

1. Planning Board Regular Meeting Agenda

Documents:

[20220407 NCPB AGENDA.PDF](#)

2. Planning Board Staff Reports And Plans

Documents:

[20220407 100 NORTHEASTERN BOULEVARD CUP STAFF REPORT.PDF](#)  
[20220407 100 NORTHEASTERN BOULEVARD CUP PLAN.PDF](#)



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

Planning & Zoning 589-3090  
Fax 589-3119  
WEB [www.nashuanh.gov](http://www.nashuanh.gov)

March 25, 2022

**AGENDA**

To: NCPB Members

From: Planning Staff

Re: Regular Meeting and Public Hearing April 7, 2022

Notice is hereby given that a Public Hearing of the City of Nashua Planning Board will occur on Thursday, April 7, 2022 at 7:00 PM at the Nashua City Hall located at 229 Main Street, Nashua, NH AND via Zoom at the link below. **Members of the public are encouraged to attend the meeting via Zoom.** Real-time public comment can be addressed to the Board utilizing Zoom for remote access or at City Hall. To access City Hall, please use the rear City Hall entrance and follow directional signage. ADA access is available via the elevator. The Zoom application will allow users to view the meeting and ask questions to the Board. The public is also encouraged to submit their comments in advance of the meeting via email [planningdepartment@nashuanh.gov](mailto:planningdepartment@nashuanh.gov) or by mail (please make sure to include your name/address and comments) by 5pm on April 6, 2022 and read into the record at the appropriate time. Letters should be addressed to City of Nashua, Planning Department, P.O. Box 2019, Nashua, NH 03061. Plans can be viewed online starting April 1, 2022 at <https://www.nashuanh.gov/AgendaCenter/Planning-Board-23>.

**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**

If for some reason you can't connect to Zoom, please contact us at **(603) 589-3115**.

- A. Call to Order
- B. Roll Call
- C. Approval of Minutes – March 24, 2022
- D. Communications
- E. Report of Chairman, Committee, & Liaison
- F. Executive Session

**OLD BUSINESS – CONDITIONAL / SPECIAL USE PERMITS**

None

**OLD BUSINESS – SUBDIVISION PLANS**

A21-0177 Jigna & Sachin Patel (Owners) - Proposed subdivision amendment to move an existing utility easement. Property is located at 69 Cherrywood Drive. Sheet C. Lot 2755. Zoned R-40-Rural Residence (FUOD overlay). Ward 9. **(Tabled from the October 07, 2021 Meeting)**

## **OLD BUSINESS – SITE PLANS**

None

## **NEW BUSINESS – CONDITIONAL / SPECIAL USE PERMITS**

A22-0016 1987 Tamposi Limited Partnership & Ballinger Property & BT Realty (Owner) Beato Auto Sales (Applicant) – Application and acceptance of proposed Conditional Use Permit to allow for change of use to automotive storage, sales, and office space. Property is located at 100 & L Northeastern Boulevard. Sheet 140- 38 & 41. Zoned PI-Park Industrial. Ward 9.

## **NEW BUSINESS – SUBDIVISION PLANS**

None

## **NEW BUSINESS – SITE PLANS**

None

## **OTHER BUSINESS**

1. Review of tentative agenda to determine proposals of regional impact.
2. Referral from the Board of Aldermen on proposed Petition by Etchstone Properties, Inc. for full Waiver of Impact Fees (for public school facilities) as Authorized Under Section 190-85 of the Land Use Code (Thompson’s Preserve Condominium)
3. Referral from the Board of Aldermen on proposed Petition by Etchstone Properties, Inc. for full Waiver of Impact Fees (for public school facilities) as Authorized Under Section 190-85 of the Land Use Code (The Alcove at Walden Woods Condominium)

## **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**

May 5, 2022

## **ADJOURN**

## **WORKSHOP**

**ACCOMMODATIONS FOR THE SENSORY IMPAIRED**

**"SUITABLE ACCOMMODATIONS FOR THE SENSORY IMPAIRED  
WILL BE PROVIDED UPON ADEQUATE ADVANCE NOTICE."  
CONDUCT AT PLANNING BOARD MEETING**

*When the meeting is called to order, the only talking allowed in the Auditorium will be remarks addressed to the Chairman. Except for the original presentation of the subject or application, each person speaking for or against shall be limited to five (5) minutes until all have been given an opportunity to be heard, at which time each person may be allowed additional time if deemed necessary by the Board or the Chairman. When you are recognized by the Chairman, proceed to the podium, using the microphone, state your name and address and then make your comments. Courtesy is shown when you reserve your comments for the proper time.*

