



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

Planning & Zoning 589-3090
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September 7, 2023

AGENDA

To: NCPB Members

From: Planning Staff

Re: Regular Meeting and Public Hearing September 21, 2023

Notice is hereby given that a Public Hearing of the City of Nashua Planning Board will occur on Thursday, September 21, 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 20, 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 18, 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 – [September 7, 2023](#)
- D. Communications
- E. Report of Chairman, Committee, & Liaison
- F. Executive Session

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. **(Continued to the October 19, 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. **(Continued to the October 19, 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. **(Continued to the October 19, 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. **(Continued to the October 19, 2023 meeting)**

NEW BUSINESS – CONDITIONAL USE PERMIT

A23-0147 231 Main Dunstable Road, LLC (Owner). Proposed Conditional Use Permit to change the use to a business that leases commercial and industrial equipment and machinery. Property is located at 231 Main Dunstable Road. Sheet E. Lot 524. Zoned PI-Park Industrial. Ward 5.

[Report](#)

[Plans](#)

[Supplemental](#)

NEW BUSINESS – SITE PLANS

A23-0146 231 Main Dunstable Road, LLC (Owner). Proposed site plan amendment to NR2146 to change the use of the property including two building additions that were previously approved in 2017. Property is located at 231 Main Dunstable Road. Sheet E. Lot 524. Zoned PI-Park Industrial. Ward 5.

[Report](#)

[Plans](#)

[Supplemental](#)

A23-0144 Brothers of the Sacred Heart of Bishop Guertin High School (Owner). Proposed one-year extension to previously approved plans for an athletic field complex. Property is located at 40 Groton Road. Sheet D. Lot 7. Zoned R40-Rural Residence. Ward 5.

[Report](#)

[Plans](#)

[Supplemental](#)

A23-0145 ZJBV Properties, LLC (Owner). Proposed one-year extension of two 84-unit apartment buildings along with associated site improvements. Property is located at 152 Temple Street & “L” Bridge Street. Sheet 39. Lots 31 & 38. Zoned GI/TOD-General Industrial/Transit Oriented Development. Ward 7.

[Report](#)

[Plans](#)

[Supplemental](#)

OTHER BUSINESS

1. Referral of **O-23-059** from the Board of Alderman – amending the Land Use Code Notice Provisions Table and the Historic District Commission Review Procedure.

[Memo](#)

[Ordinance](#)

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

DISCUSSION ITEMS

1. Revision of the sidewalk payment-in-lieu fee.
2. Review of the [NCPB By-laws](#)

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

October 5, 2023

ADJOURN