



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

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

December 1, 2023

AMENDED AGENDA

To: NCPB Members

From: Planning Staff

Re: Regular Meeting and Public Hearing December 7, 2023

Notice is hereby given that a Public Hearing of the City of Nashua Planning Board will occur on Thursday, December 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 December 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 December 4, 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 16, 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)**
- 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)

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)**

NEW BUSINESS – SUBDIVISION PLANS

A23-0198 Robert Champagne (Owner). Proposed one-year extension of a previously approved three-lot subdivision. Property is located at 22 Conant Road. Sheet C. Lot 177. Zoned R9-Suburban Residence. Ward 9.

[Report](#)
[Plans](#)
[Supplemental](#)

A23-0053 Frank N. & Marie G. Thibodeau and Paul D. & Gail M. Macfawn (Owners). Proposed lot line adjustment. Property is located at 6 & 8 Kanata Drive. Sheet E. Lots 373 & 374. Zoned R9-Suburban Residence. Ward 1.

[Report](#)
[Plans](#)
[Supplemental](#)

A23-0200 Principessa Realty Partners, LLC (Owner). B&A Property Preservation, LLC (Applicant). Proposed 2-lot subdivision. Property is located at 7 Sherman Street. Sheet 9. Lot 59. Zoned RA-Urban Residence. Ward 2.

[Reports](#)
[Plans](#)
[Supplemental](#)

NEW BUSINESS – SITE PLANS

A23-0201 NAS IND Simon LLC (Owner). Proposed 1-story 72,000 sf industrial flex building with accompanying site improvements. Property is located at 44 Simon Street. Sheet E. Lot 2247. Zoned PI-Park Industrial. Ward 4.

[Reports](#)
[Plans](#)
[Elevations](#)
[Supplemental](#)
[Presentation Materials](#)

OTHER BUSINESS

1. Review of [tentative agenda](#) to determine proposals of regional impact.
2. Referral from Board of Aldermen Ordinance [O-23-059](#), Amending the Land Use Code Notice Provisions Table and the Historic District Commission Review Procedure.
3. Referral from Board of Aldermen Resolution [R-23-177](#) Authorizing the Sale of a Tax Deeded Property Located at 7 Ponderosa Avenue.
4. Referral from Board of Aldermen Resolution [R-23-182](#) Authorizing the Sale of Tax Deeded Property Located at 17 Jackson Street and “L” Bridge Street to Liberty Utilities.

DISCUSSION ITEMS

1. Nomination Committee for NCPB officers for the 2024 calendar
2. Holiday gathering at Martha’s Exchange

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: January 4, 2024

ADJOURN