

NASHUA CITY PLANNING BOARD  
February 7, 2019

The regularly scheduled meeting of the Nashua City Planning Board was held on February 7, 2019 at 7:00 PM in the 3<sup>rd</sup> floor auditorium in City Hall.

Members Present: Adam Varley, Vice Chair  
Mike Pedersen, Mayor's Rep.  
Edward Weber, Secretary  
Ald. David Tencza  
Steve Dookran, City Engineer  
David Robbins  
Maggie Harper

Also Present: Roger Houston, Planning Department Manager  
Linda McGhee, Deputy Planning Manager

**Approval of Minutes**

January 10, 2019 - regular minutes

**MOTION** by Mr. Weber to approve the regular minutes of the January 10, 2019 meeting, as amended.

**SECONDED** by Ms. Harper

**MOTION CARRIED 6-0-1 (Robbins)**

January 10, 2019 - annual minutes

**MOTION** by Mr. Reppucci to approve the minutes of the January 10, 2019 meeting.

**SECONDED** by Mr. Robbins

**MOTION CARRIED 6-0-1 (Robbins abstained)**

**COMMUNICATIONS**

Mr. Houston went over the following items that were received after the mailing went out:

- Invitation to the 2019 NRPC Annual Forum
- Letter from Don Ware, Pennichuck Water re: Case #2
- OSI Spring Conference on June 1, 2019

**REPORT OF CHAIR, COMMITTEE & LIAISON**

Mr. Weber said that the HDC had one application at 46 Concord St, which was approved.

**PROCEDURES OF THE MEETING**

Mr. Varley went into the procedure of the meeting as follows: After the legal notice of each conditional, special use permit, site plan or subdivision plan is read by the Chair, the Board will determine if that the application is complete and ready for the Board to take jurisdiction. The public hearing will begin at which time the applicant or representative will be given time to present an overview and description of their project. The applicant shall speak to whether or not they agree with recommended staff stipulations. The Board will then have an opportunity to ask questions of the applicant or staff.

The Chair will then ask for testimony from the audience. First anyone wishing to speak in opposition or with concern to the plan may speak. Please come forward to the microphone, state their name and address for the record. This would be the time to ask questions they may have regarding the plan. Next public testimony will come from anyone wishing to speak in favor of the plan. The applicant will then be allowed a rebuttal period at which time they shall speak to any issues or concerns raised by prior public testimony.

One public member will then be granted an opportunity to speak to those issues brought by the applicant during their rebuttal period. The Board will then ask any relevant follow-up questions of the applicant if need be.

After this is completed the public hearing will end and the Board will resume the public meeting at which time the Board will deliberate and vote on the application before us. The Board asks that both sides keep their remarks to the subject at hand and try not to repeat what has already been said.

Above all, the Board wants to be fair to everyone and make the best possible decision based on the testimony presented and all applicable approval criteria established in the Nashua Revised Ordinances for conditional, special use permits, site plans and subdivisions. Thank you for your interest and courteous attention. Please turn off your cell phones and pagers at this time.

**OLD BUSINESS - CONDITIONAL/SPECIAL USE PERMITS**

None

**OLD BUSINESS - SUBDIVISION PLANS**

None

**OLD BUSINESS - SITE PLANS**

None

**NEW BUSINESS - CONDITIONAL/SPECIAL USE PERMITS**

1. Fab-Braze Corp (Owner) U-Haul Co. of Eastern Massachusetts (Applicant) - Application and acceptance of proposed amendment to NR1314 for a Conditional Use Permit to allow for truck leasing/rental. Property is located at 476 Amherst Street. Sheet H - Lot 116. Zoned "PI" Park Industrial. Ward 2.

