



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

Planning & Zoning 589-3090
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December 21, 2021

AGENDA

To: NCPB Members

From: Planning Staff

Re: Regular Meeting and Public Hearing January 6, 2022

Notice is hereby given that a Public Hearing of the City of Nashua Planning Board will occur on Thursday, January 6, 2022 at 7:00 PM at the Nashua City Hall located at 229 Main Street, Nashua, NH AND via Zoom at the link below. **Members of the public are encouraged to attend the meeting via Zoom.** Real-time public comment can be addressed to the Board utilizing Zoom for remote access or at City Hall. To access City Hall, please use the rear City Hall entrance and follow directional signage. 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 January 5, 2022 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 December 30, 2021 at <https://www.nashuanh.gov/AgendaCenter/Planning-Board-23>.

To access Zoom: <https://us02web.zoom.us/j/88279359803?pwd=WGRUa3M3b1N2aW1wKy9oSlpsZ0pvZz09>

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 – December 2, 2021 and December 16, 2021
- D. Communications
- E. Report of Chairman, Committee, & Liaison
- F. Executive Session

OLD BUSINESS – CONDITIONAL / SPECIAL USE PERMITS

None

OLD BUSINESS – SUBDIVISION PLANS

A21-0177 Jigna & Sachin Patel (Owners). Proposed subdivision amendment to move an existing utility easement. Property is located at 69 Cherrywood Drive. Sheet C. Lot 2755. Zoned R-40-Rural Residence (FUOD overlay). Ward 9. **(Tabled to the March 10, 2022 Meeting)**

OLD BUSINESS – SITE PLANS

A21-0256 SD Realty LLC (Owner) - Zafar Chaudhary (Applicant) – Proposed change of use to smoke shop and associated site improvements. Property is located at 303 Main Street. Sheet 100 - Lot 5. Zoned “D3/MU” Downtown 3/Mixed Use. Ward 6. **(Tabled from the December 2, 2021 Meeting)**

NEW BUSINESS – CONDITIONAL / SPECIAL USE PERMITS

None

NEW BUSINESS –SUBDIVISION PLANS

None

NEW BUSINESS – SITE PLANS

A21-0267 Roscommon Investments, LLC (Owner) - Proposed site plan amendment to previous auto storage lot by adding a 4,980 sf auto auction building with a 1,615 mezzanine storage area and a vehicle storage lot. Property is located at 131 West Glenwood Street. Sheet 132 - Lot 38. Zoned “RA” Urban Residence and “HB” Highway Business. Ward 7.

A21-0286 Amerco Real Estate Company (Owner) - U-Haul Company of Eastern Massachusetts (Applicant) - Application and acceptance of proposed site plan amendment to expand existing U-Haul facility by adding 6,000 square feet of storage units. Property is located at 11 Northwest Boulevard. Sheet 1 - Lot 38. Zoned “PI” Park Industrial. Ward 2.

A21-0287 Cash Max Properties, LLC (Owner) - Application and acceptance of proposed site plan amendment to change the use from 358 square foot of residential to retail convenience store use and to formally classify the 1,518 SF existing residential unit as legally non-conforming. Property is located at 136 East Hollis Street. Sheet 40 - Lot 15. Zoned “GI” General Industrial & “TOD” Transit Oriented Development Overlay District. Ward 7.

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

January 20, 2022

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