

NASHUA CITY PLANNING BOARD
August 23, 2006

The special meeting of the Nashua City Planning Board was held on Wednesday, August 23, 2006 at 7:00PM in the auditorium at City Hall.

Bette Lasky, Chair, conducted the Meeting.

Members Present: Bette Lasky, Chair
 Mike Lowe, Mayor's Representative
 Alderman Richard LaRose
 Steve Dookran, City Engineer
 Bill Slivinski, Secretary
 Hugh Moran
 Robert Canaway

Also Present: Roger Houston, Planning Director
 Mike Yeomans, Deputy Planning Manager
 Rick Sawyer, Deputy Planning Manager

Approval of Minutes

None.

Communications

Mr. Sawyer said there was one item in the Board's folder tonight:

1. A letter dated August 21, 2006 from John Lavigne, Jr. PE. From the H.L Turner Group regarding the flood impact study for Case #1.

REPORT OF CHAIR, COMMITTEE & LAISON

None

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 Board will decide that the application is complete and ready for the Board to take jurisdiction of the application. If so, the applicant or representative will be given time to present an overview and description of their

project. The applicant shall speak to whether or not they agree with recommended staff stipulations. The Board will then have an opportunity to ask questions of the applicant and staff.

The Chair will then 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, state their name and address for the record. This would be the time to ask questions they may have regarding the plan. Next testimony will come from anyone wishing to speak in favor of the plan.

The Board asks that both sides keep their remarks to the subject at hand and try not to repeat what has already been said and to be courteous at all times.

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

She asked that everyone turn off his or her cell phones.

OLD BUSINESS - CONDITIONAL/SPECIAL USE PERMITS

None

OLD BUSINESS - SUBDIVISION PLAN

None

OLD BUSINESS - SITE PLAN

None

NEW BUSINESS - CONDITION/SPECIAL USE PERMITS

None

NEW BUSINESS - SITE PLAN

1. Cotton Mill Square, The Stabile Companies (Applicant) Nashua Corporation (Owner) Application acceptance and proposed site plan to show the demolition of two buildings and the construction of 162 residential units in three 5-story buildings and a 3-story, 9,000 square foot mixed use building with associated access, parking and site improvements. 30 & 36 Front Street, Sheet 78 - Lot 87, Zoned "GI/MU" - General Industrial / Mixed Use.

MOTION by Mr. Lowe that the site plan application is complete and that the Planning Board takes jurisdiction of the application.

SECONDED by Mr. Slivinski.

MOTION CARRIED UNANIMOUSLY

Jim Petropulos, Hayner Swanson, Inc. Mr. Petropulos presented the project and answered questions of the Board.

Attorney Morgan Hollis, 39 East Pearl Street, Nashua, NH. Attorney Hollis presented additional information regarding the project and answered questions of the Board.

Attorney Hollis distributed a handwritten letter with suggested language for stipulation numbers three and four and a memorandum from Kevin Dandrade, PE, PTOE of TEC dated August 22, 2006.

A letter from James Winn, PE. Of Greenman-Pedersen, Inc. dated August 21, 2006 was distributed.

John Stabile, 47 Lutheran Drive, Nashua, NH. Mr. Stabile answered a question of the Board regarding the construction of the Riverwalk.

Kathy Hersh, Community Development Director. Mrs. Hersh answered a question regarding the construction of the Riverwalk.

Kevin Dandrade, TEC, 65 Glenn Street, Lawrence, MA. Mr. Dandrade presented the traffic related information associated with the plan and answered questions of the Board.

Jim D'Angelo, TEC, 65 Glenn Street, Lawrence, MA. Mr. D'Angelo answered questions of the Board related to traffic.

Lynn Means, Greenman - Pedersen, Inc. (GPI) 61 Spit Brook Road, Nashua NH. Ms. Means answered traffic related questions of the Board and clarified the GPI letter dated August 21, 2006.

Jean Marie Kennamer, City Traffic Engineer. Ms. Kennamer answered traffic related questions from the Board.

SPEAKING IN OPPOSITION OR WITH CONCERNS

Bill Lynch, 25 Front Street.

Pastor Paul Berube, Grace Fellowship Church, 12 Front Street.

SPEAKING IN FAVOR

Mr. Jay Minkarah, Director of Economic Development.

David White, 403 Tibbetts Hill Road, Goffstown, NH. Mr. White presented the architectural aspects of the plan and answered questions of the Board.

Rick Seymour, Director of Public Works. Mr. Seymour answered questions of the Board.

MOTION by Mr. Lowe to table New Business #1 Cotton Mill Square, The Stabile Companies, applicant, Nashua Corporation, owner until the September 14, 2006 meeting.

SECONDED by Mr. Moran.

MOTION CARRIED UNANIMOUSLY

OTHER BUSINESS

None

Discussion Items

None

Other

None

ADJOURNMENT at 10:30 PM

APPROVED: _____
Bette Lasky, Chair, Nashua 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.**

Taped Meeting