

NASHUA CITY PLANNING BOARD
June 17, 2004

A meeting of the Nashua City Planning Board was held on Thursday, June 17, 2004 at 7:00 PM in the Auditorium at City Hall.

Bette Lasky, Chair conducted the meeting.

Members present were: Bette Lasky, Chair
 Ken Dufour, Vice Chair
 Mike Lowe, Mayor's Representative
 Ald. Richard Larose
 William Slivinski
 Steve Farkas
 Hugh Moran
 George Torosian

Also present: Roger Houston, Planning Director
 Mike Yeomans, Deputy Planning Manager
 Richard Sawyer, Planner

APPROVAL OF MINUTES

May 6, 2004

MOTION by Mr. Moran to waive the reading of the 5/6/04 meeting and place on file.

SECONDED by Ald. Larose.

MOTION CARRIED 6 - 0 - 2, Mr. Lowe & Mr. Dufour abstaining.

May 20, 2004 (Regular Meeting)

MOTION by Ald. Larose to waive the reading of the 5/20/04 meeting and place them on file.

SECONDED by Mr. Lowe.

MOTION CARRIED 5 - 0 - 3, Mr. Torosian, Mr. Dufour & Mr. Slivinski abstaining.

May 20, 2004 (East Hollis Street Meeting)

MOTION by Ald. Larose to waive the reading of the East Hollis Street Meeting from 5/20/04 and place them on file.

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At this point Ald. Larose asked if the East Hollis Street Master Plan had been sent to the Planning & Economic Committee or the Board of Alderman.

Mr. Houston said it has.

SECONDED by Mr. Lowe.

MOTION CARRIED 5 - 0 - 3, Mr. Torosian, Mr. Dufour, & Mr. Slivinski abstaining.

COMMUNICATIONS

Mr. Houston said the following items should be in the Board's folders:

Technical Review Meeting Sheet. The next meeting isn't until 7/15. He said they may wish to use it to determine regional impact.

REPORT OF CHAIRMAN, COMMITTEE & LAISON

Ald. Larose said at the last aldermanic meeting the Board of Alderman voted 14 - 1 to hold a public hearing July 1 on the river walk at 7:00PM in the Aldermanic Chambers.

Mrs. Lasky went into the procedure of the meeting as follows:

After the legal notice of each site plan or subdivision is read by the Chair, the applicant or his representative will be given time to present an overview and description of their project. The applicant shall speak as to whether or not they agree with the staff stipulations.

The Board will then have the opportunity to ask questions of the applicant or staff. The Chair will ask for testimony from the audience, first anyone wishing to speak in opposition or with concern to the plan may speak. Come forward to the microphone and state their name and address for the record. This would also be the time to ask questions they have regarding the plan.

Next follows testimony coming from anyone wishing to speak in favor of the plan before the Board. The Board asks that both sides keep their remarks to the subject at hand and try not to repeat what someone else may have said.

After the public testimony is given the Board will discuss the issue and render their decision.

OLD BUSINESS - SUBDIVISION PLANS

None

OLD BUSINESS - SITE PLANS

1. Jackson Falls, The Residences at Jackson Falls, LLC (Owner) - Proposed 1-year extension for the construction of a 5-story, 22-unit multi-family apartment building with associated access, parking and site improvements, 52 Main Street, Sheet 43 - Lot 103, Zoned "CB/MU" Central Business/Mixed Use Overlay, Previously approved by the Planning Board on July 10, 2003. (Tabled from May 20, 2004 Meeting)

MOTION by Ald. Larose to remove from the table.

SECONDED by Mr. Dufour.

MOTION CARRIED UNANIMOUSLY

Atty. Gerald Prunier, 20 Trafalgar Square, Nashua. Atty. Prunier said one of the reasons they wish to have the site plan extended for one year is the report given to the Board by Ald. Larose. Part of this development is tied into the City development. They need to know what the City is going to do before they move on. He said the front part of their development is part of the river walk that they are doing at their cost. If the City isn't going to do their part it affects the development.

SPEAKING IN OPPOSITION OR WITH CONCERN

No One.

SPEAKING IN FAVOR

No One.

MOTION by Mr. Dufour to approve the 1-year extension request for Jackson Falls, The Residences at Jackson Falls, LLC, 52 Main Street with all 14 stipulations as originally noted in the original approval and that it continues to meet the requirements of Section 16-123 and Section 16-557.

Mr. Lowe said that the minutes of 7/10/03 reflect an error in the number of stipulations for this site plan approval. There are 14 stipulations.

