

NASHUA CITY PLANNING BOARD
February 7, 2008

The regularly scheduled meeting of the Nashua City Planning Board was held on Thursday, February 7, 2008 at 7:00 PM in the auditorium at City Hall.

Members Present: Ken Dufour, Chair
Alderman Richard LaRose
Steve Dookran, City Engineer
George Torosian
Mike Lowe
Cynthia Overby (Alt)
Peggy Trivilino (Alt)

Due to three absent members, Cynthia Overby and Peggy Trivilino will be voting.

Also Present: Roger Houston, Planning Director
Mike Yeomans, Deputy Planning Manager
Chris Sullivan, Planner II

Approval of Minutes

January 10, 2008

MOTION by Mr. Lowe to approve the minutes of January 10, 2008, waive the reading and place on file.

SECONDED by Mrs. Trivilino

MOTION CARRIED (6 to 0) Mr. Torosian abstained.

COMMUNICATIONS

Mr. Houston went over the following items that were received after the mailing went out.

Preliminary Agenda dated February 7, 2008 used to determine regional impact.

The draft 2009 Capital Improvements Plan.

The Planning Board in New Hampshire handbook for Local Officials.

REPORT OF CHAIR, COMMITTEE & LIASON

Chairman Dufour said in the packet this evening is this years Capital Improvement Committee. Please review them and at the next meeting can take a motion to accept and move it on the Mayor and Board of Alderman.

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. The applicant will then be allowed a rebuttal period. This will be the time for the applicant to respond to any issues or concerns raised by prior public testimony. After the applicant has addressed public testimony, one public member may be granted an opportunity to speak to those issues brought up by the applicant in their rebuttal period. The Board may then ask relevant follow-up questions of the applicant. We ask 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 considering all applicable approval criteria established in the Nashua Revised Ordinances for conditional use, special use permits, site plans or subdivisions.

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

1. Woody & Michael Realty Investments, 96M Alosa (Owners) - Application acceptance and proposed conditional use permit for a change of use from school bus parking, repair and service facility (NR263). 233 Main Dunstable Road, Sheet E - Lot 111A, Zoned "PI" - Park Industrial. (WITHDRAWN)

OLD BUSINESS - SUBDIVISION PLAN

None

OLD BUSINESS - SITE PLAN

2. Woody & Michael Realty Investments, 96M Alosa (Owners) - Application acceptance and proposed amendment to NR263 for a change of use from school bus parking, repair and service facility to RV sales, repair and service facility. 233 Main Dunstable Road, Sheet E - Lot 111A, Zoned "PI" - Park Industrial. (WITHDRAWN)

NEW BUSINESS - CONDITIONAL/SPECIAL USE PERMITS

3. 607 Amherst Street, LLC (Applicant), Paul Kerouac & Karen Oakes - Keeper (Owners) - Application acceptance and proposed conditional use permit for the demolition of the existing building and the construction of a 4-bay, 5,834 square foot car wash facility with second floor office and associated access, parking and site improvements. 607 Amherst Street, Sheet H - Lot 105 & 160, Zoned "GB" - General Business.

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

SECONDED by Mr. Lowe

MOTION CARRIED UNANIMOUSLY

Together with

NEW BUSINESS - SITE PLANS

5. 607 Amherst Street, LLC (Applicant), Paul Kerouac & Karen Oakes-Keeper (Owners) - Application acceptance and proposed site plan amendment to NR2007 for the demolition of the existing building and the construction of a 4-bay, 5,834 square foot car wash facility with second floor office and associated access, parking and site improvements. 607 Amherst Street, Sheet H - Lot 105 & 160, Zoned "GB" - General Business.

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

SECONDED by Mr. Lowe

MOTION CARRIED UNANIMOUSLY

Jeff Lewis, Northpoint Engineering

This project is located at 607 Amherst Street. This is part of the old PK nursery site. On one side is Starbucks and on the other side is Townfair Tire. There was a master plan that came before the Board a few years ago that showed the car wash facility. This plan is essentially the same plan but with a slightly different footprint. There will be access on Amherst Street with stacking lanes behind the building for the different bays. There will be 2 "touchless" bays, carwash tunnel and a detail bay and waiting room and office. There is a shared access drive in the back of the building, which is not totally completed. As part of this project the driveway would be finished. They have reviewed the staff recommendations and are in agreement. They are requesting two waivers in regards to the façade of the building.

