



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

Planning & Zoning 589-3090
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WEB www.nashuanh.gov

November 10, 2022

AGENDA - AMENDED

To: NCPB Members

From: Planning Staff

Re: Regular Meeting and Public Hearing November 17, 2022

Notice is hereby given that a Public Hearing of the City of Nashua Planning Board will occur on Thursday, November 17, 2022 at 7:00 PM at the Nashua City Hall located at 229 Main Street, Nashua, NH AND via Zoom at the link below. 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 pb@nashuanh.gov or by mail (please make sure to include your name/address and comments) by 4pm on November 16, 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 November 14, 2022 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 – November 3, 2022
- D. Communications
- E. Report of Chairman, Committee, & Liaison
- F. Executive Session

OLD BUSINESS – CONDITIONAL / SPECIAL USE PERMITS

None

OLD BUSINESS – SUBDIVISION PLANS

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 to the December 1, 2022 Meeting)**

A22-0177 The Landing at Nashua, LLC, C/o. Dick Anagnost (Owner) – 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. **(Tabled from the October 20, 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 to the December 1, 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 to the December 1, 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 to the December 1, 2022 Meeting)**

A22-0178 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. The Nashua City Planning Board assumed jurisdiction and accepted the applications below as complete on April 22, 2021. **(Tabled from the October 20, 2022 Meeting)**

A22-0179 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. The Nashua City Planning Board assumed jurisdiction and accepted the applications below as complete on April 22, 2021. **(Tabled from the October 20, 2022 Meeting)**

A22-0182 Merritt Place LLC (Owner) – Requesting the following: 1) use variance to change the proposed use from elderly housing to non-age restricted residential; and, 2) variance to exceed maximum number of stories, 2.5 permitted – 3 stories proposed. Property is located at 8 Merritt Parkway. Sheet C - Lot 2544. Zoned “R30” Rural Residence and Flexible Use Overlay District (FUOD). Ward 5. **(Tabled from the November 3, 2022 Meeting)**

A22-0039 Merritt Place LLC (Owner) - Proposed 44 unit townhouse development containing 11 buildings with 4 units each along with associated site improvements. Property is located at 8 Merritt Parkway. Sheet C - Lot 2544. Zoned R30-Rural Residence and Flexible Use Overlay District (FUOD). Ward 5. **(Tabled from the November 3, 2022 Meeting)**

NEW BUSINESS – CONDITIONAL / SPECIAL USE PERMITS

None

NEW BUSINESS – SUBDIVISION PLANS

A22-0159 Raisanen Homes Elite, LLC (Owner). Proposed 21- lot subdivision. Property is located at 15 Bartlett Avenue. Sheet 57 Lot 3. Zoned RA-Urban Residence. Ward 3. **(Postponed to the December 1, 2022 Meeting)**

NEW BUSINESS SITE PLANS

A22-0205 John J. Flatley Company (Owner). Proposed 48,000 square foot Flexible Space Building with associated site improvements. Property is located at L Dozer Road. Sheet A. Lot 44 & 712. Zoned PI-Park Industrial. Ward 8.

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

December 1, 2022

ADJOURN

WORKSHOP

**"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