

NASHUA CITY PLANNING BOARD
March 6, 2008

The regularly scheduled meeting of the Nashua City Planning Board was held on Thursday, March 6, 2008 at 7:00 PM in the auditorium at City Hall.

Members Present: Ken Dufour, Chair
William Slivinski, Vice Chair
Bob Canaway, Secretary
Steve Dookran, City Engineer
Hugh Moran
George Torosian
Cynthia Overby (Alt)

Due to Mr. Lowe's absence, Cynthia Overby will be voting.

Also Present: Mike Yeomans, Deputy Planning Manager

Approval of Minutes

February 7, 2008

MOTION by Mr. Torosian to approve the minutes of February 7, 2008, waive the reading and place on file.

SECONDED by Mrs. Overby

MOTION CARRIED 4-0 (Mr. Canaway, Mr. Moran, and Mr. Slivinski abstained).

Annual Meeting Minutes

MOTION by Mr. Torosian to approve the Annual Minutes, waive the reading and place on file.

SECONDED by Mrs. Overby

MOTION CARRIED 4-0 (Mr. Canaway, Mr. Moran, and Mr. Slivinski abstained).

COMMUNICATIONS

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

- Technical Review Meeting List for March 10, 2008
- Preliminary Planning Board Agenda for March 20, 2008

REPORT OF CHAIR, COMMITTEE & LIASON

Chairman Dufour announced that Mr. Canaway will be the Planning Board Representative to the Nashua Regional Planning Commission and Mr. Slivinski will continue as representative to the Historic District Commission.

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. 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

1. RAI Restaurants, Inc. and Burger King Corporation (Owners) - Application acceptance and proposed site plan amendment to NR1291 for the demolition of the existing 220 seat, 6,400 square feet restaurant building with drive-thru and the construction of a new 62 seat, 2,580 square feet restaurant building with drive-thru and associated parking and site improvements. 283 Amherst Street, Sheet G - Lot 42, Zoned "GB" - General Business.

MHF Design Consultants has requested this case be continued to March 20, 2008.

NEW BUSINESS - CONDITIONAL/SPECIAL USE PERMITS

None

NEW BUSINESS - SUBDIVISION PLANS

None

NEW BUSINESS - SITE PLANS

2. The Huntington at Nashua, Hunt Corporation (Owners) - Application acceptance and proposed amendment of site plan NR1977 for the construction of a 1 story, 5,754 square foot building addition for 12 assisted living units, a 3 story, 11,089 square foot building addition, and 56 parking spaces with site improvements. 55 Kent Lane, Sheet B - Lot 26, Zoned "R18" Suburban Residence & "PI" Park Industrial

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

SECONDED by Mr. Torosian

MOTION CARRIED UNANIMOUSLY

Jim Petropoulos, Hayner/Swanson, Inc.

Mr. Petropoulos is representing the applicant along with Brad Westgate, Esq., architect Tim Humpries, and Peter Warecki from Huntington of Nashua. They are seeking site plan approval for a two building addition and parking. It is a 52-acre site in south Nashua. It is abutted by Small World Learning Center to the south, the Flately Industrial Park to the east, to the north are single-family homes, and to the west is Greenleaf Development. The Huntington is a continuing care retirement community. This project was originally approved by the Board in 2000 for 266 units. In 2003 they came back with an amendment for 222 units. There is parking for 288 spaces, garages, and carports. To date, just the main body of the building has been built. Cottages are slated to be built in 2008 depending on market conditions. All site improvements have been built, utilities, stormwater areas, sidewalks, entry drives and curbs. The first addition is on the east side, a single level one-story addition to the assisted living wing. There will be 12 new assisted living units created. The second addition is near the front entry of the facility. The front entry will be reconstructed and expanded. It will include greater space for common areas, library, and great room. The front door of the facility will be effected. Some additional parking areas will be included in the site plan. They would like additional parking for residents and employees. There is a maintenance facility on site and they want to add 6 parking spaces. Near the assisted living wing they are adding 23 parking spaces. On the north end of the site they are adding 2 small 8 space and 5 space additions. The larger improvement is on the west side of the site is employee parking. They will have one way angled parking. They will build a small retaining wall. They are adding about 30,000 square feet of impervious area to the site. They checked all the calculations on the stormwater basin. With a slight amendment to the outlet they can accommodate the increase. Along one edge they are adding porous pavement. The architect on the addition is similar to the current architectural features.

Mr. Dookran said the City has done some porous pavement and it has worked well.

Mr. Petropoulos said if it isn't successful, they have the catch basins to pick up the water and it goes back to the stormwater area.

Mr. Dookran asked about the traffic report from 2000 and if there are any problems.

Mr. Petropoulos said he wasn't sure if the report was amended in 2003, but originally they were approve for 266 units and the final count will be 211 units. There is a left hand turn pocket for the safety of the residents and it is working well.

Chairman Dufour asked if they were planning on adding more units.

Mr. Petropoulos said there isn't a lot of room to grow. There is a 5-acre tract on East Dunstable Road the Huntington owns, but it would be difficult to access the drive known as Kent Lane.

Mrs. Overby asked where the snow storage is located and will it melt into the brook.

Mr. Petropoulos said the edge of the wetland is a good distance away from the drive, about 50 to 60 feet. There is a buffer before it would go into the wetland.

Mr. Slivinski asked if the traffic is still two-way traffic.

Mr. Petropoulos said yes it was. The one-way road is by the carport.

SPEAKING IN OPPOSITION OR CONCERN

No one.

SPEAKING IN FAVOR OF THE PLAN

No one.

MOTION by Mr. Slivinski to approve New Business #2 Site Plans retirement facility expansion, The Huntington at Nashua, Hunt Corporation (Owners). Proposal to construct 12 unit residential and common area additions in parking at 55 Kent Lane, "R18" Suburban Residence & "PI" Park Industrial. It conforms to NRO 16-450(d) with the following stipulations and waivers:

1. Prior to any work being started, the applicant and their contractors shall hold a pre-construction conference with Planning staff to review scheduling, erosion and tree protection. Trees to remain shall be protected by orange fencing during construction.

2. The Planning Board does authorize the use of pervious pavement in the construction of the new front parking lot per Sec. 16-584(b).
3. Prior to the issuance of a building permit an amended storm water operation and maintenance plan shall be recorded.

SECONDED by Mr. Torosian

MOTION CARRIED UNANIMOUSLY

OTHER BUSINESS

Review of tentative agenda to determine proposals of regional impact.

None

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

SECONDED by Mr. Moran

MOTION CARRIED UNANIMOUSLY

DISCUSSION ITEMS

Chairman Dufour reminded everyone there is the educational requirement scheduled for March 13, 2008 in Room 208, 7 p.m. to 9 p.m. for those who can make it.

MOTION TO ADJOURN by Mr. Torosian at 7:31 p.m.

APPROVED:

Ken Dufour, Chair, Nashua Planning Board

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Taped Meeting