**PLEASE BE COURTEOUS**

**By Order of the Chair**

NASHUA CITY PLANNING BOARD  
STAFF REPORT

TO: Nashua City Planning Board  
FROM: Scott McPhie, Planner I  
FOR: April 7, 2021  
RE: **New Business – A22-0016 Conditional Use Permit**

Owner: 1987 Tamposi Limited Partnership & Ballinger Property & BT Realty LP  
Applicant: Beato Auto Sales c/o Rafael Beato  
Proposal: Conditional Use Permit allowing car sales within a car storage facility  
Location: L & 100 Northeastern Boulevard  
Total Site Area: 3.60 acres  
Existing Zoning: PI-Park Industrial  
Surrounding Uses: Industrial & Commercial

**II. Background Information:**

City records indicate the Industrial Reproductions Company occupied this site as early as 1968 followed by the Buckbee Mears Company and then Advanced Circuit technology until 2005 all being industrial uses. The building has been adapted over time with the current owner approved for Automobile Storage.

**III. Project Description:**

The proposal is to allow a section of a previously approved car storage facility to be used for Auto Sales. The use falls under #45 in Table 15-1 of the Nashua Land Use Code. The use is only permitted conditionally in the PI - Zone. There are nine approval criteria for a conditional use permit found in NRO § 190-133(F). The applicant addresses the criteria in the attached letter. The L & 100 Northeastern Boulevard properties are under the same ownership and they have chosen not to merge the two lots at this time.

City Staff reviewed the plans; the following recommendations are listed below and there are no outstanding zoning comments.

**IV. Staff Recommendations and Findings:**

The Planning Board should make a determination that the plan meets, or does not meet, the requirements outlined in the Site Plan NRO Section 190-133(F). The Board should review these prior to making a motion. If the Planning Board chooses to disapprove the plan, they should state specific reasons. If the Planning Board chooses to approve this plan, the staff recommends the following stipulation be made part of that approval:

1. The request for a waiver of § 190-279( EE), which requires all existing conditions be shown on the plan within 1000- feet of all property lines etc., **is/is not granted**, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.

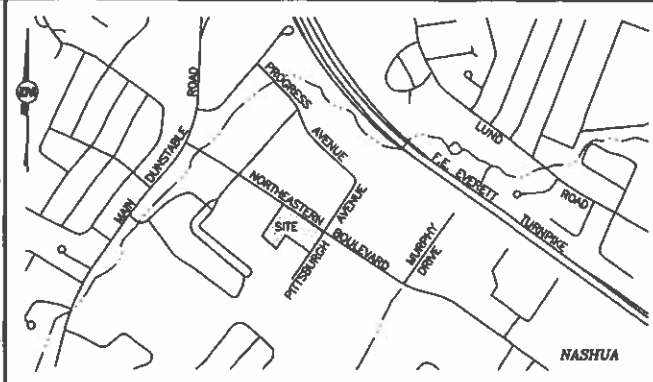
2. Prior to the Chair signing the plan, all comments in a letter from Joe Mendola, Street Construction Engineer, and dated, March 30, 2022 shall be addressed to the satisfaction of the Engineering Department.
3. Prior to the Chair signing the plan, all comments in an e-mail from Mark Rapaglia, Nashua Fire Marshalls Office and dated, \_\_\_\_\_ shall be addressed to the satisfaction of the Nashua Fire Department.
4. Prior to the Chair signing the plan, the applicant shall make a \$14,400 contribution to the Northeastern Boulevard/Main Dunstable Road Traffic corridor account as indicated in an e-mail dated March 31, 2022 from Wayne Husband, City Traffic Engineer.
5. Prior to the issuance of a building permit, the electronic copy of the plan will be submitted to the City of Nashua.
6. Prior to any work a pre-construction meeting will be held and, if needed, a financial guarantee shall be approved.

MAP 140 LOT 1  
NORTHEASTERN SPE, LLC  
111 NORTHEASTERN BLVD.  
NASHUA, N.H. 03082  
BK. 9711 PG. 418  
(WAREHOUSE)

MAP 140 LOT 58  
NEWPOWER REALTY, LLC  
19 RICHARDSON ROAD  
NASHUA, N.H. 03049  
BK. 9042 PG. 1259  
(WAREHOUSE)

MAP 140 LOT 48  
NASHUADOM, LLC  
100 CONFER HILL DRIVE  
SUITE 402  
DANVERS, MA 01923  
BK. 9107 PG. 700  
(RESTAURANT)

