



City of Nashua
Planning Department
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July 27, 2023

AMENDED AGENDA

To: NCPB Members

From: Planning Staff

Re: Regular Meeting and Public Hearing August 3, 2023

Notice is hereby given that a Public Hearing of the City of Nashua Planning Board will occur on Thursday, August 3, 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 or by mail (please make sure to include your name/address and comments) by 4pm on August 2, 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 31, 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 – July 13, 2022](#)
- D. Communications
- E. Report of Chairman, Committee, & Liaison
- F. Executive Session

OLD BUSINESS – CONDITIONAL / SPECIAL USE PERMITS

None

OLD BUSINESS – SUBDIVISION PLANS

- 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 to 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 to 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 to the September 7, 2023 meeting)**

OLD 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 to the September 7, 2023 meeting)**

NEW BUSINESS – SITE PLANS

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. **(Continued from the July 13, 2023 meeting)**

[Reports](#)

[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. **(Continued from the July 13, 2023 meeting)**

[Reports](#)

[Plans](#)

[Supplemental](#)

[Public Comment](#)

A23-0102 B&B Realty Corporation (Owner). Brookline Opportunities, LLC (Applicant). Proposed development of two multi-family affordable housing buildings with 95 units with associated site amenities including parking, sidewalks, bike storage, playground and landscaping. Property is located at 175 & 177 East Hollis Street & 50 Crown Street. Sheet 24. Lots 1, 40 & 52. Zoned GI-General Industrial & TOD-Transit Oriented Development. Ward 7.

[Reports](#)

[Plans](#)

[Elevations](#)

[Supplemental](#)

[Public Comment](#)

NEW BUSINESS – CONDITIONAL / SPECIAL USE PERMITS

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. **(Continued from the July 13, 2023 meeting)**

[Reports](#)

[Plans](#)

[Supplemental](#)

[July 28 Memo from GPI and August 2 response from VHB](#)

[Public Comment](#)

OTHER BUSINESS

1. Amendment of the [Hall's Corner Architectural Design Procedures and Guidelines document](#).
2. 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

September 7, 2023

ADJOURN