

NASHUA CITY PLANNING BOARD  
STAFF REPORT

TO: Nashua City Planning Board  
FROM: Linda McGhee, Deputy Planning Manager  
FOR: July 15, 2021  
RE: **New Business - Project A21-0129 Site Plan**

**I. Project Statistics:**

Owner/Applicant: ZJBV Properties, LLC  
Proposal: One Year Extension to construct two 84 unit apartment building with associated site improvements  
Location: 159 Temple Street  
Total Site Area: 4.04 acres (175,999 sf)  
Existing Zoning: GI-General Industrial/TOD-Transit-Oriented Development  
Surrounding Uses: Residential and commercial

**II. Background Information:**

On August 8, 2019 the Planning Board approved a site plan for the construction of two connected multi-family buildings with associated parking. A one year extension was approved on August 6, 2020. The staff reports and approval letters are attached.

**III. Project Description:**

The purpose of this application is to extend the Planning Board approval for one year. There are no changes proposed to the approved plan. City Staff has no concerns or objections related to this application.

**IV. Staff Recommendations and Findings:**

The Planning Board should make a determination that the plan meets, or does not meet, the requirements outlined in the Site Plan NRO § 190-146(D) and §190-23F. The Board should review these prior to making a motion. If the Planning Board chooses to disapprove the plan, specific reasons should be given. If the Planning Board chooses to approve this plan, staff recommends the following stipulations be made part of that approval:

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