MAP 140 LOT 21  
FRANCIS PROPERTIES, LLC  
2 PITTSBURGH AVENUE  
NASHUA, N.H. 03082  
BK. 8879 PG. 1344  
(WAREHOUSE)



**LOCUS MAP**  
SCALE: 1" = 1,000'

- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE CHANGE OF USE OF THE BUILDING LOCATED ON ASSESSOR'S MAP 140 LOTS 38 & 41 IN THE CITY OF NASHUA, N.H. TO 25% CAR DEALER AND 75% AUTOMOTIVE STORAGE WITH EXTERIOR DISPLAY AREAS AND VEHICLE STORAGE.
  - EXISTING LOT AREAS:  
LOT 38 = 81,925 S.F. OR 1.88 AC.  
LOT 41 = 78,428 S.F. OR 1.80 AC.  
TOTAL = 160,353 S.F. OR 3.68 AC.
  - OWNER OF RECORD:  
1987 TAMPOSI LIMITED PARTNERSHIP & BALLINGER PROPERTY & BT REALTY LP  
20 TRAFALGAR SQUARE, SUITE 602  
NASHUA, N.H. 03083-3427  
BK. 7028 PG. 2544
  - THE SUBJECT PARCEL IS LOCATED WITHIN THE PARK INDUSTRIAL (PI) ZONING DISTRICT. DIMENSIONAL REQUIREMENTS ARE AS FOLLOWS:  
FRONT: 30'  
SIDE: 20'  
REAR: 20'
  - HORIZONTAL DATUM IS NAD 83 VERTICAL DATUM IS NAVD 88 OBTAINED THROUGH GPS OBSERVATIONS POST PROCESSED THROUGH NOAA-OPUS.
  - TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN HEREON IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE IN JANUARY OF 2022.
  - THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
  - EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF NASHUA MAP NUMBER 3301C065D, PANEL NUMBER 655 OF 701 EFFECTIVE DATE: SEPTEMBER 25, 2009 INDICATES THAT NO PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
  - EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED HEREON ARE THOSE FOUND DURING RESEARCH AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. OTHER EASEMENTS, RIGHTS AND RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PREMISES MAY DETERMINE.
  - HOURS OF OPERATION:  
MONDAY THROUGH SATURDAY: 8AM - 7PM  
SUNDAY: 10AM - 6PM
  - PARKING REQUIREMENTS  
CAR DEALER: 1 PER 500 SF (MIN.) / 1 PER 150 SF (MAX.)  
TOTAL INTERIOR CAR DEALER AREA = 12,860 SF  
TOTAL EXTERIOR DISPLAY AREA = 5,023 SF  
PARKING REQUIRED = 17,863 SF / 500 SF = 35.73 SPACES = 36 SPACES
  - AUTOMOTIVE STORAGE: 1 PER 5,000 SF  
INTERIOR STORAGE AREA = 38,692 SF  
EXTERIOR STORAGE AREA = 12,057 SF  
PARKING REQUIRED = 50,749 SF / 5,000 SF = 10.15 = 10 SPACES  
TOTAL PARKING REQUIRED = 35 + 10 = 45 SPACES  
TOTAL PROPOSED PARKING SPACES = 47 SPACES (INCLUDING 2 HANDICAP SPACES)
  - ANY PROPOSED CONTINUED USE OF AN EXISTING SEWER SERVICE WILL REQUIRE VIDEO INSPECTION (HIGH QUALITY VIDEO WITH FOOTAGE COUNTER). THE VIDEO SHALL BE SUBMITTED TO DPW FOR REVIEW AND DPW WILL DETERMINE IF THE EXISTING SERVICE(S) CAN CONTINUE TO BE USED. THIS SHALL BE DONE PRIOR TO ISSUANCE OF A SEWER PERMIT WHICH IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
  - A SEWER PERMIT MODIFICATION IS REQUIRED FOR THE CHANGE OF USE.
  - ANY REQUIRED STREET CUTTING SHALL BE DONE IN ACCORDANCE WITH NRO 285-13. NORTHEASTERN BLVD IS UNDER MONITORIUM UNTIL MAY 18, 2022 AND PITTSBURGH AVENUE IS UNDER MONITORIUM UNTIL SEPTEMBER 22, 2026.
  - A WAIVER IS REQUESTED FROM NASHUA LAND USE CODE 190-270(E), WHICH REQUIRES EXISTING FEATURES ON ADJACENT PARCELS TO BE SHOWN.

