



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, November 3, 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 November 2, 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 October 28, 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 to the November 3, 2022 Meeting)**

A22-0177 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 (7) seven 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 to the November 17, 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 to the November 3, 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 to the November 3, 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 to the November 3, 2022 Meeting)**

A22-0182 Merritt Place LLC (Owner) – 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; to allow for the construction of 11, 4-unit townhouses. Property is located at 8 Merritt Parkway. Sheet C - Lot 2544. Zoned “R30” Rural Residence and Flexible Use Overlay District (FUOD). Ward 5. **(Tabled to the November 3, 2022 Meeting)**

A22-0039 Merritt Place LLC (Owner) - 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. **(Tabled to the November 3, 2022 Meeting)**

A22-0178 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. The Nashua City Planning Board assumed jurisdiction and accepted the applications below as complete on April 22, 2021. **(Tabled to the November 17, 2022 Meeting)**

NEW BUSINESS – CONDITIONAL / SPECIAL USE PERMITS: None

NEW BUSINESS – SUBDIVISION PLANS

A22-0214 Robert Champagne (Owner) – Application and acceptance of proposed three lot subdivision. Property is located at 22 Conant Road. Sheet C - Lot 177. Zoned “R9” Suburban Residence. Ward 9.

NEW BUSINESS SITE PLANS: None

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

November 17, 2022

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