



# 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, June 15, 2023 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](mailto:pb@nashuanh.gov) or by mail (please make sure to include your name/address and comments) by 4pm on June 14, 2023 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 June 9, 2023 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 May 4, 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 from the May 4, 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 from the May 4, 2023 meeting***)

**NEW BUSINESS – CONDITIONAL / SPECIAL USE PERMITS:** None

#### **NEW BUSINESS – SUBDIVISION PLANS**

**A23-0096 GIMAK Properties, LLC (Owner)** - Application and acceptance of proposed one year extension of proposed 29-unit multi-family townhouses subdivision with associated condominium documents. Property is located at 4, 6, & 8 Dumaine Avenue. Sheet H - Lots 76, 80 & 109. Zoned "GB" General Business & "PI" Park Industrial/MU-Mixed Use. Ward 2.

**A22-0254 BeoRidge LLC (Owner)** – Proposed conservation subdivision creating 83 detached single family condominium units along with associated site improvements. Property is located at 124 Ridge Road. Sheet B - Lot 55. Zoned "R18" Suburban Residence. Ward 9. (***Tabled until the July 13, 2023 meeting***)

**A23-0066 City of Nashua (Owner) - Blaylock Holdings, LLC (Applicant)** – Proposed subdivision of a portion of the Veterans Memorial Parkway as part of the Mohawk Tannery Redevelopment project. Zoned "RC" Urban Residence, RB-Urban Residence, and VMPPR-Veterans Memorial Parkway Redevelopment Overlay District. Ward 4. (***Tabled until the September 7, 2023 meeting***)

**A23-0067 J.K.S. Realty, LLC (Owner). Blaylock Holdings, LLC (Applicant)** - Proposed two lot subdivision. Property is located at "L" Fairmount Street. Sheet 62 - Lot 100. Zoned "RC" Urban Residence, "RB" Urban Residence, and "VMPPR" Veterans Memorial Parkway Redevelopment Overlay District. Ward 4. (***Tabled until the September 7, 2023 meeting***)

**A23-0068 City of Nashua, Fimbel Door Corporation, Chester Realty Trust, J.K.S. Realty, LLC and L.J.J. Realty LLC (Owners). Braylock Holdings, LLC (Applicant)** - Proposed consolidation of seven existing lots and subdivide into nine proposed lots along with a proposed public road. Property is located at "L" Fox Street, 66 Fairmount Street, 11 Warsaw Avenue, "L" Intervale Street, "L" Hughey Street and "L" Fairmount Street. Sheets/Lots 71-7, 70-14, 134-16, 70-13, 134-40, 134-41, 62-100 (portion of newly created lot 100-1). Zoned "RC" Urban Residence, "RB" Urban Residence, and "VMPPR" Veterans Memorial Parkway Redevelopment Overlay District. Ward 4. (***Tabled until the September 7, 2023 meeting***)

#### **NEW BUSINESS – SITE**

**A23-0069 City of Nashua, Fimbel Door Corporation, Chester Realty Trust, J.K.S. Realty, LLC and L.J.J. Realty LLC (Owners) Braylock Holdings, LLC (Applicant)** - Proposed Mohawk Tannery Redevelopment project involves the remediation and subsequent redevelopment of the former Fimbel Door/Mohawk Tannery sites and portions of adjacent properties into a total of 546 multi-family residential units along with associated site improvements. Property is located at "L" Fox Street, 66 Fairmount Street, 11 Warsaw Avenue, "L" Intervale Street, "L" Hughey Street and "L" Fairmount Street. Sheets/Lots 71-7, 70-14, 134-16, 70-13, 134-40, 134-41, 62-100 (portion of newly created lot 100-1). Zoned "RC" Urban Residence, "RB" Urban Residence, and "VMPPR" Veterans Memorial Parkway Redevelopment Overlay District. Ward 4. (***Tabled until the September 7, 2023 meeting***)

#### **OTHER BUSINESS**

1. Review of tentative agenda to determine proposals of regional impact.
2. Referral from the Board of Alderman on proposed Petition – L Deerwood Drive, Lot H – Sheet 103. (***Tabled until the June 15, 2023 meeting***)
3. Referral from the Board of Aldermen on proposed amended Resolution R-23-123, authorizing the granting of an Easement to Pennichuck Water Works, Inc. for the construction and maintenance of a water line. (***Tabled until the June 15, 2023 meeting***)

**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**

July 13, 2023

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