

NASHUA CITY PLANNING BOARD
January 11, 2007

The regularly scheduled meeting of the Nashua City Planning Board was held on Thursday, January 11, 2007 at 7:00PM in the auditorium at City Hall.

Bette Lasky, Chair, conducted the Meeting.

Members Present: Bette Lasky, Chair
 Ken Dufour, Vice Chair
 William Slivinski, Secretary
 Alderman Richard LaRose
 Steve Dookran, City Engineer
 Mike Lowe, Mayors Representative
 George Torosian
 Hugh Moran

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

Approval of Minutes

August 10, 2006

MOTION by Alderman LaRose to approve the minutes of August 10, 2006, waive the reading and place on file.

SECONDED by Mr. Moran.

MOTION CARRIED 4-1-3, Mr. Lowe opposed, Mr. Slivinski, Mr. Torosian and Mr. Dookran abstaining.

September 14, 2006

MOTION by Alderman LaRose to approve the minutes of September 14, 2006, waive the reading and place on file.

SECONDED by Mr. Dufour.

MOTION CARRIED 4-1-3, Mr. Lowe opposed, Mr. Moran, Mr. Torosian and Mr. Dookran abstaining.

November 16, 2006

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MOTION by Mr. Torosian to approve the minutes of November 16, 2006, waive the reading and place on file.

SECONDED by Mr. Dufour.

MOTION CARRIED 3-1-4, Mr. Lowe opposed, Mrs. Lasky, Alderman LaRose, Mr. Moran and Mr. Dookran abstaining.

December 14, 2006

MOTION by Mr. Dufour to approve the minutes of December 14, 2006, waive the reading and place on file.

SECONDED by Mr. Moran.

MOTION CARRIED 5-0-3, Mr. Lowe, Mr. Slivinski and Mr. Torosian abstaining.

Communications

Mr. Houston thanked Chairman Lasky for her years of service to the Board and City.

REPORT OF CHAIR, COMMITTEE & LAISON

Mr. Dufour said that the Capital Improvement Committee had met on Monday and had presentation from the Division of Public Works and the Fire Department. The next meeting is scheduled for January 17, 2007.

Mr. Slivinski stated that the Historic District Commission is hoping promote a project this year.

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

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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.

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

1. **AHEPA (Applicant) Pitarys Homes (Owner) Application acceptance and proposed site plan to show the construction of 38 elderly housing units within a 2-story, 36,875 square foot building with associated access, parking and site improvements. L West Hollis Street, Sheet F - Lot 61, Zoned "R9" - Suburban Residence. (Postponed from the December 14, 2006 meeting).**

Mr. Moran and Mr. Torosian recused themselves from reviewing the application.

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

SECONDED by Mr. Dufour.

MOTION CARRIED UNANIMOUSLY

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

SPEAKING IN OPPOSITION OR WITH CONCERNS

Mike Morse, 20 Parker Drive. Owner of Sheet F - Lot 1.

Joan Morse, 20 Parker Drive. Owner of Sheet F - Lot 1.

SPEAKING IN FAVOR

Attorney Gerald Prunier, Prunier & Prolman, 20 Trafalgar Square.

Nick Kallan , AHEPA

Jim Petropulos, Hayner Swanson, Inc.

MOTION by Mr. Dufour to approve Old Business #1 AHEPA with the finding that it meets NRO Section 16-450(d) and with the following stipulation:

1. Prior to any construction on the site, a NHDES Site Specific permit shall be obtained.
2. Prior to a building permit being issued, the conservation and public access easements shall be submitted to and approved by all appropriate boards and staff and recorded, the cost associated with recording the easements shall be submitted to the Planning Department.
3. Approval of this application is conditioned upon the applicant being in compliance with all state and federal agencies regarding compliance with the Fair Housing Act, The NH Human Rights Commission Rules and RSA 354-A:15.
4. A fence as the same type as the remaining fences shall be installed along the easterly side and rear of the private property (Sheet F - Lot 1).
5. The request for the waiver of Section 16-236(c) - luminaire height/distance from the property line and is granted.

SECONDED by Alderman LaRose.

MOTION CARRIED - UNANIMOUSLY.

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. Dufour 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. (Tabled from the November 2, 2006 Meeting)**

No action taken

3. **Referral from the Board of Alderman on proposed O-06-52, amending the provisions of the Zoning Ordinance with respect to elderly housing. (Tabled from the November 2, 2006 Meeting)**

No action taken

4. **Referral from the Board of Alderman on proposed O-06-57, amending the land use code to authorize acceptance of land or interests in land when deemed appropriate by the Planning Board or Zoning Board of adjustment as a condition of approval. (Tabled from the December 14, 2006 Meeting)**

No action taken

5. **Referral from the Board of Alderman on proposed O-06-71, amending the "Land Use Code" by restoring a time limit for implementing variance approvals.**

MOTION by Mr. Slivinski to send a favorable recommendation to the Board of Aldermen on O-06-71.

SECONDED by Mr. Lowe.

MOTION CARRIED UNANIMOUSLY

Discussion Items

None

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Other

None

ADJOURNMENT at 9:20 PM

APPROVED: _____
Ken Dufour, 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