SECONDED by Mr. Lowe.

MOTION CARRIED UNANIMOUSLY

At this point, both the main tape and back up tape drop in volume and become very difficult, if not impossible to hear. Most of the minutes are reconstructed from written notes.

Postponed to July 15, 2004 Meeting

2. Costco Wholesale Corporation (Owner) - Proposed construction of an automobile fueling station with 12 fueling locations and associated access, parking and site improvements, Costco Drive, Sheet A - Lot 793, Zoned "HB" Highway Business.

NEW BUSINESS - SUBDIVISION PLANS

3. Robbins Auto Parts, 50 East Hollis Street, Inc. (Owners) City of Nashua (Applicant) - Proposed subdivision of one lot into two, 50 East Hollis Street, Sheet 36 - Lot 6, Zoned "GI" General Industrial.

NEW BUSINESS - SITE PLANS

4. Robbins Auto Parts, 50 East Hollis Street, Inc. (Owners) City of Nashua (Applicant) - Proposed amendment to NR1769 to show a change of lot area, parking and open space, 50 East Hollis Street, Sheet 36 - Lot 6, Zoned "GI" General Industrial.

Paul Hayner, Hayner/Swanson, Inc., 3 Congress Street, Nashua. Mr. Hayner said he is representing Nashua Fire Rescue. He said Chief Brian Morrissey and the architect, Kelly Davis were also present.

He referred the Board to the four plans that were displayed. He said they are asking for approval of two and the other two are for the Board's information and discussion. The subdivision plan is very simple. There is a subdivision of one lot, Lot #6 consisting of 1.4 acres. **The rest of this testimony cannot be heard.**

He said the building is shown in brown. The parking lot is outlined. It used to be a wide-open space. There is parking in front of the building. To the right of the building it used to be all paved onto the Fire Station lot. He said they are creating a more formal parking lot on the smaller lot with 43 spaces where 19 are required. They are reducing the curb cut. Right now there is

unlimited asphalt curb cut onto East Hollis Street. They are limiting that by creating a driveway to the parking lot on the right. They are still maintaining the parking in front of the building. **Cannot hear rest of testimony.**

Ald. Larose asked a question concerning permission of some kind on the subdivision.

Another gap where nothing could be heard on tapes.

Mr. Lowe said the Alderman will have to discontinue Hudson Street. He didn't think there should be any construction on the site until Hudson Street is discontinued.

Another large gap where nothing except static can be heard.

SPEAKING IN OPPOSITION OR WITH CONCERN

Unknown - unable to hear tape.

SPEAKING IN FAVOR

Unknown - unable to hear tape.

MOTION by Mr. Dufour to approve the subdivision for Robbins Auto Parts, 50 East Hollis Street with the following stipulations:

1. Prior to the plan being recorded, the variances for minimum open space and accessory structure setback shall be received or otherwise resolved through the removal of the shed.
2. Applicant shall provide a temporary access easement to Lot 71 until Hudson Street discontinuance is approved.

Mr. Lowe said this meets Section 16-108.

SECONDED by Mr. Moran.

Apparently a discussion took place about access at this point.

Mr. Sawyer said that they didn't recommend a stipulation concerning this (access) because they feel there is access to the street. They didn't show the engineering on how it would be done, but retaining walls could be done off the existing retaining walls, especially on the far westerly side of the site. He said that it's not a difficult engineering task to provide a driveway to the site.

Another gap in tapes where no testimony can be heard.

MOTION CARRIED UNANIMOUSLY

MOTION by Mr. Dufour to approve the site plan for Robbins Auto Parts, 50 East Hollis Street with the finding that the plan meets NRO Section 16-123 and with the following stipulations:

1. The sidewalk easement and storm water operation and maintenance documents shall be reviewed and approved by the Planning Department and Corporation Counsel and recorded.
2. Prior to any site work being completed grading, drainage and landscaping plans shall be submitted to and approved by the Planning Department.

SECONDED by Mr. Lowe.

MOTION CARRIED UNANIMOUSLY

5. **Arlington Street Methodist Church (Owner) - Proposed amendment of NR431 to remove 5 parking spaces previously approved, 63 Arlington Street & Haines Street, Sheet 21 - Lot 67, Zoned "RB" Urban Residence.**

Richard Maynard, Professional Engineer, Maynard & Paquette, Nashua.
Mr. Maynard made a short presentation, but his testimony could not be heard.

SPEAKING IN OPPOSITION

No One.

SPEAKING IN FAVOR

No One.

