



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, December 1, 2022 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 or by mail (please make sure to include your name/address and comments) by 4pm on November 30, 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 November 25, 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**.

- A. Call to Order
- B. Roll Call
- C. Approval of Minutes – November 17, 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 until the January 19, 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 until the January 19, 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 until the January 19, 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 until the January 19, 2023 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 from the November 17, 2022 Meeting)**

NEW BUSINESS – CONDITIONAL / SPECIAL USE PERMITS

A22-0226 Waleed Khalo (Owner) – Application and acceptance of proposed Conditional Use Permit to change from laundromat & one residential unit to a restaurant & a residential unit. Property is located at 66 Canal Street. Sheet 42. Lot 126. Zoned LB-Local Business. Ward 3.

A22-0240 Belans Inc. (Owner). Hitesh Punjabi (Applicant) - Application and acceptance of proposed Conditional Use Permit to allow a synthetic nicotine and electronic smoking device store and lounge within 1,000 feet of a school. Property is located at 14B Railroad Square. Sheet 43 - Lot 95. Zoned “D1/MU” Downtown 1/ Mixed Use. Ward 3.

NEW BUSINESS – SUBDIVISION PLANS

A22-0159 Raisanen Homes Elite, LLC (Owner) Application and acceptance of proposed 21- lot subdivision. Property is located at 15 Bartlett Avenue. Sheet 57 - Lot 3. Zoned “RA” Urban Residence. Ward 3. **(Postponed from the November 17, 2022 Meeting)**

A22-0227 RAK Construction Services LLC (Owner) - Application and acceptance of proposed two lot subdivision. Property is located at 60 Lund Road. Sheet 102 - Lot 216. Zoned “RB” Urban Residence. Ward 6.

OTHER BUSINESS

1. Review of tentative agenda to determine proposals of regional impact.
2. Nomination Committee for NCPB Officers for the 2023 Calendar Year.
3. Consideration of instituting a voluntary Development Team service to interested applicants.

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

January 5, 2022

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