



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

Planning & Zoning 589-3090
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July 2, 2021

AGENDA

To: NCPB Members

From: Planning Staff

Re: Regular Meeting and Public Hearing July 15, 2021

Notice is hereby given that a Public Hearing of the City of Nashua Planning Board will occur on Thursday, July 15, 2021 at 7:00 PM in Room #208 at the Nashua City Hall located at 229 Main Street, Nashua, NH AND via Zoom at the link below. **Members of the public and representatives of the applicant are encouraged to attend the meeting via Zoom. If attending in person, please consider arriving no earlier than 15 minutes before the estimated public hearing time below.** Real-time public comment can be addressed to the Board utilizing Zoom for remote access or at City Hall in Room #208. To access Room #208, please use the rear City Hall entrance and follow directional signage to the second floor. ADA access is available via the elevator. The Zoom application will allow users to view the meeting and ask questions to the Board. The public is also encouraged to submit their comments in advance of the meeting via email planningdepartment@nashuanh.gov or by mail (please make sure to include your name/address and comments) by 5pm on July 14, 2021 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 online starting July 9, 2021 at <https://www.nashuanh.gov/AgendaCenter/Planning-Board-23>.

To access Zoom: <https://us02web.zoom.us/j/88279359803?pwd=WGRUa3M3b1N2aW1wKy9oS1psZ0pvZz09>

Meeting number/access code: **882 7935 9803** – Password: **709888**

To join by phone: **1 (929) 436-2866** - Meeting number/access code: **882 7935 9803**

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

- A. Call to Order
- B. Roll Call
- C. Approval of Minutes – June 17, 2021
- D. Communications
- E. Report of Chairman, Committee, & Liaison
- F. Executive Session

NEW BUSINESS – CONDITIONAL / SPECIAL USE PERMITS

A21-0142 John J. Flatley Company (Owner) - Application and acceptance of proposed Conditional Use Permit to allow for a 198 seat (including 70 patio seat) restaurant use within a portion of an approved 10,500 square foot flexible use space building. Property is located at 306 Innovative Way. Sheet A - Lot 1022 (formerly Lot 798). Zoned "PI" Park Industrial. Ward 8. **(7:05 PM)**

NEW BUSINESS – SITE PLANS

- A21-0129 ZJBV Properties LLC (Owner) – Application and acceptance of proposed one year extension of two 84-unit apartment buildings with associated site improvements. Property is located at 152 Temple Street & L Bridge. Sheet 39 – Lot 31 & 38. (Formerly 152 & 169-161 Temple Street & “L” Bridge Street). Zoned "GI/TOD" General Industrial/Transit Oriented Development. Ward 7. **(7:15 PM)**
- A21-0166 Nashua Housing and Redevelopment Authority (Owner) Boston Capital Corporation and Nashua Housing and Redevelopment Authority (Applicant) - Application and acceptance of proposed one year extension to NR1212. Property is located at 41 Central Street. Sheet 80 - Lot 89. Zoned “RC” Urban Residence. Ward 4. **(7:20 PM)**
- A21-0043 Jane & Josemar Lorentz (Owners) - Application and acceptance of proposed site plan to show a convenience store and residential use. Property is located at 6 Kinsley Street. Sheet 97 - Lot 4. Zoned “RC” Urban Residence. Ward 4. **(7:30 PM)**

NEW BUSINESS –SUBDIVISION PLANS

- A21-0151 Nashua Housing and Redevelopment Authority (Owner) Boston Capital Corporation and Nashua Housing and Redevelopment Authority (Applicant) - Application and acceptance of proposed condominium subdivision of NR1212 for the redevelopment of the Bronstein Apartment Complex and documents. Property is located at 41 Central Street. Sheet 80 - Lot 89. Zoned “RC” Urban Residence. Ward 4. **(7:20 PM)**
- A21-0131 R. da Silva Parppinelle & Bruno Alex Ricci (Owners) - Application and acceptance of proposed two lot subdivision. Property is located at 54 Chandler Street. Sheet 42. Lot 221. Zoned RC-Urban Residence. Ward 3. **(7:45 PM)**
- A21-0028 The Landing at Nashua, LLC, C/o. Dick Anagnost (Owner) – Application and acceptance of proposal to subdivide a 41.31 acre lot, the product of the merger of three (3) existing lots of record, Sheet A - Lots 218, 1019, and 1020, into (7) seven lots. Property is located at 2 East Spit Brook Road. Sheet A - Lots 218, 1019, and 1020. Zoned “GB” General Business & “MU” - Mixed Use Overlay. Ward 7. **(8:00 PM)**

OLD BUSINESS – CONDITIONAL / SPECIAL USE PERMITS

None

OLD BUSINESS – SUBDIVISION PLANS

None

OLD BUSINESS – SITE PLANS

- A21-0029 The Landing at Nashua, LLC, C/o. Dick Anagnost (Owner) – Proposal to construct a Self-Storage facility. Property is located at 2 East Spit Brook Road. Sheet A - Lot 218. Zoned “GB” General Business & “MU” Mixed Use Overlay. Ward 7. **(Continued from the June 17, 2021 Meeting) (8:00 PM)**
- A21-0062 The Landing at Nashua, LLC, C/o. Dick Anagnost (Owner) – Proposal to construct a Costco Retail Store with Fuel Station. Property is located at 2 East Spit Brook Road. Sheet A - Lot 218 & 1019. Zoned “GB” General Business & “MU” Mixed Use Overlay. Ward 7. **(Continued from the June 17, 2021 Meeting) (8:00 PM)**

OTHER BUSINESS

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

DISCUSSION ITEMS

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 5, 2021

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