

NASHUA CITY PLANNING BOARD
February 20, 2020

The regularly scheduled meeting of the Nashua City Planning Board was held on February 20, 2020 at 7:00 PM in the 3rd floor auditorium in City Hall.

Members Present: Scott LeClair, Chair
 Adam Varley, Vice Chair
 Edward Weber, Secretary
 Ald. David Tencza
 Dan Hudson, City Engineer
 Maggie Harper
 Bob Bollinger
 Larry Hirsch

Also Present: Linda McGhee, Deputy Planning Manager
 Scott McPhie, Planner I

Approval of Minutes

February 6, 2020

MOTION by Mr. Bollinger to approve the minutes of the February 6, 2020 meeting, as written.

SECONDED by Mr. Varley

MOTION CARRIED 5-0-3 (Weber, Tencza, Hudson abstained)

COMMUNICATIONS

Mr. McPhie went over the following items that were received after the case packets were mailed:

- 26th Annual Spring Planning and Zoning Conference

REPORT OF CHAIR, COMMITTEE & LIAISON

None

PROCEDURES OF THE MEETING

As there were no members of the public in the audience, Mr. LeClair did not outline the procedures of the meeting.

OLD BUSINESS - CONDITIONAL/SPECIAL USE PERMITS

None

OLD BUSINESS - SUBDIVISION PLANS

None

OLD BUSINESS - SITE PLANS

None

NEW BUSINESS - CONDITIONAL/SPECIAL USE PERMITS

None

NEW BUSINESS - SUBDIVISIONS

1. The Terrell-Holt Family Revocable Trust-2005 (Owner). Joshua & Caleb Becker, B&A Property Preservation, LLC (Applicant) - Application and acceptance of proposed lot line relocation/subdivision. The property is located at 26 Groton Road Sheet D - Lot 5. Zoned "R40" Suburban Residence. Ward 5.

MOTION by Mr. Bollinger that the application is complete and the Planning Board is ready to take jurisdiction.

SECONDED by Mr. Hirsch

MOTION CARRIED 8-0

Chris Guida, Project Engineer, Fieldstone Land Consultants, 206 Elm St, Milford NH

Mr. Guida introduced himself to the Board as the representative for the owner.

Mr. Guida gave an overview of the request. He showed on the plan the existing lot lines for the two subject properties, and the proposed relocation of the lot line. They propose to shrink the target lot size to the minimum lot requirements for the zone. The site received a variance from the Zoning Board on November 26, 2019 for two primary structures onsite, with the stipulation that the existing house be razed by September 30, 2020.

Mr. LeClair asked for clarification on the variance.

Mr. Guida said explained the variance request in greater detail.

Mr. Bollinger asked where the driveway locations would be.

Mr. Guida indicated the location of existing and proposed driveways on the plan.

Mr. Bollinger asked if any site distance or other determinations have been made in regards to basic safety guidelines.

Mr. Guida said there is excellent sightline, well over the 400-ft required. There will also be a state Dept. of Transportation permit to upgrade the driveway, as this is a state highway.

Mr. Bollinger said he believes this is a urban compact section, so the State may not be involved.

Mr. Weber asked if there is a sidewalk donation required.

Ms. McGhee said this is a lot line relocation. The project is considered under the subdivision regulations, but they are not creating any new lots tonight. Tomorrow the Planning Department will be holding a meeting with Fieldstone Land Consultants to discuss a site plan to develop the other lot. They will discuss sidewalks then.

SPEAKING IN OPPOSITION OR CONCERN

None

SPEAKING IN FAVOR

None

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

Mr. LeClair asked Staff if they were already working on site plan that falls onto this.

Ms. McGhee said yes, they are meeting on it tomorrow.

Mr. LeClair said he thinks they would address most of the site components in the site plan. He doesn't have any concerns with this application.

MOTION by Mr. Varley to approve New Business - Subdivision #1. It conforms to § 190-138(G) with the following stipulations or waivers:

1. The request for a waiver of § 190-282(B)(9), which requires an existing conditions plan, is granted, finding that the waiver will not be contrary to the spirit and intent of the regulation.
2. The request for a waiver of § 190-282(A), which requires the scale of the conditional plan shall not be smaller than 50-feet to one inch, is granted, finding that the waiver will not be contrary to the spirit and intent of the regulation.
3. Prior to the chair signing the plan, all minor drafting corrections will be made.
4. Prior to recording of the plan, addresses shall be shown on the plan as assigned by the Fire Marshal.
5. All stipulations of the Zoning Board of Adjustment dated November 26, 2019 are incorporated herein.
6. Any work within the right-of-way shall require a financial guarantee.

