.

**SECONDED** by Ald. Tencza

**MOTION CARRIED 9-0**

Richard Maynard, Project Engineer, Maynard & Paquette, 31 Quincy St, Nashua NH

Mr. Maynard introduced himself to the Board as representative for the applicant. He also introduced Atty. Gerald Pruner, Pruner & Prolman, representative for Wilmar LLC, Atty. Brad Westgate, Winer & Bennett, representative for Piekarski Realty Holding LLC, and Mark Piekarski.

Mr. Maynard gave an overview of subject parcels. The ZBA granted a variance for 4 Blackstone Dr on August 28, 2019 for a gas station, but that plan will not be coming forward for a month or two. They propose to transfer 14,939-sqft of land to 561 Amherst St, to be used as parking by Gateway Vehicles.

Mr. Maynard said they are three waivers as part of their proposal. The first is from NRO §190-282(B)(9), which requires an existing conditions plan. The second is from NRO §190-181(B)(1), which requires a 30' buffer. The third is from NRO §190-198, which establishes maximum parking standards. The applicant has no issue with the proposed stipulations of approval in all three staff reports.

Mr. LeClair asked for clarification of the land transfer.

Mr. Maynard said that the land will be transferred from 4 Blackstone Dr to 561 Amherst St. This is the only change to all of the sites. He said over the years this area has been used for parking, mostly for 4 Blackstone Dr. They are going to take a piece of that and add it to 461 Amherst St.

Mr. LeClair asked if no new asphalt would be added.

Mr. Maynard said correct. They will actually be removing some asphalt because you can't pave to the lot line. That will be replaced by grass.

Mr. LeClair asked if the trees they are going to remove are on the left side of that.

Mr. Maynard said yes. They will lose 6 of the tall pines, and replace that with 12-13 arborvitae and a slatted fence. The screening will be improved.

Ms. Harper referred to the Fire Marshall notes and asked for the location of the curb cuts.

Mr. Maynard said the curb cuts will remain the same as current. He indicated the locations on the plan.

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Ms. Harper asked if there will be a connection between the two lots.

Mr. Maynard said yes, the connection will remain.

Mr. LeClair asked about the waiver for existing conditions.

Mr. Maynard said all three applications are asking for a waiver from this. The waivers from parking standards and landscape screening are for 461 Amherst St. He gave a brief explanation of the waivers.

Mr. LeClair asked if the parking spaces would be on existing pavement.

Mr. Maynard said correct.

**SPEAKING IN OPPOSITION OR CONCERN**

None

**SPEAKING IN FAVOR**

Atty. Gerald Prunier, Prunier & Prolman PA, 20 Trafalgar Sq,  
Nashua NH

Atty. Prunier introduced himself as representative for Wilmar LLC. He said this is essentially a transfer of land between mother and son.

Mr. LeClair closed the public hearing and moved into the public meeting. He summarized the hearing and addressed the recommended stipulations.

Mr. Varley asked Staff for clarification on the dates contained in the staff reports.

Ms. McGhee said that none of the dates have changed.

**MOTION** by Mr. Varley to approve New Business - Subdivision #2. It conforms to §190-138(G) with the following stipulations or waivers:

1. The request for a waiver of § 190-282(B)(9), which requires an existing conditions plan, is granted, finding that the waiver will not be contrary to the spirit and intent of the regulation.

2. Prior to the chair signing the plan, all minor drafting corrections will be made.
3. Prior to the chair signing the plan, all comments in an e-mail from Joe Mendola, Street Construction Engineer dated April 1, 2020 shall be addressed to the satisfaction of the Engineering Department.
4. Prior to recording of the plan, all conditions from the Planning Board approval letter will be added to the final mylar and paper copies submitted to the City.

**SECONDED** by Mr. Weber

**MOTION CARRIED 9-0**

**MOTION** by Mr. Weber to approve New Business - Site Plan #3. It conforms to § 190-146(D) with the following stipulations or waivers:

1. The request for a waiver of § 190-279(EE), which requires an existing conditions plan, is granted, finding that the waiver will not be contrary to the spirit and intent of the regulation.
2. Prior to the Chair signing the plan, minor drafting corrections will be made.
3. Prior to the Chair signing the plan, all comments in a letter Joe Mendola, Street Construction Engineer, dated April 1, 2020 shall be addressed to the satisfaction of the Engineering Department.