Mr. Lowe asked if the back part of the building is supposed to be a school.

Mr. Maynard said it has two stories and has room for classrooms and a little bit of office space and meeting rooms.

Mr. Lowe asked if there was a drop-off spot for kids.

Mr. Maynard said there is no set aside drop-off spot. They drop-off along the curb line where everybody parks, use the sidewalk and get into the building.

Mr. Dufour asked if there is any sort of school at the church now.

Mr. Maynard said it's not a full time school. He said it's religious education like Sunday School and sometimes in the evening.

MOTION by Mr. Slivinski to approve the site plan for Arlington Street Methodist Church, 63 Arlington Street & Haines Street with the finding that it meets NRO Section 16-123 and with the following stipulation:

1. Prior to the issuance of the certificate of occupancy documents pertaining to the storm water operation and maintenance plan shall be recorded.

SECONDED by Mr. Farkas.

MOTION CARRIED UNANIMOUSLY

6. **Nashua Mall, Vickerry Realty Company Trust (Owner) - Proposed amendment of NR 1266 for the development of a 1-story, 1,650 square foot, 45 seat restaurant with drive-thru, and associated access, parking and site improvements, 5 Gusabel Avenue, Sheet E - Lot 2186, Zoned "GB" General Business.**

Jim Petropulos. Entire presentation cannot be heard except for the following:

He said the elements of the plan represent a 1650 square foot drive-thru. There are five parking spaces immediately in front of the restaurant. The general location between the retail store, the drive-thru and Kohl's has approximately 38 parking spaces.

He said they are removing the slip right as you enter into the Mall entrance. The ATM was removed.

He said a sidewalk is being proposed to connect the sidewalk on Broad Street down into the Mall site along the front of the restaurant and crossing the ring road to the front of Kohl's.

He said the drive-thru contains stacking for 9 vehicles in the drive-thru/order station.

He said the site and locale will be fully landscaped and lighted.

Mr. Petropulos said the use of the building will be a Starbucks Restaurant with a drive-thru. He said they specialize in coffee and coffee related items. Their food is limited to cookies and select deserts.

He said if you look at the restaurants at the Nashua Mall one thing the owners tried to do was to give different choices to the public. He said if he's not mistaken this will provide the only coffee place on the west side of Exit 6.

He said when they looked at impacts versus the previously approved plan they prepared a traffic letter report that looked at two things. They wanted to make sure there was enough stacking. Vanesse & Associates looked at three other Starbuck drive-thrus. This information is in the traffic study. The average queue is about two cars. The maximum queue they saw in those three locations **cannot hear the rest.**

He read a part of the conclusion from the report that indicated that the combination of the decrease in building area for Building F and the proposed Starbucks facility is expected to increase traffic levels; however, the largest increases do not occur at the peak hours of the mall, which are weekends or evenings.

Another gap in the tapes where nothing can be heard.

Mrs. Lasky said this is the kind of place where people will sit and linger. She doesn't have a problem with this because there seem to be enough parking spaces, however, she doesn't feel the traffic report really addresses the drive-thru to her satisfaction.

Mr. Petropulos said they looked at the projected trips for the weekend. When they came to the conclusion they said basically that it peaks during the weekday.

He said he spoke late this afternoon with the Assistant Traffic Engineer, Sue Klassan. They reviewed the report and she thought it was okay for him to represent that they were okay with the study.

Mrs. Lasky asked the staff if there have been any problems with the Wendy's drive-thru.

Mr. Yeomans said they are not aware of any operational deficiencies

or impacts on the site of any adverse consequences.
Mr. Slivinski asked what type of traffic they will see going in the road in the front of the restaurant.

Mr. Petropulos said it is a ring road connector that leads to the back of the Mall. He referred the Board to the plan for the Mall. He said at the main entrance there are two lanes in and it becomes a "T" intersection that allows vehicles to get into the drive thru bank and exit and it also provides a ring road in the center.

He said one of the things they tried to do with the Mall was to site buildings in the back to provide more parking in the front. While the ring road still exists around the back, they don't feel it will be used as much as it was in the past. Also, Coliseum Avenue is going to be re-built with new lanes and there will be traffic signals and they feel people will be using that access.

Mr. Slivinski asked Mr. Petropulos to explain what happens when there are people who want to use the drive-thru, but might be blocked by people who are parked and want to pull out.

Tapes fail to pick up testimony at this point.

Mr. Petropulos said if you were parked and wanted to get out of the site you would back into the 24' aisle and exit.