Mrs. Overby asked about drainage.

Mr. Lewis said they are required to have stormwater drain onto the site and collect it. There will be no runoff in the back towards the brook. The pavement is graded to drain onto the sites with catch basins, which will collect the runoff and bring it to an underground chamber retention system. There is an overflow connection for storm events greater than a 10-year storm.

Mrs. Trivilino asked about the site with Starbucks and if there would be other retail stores in there.

Mr. Lewis said it was his understanding there would be others in there.

Mrs. Trivilino asked what was going to be on the site to the west.

Mr. Lewis wasn't sure.

Mr. Yeomans said it was approved as an office building but not constructed yet.

Mr. Lowe asked about a retaining wall in the back in case of a flood.

Mr. Lewis said the wall was retaining the parking because it is at a higher elevation. This project is graded and the water won't be able to drain in another direction.

Mr. Dufour asked if there was curbing.

Mr. Lewis said they could add it.

Mr. Torosian asked Mr. Lewis about the stacking lanes.

Mr. Lewis said there is room for 5 cars to stack up behind each bay and there is more room for other cars before they get stacked back into the aisle.

Mr. Torosian asked what the hours of operation are.

Mr. Lewis said 24/7.

Gerald Prunier, Esq.

Atty Prunier was involved in the permitting of all the structures on PK area this has gone to Zoning and Conservation and is in conformity. They didn't put a wall in the back because of the road in the back. This plan was developed in conjunction with the whole area. The purpose was to be able to use the back road for the whole area.

Mr. Dufour asked if the curbing would be finished.

Atty Prunier said he didn't see why it couldn't be done but he wasn't an engineer.

Mr. Lewis said the curb wasn't needed for drainage but they could put one in for the appearance.

Mr. Dookran asked about the stormwater report using a stormtech pre-treatment device. How did you go about selecting the one that will give you the best performance?

Mr. Lewis said he was familiar with the product and are comfortable with it. They will be utilizing the stormtech chambers, which are an effective way of storing water underground. The isolator row is the patent that Stormtech has. It's not new technology.

SPEAKING IN OPPOSITION OR CONCERN

No one.

SPEAKING IN FAVOR OF THE PLAN

No one.

MOTION by Mr. Lowe to approve New Business #3 Conditional Use Permit, carwash facilities, Paul Kerouac & Karen Oakes-Keeper (Owners). 607 Amherst Street, LLC (Applicant) change use from garden center to car wash with site improvements, 607 Amherst Street, "GB" - General Business. It conforms to NRO 16-432 with no stipulations or waivers.

SECONDED by Mr. Torosian

MOTION CARRIED UNANIMOUSLY

MOTION by Mr. Lowe to approve New Business #5 Site Plans car wash, Paul Kerouac & Karen Oakes-Keeper (Owners), 607 Amherst Street, LLC (Applicant) construction of a 4-bay, 5834 square foot car wash and site improvements, 607 Amherst Street, "GB" - General Business. It conforms to NRO 16-450(d) with the following stipulations and waivers.

1. Prior to any work being conducted a pre-construction conference shall be held with City Staff to review demolition, erosion control measures and other construction requirements. Erosion control shall be put in place prior to the start of construction.
2. Prior to a building permit being issued the stormwater operation and maintenance plan shall be recorded.

3. The waiver request for building design, Sec. 16-542(b)(2) and (e)(2) is granted.
4. With approval of this site plan the Planning Board approves the building materials used on this building.
5. Applicant will put in curbing on the north side of the perimeter road to match curbing on Lot 104.

SECONDED by Mrs. Trivilino

MOTION CARRIED (6 TO 1) Mrs. Overby voted no

NEW BUSINESS - SUBDIVISION PLANS

4. **East Glen Properties, LLC (Applicant), Equity Trust Co. (Owner) - Application acceptance and proposed consolidation and lot line relocation. 12 Burns Street, Sheet 130 - Lot 83 & 85, Zoned "RB" - Urban Residence.**

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

SECONDED by Mr. Lowe

MOTION CARRIED UNANIMOUSLY

Richard Maynard, Maynard & Paquette

This property was 3 lots of record. Two were consolidated. Part of the purpose of this plan is to correct an error in recording of the two merged lots. They want to make the stand-alone lot conform to zoning, which is 6,000 square foot minimum and to allow the proper side setback. They have a letter from the property owner to the rear who has no objections to this project. One waiver request, the sidewalk construction.

