



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

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June 27, 2019

AGENDA

To: NCPB Members

From: Planning Staff

Re: Regular Meeting and Public Hearing, July 11, 2019

A regular meeting of the Nashua City Planning Board will be held on Thursday, at 7:00 p.m. in the City Hall Auditorium, 3rd floor, 229 Main Street. The Planning Staff will be available at 6:30 PM to answer any questions the Board or Public might have concerning the following proposed agenda.

- A. Call to Order
- B. Roll Call
- C. Approval of Minutes – June 20, 2019
- 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. Noralba Valdes Vasquez (Owner) - Application and acceptance of proposed Conditional use Permit to convert a 2-family into a 3-family home. Property is located at 38 & 38A Prescott Street. Sheet 62 - Lot 35. Zoned "RB" Urban Residence, Ward 4.

NEW BUSINESS – SUBDIVISION PLANS

2. Public Service Co of NH and City of Nashua (Owners) - Application and acceptance of proposed lot line relocation plan. Property is located at 3 & 21 Pine Street Ext. Sheet 77 - Lots 2A & 17. Zoned "GI/MU" General Industrial/Mixed Use. Ward 4. **(Postponed from the June 20, 2019 meeting)**

NEW BUSINESS – SITE PLANS

3. Public Service Co of NH (Owner) - Application and acceptance of proposed site plan to show relocation of Eversource Energy Millyard Substation. Property is located at 3 & 21 Pine Street Ext. Sheet 77 - Lots 2A & 17. Zoned "GI/MU" General Industrial/Mixed Use. Ward 4.
4. Public Service Company of NH DBA Eversource Energy (Owner) - Application and acceptance of proposed site plan to renovate existing work center and construct a new 14,500 sf garage. Property is located at 370 Amherst Street. Sheet G - Lot 93. Zoned "PI/MU" Park Industrial/Mixed Use. Ward 2.
5. Fab-Braze Corp (Owner) U-Haul Co. of Eastern Massachusetts (Applicant) - Application and acceptance of proposed amendment to NR1314 to renovate existing 19,450 sf 1-story industrial building for use as a truck leasing and self-storage facility and construct a new 76,000 sf 2-story self-storage building with associated site improvements. Property is located at 476 and "L" Amherst Street. Sheet H - Lot 23 & 116. Zoned "PI/MU" Park Industrial/Mixed Use and "HB' Highway Business. Ward 2. **(Postponed from the June 20, 2019 meeting)**
6. Noralba Valdes Vasquez (Owner) - Application and acceptance of proposed site plan to add a 320 foot addition to an existing home to convert a 2-family into a 3-family home. Property is located at 38 & 38A Prescott Street. Sheet 62 - Lot 35. Zoned "RB" Urban Residence, Ward 4.
7. 42 Lovell LLC (Owner) - Application and acceptance of proposed site plan to keep an existing 2-family building and construct an additional 5 unit multi-family building. Property is located at 42 & "L" Lovell Street. Sheet 101 - Lots 161, 73 & 159. Zoned "RC" Urban Residence. Ward 6.
8. E Hollis Street Acquisitions LLC (Owner) - Application and acceptance of proposed 80 unit multifamily development with associated site improvements. Property is located at 110 East Hollis Street. Sheet 39 - Lot 1. Zoned "GI/TOD" General Industrial /Transit Oriented Development. Ward 7.
9. ZJBV Properties LLC (Owner) - Application and acceptance of proposed two 84-unit apartment buildings with associated site improvements. Property is located at 159-161 Temple Street and "L" Bridge Street. Sheet 38 - Lot 47 & Sheet 39 - Lots 31 & 38. Zoned "GI/TOD" General Industrial/Transit Oriented Development. Ward 7.
10. John J. Flatley Company (Owner) - Application and acceptance of proposed site plan to construct a 255,272 square foot Research & Development facility. Property is located at 100-300 Innovative Way. Sheet A - Lot 798. Zoned "PI" Park Industrial and "RC" Urban Residence. Ward 8. **(Postponed to the September 12, 2019 meeting)**

OTHER BUSINESS

1. Review of tentative agenda to determine proposals of regional impact.
2. Referral from the Board of Aldermen on Proposed R-19-147, Authorizing Purchase and Sale of City land at 21 Pine Street (Map 77, Lot 17) and land of Public Service Company of New Hampshire d/b/a Eversource Energy at 3 Pine Street Extension (Map 77, Lot 2A). **(Postponed from the June 20, 2019 meeting)**
3. Referral from the Board of Aldermen on Proposed R-19-148, Amending the authorization for the Sale of City land on Bridge Street and Sanders St **(Postponed from the June 20, 2019 meeting)**
4. Referral from the Committee on Infrastructure – Petition to Release Façade Easement **(Postponed from the June 20, 2019 meeting)**

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

August 8, 2019

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