

NASHUA CITY PLANNING BOARD  
November 18, 2004

A meeting of the Nashua City Planning Board was held on Thursday, November 18, 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  
                                  Ald. Richard Larose  
                                  Mike Lowe, Mayor's Representative  
                                  Steve Farkas  
                                  Hugh Moran  
                                  George Torosian

Also present:                   Roger Houston, Planning Director  
                                  Rick Sawyer, Planner III

**APPROVAL OF MINUTES**

**October 21, 2004**

**MOTION** by Mr. Lowe to accept the minutes of October 21, 2004, waive the reading, and place them on file.

**SECONDED** by Ald. Larose.

**MOTION CARRIED - Mr. Farkas abstaining.**

**November 4, 2004**

**MOTION** by Ald. Larose to accept the minutes of November 4, 2004, waive the reading, and place them on file.

**SECONDED** by Mr. Moran.

**MOTION CARRIED - Mr. Torosian & Mr. Dufour abstaining.**

**COMMUNICATIONS**

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

Memorandum concerning Costco Wholesale. Case has been withdrawn, but keep all materials concerning this case as there will be a new application submitted for the site in the future.

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Letter from Maynard & Paquette concerning Leda Lanes. This is being withdrawn and will be resubmitted at a later date.

#### **REPORT OF CHAIRMAN, COMMITTEE & LAISON**

Mr. Dufour said the Capital Improvements Committee met and they have elected their officers. He said he has been elected as President. Charlie Budrus is Vice Chair and Roger Houston is the Secretary.

Mr. Lowe said the Planning & Economic Committee met and discussed O-04-50. It was passed and now the Planning Board has to make a recommendation. He said they also did more work on O-04-19, the land use code. They also discussed the railroad, which is still held in committee.

Ald. Larose said the site they were looking at (Dow Chemicals ten acres) is not going to be available because Dow Chemical is apparently telling their brokers that they do not want any housing on this property. He said the City of Nashua has to raise the 14 million match of the 70 million needed so the plan was to develop an area with housing, office and some retail and restaurant which would bring in new tax dollars and they would set up a TIF and that would pay off the bond over 20-25 years. He said they were reluctant to pass the ordinance until there is an idea of where there is a site in South Nashua where this can be done.

He said in January there is a State committee that will make a recommendation to the Governor about 21 million dollars that is in escrow. That money can be taken and used for something having to do with transportation.

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. (Withdrawn) 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. (Postponed from August 12, 2004 Meeting)

**NEW BUSINESS - SUBDIVISION PLANS**

None

**NEW BUSINESS - SITE PLANS**

2. Patriot Supply, LJJ Realty, LLC (Owner) - Proposed amendment to NR416 for an 8,400 square foot addition to the existing 11,936 square foot warehouse with associated parking and site improvements, 1 Whipple Street, Sheet E - Lot 1327, Zoned "PI" Park Industrial.

Richard Maynard, Professional Engineer, Maynard & Paquette. Mr. Maynard said the site has 2.18 acres. He said there is a wooded area to the south and beyond that is the Terradyne parking lot. He said the UPS area is to the north and to the west is the F.E. Everett Turnpike. There is an existing 13,400 square foot distribution warehouse building primarily with building supplies such as roofing, siding, etc. The proposal is add another 8,400 square foot addition to the rear. They would also add some pavement. The back area would have an at-grade door and fourteen parking spaces. There would also be some temporary short-term storage to the rear of the building.

He said the front of the building will remain essentially the same. There are five spaces for people picking up supplies. He pointed this out on the plan. He said there are also nine spaces for vehicles.

He said existing draining, including the roof drains, drain through the front through the storm basins that include some catch basins and into the pipe storm drain system in Whipple Street. In regard to the addition, the roof drainage would go to two recharge leaching cisterns on either corner and the new pavement drainage will drain to the rear to an elongated detention basin for treatment and some groundwater recharge. That water ends up discharging through a pipe system all the way across the back of UPS to a large detention area before you get to the canal at the end of Whipple Street.

Mr. Lowe said there is a lot of material stored outside right now. He said there are two dumpsters rather than the one shown in the drawing. He is assuming the second dumpster should be added.

