



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

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

June 26, 2020

AGENDA

To: NCPB Members

From: Planning Staff

Re: Regular Meeting and Public Hearing, July 9, 2020

Notice is hereby given that a Public hearing of the City of Nashua Planning Board will meet on Thursday, July 9, 2020 at 7:00 PM via a Webex Meeting. Real-time public comment can be addressed to the Board utilizing Webex 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 July 9, 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 July 2, 2020 at www.nashuanh.gov in the Calendar or Agendas and Minutes.

To access Webex: <https://nashuanh.webex.com/nashuanh/j.php?MTID=m80fc55d339c741629f0e709d4601bc6d>
Meeting number/access code: **129 364 9946** – Password: **Vf5GhuPhV36**

To join by phone: **1-(408)-418-9388** - Meeting number/access code: **129 364 9946**

If for some reason you can't connect to Webex, please contact us at **(603) 589-3115**.

- A. Call to Order
- B. Roll Call
- C. Approval of Minutes – June 18, 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 / SPICAL USE PERMITS

1. Wilmar, LLC (Owner) Colbea Enterprises, LLC (Applicant) - Application and acceptance of proposed Conditional Use Permit to allow a gas station in the General Business Zone. Property is located at 4 Blackstone Drive. Sheet H - Lot 520. Zoned "GB" General Business. Ward 2.

NEW BUSINESS –SUBDIVISION PLANS

2. Wilmar, LLC (Owner) Colbea Enterprises, LLC (Applicant) - Application and acceptance of proposed two lot subdivision. Property is located at 4 Blackstone Drive. Sheet H - Lot 520. Zoned "GB" General Business. Ward 2.

NEW BUSINESS – SITE PLANS

3. Wilmar, LLC (Owner) Colbea Enterprises, LLC (Applicant) - Application and acceptance of proposed amendment to NR1943 to construct a 5,005 sf convenience store with drive-thru lane and self-service gas pumps. Property is located at 4 Blackstone Drive. Sheet H - Lot 520. Zoned "GB" General Business. Ward 2.
4. Oakwood Square, LLC, c/o The Stabile Companies (Owner) - Application and acceptance of proposed site plan amendment to NR669 to construct a 40 space parking lot. Property is located at 6-8 High Pine Avenue. Sheet E - Lot 145. Zoned "RC" Urban Residence. Ward 1.
5. 267 Main Street Realty, LLC (Owner) - Application and acceptance of proposed one year extension to NR1625 to construct a 1,827 sf coffee shop with a drive through and associated site improvements. Property is located at 267 Main Street. Sheet 97 - Lot 13. Zoned "D1/MU" Downtown 1/Mixed Use. Ward 4.

OTHER BUSINESS

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

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 6, 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