



**City of Nashua**  
**Planning Department**  
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Nashua, New Hampshire 03061-2019

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June 29, 2023

**AMENDED AGENDA**

To: NCPB Members

From: Planning Staff

Re: Regular Meeting and Public Hearing July 13, 2023

Notice is hereby given that a Public Hearing of the City of Nashua Planning Board will occur on Thursday, July 13, 2023 at 7:00 PM at the Nashua City Hall located at 229 Main Street, Nashua, NH AND via Zoom at the link below. The public may submit their comments in advance of the meeting via email [pb@nashuanh.gov](mailto:pb@nashuanh.gov) or by mail (please make sure to include your name/address and comments) by 4pm on July 12, 2023. Letters should be addressed to City of Nashua, Planning Department, P.O. Box 2019, Nashua, NH 03061. Plans can be viewed online starting July 10, 2023 on the Agenda Center.

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**

- A. Call to Order
- B. Roll Call
- C. Approval of [Minutes – June 15, 2022](#)
- D. Communications
- E. Report of Chairman, Committee, & Liaison
- F. Executive Session

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

None

**OLD BUSINESS – SUBDIVISION PLANS**

None

**OLD BUSINESS – SITE PLANS**

None

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

A23-0052 Rise Above NH LLC (Owner). Proposed Conditional Use Permit to allow a women's halfway house with offices. Property is located at 49 Kinsley Street. Sheet 84. Lot 43. Zoned RC-Urban Residence. Ward 4.

[Report](#)

[Plans](#)

[Supplemental](#)

A23-0062 EC NH Real Estate Holdings, Inc. (Owner). Proposed Conditional Use Permit to allow a casino gaming facility in the former Sears retail space. Property is located at 310 Daniel Webster Highway (Pheasant Lane Mall). Sheet A. Lot 733. Zoned GB-General Business and TOD-Transit Oriented Development. Ward 7. **(The Applicant has requested a continuance to the August 3, 2023 meeting)**

[Report](#)

[Plans](#)

[Supplemental](#)

#### **NEW BUSINESS – SUBDIVISION PLANS**

A22-0254 BeoRidge LLC (Owner) – Proposed conservation subdivision creating 83 detached single-family condominium units along with associated site improvements. Property is located at 124 Ridge Road. Sheet B - Lot 55. Zoned “R18” Suburban Residence. Ward 9. **(The Applicant has requested a continuance to the August 3, 2023 meeting)**

[Reports](#)

[Plans](#)

[Supplemental](#)

[Public Comment](#)

A23-0066 City of Nashua (Owner) - Blaylock Holdings, LLC (Applicant) – Proposed subdivision of a portion of the Veterans Memorial Parkway as part of the Mohawk Tannery Redevelopment project. Zoned “RC” Urban Residence, RB-Urban Residence, and VMPR-Veterans Memorial Parkway Redevelopment Overly District. Ward 4. **(Tabled until the September 7, 2023 meeting)**

A23-0067 J.K.S. Realty, LLC (Owner). Blaylock Holdings, LLC (Applicant) - Proposed two lot subdivision. Property is located at “L” Fairmount Street. Sheet 62 - Lot 100. Zoned “RC” Urban Residence, “RB” Urban Residence, and “VMPR” Veterans Memorial Parkway Redevelopment Overly District. Ward 4. **(Tabled until the September 7, 2023 meeting)**

A23-0068 City of Nashua, Fimbel Door Corporation, Chester Realty Trust, J.K.S. Realty, LLC and L.J.J. Realty LLC (Owners). Blaylock Holdings, LLC (Applicant) - Proposed consolidation of seven existing lots and subdivide into nine proposed lots along with a proposed public road. Property is located at “L” Fox Street, 66 Fairmount Street, 11 Warsaw Avenue, “L” Intervale Street, “L” Hughey Street and “L” Fairmount Street. Sheets/Lots 71-7, 70-14, 134-16, 70-13, 134-40, 134-41, 62-100 (portion of newly created lot 100-1). Zoned “RC” Urban Residence, “RB” Urban

Residence, and “VMPR” Veterans Memorial Parkway Redevelopment Overly District. Ward 4.  
**(Tabled until the September 7, 2023 meeting)**

### **NEW BUSINESS – SITE PLANS**

A23-0069 City of Nashua, Fimbel Door Corporation, Chester Realty Trust, J.K.S. Realty, LLC and L.J.J. Realty LLC (Owners) Blaylock Holdings, LLC (Applicant) - Proposed Mohawk Tannery Redevelopment project involves the remediation and subsequent redevelopment of the former Fimbel Door/Mohawk Tannery sites and portions of adjacent properties into a total of 546 multi-family residential units along with associated site improvements. Property is located at “L” Fox Street, 66 Fairmount Street, 11 Warsaw Avenue, “L” Intervale Street, “L” Hughey Street and “L” Fairmount Street. Sheets/Lots 71-7, 70-14, 134-16, 70-13, 134-40, 134-41, 62-100 (portion of newly created lot 100-1). Zoned “RC” Urban Residence, “RB” Urban Residence, and “VMPR” Veterans Memorial Parkway Redevelopment Overly District. Ward 4. **(Tabled until the September 7, 2023 meeting)**

A23-0055 Crescent Properties Realty Trust (Owner). Proposed construction of an 8,400 sf commercial building with a drive-thru that was destroyed by a fire along with associated site improvements. Property is located at 495 Amherst Street. Sheet H. Lot 163. Zoned HB-Highway Business. Ward 2. **(The Applicant has requested a continuance to the August 3, 2023 meeting)**

[Report DRAFT](#)

[Plans](#)

[Elevations](#)

[Supplemental](#)

A23-0075 Nash Family Investment Properties & Stellos Family Investment Properties, LLC (Owners). Property Possible, Inc. (Applicant). Proposed site plan to redevelop existing lot into three 5 & 6 story residential apartment buildings totaling 362 units along with associated site improvements. Property is located at 103 Temple Street. Sheet 37. Lot 6. Zoned GI-General Industrial and TOD-Transit Oriented Development. Ward 4.

[Reports](#)

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### **OTHER BUSINESS**

1. Review of tentative agenda to determine proposals of regional impact.
2. [Referral](#) from the Board of Aldermen on proposed Petition for Waiver of School Impact Fees (2-21 Sutton Way)

### **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**

August 3, 2023

**ADJOURN**