

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 A21-0166 Site Plan**

I. Project Statistics:

Owner: Nashua Housing Authority
Applicant: Boston Capital Corporation and Nashua Housing Authority
Proposal: One Year Extension to NR1212 to show the redevelopment of the Bronstein Apartment Complex
Location: 41 Central Street
Total Site Area: 4.182 acres
Existing Zoning: RC-Urban Residence
Surrounding Uses: Residential and commercial

II. Background Information:

The site contains the Bronstein Apartment which is a housing project constructed in the 1970s. Currently there are 6 two-story and eight unit apartment buildings (48 units total). There is a recreation building with a day care, two outdoor recreation areas and a basketball court. On August 6, 2020 the planning board approved a site plan for the redevelopment of the Bronstein Apartment Complex; the approval letter and minutes 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.