**SECONDED** by Mr. Pedersen

**MOTION CARRIED 9-0**

**MOTION** by Mr. Weber to approve New Business - Site Plan #4. It conforms to § 190-146(D) with the following stipulations or waivers:

1. The request for a waiver of § 190-279(EE), which requires an existing conditions plan, is granted, finding that the waiver will not be contrary to the spirit and intent of the regulation.
2. The request for a waiver of § 190-181(B)(1), which requires a 30' buffer, is granted, finding that the waiver will not be contrary to the spirit and intent of the regulation.

3. The request for a waiver of NRO § 190-198, which establishes maximum parking standards, is granted, finding that the waiver will not be contrary to the spirit and intent of the regulation.
4. Prior to the Chair signing the plan, minor drafting corrections will be made.
5. Prior to the Chair signing the plan, all comments in a letter Joe Mendola, Street Construction Engineer, dated April 1, 2020 shall be addressed to the satisfaction of the Engineering Department.
6. Prior to any work, a pre-construction meeting shall be held and if required, a financial guarantee shall be approved.
7. Prior to the issuance of a Certificate of Occupancy, all site improvements shall be completed.

**SECONDED** by Mr. Varley

**MOTION CARRIED 9-0**

*The Board held a five minute recess*

**NEW BUSINESS - SITE PLANS (continued)**

5. KRE-BSL Husky Nashua, LLC (Owner) Benchmark Senior Living (Applicant) - Application and acceptance of proposed site plan amendment to NR1924 to show a 14 unit building addition with associated site improvements. Property is located at 672 & 674 West Hollis Street. Sheet E - Lots 2150 & 2151. Zoned "R9" Suburban Residence. Ward 5.

**MOTION** by Ms. Harper that the application is complete and the Planning Board is ready to take jurisdiction

**SECONDED** by Mr. Hirsch

**MOTION CARRIED 9-0**

Earl Blatchford, Project Engineer, Hayner Swanson Inc, 3 Congress St, Nashua NH

Mr. Blatchford introduced himself to the Board as representative for the applicant. He also introduced architect Bill Cook, and planner Mark Fougere of Fougere Plans and Development.

Mr. Blatchford outlined the proposal. He gave a history of the senior living center. He said the facility is currently fully occupied, and they have a waiting list. They propose to demolish the single family residence at 672 West Hollis St, combine the two lots, and construct a two-story, 14-unit, 16 bed addition. That will bring the facility to 98 units and 109 beds. He described additional site improvements, including 9 additional units. They will extend utility service from 674 West Hollis St, due to the paving moratorium on the street. He addressed stormwater runoff and traffic impacts. He said only six residents have cars.

Mr. Blatchford said they have received a variance to maintain 45% open space onsite. This proposed expansion will provide 47.5% open space. The ZBA granted a special exception to expand the use on February 25, 2020.

The applicant is requesting two waivers as part of this application. The first is from NRO §190-198, which establishes minimum parking standards. The second is from NRO §190-184-D, which establishes the need for a planted median after every 10-parking spaces.

Mr. Blatchford addressed other site improvements, including lighting. He said they are addressing Engineering comments. They have no issue with the stipulations outlined in the staff report. He described the architecture to be used in the addition.

Mr. LeClair asked if he saw the updated comments from Joe Mendola.

Mr. Blatchford said yes. They will address those.

Mr. LeClair asked if the proposed addition has no impact on West Hollis St.

Mr. Blatchford said correct. They are using the existing curb cuts.

Mr. Varley asked for clarification on the waivers, specifically the required amount of spaces per unit, and whether they considered reducing the amount of spaces to accommodate for landscaping medians.

Mr. Blatchford said this was the amount of parking spaces they were looking for. He referred to the current extent of the

development, and said they have asked for this waiver before. They feel this is a minor request.

Mr. Bollinger asked the applicant to address outstanding issues from Engineering.

Mr. LeClair ran through the list of outstanding comments from Engineering Department with the applicant. Mr. Blatchford said those were mostly housekeeping issues, and said they will follow up on them.

**SPEAKING IN OPPOSITION OR CONCERN**

None

**SPEAKING IN FAVOR**

None

Mr. LeClair closed the public hearing and moved into the public meeting. He summarized the hearing and addressed the recommended stipulations. He said it is a successful operation if they have to expand again, and he is satisfied with the parking.

Mr. Weber said he was here when they applied the first time. He said at the time they thought parking would be an issue, and it turned out not to be. This is one of the premier places for assisted living, and he is happy that this will look homogenous.

**MOTION** by Mr. Varley to approve New Business - Site Plan #5. It conforms to § 190-146(D) with the following stipulations or waivers:

1. The request for a waiver of NRO §190-198, which establishes minimum parking standards, is granted, finding that the waiver will not be contrary to the spirit and intent of the regulation.
2. The request for a waiver of NRO §190-184-D, which establishes the need for a planted median after every 10-parking spaces, is granted, finding that the waiver will not be contrary to the spirit and intent of the regulation.
3. Prior to the Chair signing the plan, all comments in an e-mail from Joseph Mendola, PE, and dated April 17, 2020 shall be addressed to the satisfaction of the Engineering Department.