**MOTION** by Mr. Weber that the application is complete and the planning board is ready to take jurisdiction.

**SECONDED** by Mr. Pedersen

**MOTION CARRIED 7-0**

Earle Blatchford, Project Engineer, Hayner Swanson Inc, 3 Congress St, Nashua NH

Mr. Blatchford introduced himself and Scott Chase, president of U-Haul Co. of Eastern Massachusetts, to the Board. He gave a brief overview of the request. There is a second parcel involved in the overall site design, rear parcel H-23. The combined lot area is 7.2 acres. The parcels will be merged as a condition of the future site plan.

Mr. Blatchford gave an overview of the site. It is currently used for light manufacturing in a 19,500 square foot one-story building. There is one single driveway. Roughly two of the seven acres are currently developed. The property was recently rezoned from "AI" Airport Industrial to "PI" Park Industrial. They are applying for the conditional use permit separately as part of negotiations with the current owner. They will submit plans for a site plan application soon.

The applicant proposes to renovate the current structure without expanding the building footprint. The uses proposed for the building are truck and van leasing, and self-storage. A second new 2-story building is proposed behind the first, to be used entirely for self-storage. Self-storage is permitted by right under the city's Land Use Code, and truck and van leasing is permitted by conditional use permit. The applicant has submitted a letter to Linda McGhee addressing the nine points of the conditional use permit dated incorrectly as February 20, 2018; it should read the same date as the cover letter, dated December 20, 2018. Mr. Blatchford presented a floor plan to the Board.

Mr. Weber asked Staff if the application satisfied all proposed changes to ordinance regarding self-storage discussed at the previous meeting.

Ms. McGhee said that this application was only for the conditional use permit to allow the use of truck leasing. When they apply for the site plan they will make sure it meets all the new criteria or they would have to ask for waivers.

Mr. Dookran said he is not sure what plan they are approving tonight. The conditional use permit refers often to a new site plan, which they have not seen yet. The property has a purchase in sales agreement that the applicant must receive a conditional use permit approval from the Planning Board. He asked if the deal will be finalized, should the board approve the application.

Mr. Blatchford said yes.

Mr. Dookran asked what of future problems, if the site can't mitigate traffic and stormwater issues.

Mr. Blatchford said that they would have to come up with a plan that does mitigate issues as always. There is a certain amount of risk in closing before the site plan, but it is a business deal and this is what the two parties have talked about. This takes some of the risk, not all.

Mr. Dookran said that this application refers to a plan that hasn't been prepared or evaluated. He said that the currently approved site plan from 1985 hasn't been implemented and doesn't represent.

Mr. Blatchford said the plan was old, and may have changed as the site aged. The preliminary plan was circulated among city

staff and underwent technical review. They have taken this approach to answer some questions and increase the comfort level for the clients purchasing the property.

Mr. Varley asked if Mr. Blatchford was aware that if they approve the conditional use permit tonight, that it doesn't guarantee any approval of a site plan.

Mr. Blatchford said absolutely. In his mind they are not approving the design on the plan; they are approving the use for the truck leasing. They will come back with something that is acceptable to Staff and the Board.

Mr. Dookran asked if this means they can start leasing trucks after this approval and purchase of the property, even though a site plan isn't approved.

Ms. McGhee said no. They wouldn't allow the applicant to apply for building permits until after the site plan was approved.

**SPEAKING IN OPPOSITION OR CONCERN**

None

**SPEAKING IN FAVOR**

Atty. David Rasnick, Cohan Rasnick Myerson Plaut LLP, 1 State St, Boston MA

Atty. Rasnick introduced himself to the Board as the representative of Microwave Development Lab Inc and Fab-Braze Corp, the current owners of the two parcels. Both owners are fully supportive of U-Haul's plans going forward.

Mr. Varley closed the public hearing and moved into the public meeting.

Mr. Varley said he feels comfortable in moving forward with this plan, given that the applicant would not be able to apply for building permits under the conditional use permit until after the site plan had been approved. Even if the applicant had applied for the site plan at the same time, they would still be independently considering the conditional use permit.

Mr. Dookran said that they always vote on them together. They rarely approve one without seeing the other.