Mr. Dookran asked if there is a combined sewer in the street.

Mr. Maynard didn't know, but they will be taking care of storm drainage on site with leeching catch basins. They can have a waiver stating that the sewer installed will be higher than the combined sewer connection.

SPEAKING IN OPPOSITION OR WITH CONCERN

No one.

SPEAKING IN FAVOR OF THE PLAN

Louise Collard, 4 Burns Street

Mrs. Collard has been there for over 30 years and feels bad that a house will be put in such a small area. What kind of house will be put in?

Mr. Maynard said it would be a single-family home. The RB Zone allows 6,000 square foot lots. There is no buyer at the moment so the home style is undecided. Most likely it will be a 2-story home with a single garage, roughly 1,700 square feet. It could also be a ranch. There are no sidewalks in this neighborhood.

Mrs. Collard asked if they will be removing the existing fence and replacing it?

Mr. Maynard didn't know. It would be up to the person who would buy the lot.

MOTION by Mr. Lowe to approve New Business #4, Lot line relocation, East Glen Properties, (Applicant), 12 Burns Street. It conforms to NRO 16-450(d) with the following stipulations and waivers:

1. Prior to ANY work being conducted, a pre-construction conference shall be set up with the Planning Department.
2. The request for waiver to construct sidewalks.
3. Prior to the plan being recorded a contribution of \$7,500 shall be submitted to the Planning Department for the sidewalk improvement fund.
4. Prior to a building permit being issued, the storm water operation and maintenance plan shall be recorded.
5. The sewer pipe on Lot 83, Sheet 130 shall be higher than the combined sewer connection.

SECONDED by Mr. Torosian

MOTION CARRIED UNANIMOUSLY

NEW BUSINESS - SITE PLAN

6. Pennichuck Water Works, Inc (Owner) - Application acceptance and proposed amendment to NR1786 to show the removal and replacement of the existing 5.3 million gallon water storage tank with a new 5.9 million gallon tank. 39 Orchard Avenue, Sheet 1 - Lot 60, Zoned "R9" - Suburban Residence.

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

SECONDED by Mr. Lowe

MOTION CARRIED UNANIMOUSLY

James Petropoulos, Hayner/Swanson, Inc.

Mr. Petropoulos is representing the applicant. With him tonight is the president of Pennichuck Water Works, Don Ware. They are seeking site plan approval to remove and replace an existing water tank with a new water tank. The property is located near Rivier College. This is a utility lot, which the Land Use Code allows. The abutters are Rivier College. Access to this site is via an easement through Rivier College. Property is in the R9 Zone and totals 3.88 acres. There are other utility hut buildings on the site and several cell towers. They would be removing the south tank and rebuilding in the same location. The old tank is 5.3 million gallons and the new one is 5.9 million. The old tank is 160 feet in diameter, the new is 168. The old tank has a flat roof measuring 40 feet in height and the new tank has a domed room, measuring 40 feet in height, but with the dome it carries another 16 feet with it. The new tank will be shifted about 24 feet to the southwest due to construction. About .55 acres of tree clearing will be needed. They have been negotiating with Rivier College to procure a temporary construction easement on the property. Once the tank is constructed the side slopes will be graded, loamed, and seeded. The entire complex is fenced and no lighting. For erosion control during construction will have a barrier installed to keep construction debris contained. Currently the tank has no catching to it. Water hits it and disburses. An infiltration tank will be installed around the eve on the ground level and it will promote recharge to slightly improve the situation. There is currently not a drainage problem out there.

Mr. Dufour asked how long construction will take.

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Mr. Petropoulos said they hope to be in the ground March/April and finish up in November, depending on weather.

Mr. Lowe asked what the hours of construction would be.

Mr. Petropoulos said it would be a normal construction day, not a 24 hours a day.

