

1. Planning Board Regular Meeting Agenda

Documents:

[20230504 NCPB AGENDA.PDF](#)



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

Planning & Zoning 589-3090  
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April 20, 2023

**AGENDA**

To: NCPB Members

From: Planning Staff

Re: Regular Meeting and Public Hearing May 4, 2023

Notice is hereby given that a Public Hearing of the City of Nashua Planning Board will occur on Thursday, May 4, 2023 at 7:00 PM at the Nashua City Hall located at 229 Main Street, Nashua, NH AND via Zoom at the link below. 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 [pb@nashuanh.gov](mailto:pb@nashuanh.gov) or by mail (please make sure to include your name/address and comments) by 4pm on May 3, 2023 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 28, 2023 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 – April 6, 2022
- D. Communications
- E. Report of Chairman, Committee, & Liaison
- F. Executive Session

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

None

**OLD BUSINESS – SUBDIVISION PLANS**

A21-0299 145 Temple Street, LLC (Owner) - Greenridge LLC (Applicant) – Proposed three lot subdivision. Property is located at 145-149 Temple Street. Sheet 38 - Lot 93. Zoned “GI” General Industrial/”TOD” Transit Oriented Development. Ward 7. **(Tabled to the May 18, 2023 meeting)**

### **OLD BUSINESS – SITE PLANS**

- A21-0300 145 Temple Street, LLC (Owner) - Greenridge LLC (Applicant) – Proposed site plan to show a 4-bay garage, office and storage. Property is located at 145-149 Temple Street. Sheet 38 - Lot 93. Zoned “GI” General Industrial/”TOD” Transit Oriented Development. Ward 7. **(Tabled to the May 18, 2023 meeting)**
- A21-0301 145 Temple Street, LLC (Owner) - Greenridge LLC (Applicant) – Proposed site plan to add asphalt manufacturing. Property is located at 145-149 Temple Street. Sheet 38 - Lot 93. Zoned “GI” General Industrial/”TOD”-Transit Oriented Development. Ward 7. **(Tabled to the May 18, 2023 meeting)**
- A21-0302 145 Temple Street, LLC (Owner) - Greenridge LLC (Applicant) – Proposed site plan to add proposed office use. Property is located at 145-149 Temple Street. Sheet 38 - Lot 93. Zoned “GI” General Industrial/”TOD” Transit Oriented Development. Ward 7. **(Tabled to the May 18, 2023 meeting)**

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

- A23-0037 AFP 105 Corp. (Owner) ARBI Farms, LLC (Applicant) – Proposed extension of Conditional Use Permit approval to convert 13,000 sf of function and ballroom space to be used for charitable gaming. Property is located at 11 Tara Boulevard. Sheet A - Lot 333. Zoned “PI” Park Industrial. Ward 8.

### **NEW BUSINESS – SUBDIVISION PLANS**

None

### **NEW BUSINESS – SITE**

- A23-0039 Nashua Motor Sports Realty, LLC (Owner). Proposed site plan to construct auto dealership. Property is located at 9 Northeastern Boulevard. Sheet B. Lot 237A. Zoned HB-Highway Business. Ward 6.
- A23-0020 G Hurd & Son Construction, LLC (Owner). Proposed site plan to construct 4 single family condominium units. Property is located at 976 West Hollis Street. Sheet D. Lot 509. Zoned R9-Suburban Residence. Ward 5.

### **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**

May 18, 2023

## **ADJOURN**

## **WORKSHOP**

### **"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**