Mr. Varley said he understood it was somewhat unusual, but he doesn't think it is unprecedented. As long as the applicant understands they are taking a risk, he doesn't see any reason not to act on this tonight.

Ald. Tencza said that doing it this way gives the Planning Board more leverage when the site plan is submitted. They will have more of an interest in complying with whatever the Staff and Planning Board recommendations are going forward.

Mr. Weber asked if the Board could approve the application without all nine requirements.

Mr. Varley said the ordinance states that conditional use permits are supposed to meet the nine criteria.

Mr. Dookran said that the process is flawed if they could approve one step today without seeing the rest of the project. They would be using those criteria without any evidence that they are working.

Mr. Varley asked Staff if there was anything in the ordinance requiring a site plan be submitted with the conditional use permit.

Ms. McGhee said there was not. They have had conditional use permits submitted recently that used older site plans.

Mr. Dookran referred to the criteria relating to a submitted plan, and asked what plan they are talking about.

Ms. McGhee said they have a preliminary plan. The applicant didn't have enough time to submit a full site plan with the conditional use permit.

Mr. Dookran said he understands the circumstances, but they have to take this seriously.

Mr. Houston said that the request before them was for a truck leasing use. They will use the current building as an office and self-storage. The applicant wanted to be sure that they could use the site for truck leasing before they bought it, and wanted to be sure they could before they bought the property. That is what this conditional use permit allows them to do. The applicant will have to come in with a site plan for the rest of it.

Mr. Dookran said he suspects the truck leasing would have a fleet onsite.

Mr. Houston said it would.

Mr. Dookran said they would have to make sure that the site works for circulation and parking. The site is also in the Water Supply Protection District, and subject to very stringent stormwater rules, especially for a vehicle fleet. There will need to be important changes made to the plan, and they don't know if those changes can even be done.

Mr. Varley said that they retain the authority to approve or not approve the site plan. He referred to the nine criteria in consideration of the building structure or use. He feels the applicant is asking them to approve a use tonight, and that they are looking at the criteria in connection with the use that has been described. The Board would be approving a use, not any particular manifestation of it. The applicant will bring that to the Board at a later time.

Mr. Dookran said he was going to be a stickler for the wording. That would have been fine if their responses to the nine approval criteria did not refer to a site plan that doesn't exist.

Mr. Varley said the applicant could have answered question #4 with "at this time they do not have a site plan, there is no specific building they can describe, and therefore they have no reason to believe it would affect property values", but they have attempted to give the Board more information to inform about what they intend to do. It seems to be a reasonable effort in absence of a formal plan.

Mr. Houston said that in regards to the Water Supply Protection District, the site flows down towards the railroad tracks, and on towards the old boulder square site. There are plenty of treatment opportunities before it goes down the hill, in terms of intercepting anything that might impact the watershed. If it flowed directly into the brook he would have more serious concerns.

Mr. Dookran said he thinks they are trying to make an exception to the process.

Mr. Houston said the applicant still has to go through the site plan process, and if the Board is unhappy with the proposal they can deny it.

Mr. Varley reiterated that the applicant is taking the risk. If the ordinance stated that conditional use permits shall only be considered in connection with a site plan, then he wouldn't feel comfortable approving anything. Given that there is no affirmative obligation and that the applicant has acknowledged the risks, he doesn't think they are doing anything historic in acting on this plan.

**MOTION** by Mr. Weber to approve New Business - Conditional Use Permit #1. It conforms to § 190-133(F) with no stipulations or waivers.

**SECONDED** by Ald. Tencza

**MOTION CARRIED 6-1 (Dookran opposed)**

**NEW BUSINESS - SUBDIVISION PLANS**

None

**NEW BUSINESS - SITE PLANS**

2. Land M Management Company, LLC (Owner) YMCA of Greater Nashua (Applicant) - Application and acceptance of proposed amendment to site plan NR2178 to show an aquatics center including a clubhouse building, outdoor pool and splash pad along with accompanying parking and site improvements. Property is located at 90 Northwest Boulevard. Sheet H - Lot 648. Zoned "PI" Park Industrial. Ward 1.