Mr. Slivinski said that is his point. He said they are backing into the aisle and the cars will queue out into the street.

Mr. Petropulos said they are probably going to queue back into the 7th, 8th, and 9th cars, not up in the 1st and 2nd. He pointed out the pickup window on the far side of the building. He said this may occur during peak periods, but he didn't think it was going to occur or impact anywhere else. He said the aisle is 24' wide so he believes vehicles will be in the furthest lane and there should be enough room for other vehicles to get out.

Mr. Slivinski said he expects that a Starbucks with a drive-thru at this location is going to be very busy, and not just at 8:00AM.

Mrs. Lasky asked the hours of operation.

Mr. Petropulos said he thinks they would be open in a similar manner to the other restaurants and he believes the hours would be in the 5:00AM to midnight range.

Mr. Farkas said the staff report indicates 5:00AM to 3:00AM and Mr. Petropulos agreed.

Mr. Lowe said the parking calculation is based on four people per vehicle, but he has never seen that. You might see two people or one person in a vehicle. There are other restaurants as well, for example, Bugaboo Creek. He thinks they are moving too fast.

Mr. Petropulos said that a good portion of the center is under construction. They just finished Wendy's and the bank and they are under construction with Bugaboo Creek and Babys R Us. The Coliseum Avenue improvements haven't been completed. He said it's their contention that when these improvements are performed it is going to work. He said everybody debated Home Depot often and long. Everybody thought that when it opened it would be a mess and it hasn't been.

He said in his opening remarks he indicated that one of the things the Mall has is different types of restaurants so that while Shorty's may be busy, it's not likely Wendy's or Starbucks will be at full capacity.

Mr. Moran said he agreed with Mr. Lowe. He said he didn't think that this Board or anyone has given any consideration to the overall package of traffic in this Mall. He said it's hard enough to get into and out of the Mall at times. He believes they should look at the big picture.

Mr. Dufour said they've been talking about this mall for 5 - 6 years. The Board knew where the stores were going. There's nothing that has happened at the Mall that has been a surprise. If he has any concern at all, it's that they are now looking to put two buildings on that site. He said they can look at how Starbucks does before they take a look at the other building.

He said it will bring a lot of traffic and he questioned if that wasn't what they wanted. He said when LL Bean moves in they will pack in a lot of people. He said the Mall was built to be successful. It will be nice when Coliseum Avenue is done.

Tapes fail again.

Mr. Lowe showed where the people are driving because of the construction that is going on. He said he would like to wait a little while to see what's going to happen.

Mr. Dufour said he is a little perplexed as to why they are worrying about this. He understands the inconvenience of having to go back out to the ring road, but what better place could they put a drive thru coffee shop where it's easy in and easy out. He said it is the perfect match for that location.

Mr. Petropulos said this is internal to the mall so if there is any stacking it will affect the Mall. If this use had been proposed for Shell's location they could possibly back out onto Broad Street.

He said in terms of the construction, they expect the front of LL Bean and Babys R Us to be completed in the next month or so the traffic will flow much better.

Mr. Slivinski said from Thanksgiving on to Christmas you couldn't find a place to park in this Mall and that was before the restaurants and before Babys R Us and other stores. He said all he cares about is that traffic doesn't back up onto Broad Street. If people go to the Mall and can't find a space it will be something the Mall has to deal with.

Mrs. Lasky said she walks from store to store.

Mr. Petropulos said they are providing a crosswalk that connects the sidewalk in front of Kohl's. It's a signed and painted crosswalk under a stop condition. There is also a new piece of sidewalk built from Broad Street into the Mall, which currently doesn't exist today.

SPEAKING IN OPPOSITION

No One.

SPEAKING IN FAVOR

No One.

Mr. Yeomans said this site is off of the main thoroughfare, whereas every other site down through the access road goes out onto the main road - Wendy's, Denny's, Shorty's, and this one is not. It is tucked up into the corner of a little "pocket" so even if they did have a backup, it would back up into the driveway off of the main thoroughfare before it even got to the thoroughfare. Even if it went to the thoroughfare you would still have two lanes in there.

One is a dedicated right into that particular drive aisle. If it ever became an issue of stacking, he doesn't see that it would materially affect the circulation of the Mall.

He said they asked the applicant to provide pedestrian access from Broad Street because there is none today. The site is 95% built out and they are actually getting the first pedestrian linkage from Broad Street into the site. It should have been done long ago.