**LEGEND**

- IP-F IRON PIPE FOUND
- IR-F IRON ROD FOUND
- M MONITORING WELL
- U UTILITY POLE
- S SIGN
- G GAS VALVE
- W WATER VALVE
- H HYDRANT
- M MANHOLE
- T TELECOM MANHOLE
- S SEWER MANHOLE
- D DRAINAGE MANHOLE
- C CATCH BASIN
- ABUTTER LINE
- PROPERTY LINE
- R.O.W. LINE
- CHAIN LINK FENCE
- OVERHEAD UTILITIES
- RETAINING WALL
- SLOPED GRANITE CURB
- VERTICAL GRANITE CURB
- EOP EDGE OF PAVEMENT
- BOULDERS
- SETBACK
- EASEMENT
- CONCRETE
- DISPLAY AREA
- VEHICLE STORAGE

MAP 140 LOT 57  
1987 TAMPOSI  
LIMITED PARTNERSHIP  
20 TRAFALGAR SQUARE  
SUITE 602  
NASHUA, N.H. 03083-3427  
BK. 5820 PG. 818  
(INDUSTRIAL)

MAP 140 LOT 38  
81,925 S.F.  
1.88 ACRES

MAP 140 LOT 41  
78,428 S.F.  
1.80 ACRES

EXISTING BUILDING  
FF=176.46  
BUILDING SF=151,552 SF  
VEHICLE STORAGE=38,692 SF  
RETAIL/OFFICE/SALES AREA=12,860 SF

MAP 140 LOT 22  
ACHA PANE, LLC  
C/O ANGELO, GORDON & CO LP  
245 PARK AVENUE  
24TH FLOOR  
NEW YORK, N.Y.  
BK. 9224 PG. 419  
(WAREHOUSE)

MAP 140 LOT 37  
WORLDWIDE HOMES, LLC  
P.O. BOX 748  
NASHUA, N.H. 03081  
BK. 7858 PG. 378  
(WAREHOUSE)

MAP 140 LOT 36  
GP-NASHUA LIMITED PARTNERSHIP  
261 OLD YORK ROAD  
SUITE B14  
JENKINTOWN, PA. 19046  
BK. 6575 PG. 213  
(APARTMENTS)

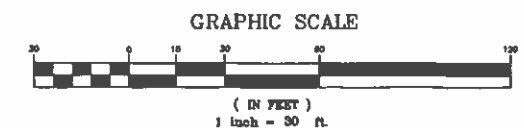
THE UNDERSIGNED DOES HEREBY AGREE TO PERFORM ALL OF THE IMPROVEMENTS AS SHOWN ON THIS PLAN AND AS CONDITIONED OR STIPULATED BY THE NASHUA CITY PLANNING BOARD. ALL REQUIRED SITE IMPROVEMENTS MUST BE COMPLETED OR GUARANTEED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

APPLICANT

APPROVED - NASHUA CITY PLANNING BOARD

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_



**UTILITY NOTE**

THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN DRAWN FROM FIELD SURVEY INFORMATION AND OR PLOTTED FROM EXISTING DRAWINGS. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, KEACH-NORDSTROM ASSOCIATES, INC. DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. KEACH-NORDSTROM ASSOCIATES, INC. HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

**CHANGE OF USE PLAN**  
**100 NORTHEASTERN BLVD**  
MAP 140 LOTS 38 & 41  
**NORTHEASTERN BLVD & PITTSBURGH AVE**  
NASHUA, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