SPEAKING IN OPPOSITION OR WITH CONCERNS

No one

SPEAKING IN FAVOR OF THE PLAN

No one

MOTION by Mr. Torosian to approve New Business #6 Site Plan - replace water storage tank, Pennichuck Water Works, 39 Orchard Avenue, "R9" - Suburban Residence. It conforms to NRO 16-450(d) with the following stipulations and waivers:

1. Prior to the issuance of a building permit the storm water operation and maintenance plan shall be recorded.
2. Prior to the issuance of a building permit approval from Rivier College shall be obtained for the landscape plan.
3. Per comments from Nashua Fire Rescue site access shall be cleared year round, and the area around the tanks maintained of brush and debris.

SECONDED by Mrs. Trivilino

MOTION CARRIED UNANIMOUSLY

NEW BUSINESS - SITE PLANS

7. **Andres Nikitas (Owner) - Application acceptance and proposed amendment to NR1785 and NR1843 to show the demolition of a 2 story building used for automotive repair; the construction of a new 2 story, 8,816 s.f. building addition for office and retail use; and to amend a previous condition of plan approval concerning hours of operation; with associated site improvements. 5 & 9 Simon Street, Sheet 87 - Lot 307, and Sheet 122 - Lot 462, Zoned "GB" - General Business.**

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

SECONDED by Mr. Torosian

MOTION CARRIED UNANIMOUSLY

Richard Maynard, Maynard & Paquette

Existing site is located on Simon Street. The proposal is to raze the automotive facility, combine 2 lots together and add an extension to the existing restaurant. There would be additional retail and the upstairs would be an office facility. Thirty-eight parking spaces are required by ordinance and they are providing 40, including 2 handicapped. The existing restaurant is served by an underground leeching chamber system that recharges the water to the ground. They will increase the green space from 10% to 19.8%. They will do a couple of drainage improvements. The City has a puddling problem on Will Street and they will put a leeching catch basin in the right of way. They are requesting several waivers. Three are for the building exterior. There is a landscape waiver. A landscape island is required every 10 spaces and they would like 11 spaces before they have the landscape island. The two driveways that service the automotive repair facility will be combined into a single driveway.

Alderman LaRose asked if the office space will be for rent or for the business.

Mr. Maynard said it was for rental purposes.

SPEAKING IN OPPOSITION OR WITH CONCERNS

No one

SPEAKING IN FAVOR OF THE PLAN

No one

MOTION by Mr. Lowe to approve New Business #7 Site Plan Office/Retail building, applicant Andres Nikitas, demolish automotive repair building and construct retail/office building addition, amend conditions of approval, 5 & 9 Simon Street, "GB" General Business. It conforms to NRO 16-450(d) with the following stipulations and waivers:

1. Prior to the issuance of a building permit a storm water operation and maintenance plan shall be recorded.
2. Prior to the issuance of a building permit the applicant shall record the appropriate legal document to merge Lots 462 and 307.
3. The waiver request for landscaping, Sec 16-574 (d)(1) is granted.
4. The waiver request for building design, Sec. 16-542(b)(1) is granted.
5. The waiver request for building design, Sec. 16-542 (c)(2) is granted.
6. The waiver request for building design Sec. 16-542 (d)(2) is granted.
7. The change of operating hours is granted.
8. The sewer pipe elevation exiting the building shall be higher than the combined sewer line in the street.

SECONDED by Mr. Torosian

MOTION CARRIED UNANIMOUSLY

NEW BUSINESS - SITE PLANS

8. Wilfred Piekarski (Owner) - Application acceptance and proposed site plan for automotive sales with associated site and access improvements. 565 Amherst Street, Sheet H - Lot 625, Zoned "GB" - General Business.

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

SECONDED by Mr. Torosian

MOTION CARRIED UNANIMOUSLY

Richard Maynard, Maynard & Paquette

This site is located at 565 Amherst Street. It is a 1.78 vacant lot in the General Business Zone. The proposal is for an automotive sales facility. There is a small modular office building to the rear with 13 parking spaces that will remain. Access is to the rear. Storm water management will be two ADS water quality units and fed into a underground chamber, 3,200

square feet. Tests indicate this is a sandy soil and well drained. For larger storms beyond there is an overflow system that connects to the existing city drainage system which cuts across the front corner. Pennichuck and the City Engineer's office have approved the storm water management system. Landscape is proposed around the perimeter. There is a 30-foot utility easement, which doesn't allow them to do any landscaping or planting. They are requesting 4 waivers. One is for building design. One is for 13 parking spaces instead of 2. They also want two waivers for landscaping. There has been discussion over the widening of Amherst Street and 10 to 20 feet of land may be needed. There is a stipulation that no permanent structures are allowed in the front setback. The project shows the pavement coming to the front setback. The only thing in the front setback is landscaping and a guardrail.