He said he also felt that the hours of operation were more of an AM type use, although it may be used more than a Dunkin Donuts operation. It's kind of a coffee shop/gathering place - something on the order of a Panera Bread operation. He said the peak operation will be in the AM and does not believe this will interfere with the operation of the site.

Mr. Dufour asked if they approve this restaurant if they are also approving the 6200 square foot one-story retail building.

Mr. Yeomans said that building was previously approved. He said it was under the Master Plan for the site.

Mr. Dufour said the proposal of a building of so many square feet and now they are proposing to change it because they want to have a retail building and a restaurant. He said just because the Board approved it in the past, it doesn't mean they have to approve a 10,000 square footprint tonight. He said they could ok the Starbucks and he is ok with that. He's not quite sure that if they add the retail space how it's going to affect the picture before he approves it.

Mr. Farkas said the way he understands this is that the applicant is trying to amend the plan and if they approve it, they would be approving the whole thing.

Mr. Petropulos said that at a meeting at which Mr. Dufour was not present, the staff brought a discussion item to the Board to reduce the retail building from 7,060 square feet to 6,200 square feet and asking for authority to handle it administratively. That change was done.

Mr. Dufour said now the issue is whether the Board will approve more to the site or not.

Mrs. Lasky asked what the average time is at the window.

Mr. Petropulos said he did not know the answer to this question. Mr. Yeomans said when they looked at the Dunkin Donuts on Amherst Street he believes the time mentioned was thirty seconds.

Mrs. Lasky said she knew it was quick at the Dunkin Donuts and since Starbucks has a more varied menu she wondered how long it took them at the window.

Mr. Dufour said he had a problem with the two buildings on the same site. He said talking about the Dunkin Donuts on Amherst Street doesn't help. He said you can drive by there any day and you will see their employees vehicles parked on the green space. He said he is concerned with the addition of the second building. They have to assume that there's going to be enough parking for two businesses on that site. There's not a lot of parking for the coffee shop. If you are exiting you can't go around the building because there's only one lane on the drive up. There are only a few parking spaces in the front of it and five across.

Mr. Moran asked if it would be appropriate to table this plan and have the Traffic Department go over it. They could have their expertise on it rather than the Board speculating on what the traffic is or is not going to be.

Mr. Dufour said the parking is of more concern to him than the traffic.

Mr. Moran said they could include a recommendation on the parking.

Mr. Dufour said that there has been testimony that this is acceptable.

Mrs. Lasky said she believes the traffic report has underestimated the amount of traffic that will be coming to the site. She said this kind of facility has become an all day business, not just a morning type business.

More missing testimony due to being unable to hear what is on tapes.

Mr. Lowe asked where the employees of Starbucks and the employees who work in this area are parking.

Mr. Petropulos said there are approximately 35 parking spaces directly behind Kohl's that aren't used now because of the construction. That will be earmarked for the Kohl's employees.

Mr. Lowe said he didn't know what the 6,500 square foot retail building is going to be.

Mr. Petropulos said it will be a multi-tenant building. He said he believes it will be a total of three tenants.

Tapes become inaudible or unintelligible, although there is some discussion about parking could be heard.

MOTION by Mr. Moran to table Site Plan #6 for Nashua Mall to the Board's next meeting - July 15. The following issues should be covered:

Formal review from City Traffic Engineer
Provide Saturday traffic data
Provide % of drive-thru
Show pedestrian/vehicular conflict points
Locate employee parking

SECONDED by Mr. Lowe.

MOTION CARRIED UNANIMOUSLY

7. Walden Woods, White Family Ventures, LLC (Applicant) B&M Northeast Realty, LLC (Owner) - Proposed 1-year extension for the construction of two 4-story elderly housing buildings with a total of 98 units, with associated access, parking and site improvements, 2 Henry David Drive, Sheet C - Lot 2914, Zoned "RC" Urban Residence. Previously approved on September 24, 2003.

Tapes not picking up testimony with the exception of a word or two here and there that you have to strain to hear.