4. Prior to the Chair signing the plan, minor drafting corrections will be made.
5. Prior to the chair signing the plan, all conditions from the Planning Board approval letter will be added to the cover page of the final Mylar and paper copies submitted to the City.
6. Prior to issuance of a building permit, all comments in an e-mail from Mark Rapaglia, Nashua Fire Department dated March 11, 2020 shall be addressed to the satisfaction of the Fire Department.
7. Prior to any work on site a financial guarantee shall be approved and a pre-construction meeting shall be held.
8. All off-site and on-site improvements will be completed prior to the issuance of a certificate of occupancy.

**SECONDED** by Mr. Weber

**MOTION CARRIED 9-0**

6. 711 West Hollis Street (Owner) - Application and acceptance of proposed one year extension for site plan NR2231 for the construction of four single family homes along with one existing home. Property is located at 711 West Hollis Street. Sheet F - Lot 54. Zoned "R9" Suburban Residence. Ward 5.

**MOTION** by Mr. Weber that the application is complete and the Planning Board is ready to take jurisdiction

**SECONDED** by Ald. Tencza

**MOTION CARRIED 9-0**

Richard Maynard, Project Engineer, Maynard & Paquette, 31 Quincy St, Nashua NH

Mr. Maynard introduced himself as representative for the owner. With him also is the owner, Michelle Rodriguez.

Mr. Maynard gave a brief overview of the proposal, which was previously approved by the Board on March 21, 2019. There is a 5-year moratorium on street openings onto West Hollis Street, so they have to wait to start construction. There are no changes proposed from the approved plan.

Mr. Bollinger asked for clarification on the pavement moratorium. When was West Hollis Street paved?

Mr. Maynard said they can open the street in September, 2021.

Mr. LeClair asked how long the extension is good for.

Ms. McGhee said it would be good for one year. They would have to return this time next year to extend it again.

Mr. LeClair asked if they can only do one year at a time.

Ms. McGhee said yes.

**SPEAKING IN OPPOSITION OR CONCERN**

Ms. McGhee said the Board received a letter from an abutter regarding traffic.

Mr. LeClair said he is not aware of any proposed new traffic controls on West Hollis St.

**SPEAKING IN FAVOR**

Richard Maynard, Project Engineer

Mr. Maynard said there are only five houses proposed, with four new ones. There are no traffic controls proposed in this section of West Hollis Street to his knowledge.

Mr. LeClair closed the public hearing and moved into the public meeting.

Mr. Varley said that at the time of the original approval, they did discuss traffic issues. This is a small amount of houses and did not raise any concerns at the time. Typically in an extension they are looking for any significant changes in the plan or the ordinance. Given that this is the first extension and the plan has not changed, he doesn't believe there is a reason to reopen the discussion on traffic.

Mr. Hudson said Engineering Department is aware of traffic issues in that area, and in the next six months they plan to open a corridor study to try and address issues. They are not ignoring those concerns.

**MOTION** by Mr. Varley to approve New Business - Site Plan #5. It conforms to § 190-146(D) with the following stipulations or waivers:

1. All prior conditions of approval are incorporated herein and made a part of this plan, unless otherwise determined by the Planning Board.

**SECONDED** by Mr. Weber

**MOTION CARRIED 9-0**

**OTHER BUSINESS**

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

**MOTION** by Mr. Bollinger that there are no items of regional impact.

**SECONDED** by Mr. Hirsch

**MOTION CARRIED 9-0**

2. Referral from the Board of Alderman on proposed Petition for Street Discontinuance - Portion of Palm Street **[TABLED FROM THE MARCH 19, 2020 MEETING.]**

**MOTION** by Mr. Varley to remove Other Business Case #2 from the table

**SECONDED** by Mr. Weber

**MOTION CARRIED 9-0**

Richard Maynard, Project Engineer, Maynard & Paquette, 31 Quincy St, Nashua NH

Mr. Maynard presented a conceptual site plan showing what could be done at the end of Palm Street, if the target section of street were to be discontinued. He said two residential buildings could be constructed, and a public access easement created to allow emergency vehicles and other vehicles to access this end of Palm St and Ash St.