**MOTION** by Mr. Pedersen that the application is complete and the planning board is ready to take jurisdiction.

**SECONDED** by Ms. Harper

**MOTION CARRIED 7-0**

Tom Zajac, Project Engineer, Hayner Swanson Inc., 3 Congress St,  
Nashua NH

Mr. Zajac introduced himself to the Board as representative for the YMCA. He also introduced Atty. Brad Westgate, and from the YMCA CEO Michael LaChance and Properties Director Sean Nolan.

Mr. Zajac gave an overview of the lot. This site is part of Westwood Park, and is surrounded by industrial and commercial uses. To the south is the Northwest Conservation Area. Access to the site is from a shared driveway off of Northwest Blvd. In 2000 the site was originally planned as part of a 550,000 sf manufacturing facility on 55 acres of land, with an associated 1,200 parking spaces. The subject site was designated as a 300 space parking lot. The project was only partially completed, but the utilities and stormwater infrastructure was installed during that time. Then, the excess land was subdivided to create this lot and others nearby. In 2003 the site was redeveloped into a 55,000 sf industrial office, with 51 parking spaces. In 2014, the industrial portion of the building was converted to an indoor sports facility.

The YMCA proposes to purchase the facility and create an outdoor aquatics facility. The aquatics facility will be 150'x150', and include an outdoor pool, splash pad, waterslides, and a playground. There will be a 3,000sqft clubhouse, which will house bathrooms, locker rooms, and pool mechanicals. The hours of operation will be Monday-Sunday, 8am to dusk, and roughly from Memorial Day to Labor Day as weather permits. Associated site improvements include 143 additional parking spaces, access drives, curbing, sidewalks, fencing, landscaping, site lighting, and utility services. If approved YMCA intends to occupy the existing facility by April 1<sup>st</sup> or sooner, with the goal of starting construction by the fall and opening for summer of 2020.

The applicant proposes a total of 194 parking spaces, well above the minimum 120 required. There will be an additional 53 overflow parking spaces available at the adjacent Autajon facility, and there is room onsite to create more. The site is located within the Water Supply Protection District, so stormwater runoff will be directed into the preexisting stormwater basin, constructed in the early 2000's. It was designed for a large development, and the applicant provided an analysis showing that the basin is operating well below capacity and can accommodate additional stormwater runoff. The proposal is currently under review by the New Hampshire Dept. of Environmental Services (NHDES), Alteration of Terrain Bureau (AoT). The applicant is requesting one waiver from NRO §190-172, which specifies non-residential building design standards. Due to the timetable of the project the clubhouse has not been designed yet. The applicant submitted sample elevations and photos of current facilities to give the Board an idea of the

design and intent, and the YMCA agrees to the stipulation to provide Staff with elevations upon completion.

Mr. Varley asked about the traffic report.

Mr. Zajac said that in the traffic memo dated December 27, 2018, the traffic generated by the proposal will be seasonal, minimal, and below the threshold of requiring a full report.

Mr. Varley asked if the uses inside the current building will be maintained.

Mr. Zajac said correct.

Mr. Varley asked if the parking will be a net increase from current levels.

Mr. Zajac said yes, there will be an additional 123 parking spaces available.

Mr. Weber asked who will be maintaining the stormwater infiltration area.

Mr. Zajac said the YMCA will be in charge of maintaining the area. He is not sure if they will be contracting any firms.

Mr. Weber said he asked because sometimes infiltration isn't maintained on sites, and that causes problems. He said that he knew the applicant would not want to have something that didn't look great.

Mr. Zajac said that the existing basin is fairly overgrown, and agrees that it needs to be maintained. They are required both as part of the site plan process and AoT permit to provide and follow through on a stormwater operation and maintenance inspection plan, including an annual report to each.