SPEAKING IN OPPOSITION

Unknown - Can't hear tape

SPEAKING IN FAVOR

Unknown - Can't hear tape

MOTION by Mr. Dufour to grant the site plan for Walden Woods 1-year extension, 2 Henry David Drive with the finding that it meets NRO

Section 16-123 and with the following stipulations:

1. Prior to any work being conducted, the applicant shall set up a pre-construction conference with the contractors, subcontractors and the Planning Department review the overall details of the plan.
2. Prior to a building permit being issued, final approval of the necessary covenants and easements for the storm water management system shall be obtained from the Planning Department and Corporation Counsel. The cost associated with recording the document shall be submitted to the Planning Department and the document shall be recorded.
3. Prior to a building permit being issued, final approval of the landscape plan will be obtained from Planning Department.
4. Prior to a building permit being issued, bonding for all public improvements shall be submitted to and approved by the Engineering Department and Corporation Counsel.
5. Prior to the final certificate of occupancy being issued, all on site and off site improvements shall be completed.
6. Henry David Drive shall remain private.
7. The gravel access road shall be maintained by the applicant year round.
8. Prior to a building permit being issued, the applicant shall pay any outstanding taxes to the City.
9. Within 6 months of completion of the 1st building, the site shall be loamed and seeded.
10. Prior to certificate of occupancy permit being issued on building #2, lighting impacts from cars exiting the parking garage shall be reviewed with Planning Staff and additional landscaping installed as necessary.

SECONDED by Mr. Farkas.

MOTION CARRIED UNANIMOUSLY

8. **169 Daniel Webster Highway, LLC (Owner) - Proposed amendment to NR1469 to show a 3-story, 10,800 square foot addition to the existing 1-story, 2,000 square foot office building with**

associated access, parking and site improvements, 169 Daniel Webster Highway, Sheet A - Lot 228, Zoned "RC" Urban Residence. No testimony can be picked up off of tape, except for the following:

Atty. Prunier can be heard to say that he finds it difficult that they can't understand that the applicant is going to reduce what they are allowed to do. They are down two stories from what they are allowed. They have less office space. It's less intense.

SPEAKING IN OPPOSITION

Unknown - Tape cannot be heard

SPEAKING IN FAVOR

Unknown - Tape cannot be heard

MOTION by Ald. Larose to approve the site plan for 169 DW Highway, LLC, 169 Daniel Webster Highway with the finding that it meets NRO Section 16-123 and with the following stipulations:

1. Prior to ANY work being conducted, a pre-construction conference shall be set up with the Planning Department.
2. Prior to a building permit being issued, bonding for all public improvements shall be submitted to and approved by the Engineering Department and Corporation Counsel.
3. Prior to a building permit being issued documents pertaining to the storm water operation and maintenance plan shall be recorded.
4. Prior to a building permit being issued, the emergency access easement documents shall be submitted to and approved by the Planning Department and Corporation Counsel and recorded.
5. Prior to a building permit being issued, a walkway connection shall be added to the plan between the building and the proposed sidewalk along Daniel Webster Highway.
6. Should the applicant agree to a voluntary contribution for the Daniel Webster Highway Traffic Mitigation Fund as requested by the Traffic Department, the agreed amount shall be submitted prior to a certification of occupancy being issued.

SECONDED by Mr. Farkas.

MOTION CARRIED UNANIMOUSLY

OTHER BUSINESS

1. Review of tentative agenda to determine proposals of regional impact.

MOTION by Mr. Dufour with a finding that there are no proposals of regional impact on the tentative agenda.

SECONDED by Ald. Larose.

MOTION CARRIED UNANIMOUSLY

2. Referral from the Board of Alderman on proposed O-04-19, amending the Planning and Zoning Ordinances of the City of Nashua in their entirety. (Tabled from June 3, 2004 Meeting)

No Motion was made to remove from the table.

There were some comments made, but they could not be understood.

Discussion Item

1. Proposed 12,000 square foot East Hollis Street Fire Station to be located adjacent to Robbins Auto Parts in conjunction with a discontinuance of a portion of Hudson Street.

Tapes are very poor quality. Following is what was picked up (very faint on tape)

Paul Hayner, Hayner/Swanson, Inc. - coming into the middle of testimony.

There are three bays that have access directly out to East Hollis Street. **Some testimony can't be made out.** If some reason there was congestion on East Hollis Street there is a second way out.

Tapes cannot be heard at all - or they are unintelligible.

Kelly Davis, Architect. Mr. Davis said as you look at the footprint on the drawing on the left, the large section of the building that is adjacent to **..unintelligible.** To the left will be

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some non-vehicle/non apparatus type of storage. To the right of that is .. **unintelligible**.. vehicle storage.
The remainder of tapes could not be transcribed due to their poor quality.

ADJOURN

Mrs. Lasky declared the meeting closed at 9:40PM.

APPROVED: _____
Bette Lasky, Chair, Nashua City Planning Board

LT
Taped Meeting

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COPIES OF TAPES MAYBE MADE AVAILABLE UPON 48 HOURS ADVANCED NOTICE AND PAYMENT OF THE FEE.**