

NASHUA HISTORIC DISTRICT COMMISSION

Monday, 27 November 2006, 6:30 p.m. - Room 208, City Hall

Members:

Roberta Woitkowski, Chair
Michael Findley
Bill Hooley
Frank Mellen

Also present:

Michael Yeomans, Planning Department

34 Railroad Square – Sheet 43, Lot 33, Property Account #14,502 – D-1/MU Zone – 28-34 Railroad Square, LLC (owner) – Amherst Check Cashing (applicant) – Requesting to install an 8 square foot non-illuminated sign

14-28 Franklin Streets – Sheet 78, Lots 40, 41, and 42 – Conceptual review for mixed-use development for Harper Nashua

Gerry Prunier, attorney, Prunier & Leonard, P.A.

Steve Lehmann, P.E., Project Manager, Vanasse Hangen Brustlin, Inc. (VHB)

Ed Bradford, architect

28-34 Railroad Square – Amherst Check Cashing

The applicant was not present for the sign presentation. Ms. Woitkowski suggested they table the application.

With Mr. Hooley making the motion and Mr. Mellen seconding, the motion was unanimously approved to table the application.

Elections

As a number of members were not present, Ms. Woitkowski suggested elections be tabled to another meeting.

With Mr. Hooley making the motion and Mr. Mellen seconding, the motion was unanimously approved to table the elections.

14-28 Franklin Street – Conceptual review

Harper Nashua proposes a mixed-use development in the Franklin and Front Street area. Pictures of the existing area and proposed plans for the development were submitted in this introductory conceptual meeting. A formal submittal will be done in the near future. The proposed development will contain 38,900± square feet of retail space, 358 residential units comprised of townhouse style and garden style units, an amenities building, and 811 off-street parking spaces. Part of the project includes 53 and 55 Franklin and the Nashua Corporation mill. Only a small portion of the development is located within the Historic District. That portion is Building “D” of the development, which parcel consists of 14-28 Franklin Street. Currently Lot 40 contains an existing 3-story warehouse structure (14-16 Franklin Street which is the old Fletcher Appliance building) that would be retained and reused with ground-floor retail and new residential units above. Lot 41 contains a 2-story concrete masonry unit building, which would be removed. Lot 42 contains a paved parking lot that would be the location of a new 4-story building located over a basement level parking garage. The building would have a real brick façade with simulated stone trim and base. New aluminum windows would match the original windows.

The meeting adjourned at approximately 7:15 p.m.