

NASHUA CITY PLANNING BOARD
February 15, 2007

The regularly scheduled meeting of the Nashua City Planning Board was held on Thursday, February 15, 2007 at 7:00PM in the auditorium at City Hall.

Ken Dufour, Chair, conducted the Meeting.
Bob Canaway acted as recording Secretary.

Members Present: Ken Dufour, Chair
Steve Dookran, City Engineer
Mike Lowe, Mayors Representative
Hugh Moran, Secretary
Bob Canaway, Alternate

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

Chairman Dufour noted that Mr. Canaway would be voting due to the absence of regular members.

Approval of Minutes

February 15, 2007

MOTION by Mr. Lowe to approve the minutes of February 1, 2007, waive the reading and place on file.

SECONDED by Mr. Moran.

MOTION CARRIED 3-2, Mr. Lowe and Mr. Dufour opposed.

Communications

Mr. Houston said the following items were in the Board's folder tonight:

- 1) An E-mail from Cheryl and Jorge Kaufmann dated February 15, 2007 regarding New Hampshire Community Technical College.
- 2) An E-mail from William Bruce dated February 15, 2007 regarding the gate system at Jackson Falls.

REPORT OF CHAIR, COMMITTEE & LAISON

None.

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Chairman 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 name and address for the record as well as write your name and address on the sign in sheet provided. 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. This will also be the time for the applicant to address any issues or concerns raised by prior testimony.

The Board will then ask any relevant follow-up questions of the applicant if need be.

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.

Above all, the Board wants to be fair to everyone and make the best possible decision based on the testimony presented and all applicable approval criteria established in the Nashua Revised Ordinances for site plans or subdivisions. Chairman Dufour noted that the Planning Board does not make zoning decisions. Zoning determinations are made by the Administrative Officer prior to the Board's legal public notice being sent to abutters.

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

Chairman Dufour thanked everyone for their interest and courteous attention and asked that everyone turn off his or her cell phones and pages.

OLD BUSINESS - CONDITIONAL/SPECIAL USE PERMITS

None

OLD BUSINESS - SUBDIVISION PLAN

None

OLD BUSINESS - SITE PLAN

None

NEW BUSINESS - CONDITIONAL/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. Lowe that there are no issues of regional impact on the tentative agenda.

SECONDED by Mr. Moran.

MOTION CARRIED UNANIMOUSLY

2. New Hampshire Community Technical College, State of New Hampshire (Owner) - Proposed amendment to NR1049 for the addition of a 3-story, approximately 55,750 square foot wellness center with associated parking, drainage and site improvements. 505 Amherst Street & Thornton Road, Sheet H - Lot 146, Zoned "R18" - Suburban Residence and "HB" - Highway Business. This project does not require approval from the City of Nashua.

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

SPEAKING IN OPPOSITION OR WITH CONCERNS

Dan Richardson, 70 Berkeley Street

Katherine Nadeau, 16 Thornton Road

Cynthia Overby, 520 Broad Street

SPEAKING IN FAVOR

Lucille Jordan, President of NHCTC

The Board took no action of the project other than to make the representatives of the school aware of the concerns of the Board and abutters.

3. 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)

MOTION by Mr. Moran to remove from the table.

SECONDED by Mr. Lowe.

MOTION CARRIED UNANIMOUSLY

Alderman McCarthy addressed the Board about the legislation.

MOTION by Mr. Lowe to send a favorable recommendation of O-06-51 to the Board of Alderman.

SECONDED by Mr. Dookran.

MOTION CARRIED UNANIMOUSLY

4. 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)

MOTION by Mr. Lowe to remove from the table.

SECONDED by Mr. Moran.

MOTION CARRIED UNANIMOUSLY

Alderman McCarthy addressed the Board about the legislation.

MOTION by Mr. Lowe to send a favorable recommendation of O-06-52 to the Board of Alderman.

SECONDED by Mr. Moran.

MOTION CARRIED UNANIMOUSLY

5. 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

6. Referral of the FY 2008 Capital Improvements Program from the Capital Improvements Committee to the Nashua City Planning Board.

MOTION by Mr. Lowe for a favorable recommendation on the FY 2008 Capital Improvements Program.

SECONDED by Mr. Moran.

MOTION CARRIED UNANIMOUSLY

Discussion Items

1. Jackson Falls, 5-story, 22-unit multi-family apartment building.

William Angus Bruce of Drakes Appleton Corporation. Mr. Bruce addressed the Board regarding the installation of the traffic control gate system. Mr. Bruce discussed his need to have some certificate of occupancies issued without the gates being installed and questioned the Board about not installing the gates at all.

Consensus was reached by the Board members that:

1. The gates must be installed. The Board would not want to consider removing the gates until they have been operational at least a year.
2. Two certificates of occupancy could be issued without the gates installed provided that the residents do not have vehicles parked on site and that the developer would indemnify the City.

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3. No additional certificates of occupancy would be issued until the gates are installed.

Other

None

ADJOURNMENT at 8:42 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