



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

Planning & Zoning 589-3090
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October 19, 2023

AGENDA

To: NCPB Members

From: Planning Staff

Re: Regular Meeting and Public Hearing November 2, 2023

Notice is hereby given that a Public Hearing of the City of Nashua Planning Board will occur on Thursday, November 2, 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 November 1, 2023. Letters should be addressed to City of Nashua, Planning Department, P.O. Box 2019, Nashua, NH 03061. Plans can be viewed online starting October 30, 2023 at nashuanh.gov.

To access Zoom: <https://us02web.zoom.us/j/88279359803?pwd=WGRUa3M3b1N2aW1wKy9oSlpsZ0pvZz09>

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 – October 19, 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. **(Tabled to the December 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 December 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 December 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 December 7, 2023 meeting)**

NEW BUSINESS – SUBDIVISION PLANS

A23-0176 Law Realty Co., Inc. (Owner). The Law Family Companies, Inc. (Applicant). Proposed lot line relocation/consolidation/subdivision and boundary plan. Property is located at 338, 340, 350 & 352 Amherst Street and 16, 17, 18 & 30 Airport Road. Sheet G. Lots 34, 51, 97, 98, 479, 480, 481 & 482. Zoned PI/MU-Park Industrial/ Mixed Use. Ward 1.

[Reports](#)

[Plans](#)

[Supplemental](#)

A23-0174 Carmen V. Capone & David R. Deblois (Owners). Proposed two lot subdivision. Property is located at 75 Manchester Street. Sheet 65. Lot 106. Zoned RA-Urban Residential. Ward 3.

[Reports](#)

[Plans](#)

[Supplemental](#)

NEW BUSINESS – SITE PLANS

A23-0175 Law Realty Co., Inc. (Owner). The Law Family Companies, Inc. (Applicant). Proposed one story 15,100 sf retail building along with associated site improvements. Property is located at 350 Amherst Street. Sheet G. Lot 479. Zoned GB-General Business. Ward 1.

[Reports](#)

[Plans](#)

[Elevations](#)

[Supplemental](#)

A23-0172 Dana Georges, LLC (Owner). Proposed amendment to NR2251 for changes to previously approved Groton Estates Condominium. Property is located at 67 Groton Road. Sheet D. Lot 134. Zoned R40-Rural Residence. Ward 5.

[Reports](#)

[Plans](#)

[Elevations and Floor Plans](#)

[Supplemental](#)

OTHER BUSINESS

1. Review of tentative agenda to determine proposals of regional impact.
2. Board of Alderman Referral of Ordinance O-23-065 Amending the Land Use Code Regarding Fence Construction Adjacent to the Frederick E. Everett Turnpike.

[Memo](#)

[O-23-065](#)

3. Review of the [NCPB By-laws](#) & [Procedures](#)
4. [2024 Meeting & Deadline Dates](#)

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: November 16, 2023

ADJOURN