SECONDED by Mr. Weber

MOTION CARRIED 8-0

NEW BUSINESS - SITE PLANS

2. John J. Flatley Company (Owner) - Application and acceptance of proposed one year extension for a site plan amendment to NR 2165 to develop a portion of the property into 28 townhouse units with associated site improvements. Property is located at 100-300 Innovative Way. Sheet A - Lot 798. Zoned "PI" Park Industrial and "RC" Urban Residence. Ward 8.

MOTION by Mr. Hirsch that the application is complete and the Planning Board is ready to take jurisdiction.

SECONDED by Mr. Bollinger

MOTION CARRIED 8-0

Kevin Walker, John J Flatley Company, 45 Dan Rd Ste 320, Canton MA

Mr. Walker introduced himself to the Board as the applicant.

Mr. Walker summarized the previously approved request, and said they are looking for a one year extension. There have been no changes to the regulations or plan; they are currently in the process of getting some bids and hope to start sometime in the next year. He gave a status update.

Mr. LeClair asked if they would start construction soon.

Mr. Walker said he thinks so. They are working through some bids. If the numbers work, they plan on starting.

SPEAKING IN OPPOSITION OR CONCERN

None

SPEAKING IN FAVOR

None

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

Mr. LeClair summarized the previous approval.

Mr. Bollinger said the plan was approved in December, 2017. Is there a finite time limit to whether or not they consider an extension? It has been over two years.

Mr. LeClair said one to two years is not uncommon. One of the biggest impacts would be if there have been significant changes around the site.

Mr. Varley said significant changes in the ordinance would impact that as well.

Mr. LeClair said this particular development is one they have seen a master plan for. When they approved this plan last time it was reasonably consistent with the master plan.

Mr. Weber said there hasn't been any significant traffic increase.

Mr. Varley said at this site, in general, there has been a lot of discussion about the need for traffic improvements along the surrounding roads. When the project was originally approved there was an understanding traffic improvements were going to be coming with additional commercial/industrial developments.

Mr. Varley added they have approved multiple extensions before, and the question to continue the extensions start to get a little tougher after the second extension.

Ms. McGhee said the applicant applied before the deadline. With the holidays and limited number of meetings they asked to be postponed to this meeting. She said typically the Board allows for up to three extensions unless something has significantly changed, at which point they would have to reapply.

MOTION by Ald. Tencza to approve New Business - Site Plan #2. 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.

SECONDED by Ms. Harper

MOTION CARRIED 8-0

OTHER BUSINESS

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

None

2. Referral of the FY2021 Capital Improvements Program from the Capital Improvements Committee to the Nashua City Planning Board.

Mr. LeClair summarized the program, the contents of the report, and the Board's responsibilities in the process.

Ald. Tencza gave a brief overview of the selection process for the improvement proposals in the report.

The Board held a discussion regarding the Master Plan Ms. McGhee said they have already received 8 bids, and are in the process of going through them now.

Mr. Bollinger led a brief discussion on item #B5.

MOTION by Mr. Varley to favorably recommend the FY2021 Capital Improvements Program, as written, to the Board of Alderman.

NCPB

February 6, 2020

Page 7

SECONDED by Mr. Weber

MOTION CARRIED 7-0-1 (Bollinger abstained)

DISCUSSION ITEMS

MOTION by Mr. Weber to cancel the March 5, 2020 meeting, as there are no new cases on the agenda.

SECONDED by Mr. Bollinger

MOTION CARRIED 8-0

Mr. Weber led a brief discussion on the annual Planning and Zoning Conference.

MOTION to adjourn by Mr. Hirsch at 7:30 PM.

MOTION CARRIED 8-0

APPROVED:

Mr. LeClair, Chair, Nashua Planning Board

DIGITAL RECORDING OF THIS MEETING IS AVAILABLE FOR LISTENING DURING REGULAR OFFICE HOURS OR CAN BE ACCESSED ON THE CITY'S WEBSITE. DIGITAL COPY OF AUDIO OF THE MEETING MAY BE MADE AVAILABLE UPON 48 HOURS ADVANCED NOTICE AND PAYMENT OF THE FEE.

Prepared by: Kate Poirier

Taped Meeting