



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

Planning & Zoning 589-3090
Fax 589-3119
WEB www.nashuanh.gov

November 16, 2023

AMENDED AGENDA

To: NCPB Members

From: Planning Staff

Re: Regular Meeting and Public Hearing November 16, 2023

Notice is hereby given that a Public Hearing of the City of Nashua Planning Board will occur on Thursday, November 16, 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 15, 2023. Letters should be addressed to City of Nashua, Planning Department, P.O. Box 2019, Nashua, NH 03061. Plans can be viewed online starting November 13, 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 – [November 2, 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 February 15, 2024 meeting)** [Letter Requesting Postponement](#)
- 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 February 15, 2024 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 February 15, 2024 meeting)**

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. **(Postponed from the November 2, 2023 meeting)**

[Reports](#)

[Plans](#)

[Supplemental](#)

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 February 15, 2024 meeting)**

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. **(Postponed from the November 2, 2023 meeting)**

[Reports](#)

[Plans](#)

[Elevations](#)

[Supplemental](#)

NEW BUSINESS – CONDITIONAL USE PERMITS

A23-0185 TUF Realty LLC (Owner) Proposed Conditional Use Permit to allow a smoke shop within 1,000 feet from like-classified uses. Property is located at 282 Daniel Webster Highway. Sheet A. Lot 151. Zoned HB-Highway Business. Ward 7.

[O-22-010](#)

[Reports](#)

[Plans](#)

[Supplemental](#)

NEW BUSINESS – SITE PLANS

A23-0186 115 Lock Street, LLC (Owner). Proposed site plan to construct a 7-unit multi-family residential building along with associated site improvements. Property is located at 115 Lock Street. Sheet 41. Lot 21. Zoned GI-General Industrial. Ward 3.

[Reports](#)

[Plans](#)

[Elevations](#)

[Supplemental](#)

OTHER BUSINESS

1. 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: November 16, 2023

ADJOURN