Mr. Maynard said there is a dumpster for recycled cardboard. He said they forgot to put this on the drawing.

He said they do have temporary storage of materials. It's off-loaded from the tractor-trailers and left in the pavement area and moved off as customers come to pick it up. It usually stays there less than thirty days. He said there is some concern that this site can be seen from the highway. He said he is suggesting that they put in some plantings to break it up. He showed the area he was suggesting. He said it's almost impossible to totally screen it because of the difference in the topography.

#### **SPEAKING IN OPPOSITION OR WITH CONCERNS**

No One.

#### **SPEAKING IN FAVOR**

No One.

**MOTION** by Mr. Lowe to approve the site plan for 1 Whipple Street, Patriot Supply, for an 8,400 square foot addition to the existing building 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 documents pertaining to the storm water operation and maintenance plan shall be recorded.
3. Prior to a certificate of occupancy being issued, the applicant shall submit a \$1,000 contribution as outlined in the letter from Stephen A. Tamposi dated November 2, 2004.
4. Two dumpsters shall be shown on the site plan.
5. Tree screening will be added to the rear of the site with approval of staff.

**SECONDED** by Ald. Larose.

**MOTION CARRIED UNANIMOUSLY**

**OTHER BUSINESS**

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

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

**SECONDED** by Mr. Farkas.

**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)**

No motion to remove from the table.

3. **Referral from the Board of Alderman on proposed O-04-50, amending the zoning map by changing a tract located easterly on Spring Street and southerly on Foundry Street from General Industrial (GI) to General Industrial Mixed Use Overlay District (GI/MU). (Tabled from October 21, 2004)**

**MOTION** by Ald. Larose to remove from the table.

**SECONDED** by Mr. Lowe.

**MOTION CARRIED UNANIMOUSLY**

**MOTION** by Ald. Larose for favorable recommendation to Board of Alderman.

**SECONDED** by Mr. Lowe.

Ald. Larose said the natives of Nashua know a lot of these areas. He said they go by them, but they don't really see what's behind the buildings, etc. He said he has taken a walk around as Mr. Lowe has and he thinks that changing this zone from GI to GI/MU is in the best interest of the City of Nashua. It will help spur some investment in that area. Some of it abuts residential areas. He noticed that there was one house on Foundry Street that looks like they've done some remodeling to it. This can only help that happen once they start getting some development in the area. He said he knows Harbor Homes is looking at one of the pieces of property there. They have a project they are starting to work on.

Mr. Lowe agrees with Ald. Larose. He said almost anything in this area will be an improvement. He said the foundry has been there for 150 years or so and used to extend across East Hollis Street to the old hardware store that used to be part of the foundry. It's slowly been moving away, but this foundry is almost in the downtown area and is quite blighted. Houses, the post office and the courthouse now surround it. He said it's time to see if they can get this redeveloped.

Mrs. Lasky said she received a call from Ald. Cardin who is the sponsor of this ordinance. Since she could not attend the meeting tonight she asked Mrs. Lasky to pass on her desire to have the Board consider this ordinance favorably.

Peter Kelleher, Executive Director, Harbor Homes, Inc, 12 Amherst Street, Nashua. Mr. Kelleher said he is in favor of this rezoning. He said Harbor Homes is an interested party in that they have a purchase and sale agreement on a parcel at 46 Spring Street - the warehouse that is adjacent to the post office.

He said if they are successful in their efforts to develop the site, they are proposing twenty apartment units for homeless veterans who are honorably discharged and their families. The proposal would be to demolish the existing building.

**MOTION CARRIED UNANIMOUSLY**

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**Other**

Mrs. Lasky said that Mr. Sawyer has indicated that if any of the Board members wish to give him their Costco packets he will take care of them until they are needed again.

**ADJOURN**

Mrs. Lasky declared the meeting closed at 7:29PM.

**APPROVED:** \_\_\_\_\_  
Bette Lasky, Chair Nashua City Planning Board

**TAPES OF THIS MEETING ARE AVAILABLE FOR LISTENING DURING REGULAR OFFICE HOURS.  
COPIES OF TAPES MAYBE MADE AVAILABLE UPON 48 HOURS ADVANCED NOTICE AND PAYMENT OF THE FEE.**