

NASHUA CITY PLANNING BOARD
November 19, 2020

The regularly scheduled meeting of the Nashua City Planning Board was held on November 19, 2020 at 7:00 PM via Zoom virtual meeting.

Members Present: Scott LeClair, Chair
 Adam Varley, Vice Chair
 Mike Pedersen, Mayor's Rep
 Ed Weber, Secretary
 Ald. Jan Schmidt
 Maggie Harper
 Bob Bollinger
 Larry Hirsch

Also Present: Matt Sullivan, Planning Director
 Linda McGhee, Deputy Planning Manager
 Christine Webber, Department Coordinator

ALL VOTES ARE TAKEN BY ROLL CALL

Approval of Minutes

November 5, 202

MOTION by Mr. Hirsch to approve the minutes of the November 5, 2020 meeting, as written

SECONDED by Mr. Pedersen

MOTION CARRIED 5-0-3 (Schmidt, Bollinger abstain)

COMMUNICATIONS

None

REPORT OF CHAIR, COMMITTEE & LIAISON

None

COVID-19 Address

Mr. LeClair addressed the COVID-19 pandemic as follows: Due to the State of Emergency declared by Governor Sununu as a result of COVID-19 pandemic and in accordance with the Governor's

Emergency Order #12, pursuant to Executive Order 2020-04, this public body is authorized to meet electronically until further notice.

Please note that there is no physical location to observe and listen contemporaneously to the meeting, which was authorized to meet electronically pursuant to the Governor's order. However, in accordance with the Emergency Order, this is to confirm that we are:

1. Access

The Board is providing public access to the meeting by telephone, with additional access possibilities by video or other electronic access means.

The Board is video conferencing utilizing Zoom for this electronic meeting. Public access to this meeting is provided via Zoom. The link to this meeting is contained in the meeting agenda, available on the city website. The meeting can be streamed through the city's website on Nashua Community Link and also on Channel 16 on Comcast.

2. Public Notice and Access

If anybody has a problem accessing the meeting via phone, please call (603)589-3115, and they will help you connect.

3. Adjourning the Meeting

In the event that the public is unable to access the meeting via the methods above, the meeting will be adjourned and rescheduled.

4. Procedures

The Chair is in control of the meeting, and to the extent practicable and advisable the Board will follow the procedures outlined in the Bylaws. The applicant will present the applicant's case, followed by questions by the Board. The Chair will then allow for a rebuttal period for persons wishing to speak in favor, or with questions or opposition, before the Board deliberates and determines an outcome.

Applicants and their representatives, and individuals required to appear before the Board are appearing remotely, and are not

required to be physically present. These individuals may contact the Planning Department to arrange an alternative means of real time participation if they are unable to use Zoom. Please note that all votes taken during this meeting will be done by roll call.

Planning Board meetings will be held electronically until further notice, when it is deemed safe to conduct meetings at City Hall.

The Planning Department and Board thank you for your understanding and patience during this difficult time.

OLD BUSINESS - CONDITIONAL USE PERMITS

None

OLD BUSINESS - SUBDIVISION PLANS

None

OLD BUSINESS - SITE PLANS

None

NEW BUSINESS - CONDITIONAL USE PERMIT

None

NEW BUSINESS - SUBDIVISION PLANS

None

NEW BUSINESS - SITE PLANS

1. 75 Deerwood Drive, LLC (Owner) - Application and acceptance of proposed 10 unit multi-family residential development. Property is located at 18 & 20 Dumaine Avenue. Sheet H - Lots 137 & 149. Zoned "PI" Park Industrial and "MU" Mixed Use. Ward 2. **(Postponed to the December 3, 2020 Meeting)**

OTHER BUSINESS

1. Review of tentative agenda to determine proposals of regional impact.

MOTION by Mr. Weber that there are no items of regional impact

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SECONDED by Mr. Varley

MOTION CARRIED 7-0-1 (Bollinger abstained)

2. Referral from the Board of Aldermen on proposed R-20-090, Authorizing the purchase of land and buildings at 55 Franklin Street (Map 68, Lot 53)

Dan Donovan, School Department

Mr. Donovan provided an in-depth summary of the nature of their request.

Mr. Weber asked if the Building Inspector or Fire Marshal has reviewed their plans.

Mr. Donovan said the Fire Marshal has.

Mr. Weber expressed concerns that students would be able to leave the building, and said before the purchase they need to make sure it can comply with building codes.

Mr. Donovan said he would verify that.

Mr. Bollinger asked about a discrepancy in the purchase and sales.

Mr. Donovan said he is aware of it, and they will make sure it is correct.

Mr. Bollinger asked when they expect the building to be occupied and other school investments.

Mr. Donovan explained the timelines for school projects around the city.

Mr. Bollinger said as of right now children haven't been to school since March. If the city is going to pay for this, what is the reasonable timeframe for occupancy.

Mr. Donovan said September 2021.

MOTION by Mr. Weber to favorably recommend R-20-090 to the Board of Aldermen, as written

SECONDED by Mr. Varley

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MOTION CARRIED 7-0-1 (Bollinger abstained)

Mr. Weber asked if Mr. Donovan could get a response from the Building Department and pass it along.

Mr. Donovan said yes.

3. Referral from the Board of Aldermen on proposed R-20-094, Omnibus Resolution Regarding New Markets Tax Credit Transaction for the Performing Arts Center.

Tim Cummings, Economic Development Director

Mr. Cummings provided a brief overview of the proposal. He requested a favorable recommendation from the Board.

A detailed discussion of the fundraising for the Performing Arts Center ensued.

Mr. Varley said they have been through various phases of this project, and he looks forward to seeing this get started.

MOTION by Mr. Varley to favorably recommend R-20-094 to the Board of Aldermen, as written

SECONDED by Mr. Varley

MOTION CARRIED 7-0-1 (Bollinger abstained)

DISCUSSION ITEMS

Meeting Packets: Mr. Weber led a discussion regarding the timing and distribution of the case packets. He asked about electronic copies.

MOTION to adjourn by Mr. Weber at 7:42 PM

MOTION CARRIED 8-0

APPROVED:

Mr. LeClair, Chair, Nashua Planning Board

DIGITAL RECORDING OF THIS MEETING IS AVAILABLE FOR LISTENING DURING REGULAR OFFICE HOURS OR CAN BE ACCESSED ON THE CITY'S

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WEBSITE. DIGITAL COPY OF AUDIO OF THE MEETING MAY BE MADE
AVAILABLE UPON 48 HOURS ADVANCED NOTICE AND PAYMENT OF THE FEE.

Prepared by: Kate Poirier

Taped Meeting