Mr. Dookran asked if the plan meets the requirements for recently approved amendments to ordinance O-18-15, specifically to reduce impervious area by 20%.

Mr. Zajac said he didn't provide a specific certification, but that the plan meets city stormwater standards. He would be happy to provide a certification referencing that section, but because they meet the open space and stormwater study, he would say that they meet the requirements.

**SPEAKING IN OPPOSITION OR CONCERN**

None

**SPEAKING IN FAVOR**

None

Mr. Varley closed the public hearing and moved into the public meeting.

Mr. Varley asked Mr. Dookran if he wanted to make a stipulation requiring the applicant to provide the stormwater certification.

Mr. Dookran asked Staff how they are handling the ordinance amendment.

Ms. McGhee said she just received a letter from Engineering Dept. that questioned the certification. Up until this point they thought it was going through the Engineer Dept. review process.

Mr. Dookran said that the Engineering Dept. doesn't deal with open space.

Ms. McGhee said the open space requirement is reviewed by the Planning Dept. The letter she just received referred to the 20% reduction requirement.

Mr. Dookran said it's obvious that the site meets the open space requirements. The review should take place during the application process.

Ms. McGhee said they look at it during the technical review process.

Mr. Varley asked Staff if they recommended a stipulation.

Ms. McGhee said no.

Mr. Dookran suggested an amendment to Stipulation #3, so that Staff will review and approve clubhouse building elevations.

**MOTION** by Mr. Weber to approve New Business - Site Plan #2. It conforms to § 190-146(D) with the following stipulations or waivers:

1. The request for a waiver of § 190-172, which specifies non-residential building design standards, is granted, finding that the waiver will not be contrary to the spirit and intent of the regulation.
2. Prior to the Chair signing the plan, all comments in a letter from Pete Kohalmi, P.E. dated January 28, 2019 shall be addressed to the satisfaction of the Engineering Department.
3. Prior to the issuance of a building permit, staff will review and approve the building elevations of the clubhouse.
4. Prior to the issuance of a building permit, all comments in an e-mail from Mark Rapaglia dated January 29, 2019 shall be addressed to the satisfaction of the Fire Marshal.
5. Prior to any site disturbance, the Alteration of Terrain Permit for the project shall be approved by NHDES.
6. Prior to the issuance of a certificate of occupancy, all site improvements shall be completed.

**SECONDED** by Mr. Pedersen

**MOTION CARRIED 7-0**

4. Residences at Riverfront Landing Limited Partnership (Owner) - Application and acceptance of proposed amendment to site plan NR1975 to convert the use of the previously approved restaurant to 7 residential units, fenced in dog park, and add a 10 space parking lot located by the dog park. Property is located at 3-11 Bancroft Street. Sheet 40 - Lot 50. Zoned "GI/MU" General Industrial/Mixed Use. Ward 7.

**MOTION** by Ald. Tencza that the application is complete and the planning board is ready to take jurisdiction.

**SECONDED** by Ms. Pedersen

**MOTION CARRIED 7-0**

Jack McTigue, Project Engineer, TF Moran Inc, 48 Constitution Dr, Bedford NH

Mr. McTigue introduced himself to the Board as representative for the property owner. He gave a brief overview of the site. In regards to Phase II Building C, they have had difficulties in securing Army Corp of Engineers approval because of the sewer overflow in that area. In order to fill in the sewer overflow area and construct a section of the proposed building, the city

would have to upgrade several sewer pumps stations. They planned to construct a restaurant/retail space onsite as part of the original approval.

