

NASHUA CITY PLANNING BOARD
November 2, 2006

The regularly scheduled meeting of the Nashua City Planning Board was held on Thursday, November 2, 2006 at 7:00PM in the auditorium at City Hall.

Bette Lasky, Chairman, conducted the Meeting.

Members Present: Bette Lasky, Chairman
 Alderman Richard LaRose (7:15)
 Steve Dookran, City Engineer
 William Slivinski
 Hugh Moran
 Robert Canaway

Also Present: Mike Yeomans, Deputy Planning Manager
 Rick Sawyer, Deputy Planning Manager

Approval of Minutes

October 5, 2006

MOTION by Mr. Slivinski to approve the minutes of October 5, 2006, with a correction to show that he was in attendance, waive the reading and place on file.

SECONDED by Mr. Moran.

MOTION CARRIED UNANIMOUSLY.

October 19, 2006

MOTION by Mr. Slivinski to approve the minutes of October 19, 2006, with a correction to show that he was in attendance, waive the reading and place on file.

SECONDED by Mr. Moran.

MOTION CARRIED 4-0-1, with Chairman Lasky abstaining.

Chairman Lasky noted that Alderman LaRose was now in attendance.

Communications

Mr. Yeomans said the preliminary agenda for the November 16, 2006 meeting was in the Board's folder tonight:

REPORT OF CHAIR, COMMITTEE & LAISON

None

OLD BUSINESS - CONDITIONAL/SPECIAL USE PERMITS

None

OLD BUSINESS - SUBDIVISION PLANS

None

OLD BUSINESS - SITE PLAN

None

NEW BUSINESS - CONDITION/SPECIAL USE PERMITS

None

NEW BUSINESS - SUBDIVISION PLAN

None

NEW BUSINESS - SITE PLAN

None

OTHER BUSINESS

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

MOTION by Mr. Slivinski that there are no issues of regional impact on the tentative agenda.

SECONDED by Mr. Moran.

MOTION CARRIED UNANIMOUSLY

2. Referral from the Board of Alderman on proposed O-06-51, amending the definition of "two-family" in the Zoning Ordinance to establish standards for common walls.
3. Referral from the Board of Alderman on proposed O-06-52, amending the provisions of the Zoning Ordinance with respect to elderly housing.

4. **Referral from the Board of Alderman on proposed O-06-53, amending the Zoning Ordinance by modifying lot dimensional standards to account for neighborhood characteristics.**

Alderman McCarthy, 65 Musket Drive. Alderman McCarthy informed the Board that the Board of Aldermen had held a special meeting earlier in the evening and that O-06-53 had been withdrawn due to unanticipated impacts that the legislation had on pending projects.

He went on to explain O-06-51 and O-06-52 and answered questions of the Board.

It was agreed that amendments to both pieces of legislation would likely occur during the Aldermanic review process and that the Board should wait and send recommendations once the final language is determined.

MOTION by Mr. Slivinski to table the referral from the Board of Aldermen on O-06-51.

SECONDED by Mr. Moran.

MOTION CARRIED UNANIMOUSLY

MOTION by Alderman LaRose to table the referral from the Board of Aldermen on O-06-52.

SECONDED by Mr. Moran.

MOTION CARRIED UNANIMOUSLY

No action was taken on O-06-53

Discussion Items:

1. **Harper Nashua, LLC (Applicant) Grace Fellowship of Nashua, Inc (Owner) Proposed site plan to show the development of 358 residential units and 38,900 square feet of commercial space within 3 existing and 3 new buildings with associated access, parking and site improvements. 14-28, 34, 53 & 55 Franklin Street and 21 Front Street, Sheet 78 - Lots 40-42, 86, 90, 91 & 94, Sheet 68 - Lots 26 & 53 Zoned "GI/MU" - General Industrial / Mixed Use and "D1/MU" - Downtown 1 / Mixed Use.**

Attorney Gerald Prunier, Prunier & Prolman, 20 Trafalgar Square.
introduced the project and answered questions of the Board.

Steven Layman, Vanasse Hangen Brustlin, Inc. Mr. Layman
presented the project and answered questions of the Board.

Ed Bradford, The Architectural Team, Inc. Mr. Bradford presented
the architectural aspects of the proposal and answered questions
of the Board.

A site walk was scheduled for 9:00 AM Saturday November 4, 2006.

Other

None

ADJOURNMENT at 8:15 PM

APPROVED: _____
Bette Lasky, Chairman, 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