



Notice is hereby given that a Public hearing of the **City of Nashua Planning Board** will meet on **Thursday, May 6, 2021 at 7:00 PM** via a **Zoom Meeting**. Real-time public comment can be addressed to the Board utilizing Zoom virtual meeting software for remote access. This application will allow users to view the meeting and ask questions to the Board via the chat function. The public is also encouraged to submit their comments via email [planningdepartment@nashuanh.gov](mailto:planningdepartment@nashuanh.gov) to the Department email or by mail (please make sure to include your name/address and comments) by 5pm on May 5 2021 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 30, 2021 at [www.nashuanh.gov](http://www.nashuanh.gov) in the Calendar or Agendas and Minutes.

**To access Zoom:** <https://us02web.zoom.us/j/88279359803?pwd=WGRUa3M3b1N2aW1wKy9oS1psZ0pvZz09>

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**.

#### **OLD BUSINESS – CONDITIONAL / SPECIAL USE PERMITS** None

#### **OLD BUSINESS - SUBDIVISION PLANS**

**A21-0028** - The Landing at Nashua, LLC, C/o. Dick Anagnost (Owner) – Proposal to subdivide a 41.31 acre lot, the product of the merger of three (3) existing lots of record, Sheet A - Lots 218, 1019, and 1020, into (4) four lots. Property is located at 2 East Spit Brook Road. Sheet A - Lots 218, 1019, and 1020. Zoned "GB" General Business & "MU" - Mixed Use Overlay. Ward 7. ***(Tabled from the April 22, 2021 Meeting)***

#### **OLD BUSINESS – SITE PLANS**

**A21-0029** - The Landing at Nashua, LLC, C/o. Dick Anagnost (Owner) – Proposal to construct a Self- Storage facility. Property is located at 2 East Spit Brook Road. Sheet A - Lot 218. Zoned "GB" General Business & "MU" Mixed Use Overlay. Ward 7. ***(Tabled from the April 22, 2021 Meeting)***

**A21-0062** - The Landing at Nashua, LLC, C/o. Dick Anagnost (Owner) – Proposal to construct a Costco Retail Store with Fuel Station. Property is located at 2 East Spit Brook Road. Sheet A - Lot 218 & 1019. Zoned "GB" General Business & "MU" Mixed Use Overlay. Ward 7. ***(Tabled from the April 22, 2021 Meeting)***

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

**A21-0070** - Vickerry Realty Trust c/o The Meg Companies (Owner). NHCG, LLC c/o James Rafferty, President/GM (Applicant) - Application and acceptance of proposed conditional use permit to convert a restaurant to a game of chance establishment. Property is located at 14 Gusabel Avenue. Sheet E - Lot 2185. Zoned "GB" General Business. Ward 1.

#### **NEW BUSINESS –SUBDIVISION PLANS** None

#### **NEW BUSINESS – SITE PLANS**

**A21-0046** - Prabhakar Properties, LLC (Owner) - Application and acceptance of proposed 4,800 sf commercial building (dental and retail) along with associated site improvements. Property is located at 537 Amherst Street. Sheet H - Lot 652. Zoned "HB" Highway Business. Ward 2.

**A21-0047** - First Church of Christ, Scientist of Nashua (Owner) Crimson Properties, LLC (Applicant) - Application and acceptance of proposed site plan to show a 12 unit senior residential development and associated site improvements. Property is located at 115 Concord Street. Sheet 49 - Lot 48. Zoned "RA" Urban Residence. Ward 3.

**A21-0069** - Tulley Automotive Group (Owner) - Application and acceptance of proposed site plan amendment to NR1876 construct a 17,600 square foot auto body shop. Property is located at 147 Daniel Webster Hwy Sheet A – Lot 745. Zoned "GB" General Business. Ward 7.

**A21-0072** - Roscommon Investments, LLC (Owner) - Application and acceptance of proposed site plan to construct a paved vehicle storage lot. Property is located at L West Glenwood Street. Sheet 128 - Lots 31, 32 & 84 & Sheet 132 - Lots 38 & 84. Zoned HB-Highway Business & "RA" Urban residential. Ward 7.

**A21-0041** - 62 Lake, LLC (Owner) - Application and acceptance of proposed site plan amendment to NR2210 to convert the garages in Units 4-8 into halfway house units and a waiver for parking spaces. Property is located at 62 Lake Street. Sheet 101 - Lot 60. Zoned "RC" Urban Residence. Ward 6.

**A21-0073** - Benchmark Senior Living (Owner) - Nashua Crossing one-year extension to NR1924. Application and acceptance of property is located at 672 & 674 West Hollis Street. Sheet E - Lot 2150 & 2151. Zoned "R9" Suburban residential. Ward 5.

**A21-0074** - Alla-Maak Properties, LLC (Owner) - Application and acceptance of proposed site plan to construct a 4,650 square foot convenience store with gas station. Property is located at 452 Amherst Sheet H- Lot 143. Zoned "PI" Park Industrial / "MU" Mixed Use Overlay. Ward 2.

**A20-0205** - GIMAK Properties, LLC (Owner) - Application and acceptance of proposed 30 unit multi-family townhouses along with associated site improvements. Property is located at 5, 7, 9, & 11 Dumaine Avenue. Sheet H - Lots 82, 83, 128 & 141. Zoned GB-General Business & "PI" Park Industrial / "MU" Mixed Use. Ward 2.

#### **OTHER BUSINESS**

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

#### **DISCUSSION ITEM** 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 20, 2021

**"SUITABLE ACCOMMODATIONS FOR THE SENSORY IMPAIRED WILL BE PROVIDED UPON ADEQUATE ADVANCE NOTICE."**