Due to difficulties in attracting tenants for the space, they now propose to convert the area over to 7 residential units. All site utilities needed for the units have already been installed. The parking requirements for the residential use are less than what would have been required for restaurant/retail space. In regards to the mixed use requirement, they now propose a dog park for residents. It will be located where the Phase II building would have been, and have less impact than the proposed apartment building would have had, and create additional parking spaces. They propose to amend the Phase I stormwater infiltration basin to accommodate the additional impervious area. The only utility proposed is the addition of a light in the parking area by the dog park. With these proposed changes there will be a 25% reduction in peak traffic flow. The applicant agrees to all terms of the staff report except item #4; the owner has already agreed to all items on the list, but cannot complete the work due to the season. The work covered by item #4 has already been bonded with the city, and is scheduled to commence in the spring.

Mr. Varley asked if there was any reason why the items from stipulation #4 couldn't be achieved before the issuance of final certificate of occupancy. That is what the nature of the stipulation refers to.

Mr. McTigue said there was not.

Mr. Robbins said that the plan originally came to the Board in 2013. He said one of the selling points for the plan was onsite restaurant and retail, providing interaction between residents and visitors. This plan would foreclose that opportunity. Has any thought been given to that?

Mr. McTigue said they pursued finding a restaurant for the available space, and were unable to find one. This is only part of the Riverfront area, and the rest of the area will be developed by other developers. This doesn't preclude other restaurants or other attractions for people from coming into the area.

Mr. Robbins said he understands the developers made an effort to address the points in their presentation, and that the business

climate currently doesn't want to make that happen. Is that correct?

Mr. McTigue said correct.

Bob Simonds, SMC Management Corp, 100 Galen St, Watertown MA

Mr. Simonds said that Mr. Robbins is correct, when Renaissance Downtown developed the master plan for the entire area, there were great hopes. They thought it would be the ideal place for a restaurant. But what the market has told them is that there isn't the visibility from the roadways for either a small store or restaurant. Part of the master plan on the west parcel is a mixed use component, and the riverside properties in between this parcel and the west parcel is a commercial space that they expect to modify. To the rest, there is room for condos and townhouses. The whole master plan is evolving.

Mr. Weber asked if the bus system come through Bancroft St.

Mr. Simonds doesn't believe the bus system provides service to Bancroft St, but people could use the city's bicycle ride-sharing program instead.

Mr. Weber said that part of the city's goal is to use more bus lines throughout. If the bus system doesn't extend to Bancroft St, it behooves the applicant to ask the bus system why not.

Mr. Simonds said that to the southeast of the lot the East Hollis St master plan is working on redoing the whole intersection. He said there is a lot of discussion on bike lanes, commuter rails, and bus lanes in the area. So he knows people are talking about it.

Mr. Weber asked if they will remove the trees at the dog park.

Mr. Simonds said there will be a limited amount of trimming of current trees. Three quarters of what will be the dog park is currently vegetated. They will be cutting back to the edge of the fence.

Mr. Dookran asked if it is safe to say that Building C will not be built.

Jack McTigue, Project Engineer, TF Moran Inc, 48 Constitution Dr, Bedford NH

Mr. McTigue said that is correct.

Mr. Dookran asked about the 25% traffic reduction.

Mr. McTigue said that is just between Phase I. There will be a bigger reduction across the development's total traffic plan.

Mr. Dookran said Mr. Simonds mention the city's traffic improvement plan, and it has been difficult to come up with a plan that really improves the traffic flow. One of the difficulties was making proper access and traffic operations for the main entrance of Bancroft St. So the reduction of traffic is good. He asked what the purpose of the new parking lot is.

Mr. McTigue said it provides the ability for residents to drive from their units to the dog park. It is also auxiliary parking for the surrounding buildings.

Mr. Dookran said he thinks that the residents would just walk to the park. They are adding additional pavement, and it won't be porous pavement. He knows they are tweaking the stormwater basin, but in the end they still have more flows.

Mr. McTigue said the stormwater flow is greatly reduced if you compare Phase I to the true pre-existing conditions.

Mr. Dookran said the city needs to be certain that the emergency overflow basin won't lose capacity because of the extra impervious surface runoff. Since the project began construction they haven't had to deal with flood stage river rising, so they haven't had the opportunity to test the emergency basin.

