



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

Planning & Zoning 589-3090
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August 22, 2023

AGENDA

To: NCPB Members

From: Planning Staff

Re: Regular Meeting and Public Hearing September 7, 2023

Notice is hereby given that a Public Hearing of the City of Nashua Planning Board will occur on Thursday, September 7, 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 September 6, 2023. Letters should be addressed to City of Nashua, Planning Department, P.O. Box 2019, Nashua, NH 03061. Plans can be viewed online starting September 1, 2023 at nashuanh.gov.

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 – [August 3, 2023](#)
- D. Communications
- E. Report of Chairman, Committee, & Liaison
- F. Executive Session

OLD 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. **(Postponed from the August 3, 2023 meeting)**

[Report](#)

[Plans](#)

[Supplemental](#)

[Public Comment](#)

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 21, 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 21, 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 21, 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 21, 2023 meeting)**

NEW BUSINESS – CONDITIONAL USE PERMIT

- A23-0132 JP Irving, LLC (Owner). Ridgeline Defense MFG LLC (Applicant). Proposed Conditional Use Permit to amend NR1010 to allow for firearms, parts and accessories manufacturing and distribution. Property is located at 4 Bud Way, Suite 19 & 20. Sheet E. Lot 1349. Zoned AI-Airport Industrial. Ward 1.

[Reports](#)

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[Supplemental](#)

NEW BUSINESS – SUBDIVISION PLANS

- A23-0114 GIMAK Properties LLC (Owner). Proposed two-lot subdivision. Property is located at 96 Wellington Street. Sheet 65. Lot 200. Zoned RA-Urban Residence. Ward 3.

[Reports](#)

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[Supplemental](#)

A23-0143 David Matthew Smith and Raisanen Homes Elite, LLC (Owners). Proposed lot line relocation plan. Property is located at 21 Columbia Avenue (Sheet 65. Lot 208) and 15 Bartlett Avenue (Sheet 57. Lot 3). Zoned RA-Urban Residence. Ward 3.

[Reports](#)

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OTHER BUSINESS

1. Review of [tentative agenda](#) to determine proposals of regional impact.

DISCUSSION ITEMS

1. Revision of the sidewalk payment-in-lieu fee

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