



LEGAL NOTICE

CITY OF NASHUA

NOTICE OF PUBLIC HEARING

Notice is hereby given that a Public Hearing of the City of Nashua **Planning Board will occur on Thursday, October 6, 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 or by mail (please make sure to include your name/address and comments) by 5pm on October 5, 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 September 30, 2022 at <https://www.nashuanh.gov/AgendaCenter/Planning-Board-23>.

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

A21-0299 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 from the September 6, 2022 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 from the September 6, 2022 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 from the September 6, 2022 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 from the September 6, 2022 Meeting)**

NEW BUSINESS – CONDITIONAL / SPECIAL USE PERMITS: None

NEW BUSINESS – SUBDIVISION PLANS

A22-0213 Property Possible, Inc. (Owner) - Application and acceptance of proposed Condominium Subdivision. Property is located at 49 Buckmeadow Road. Sheet C - Lot 18. Zoned “R40” Suburban Residence. Ward 5.

NEW BUSINESS SITE PLANS

A22-0158 Property Possible, Inc. (Owner) - Application and acceptance of proposed 10 unit single family detached conservation subdivision along with associated site improvements. Property is located at 49 Buckmeadow Road. Sheet C - Lot 18. Zoned “R40” Suburban Residence. Ward 5.

A22-0182 Merritt Place LLC (Owner) – Application and acceptance to requesting the following: 1) use variance to change the proposed use from elderly housing to non-age restricted residential; and, 2) variance to exceed maximum number of stories, 2.5 permitted – 3 stories proposed. Property is located at 8 Merritt Parkway. Sheet C - Lot 2544. Zoned “R30” Rural Residence and Flexible Use Overlay District (FUOD). Ward 5. **(Postponed from the September 15, 2022 Meeting)**

A22-0039 Merritt Place LLC (Owner) - Application and acceptance of proposed 44 unit townhouse development containing 11 buildings with 4 units each along with associated site improvements. Property is located at 8 Merritt Parkway. Sheet C - Lot 2544. Zoned R30-Rural Residence and Flexible Use Overlay District (FUOD). Ward 5. **(Postponed from the September 15, 2022 Meeting)**

OTHER BUSINESS

1. Review of tentative agenda to determine proposals of regional impact.
2. Adoption of the “2023” Meeting and Deadlines Dates” for the Nashua City Planning Board.

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

October 20, 2022

“SUITABLE ACCOMMODATIONS FOR THE SENSORY IMPAIRED WILL BE PROVIDED UPON ADEQUATE ADVANCE NOTICE.”