Mr. McTigue said that even the depths from a 100-year storm are less than they would be for pre-existing conditions. Those levels are 4-5 feet below overflow level.

Mr. Dookran said there needs to be a sign onsite telling people which lane to drive in as well.

Mr. Weber asked if the stormwater basin was simply to hold the water.

Mr. McTigue said the basin is designed to infiltrate stormwater. Larger storms will overflow into the emergency basin, but most of the water that comes into there will be held and infiltrated into the soil.

Mr. Weber said while he was inspecting the site, there was a lot of standing water that wasn't draining.

Mr. McTigue said the ground was probably frozen.

**SPEAKING IN OPPOSITION OR CONCERN**

None

**SPEAKING IN FAVOR**

Craig Ratay, 9 Bancroft St St A, Nashua NH

Mr. Ratay is a current resident of Riverfront Landing, and says that no city buses currently come through the area. He said it would be nice if there was a dog park, as many residents have dogs. The additional parking would be nice, as there is no parking on the back roadway. He said it was a shame that the building wasn't being used.

Mr. Varley closed the public hearing and moved into the public meeting.

Mr. Weber said that one of the tenants of the new units will get a deck, and recommends that they install a gate for privacy. He said that people currently use that area for their dogs.

**MOTION** by Ald. Tencza to approve New Business - Site Plan #3. It conforms to § 190-146(D) with the following stipulations or waivers:

1. All prior conditions of approval are incorporated herein and made a part of this plan, unless otherwise determined by the Planning Board.
2. Prior to the chair signing the plan, any minor drafting corrections will be made.
3. Prior to the issuance of a building permit the electronic copy of the plan shall be submitted to the Planning Department.
4. Prior to the issuance of a Certificate of Occupancy, comments in a letter from Pete Kohalmi, PE dated December 28, 2018 regarding outstanding issues from the punch list dated August 22, 2018 shall be addressed to the satisfaction of the Engineering Department.
5. Prior to the issuance of a Certificate of Occupancy, all site improvements will be completed.

**SECONDED** by Mr. Pedersen

**MOTION CARRIED 7-0**

4. John J. Flatley Company (Owner) - Application and acceptance of proposed site plan to construct a 255,272 square foot Research & Development facility. Property is located at 100-300 Innovative Way. Sheet A - Lot 798. Zoned "PI" Park Industrial and "RC" Urban Residence. Ward 8. **(Postponed to the March 21, 2019 Meeting)**

**OTHER BUSINESS**

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

Mr. Weber asked Staff if the upcoming application for improvements to the Greeley Boat launch constitutes regional impact.

Mr. Houston said that is a recreational facility, and will be used for emergency access to the river. He doesn't think it will affect the region.

**MOTION** by Mr. Weber that there are no items of regional impact.

**SECONDED** by Ms. Harper

**MOTION CARRIED 7-0**

2. Referral of the FY2020 Capital Improvements Program from the Capital Improvements Committee to the Nashua City Planning Board.

Mr. Weber led a discussion in regards to federal grants. Mr. Houston explained key details from the document.

**MOTION** by Mr. Weber to make a favorable referral for Other Business - #2.

**SECONDED** by Ald. Tencza

**MOTION CARRIED 7-0**

3. Cancellation of the February 21, 2019 meeting. The next meeting will be March 7, 2019.

**MOTION** by Mr. Weber to cancel the meeting of February 21, 2019.

**SECONDED** by Mr. Pedersen

**MOTION CARRIED 7-0**

**DISCUSSION ITEMS**

None

**MOTION** to adjourn by Mr. Reppucci at 8:43 PM.

APPROVED:

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Mr. Varley, Vice Chair, Nashua Planning Board

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DIGITAL COPY OF AUDIO OF THE MEETING MAY BE MADE AVAILABLE UPON 48 HOURS ADVANCED NOTICE AND PAYMENT OF THE FEE.

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Prepared by: Kate Poirier

Taped Meeting