Mr. Dookran asked why he chose the ADS system for storm water management.

Mr. Maynard said this is a commonly accepted proven technology that is in place in other sites on Amherst Street and meets the criteria.

Mr. Torosian asked if the applicant were a franchise dealer.

Mr. Maynard said at this point no, but it could be later on. No service department.

Mrs. Overby asked is any of the trees that they are planning on removing can be saved.

Mr. Maynard said they will have to come down and will be replaced. The condominium abutters want the applicant to plant along the line some low trees for buffer. If you look at the lighting plan none of the light can go off the site. It is only on their property.

Alderman LaRose asked about the guardrail.

Mr. Maynard said they want a guardrail like Best Ford, within the 10-foot setback.

Mr. Dookran said he thought it was premature to approve this without taking care of the widening project on Amherst Street.

Gerald Prunier, Esq.

Atty. Prunier said they have pushed the lot back to make sure there is nothing on the front 10 feet that would add value to the land by putting anything on it or doing anything so whether in the future it is donated to the City for the widening of Amherst Street.

SPEAKING IN OPPOSITION OR WITH CONCERNS

No one.

SPEAKING IN FAVOR OF THE PLAN

Peter Doloff, 2 Knightsbridge Drive

Mr. Doloff is representing the condominium association, Knightsbridge Arms. It is a 12 building, 288-unit association. They are concerned once this project happens, the tall pine trees in sandy soil will start to come down. PSNH has approached them about removing the trees. Mr. Doloff spoke with Mr. Maynard about putting in approximately 16 white pines and will be spaced on the condo's property. He also went over the lighting plan with City Staff and he understands the lighting plan. He is pretty confident the lighting will be fine.

MOTION by Mr. Lowe to approve New Business Site Plan #8 vehicle sales facility, applicant Wilfred Piekarski, construct car sale facility with site improvements, 565 Amherst Street, "GB" - General Business. It conforms to NRO 16-450(d) with the following stipulations and waivers:

1. Prior to any work being conducted a pre-construction conference shall be held with City staff to review erosion control measures and other construction requirements. Erosion control shall be put in place prior to the start of construction.
2. Prior to a building permit being issued documents pertaining to the storm water operation and maintenance plan shall be recorded.
3. Prior to a building permit being issued a final landscape plan shall be submitted.
4. The waiver request for building design per Sec. 16-542 is granted.
5. The waiver request for parking, Sec. 16-588 is granted.

6. The waiver request for landscaping, Sec. 16-571(b)(1) is granted and the applicant is to expend up to \$5,000 to plant trees on the east side of the property line and install a chain link fence.
7. The waiver request for landscaping, Sec. 574(d) & (e) is granted.
8. Except as required for utilities and landscaping no site improvements shall be located within the front yard setback along Amherst Street.

SECONDED by Mr. Torosian

MOTION CARRIED 6 TO 1 (Mrs. Trivilino voted no)

NEW BUSINESS - SITE PLANS

9. Cabo Realty, LLC and Olympia Equity Investors XXIII, LLC (Owners) - Application acceptance and proposed amendment to NR1725 for the demolition of the existing restaurant building (formally Ground Round) and the construction of a 4 story, 103 room Hampton Inn with associated access, parking and site improvements. 407 Amherst Street & Somerset Parkway, Sheet H - Lot 469, Zoned "GB" - General Business.

