

NASHUA CITY PLANNING BOARD
October 19, 2006

The regularly scheduled meeting of the Nashua City Planning Board was held on Thursday, October 19, 2006 at 7:00PM in the auditorium at City Hall.

Ken Dufour, Vice Chair, conducted the Meeting.

Members Present: Ken Dufour, Vice Chair
Mike Lowe, Mayor's Representative
Alderman Richard LaRose
Steve Dookran, City Engineer
William Slivinski
Hugh Moran
Steve Farkas
Robert Canaway

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

Approval of Minutes

None

Communications

None

REPORT OF CHAIR, COMMITTEE & LAISON

Alderman LaRose stated that there will be four new ordinances introduced that are related to planning and zoning.

Mr. Dufour 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

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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.

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

OLD BUSINESS - CONDITIONAL/SPECIAL USE PERMITS

None

OLD BUSINESS - SUBDIVISION PLANS

None

OLD BUSINESS - SITE PLAN

None

NEW BUSINESS - CONDITION/SPECIAL USE PERMITS

1. Arclight, Inc. (Applicant) 1987 Tamposi Limited Partnership (Owner) - Application acceptance and proposed Conditional Use Permit for the establishment of a 20,000 square foot retail showroom within an existing mixed use building. 55 Northeastern Boulevard, Sheet 140 - Lot 61, Zoned "PI" - Park Industrial.

MOTION by Mr. Lowe that the conditional use permit application is complete and the Planning Board takes jurisdiction of the application.

SECONDED by Mr. Moran.

MOTION CARRIED UNANIMOUSLY

Brian Zagorites, Arclight, Inc. Mr. Zagorites presented the project and answered questions of the Board.

SPEAKING IN OPPOSITION OR WITH CONCERNS

No One.

SPEAKING IN FAVOR

No One.

MOTION by Alderman LaRose to approve New Business #1 conditional use permit for Arclight, Inc (Appliant), 1987 Tamposi Limited Partnership (Owner), with the finding that it meets the requirements of NRO Section 16-432(f) and with the following stipulation:

1. All stipulations of prior site plan approvals for this site are incorporated into this approval and shall remain in full force and effect, unless otherwise determined by the Planning Board.

SECONDED by Mr. Lowe.

MOTION CARRIED UNANIMOUSLY

NEW BUSINESS - SUBDIVISION PLAN

2. **Kenneth & Lisa Gogan (Owners) - Application acceptance and proposed lot line relocation. 5 Ashland Street & Lee Street, Sheet 64 - Lots 134 & 141, Zoned "RA" - Urban Residence.**

MOTION by Alderman LaRose that the lot line relocation application is complete and the Planning Board takes jurisdiction of the application.

SECONDED by Mr. Lowe.

MOTION CARRIED UNANIMOUSLY

Attorney Andrew Prolman, Prunier & Prolman, 20 Trafalgar Square, Nashua, NH. Attorney Prolman presented the project and answered questions of the Board.

MOTION by Mr. Lowe to approved New Business #2 Lot Line Relocation Kenneth & Lisa Gogan (Owners), 5 Ashland Street, with the finding that it meets NRO 16-440(g) and with the following stipulation:

1. Prior to the plan being recorded, the existing accessory structures shall be razed or relocated to comply with the accessory structure setback requirements.

SECONDED by Mr. Farkas.

MOTION CARRIED UNANIMOUSLY.

- 3. John Slater (Owner) - Application acceptance and proposed consolidation of two lots and re-subdivision of one lot into three. 1116 & 1128 West Hollis Street, Sheet D - Lots 39 & 126, Zoned "R30" - Suburban Residence.**

MOTION by Mr. Canaway that the subdivision application is complete and the Planning Board takes jurisdiction of the application.

SECONDED by Mr. Lowe.

MOTION CARRIED UNANIMOUSLY

John Slater, 1128 West Hollis Treet, Nashua, NH. Mr. Slater presented the project and answered questions of the Board.

Peter Weeks, Cuoco & Cormier Engineering. Mr. Weeks presented answered questions of the Board.

MOTION by Alderman LaRose to approved New Business #3 Subdivision, John Slater (Owner), 1116 & 1128 West Hollis Street, with the finding that it meets NRO 16-440(g) and with the following stipulations:

1. If required by the Division of Public Works, prior to recording the subdivision plan bonding for work in the public right-of-way shall be approved by them and Corporation Counsel.
2. Prior to recording the subdivision plan the applicant shall obtain subdivision approval for on site septic from the State of New Hampshire Department of Environmental Services.
3. Prior to recording the subdivision plan the stormwater operation and maintenance plan shall be reviewed and approved by City staff and recorded with the plan.
4. Prior to any work being started, the applicant and their contractors shall hold a pre-construction conference with Planning staff to review scheduling and erosion control.
5. Prior to the issuance of the certificate of occupancy for Lot 614 all work within the public right-of-way shall be completed to the satisfaction of the Division of Public Works.
6. The request for waiver of sidewalk construction and contribution is not granted.