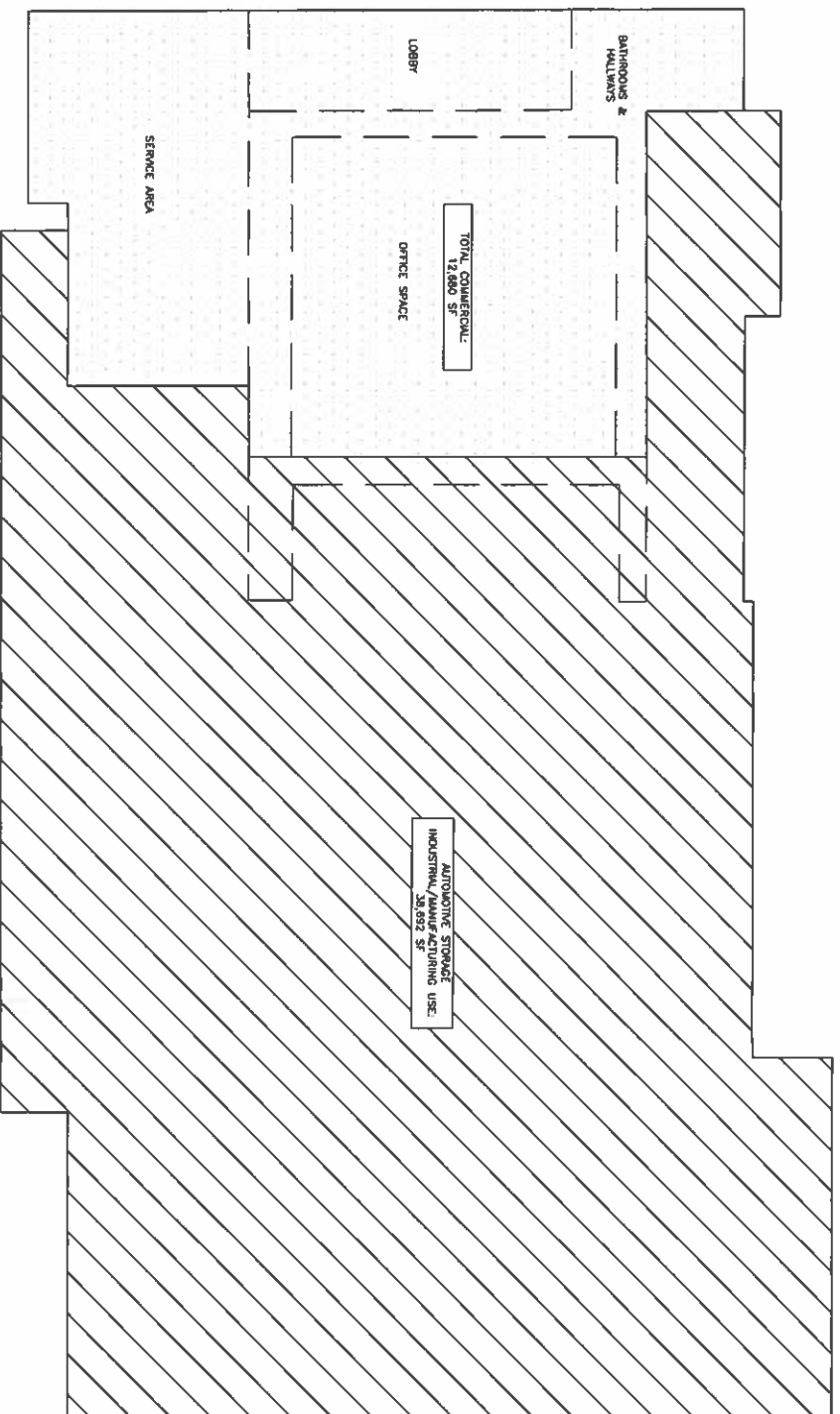
**OWNER:**  
1987 TAMPOSI LIMITED PARTNERSHIP & BALLINGER PROPERTY & BT REALTY LP  
20 TRAFALGAR SQUARE, SUITE 602  
NASHUA, N.H. 03063-3427  
BK. 7028 PG. 2544  
(603)-860-6860

**APPLICANT:**  
BEATO AUTO SALES, INC.  
C/O RAFAEL BEATO  
9 NASHUA ROAD  
LONDONDERRY, NH 03053  
(781)-866-0251

**KMA** KEACH-NORDSTROM ASSOCIATES, INC.  
Civil Engineering Land Surveying Landscape Architecture  
10 Commerce Park North, Suite 2B, Bedford, NH 03110 Phone (603) 887-2801

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	3/11/22	REVISIONS PER CITY COMMENTS	ACL
2	3/31/22	REVISIONS PER CITY COMMENTS	PDC

DATE: JANUARY 28, 2022 SCALE: 1" = 30'  
PROJECT NO: 22-0113-2 SHEET 1 OF 1



**NOTES:**  
 1. INTERIOR LAYOUT IS APPROXIMATE  
 2. INTERIOR AREAS:  
 COMMERCIAL = 31,372 SF  
 LOBBY = 1,541 SF  
 OFFICE AREA = 3,022 SF  
 SERVICE AREAS = 1,638 SF  
 ASSOC. HALLWAYS = 1,638 SF  
 TOTAL AREA = 12,880 SF  
 INDUSTRIAL/MANUFACTURING  
 VEHICLE STORAGE = 38,892 SF  
 38,892 SF / 31,372 SF = 79.3% INDUSTRIAL/MANUFACTURING



**BUILDING SKETCH**  
**100 NORTHEASTERN BLVD**  
 MAP 140 LOTS 38 & 41  
 NORTHEASTERN BLVD & PITTSBURGH AVE  
 NASHUA, NEW HAMPSHIRE  
 HILLSBOROUGH COUNTY

DATE: JANUARY 28, 2022  
 PROJECT NO: 22-0113-2  
 SCALE: 1" = 20'  
 SHEET 1 OF 1