



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

Planning & Zoning 589-3090
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June 3, 2022

AGENDA

To: NCPB Members

From: Planning Staff

Re: Regular Meeting and Public Hearing June 16, 2022

Notice is hereby given that a Public Hearing of the City of Nashua Planning Board will occur on Thursday, June 16, 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 June 15, 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 June 10, 2022 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 – June 2, 2022
- E. Report of Chairman, Committee, & Liaison
- F. Executive Session

OLD BUSINESS – CONDITIONAL / SPECIAL USE PERMITS

None

OLD BUSINESS – SUBDIVISION PLANS

- A22-0064 ColinBrooke Investment (Owner) – Proposed lot line relocation. Property is located at 5 & 7 Westbrook Drive. Sheet A - Lot 355 & 356. Zoned “R9” Suburban Residence. Ward 7. **(Tabled from the May 19, 2022 Meeting)**
- A21-0299 145 Temple Street, LLC (Owner) - Greenridge LLC (Applicant) – Proposed three lot subdivision. Property is located at 145-149 Temple Street. Sheet 38 - Lot 93. Zoned “GI” General Industrial/”TOD” Transit Oriented Development. Ward 7. **(Tabled until the July 14, 2022 Meeting)**

OLD BUSINESS – SITE PLANS

- A21-0300 145 Temple Street, LLC (Owner) - Greenridge LLC (Applicant) – Proposed site plan to show a 4-bay garage, office and storage. Property is located at 145-149 Temple Street. Sheet 38 - Lot 93. Zoned “GI” General Industrial/”TOD” Transit Oriented Development. Ward 7. **(Tabled until the July 14, 2022 Meeting)**
- A21-0301 145 Temple Street, LLC (Owner) - Greenridge LLC (Applicant) – Proposed site plan to add asphalt manufacturing. Property is located at 145-149 Temple Street. Sheet 38 - Lot 93. Zoned “GI” General Industrial/”TOD”-Transit Oriented Development. Ward 7. **(Tabled until the July 14, 2022 Meeting)**
- A21-0302 145 Temple Street, LLC (Owner) - Greenridge LLC (Applicant) – Proposed site plan to add proposed office use. Property is located at 145-149 Temple Street. Sheet 38 - Lot 93. Zoned “GI” General Industrial/”TOD” Transit Oriented Development. Ward 7. **(Tabled until the July 14, 2022 Meeting)**

NEW BUSINESS – CONDITIONAL / SPECIAL USE PERMITS

- A22-0089 Rivier University (Owner) – Application and acceptance on proposed Conditional Use Permit for Rivier Village Student Housing. Property is located at “L” & 439 South Main Street, 1 Clement Street, 11, 15 & 17 Oldfield Road and 1 Weld Street. Sheet 112 - Lots 4, 5, 16, 18, 19, 21 & 22. Zoned “RA” Urban Residence. Ward 7.

NEW BUSINESS – SUBDIVISION PLANS

- A22-0105 138 Spit Brook Realty, LLC and Grace Lutheran Church Missouri Synod (Owners) – Application and acceptance on proposed lot line relocation plan. Property is located at 130 & 138 Spit Brook Road. Sheet B - Lots 76 & 2428. Zoned “R18” Suburban Residence and “PI” Park Industrial. Ward 8.

NEW BUSINESS SITE PLANS

- A22-0088 Rivier University (Owner) – Application and acceptance on proposed site plan for Rivier Village Student Housing/Phase 1 to include two buildings, 10 apartment units, 37 beds per building for a total of 74 beds along with associated site improvements. Property is located at “L” & 439 South Main Street, 1 Clement Street, 11, 15 & 17 Oldfield Road and 1 Weld Street Sheet 112 - Lots 4, 5, 16, 18, 19, 21 & 22. Zoned “RA” Urban Residence. Ward 7.
- A22-0087 GR Nashua Land, LLC (Owner) – Application and acceptance on proposed remodel of existing car wash along with associated site improvements. Property is located at 607 Amherst Street. Sheet H - Lot 105. Zoned “GB” General Business. Ward 2.
- A22-0090 Southland Corporation (Owner) 7-Eleven (Applicant) – Application and acceptance on proposed amendment to NR1057 to remove existing fueling dispensers, concrete pad, and gas canopy and install new dispensers, islands, canopy and pad. Property is located at 367 Amherst Street. Sheet G - Lot 652. Zoned “GB” General Business. Ward 2.
- A22-0103 Proctor Square, LLC (Owner) – Application and acceptance on proposed two-story 2,154 sf building addition. Property is located at 195 Daniel Webster Highway. Sheet A - Lot 997. Zoned “HB Highway Business. Ward 8.
- A22-0107 Valley Properties Inc. (Owner) – Application and acceptance on proposed one-story, 3,368 sf building addition along with associated site improvements. Property is located at 6 Northwest Boulevard. Sheet I - Lot 570. Zoned “GB” General Business. Ward 1.

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

July 14, 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