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

SECONDED by Mr. Lowe

MOTION CARRIED UNANIMOUSLY

Mark ?? is representing the owners. They are looking to replace the existing building with a 103 room Hampton Inn facility. There will be minimal changes to the site. The footprint of the building will be slightly larger. They will be removing some paving. They will use existing utilities. The drainage will remain largely unchanged. One change is to install two water quality inlets prior to the discharge. The site that is currently untreated will get some stormwater treatment. Perimeter landscaping will remain. They will be adding new landscaping. Lighting fixtures will be replaced and remain in the same location. They did a traffic analysis. The hotel will generate less traffic than the restaurant so there will be less impact. They did an analysis of the peak hour trips and the peak hour trips are less with a hotel with a restaurant. The first

waiver request is for light pole fixtures. They are using the existing light poles. There is a waiver for facades and materials and color. There are also waivers for the entryways and landscaping buffers. There are parking spaces adjacent to the apartment complex and a good stand of pine trees and they will build a retaining wall about 12 or 14 feet high. They believe the retaining wall combined with the 25 or 30-foot slopes will provide adequate buffering.

Chairman Dufour asked if a fence would be needed on top of the retaining wall if it's that high.

Mr. ?? said it didn't need one because of the banking and steep slope. They could put one, but didn't think it would be necessary.

Mr. Lowe asked if there is a restaurant in the hotel.

Mr. ?? said just a continental breakfast. Nothing opens to the public.

Mrs. Overby asked if there was access to the sidewalk.

Mr. ?? said there is an existing sidewalk along the entire frontage and there is a crosswalk.

Mr. Dookran asked is they were planning on doing any repairs to the sidewalk.

Mr. ?? has agreed with the Engineering Department to make some repairs and there is a proposal to reconstruct the sidewalk with the Amherst Street improvements.

Mr. Dookran said the traffic analysis has this as a business hotel. What is the difference?

Mr. ?? said there are full function hotels, but this only has facilities that would serve the guests.

Eric Hodgkins, Olympia Development

Mr. Hodgkins represented Olympia and Cabo Realty at the ZBA Hearing. The ZBA requested that all marketing material would focus directions to the hotel from Somerset Parkway and they agreed to that stipulation. This will limit the traffic coming from Route 101. He spoke with NRCP, City Staff, and DOT about

the widening of Amherst Street. They received a plan, but haven't been given dimensions. They believe they have designed the hotel so that it doesn't impact the plan to widen the street. Another stipulation of Zoning was that they were not allowed to sell any services to outside guests.

SPEAKING IN OPPOSITION OR WITH CONCERNS

No one

SPEAKING IN FAVOR OF THE PLAN

No one

MOTION by Mr. Torosian to approve New Business #9 - Cabo Realty, LLC and Olympia Development, construction of a 4 story 103 room Hampton Inn, 407 Amherst Street, zoned "GB" - General Business. It conforms to NRO 16-450(d) with the following stipulations and waivers:

1. Prior to ANY work being conducted, a pre-construction conference shall be set up with the Planning Department.
2. Prior to a building permit being issued, the storm water operation and maintenance plan shall be recorded.
3. The request for the waiver of Section 16-236(a and c) - Design Factors is granted.
4. The request for the waiver of Section 16-542 (b)(2) Facade is granted.
5. The request for the waiver of Section 16-542(d)(2) - Materials and Colors is granted.
6. The request for the waiver of Section 16-542(e)(1) Entryways is granted.
7. The request for the waiver of Section 16-571(b)(1)(d) - Landscape buffers is granted.
8. With approval of this site plan the Planning Board approves the building materials used on this building.
9. Applicant to construct fence above retaining wall on the north side of the plan with staff.
10. Sidewalk repairs are to be completed on Amherst Street and Somerset Parkway.

11. Install sidewalk access to the crosswalk at Somerset Parkway and Amherst Street.

SECONDED by Mrs. Trivilino

MOTION CARRIED 6 to 1 (Mr. Lowe voted no)

OTHER BUSINESS

Review of tentative agenda to determine proposals of regional impact.

None

MOTION by Mr. Torosian that there are no issues of regional impact.

SECONDED by Mr. Lowe

MOTION CARRIED UNANIMOUSLY

DISCUSSION ITEMS - OTHER BUSINESS

Mr. Dufour went over the following items:

- Manual from NRPC
- Education component as mandated by the Board of Alderman. Room 208 on March 13, 2008 7:00 p.m. to 9:00 p.m.

MOTION TO ADJOURN by Mr. Lowe at 10:15 p.m.

APPROVED:

Ken Dufour, Chair, Nashua Planning Board

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COPIES OF TAPES MAYBE MADE AVAILABLE UPON 48 HOURS ADVANCED NOTICE AND PAYMENT OF THE FEE.**

Taped Meeting