Mr. Maynard said Mr. Hudson's letter included several notes of concern. If this is approved by the Board of Aldermen, when they

come back to the Planning Board they will address those issues. He said parking will be increased in the area, and indicated areas snow could be stored. He is respectfully requesting that the Board send this on to the Board of Aldermen with a favorable recommendation, including the conditions outlined in Mr. Hudson's recent letter.

Mr. LeClair asked if the street discontinuance allows them to continue to a site plan. At this point, they do not have a site plan.

Mr. Maynard said yes. They have to refer to this plan and Mr. Hudson's conditions.

Mr. Hudson said he would support the recommendations being conditions of approval.

**MOTION** by Mr. Varley to favorably recommend Other Business - Case #2 to the Board of Aldermen, including the conditions outlined in Engineer Dan Hudson's email dated 4/22/2020.

**SECONDED** by Mr. Pedersen

**MOTION CARRIED 9-0**

3. Referral from the Board of Alderman on proposed Petition for Street-Re-Numbering - Almont Street. **[TABLED FROM THE MARCH 19, 2020 MEETING.]**

**MOTION** by Mr. Weber to remove Other Business Case #3 from the table

**SECONDED** by Ms. Harper

**MOTION CARRIED 9-0**

Ms. McGhee said this is a lot of record. The applicant would like to develop it and put a house on it. They need a street address, and in order to be compliant with the 911 Street Standards, houses all have to be numbered in order.

Ms. McGhee said the only way for this property to get a house number is either for the Board of Aldermen to require the surrounding abutters to change their addresses, or to go through the addressing committee. The addressing committee recommended that in order to keep the abutters from having to change their addresses, that they request a noncompliant number of 28½ Almont

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St. The applicant is requesting a favorable recommendation to forward this onto the Board of Aldermen.

Mr. Varley referred to a letter from the addressing committee, and asked for clarification.

Ms. McGhee said they are agreeable to letting them have the 28½ Almont St address. To have several people change their address is a big deal.

Ald. Tencza asked if the Fire Marshall's office said they would go along with this. They have had similar issues at the Board of Alderman in the past, and he wants to make sure the Fire Department is ok with this in the event of an emergency.

Ms. McGhee said the letter is from him as well, and they are fine with this.

**MOTION** by Mr. Weber to favorably recommend Other Business - Case #3 to the Board of Aldermen

**SECONDED** by Ms. Harper

**MOTION CARRIED 9-0**

4. Referral from the Board of Aldermen on proposed O-20-012, amending the Zoning Map by rezoning land off of Tinker Road from Rural Residence (R-40) to "B" Suburban Residence (R-18)
5. Referral from the Board of Aldermen on proposed O-20-013, amending the Zoning Map by rezoning land off of Amherst Street from Park Industrial (PI) to Park Industrial with Mixed Use Overlay District (PI/MU).

*For the purposes of discussion, Cases #4 & #5 were considered together*

Atty. Gerald Prunier, Prunier & Prolman PA, 20 Trafalgar Sq, Nashua NH

Atty. Prunier said both requests have been endorsed by the head of Community Development and the Ward 2 Alderman.

Atty. Prunier addressed Case #4. He said in the past if you couldn't have water and sewer utility hookups, these large R40 lots were required. Now that water and sewer are accessible,

this will bring a little more housing to the City of Nashua. All parties recommend it.

Atty. Prunier addressed Case #5. He said they should have made this part of the zone when it was rezoned previously all the way up the street. This is cleaning up in that particular area.

Mr. Bollinger referred to Tinker Rd, and asked where this is.

Atty. Prunier described the location of the target area.

**MOTION** by Mr. Weber to favorably recommend Other Business - Case #4 to the Board of Aldermen

**SECONDED** by Mr. Pedersen

**MOTION CARRIED 9-0**

**MOTION** by Mr. Weber to favorably recommend Other Business - Case #5 to the Board of Aldermen

**SECONDED** by Mr. Pedersen

**MOTION CARRIED 9-0**

**DISCUSSION ITEMS**

Mr. Weber led a discussion regarding improvements to the meeting process on Webex.

**MOTION** to adjourn by Mr. Weber at 9:47 PM.

**MOTION CARRIED 9-0**

**APPROVED:**

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Mr. LeClair, Chair, Nashua Planning Board

DIGITAL RECORDING OF THIS MEETING IS AVAILABLE FOR LISTENING DURING REGULAR OFFICE HOURS OR CAN BE ACCESSED ON THE CITY'S WEBSITE. DIGITAL COPY OF AUDIO OF THE MEETING MAY BE MADE AVAILABLE UPON 48 HOURS ADVANCED NOTICE AND PAYMENT OF THE FEE.

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Prepared by: Kate Poirier

NCPB

April 23, 2020

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Taped Meeting