7 The plan shall be re-submitted to the Division of Public Works for approval of the stormwater design.

SECONDED by Mr. Farkas.

MOTION CARRIED 7-1 with Mr. Moran opposed.

4. James Allard (Owner) - Application acceptance and proposed lot line relocation. 17 Merrill Street & 10 Alstead Street, Sheet 10 - Lots 6 & 95, Zoned "RB" - Urban Residence.

MOTION by Mr. Lowe that the lot line relocation application is complete and the Planning Board takes jurisdiction of the application.

SECONDED by Mr. Moran.

MOTION CARRIED UNANIMOUSLY

Peter Weeks, Cuoco & Cormier Engineering. Mr. Weeks presented the project and answered questions of the Board.

MOTION by Mr. Lowe to approved New Business #4 Lot Line Relocation James Allard (Owner), 17 Merrill Street & 10 Alstead street, with the finding that it meets NRO 16-440(g) and with the following stipulations:

1. Prior to recording the plan the vinyl fence shall be erected along the side lot line with Lot 7 as shown on the plan.
2. The request for waiver of the topographic survey is granted.
3. The request for waiver of storm water management standards is granted.

SECONDED by Mr. Moran.

MOTION CARRIED UNANIMOUSLY.

5. Tulley Buick-Pontiac Company & Roscommon Investments, LLC (Owners) - Application acceptance and proposed lot line relocation. 147 & 153 Daniel Webster Highway, Sheet A - Lots 745 & 987, Zoned "GB" - General Business.

NEW BUSINESS - SITE PLAN

6. **Tulley Buick-Pontiac Company & Roscommon Investments, LLC (Owners) - Application acceptance and proposed amendment to NR1876 for the construction of a 19,192 square foot addition to the existing building with associated parking and site improvements. 147 & 153 Daniel Webster Highway, Sheet A - Lots 745 & 987, Zoned "GB" - General Business.**

MOTION by Mr. Lowe that the applications are complete and the Planning Board takes jurisdiction of the applications.

SECONDED by Mr. Farkas.

MOTION CARRIED UNANIMOUSLY

Tony Basso, Keach-Nordstrom Associates, Inc.. Mr. Basso presented the project and answered questions of the Board.

Vince Tully, 147 Daniel Webster Highway. Mr. Tully answered questions of the Board.

MOTION by Mr. Lowe to approved New Business #5 Lot Line Relocation Tulley Buick-Pontiac Company & Roscommon Investments, LLC (Owner), 147 & 153 Daniel Webster Highway, with the finding that it meets NRO 16-440(g) and with the following stipulation:

1. The request for waiver of existing conditions details is granted.

SECONDED by Mr. Farkas.

MOTION CARRIED UNANIMOUSLY.

MOTION by Mr. Lowe to approve New Business #6, Tulley Buick-Pontiac Company & Roscommon Investments, LLC (Owner), 147 & 153 Daniel Webster Highway site plan with the finding that it meets NRO Section 16-450(d) and with the following stipulations:.

1. Prior to the issuance of a building permit a stormwater operation and maintenance plan will be recorded.
2. The request for waiver of architectural details is granted.

SECONDED by Mr. Farkas.

MOTION CARRIED UNANIMOUSLY.

OTHER BUSINESS

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

None

2. **Adoption of the "2007 Meeting and Deadlines Dates" for the Nashua City Planning Board.**

MOTION by Alderman LaRose to accept the schedule as presented.

SECONDED by Mr. Lowe.

MOTION CARRIED UNANIMOUSLY.

Discussion Items

1. Mr. Slivinski requested that a site walk be held with the Planning Board on the proposed Harper Nashua project.
2. Alderman LaRose informed the Board that an audio study is being completed on the Auditorium sound system.
- 3 Mr. Farkas requested an update from staff on the Dalton Village project and the proposed cell tower which were provided by Mr. Yeomans.
4. Mr. Yeomans informed the Board that a new site plan for Dunkin Donuts on West Hollis Street had been received and that it would be presented to the Board soon.

Other

None

ADJOURNMENT at 8:15 PM

APPROVED: _____
Ken Dufour, Vice 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