

EXPANDED DRAFT MEETING SUMMARY
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NASHUA CITY PLANNING BOARD
October 16, 2008

The regularly scheduled meeting of the Nashua City Planning Board was held on Thursday, October 16, 2008 at 7:00 PM in the auditorium at City Hall.

Members Present: Jody Wilbert, Mayor's Rep
 Ken Dufour, Chair
 William Slivinski, Vice Chair
 Steve Dookran
 Mike Lowe
 Daniel Latham
 Cynthia Overby

Due to the absence of regular members, Mrs. Overby will be voting.

Also Present: Mike Yeomans, Deputy Planning Manager
 Lucy St. John, Deputy Planning Manager

Approval of Minutes

October 2, 2008

MOTION by Mr. Latham to approve the minutes of October 2, 2008, waive the reading and place on file.

SECONDED by Mrs. Overby

MOTION CARRIED 4-0-3 (Mr. Slivinski, Mrs. Wilbert, and Mr. Lowe abstained)

COMMUNICATIONS

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

- Letter from Mr. Richards concerning case #1 and 5
- Memorandum from Richard Maynard regarding Brook Village
- Technical Review for November 20, 2008

REPORT OF CHAIR, COMMITTEE & LIASON

None

NCPB

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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. 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 PLANS

None

OLD BUSINESS - SITE PLANS

None

Mr. Slivinski has recused himself from the next case.

Mrs. Wilbert put it on the record that she is a former member of St. Christopher's Parish and two of her children went to school there. She did not feel the need to recuse herself.

NEW BUSINESS - CONDITIONAL/SPECIAL USE PERMITS

1. Roman Catholic Bishop of Manchester and Finance & Real Estate Office (Owners) - Application and acceptance of proposed conditional use permit for the construction of a 2,480 square foot outdoor school playground with associated site improvements. 62 Manchester Street, Sheet 64 - Lot 86, 173 & 174, Zoned "RA" - Urban Residence, Ward 2.

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

SECONDED by Mrs. Wilbert

MOTION CARRIED UNANIMOUSLY

Together with

NEW BUSINESS - SITE PLAN

5. Roman Catholic Bishop of Manchester and Finance & Real Estate Office (Owners) - Application and acceptance of proposed amendment to NR1817 for the construction of a 2,480 square foot outdoor school playground with associated site improvements. 62 Manchester Street, Sheet 64 - Lot 86, 173 & 174, Zoned "RA" - Urban Residence, Ward 2.

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

SECONDED by Mrs. Wilbert

MOTION CARRIED UNANIMOUSLY

Carol LaPlante, 34 Chester Street

Mrs. LaPlante is a parent of a student at St. Christopher School, a member of the St. Christopher School Board and a member of the NH Bar. With Mrs. LaPlante tonight is Jeffrey Rider from Cuoco & Cormier, Jack Daniels, Principal of St. Christopher School, Father Richard Kelly, Pastor of St. Christopher Church, Mary Popik, Chair of St. Christopher Board, Martin Nissian, Director of Development, and Paula McClellan, a member of the playground committee. They are proposing to put in a playground with a green chain link fence around it for security. They will plant trees and shrubs to hide the fence from the neighbors. The playground will blend in with its surroundings. Currently the school does not have a playground. They have raised all the money needed to construct the playground. The plan that was submitted to the Planning Board is the best possible location for the playground. The playground will be adjacent to the parking lot. It will be located in a relatively flat open area of land on the site and they can keep nearly all but one tree. The church intends to use the land east of the playground for a meditation garden and prayer walk and has already begun the work on the meditation garden. Some of the neighbors have proposed having the playground further east, towards the church. It is not in the best interest of the school and church. The neighbors' plan would require cutting down trees and extensive excavation due to the steeper grade and it would require construction of two retaining walls. The prayer walk and meditation garden only works because of the setting. It would be unrealistic to move it away from the church as the neighbors proposed. A playground will not lower property values in the neighborhood. They have met frequently to consider the opinions of the neighbors and see if they could accommodate the requests of the neighbors. Mrs. LaPlante said they have asked their engineer to evaluate moving the playground to various locations.

Mr. Dufour asked how long the school has been there.

Mrs. LaPlante said since 1964.

Mr. Dufour asked if there has been an outside playground.

Mrs. LaPlante said they have a parking lot and basketball hoops.

Mrs. Wilbert asked about the meditation garden and prayer walk and why it is in that particular location.

Marta Nissan, 9 Dahl Road, Merrimack

Mrs. Nissan was part of the parish council that put the vision together for the meditation garden and prayer walk. Mrs. Nissan explained the dimensions for the areas. There are steps from the back parking lot to the meditation garden. Other areas are blacktopped so this is the closest area to put the garden in.

Mr. Dufour asked if the playground would be secure.

Mrs. LaPlante said there would be a fence around the playground and it would be secured and locked.

Jeffrey Rider, Cuoco & Cormier

Mr. Rider said in regards to the alternative locations, they did take a look at moving the playground around on the site. If they moved the playground to another location they would have to put in retaining walls because of the grade. They were also concerned with the safety of the children jumping off the walls. The surface in the playground area is going to be two different materials. There will be grass and the area under the equipment will be a rubberized surface which is pervious and there is a six-foot buffer with a fence around the site. None of the proposed construction will add to the runoff of the site.

Mrs. Wilbert asked what the size of the playground is.

Mr. Rider said the play area is 40' x 62' and there is a 6 foot buffer around that.

Mrs. Wilbert asked if they thought to switch the playground area to some of the parking lot area.

Mr. Rider said they did not primarily because of the cost of tearing up the existing pavement and providing additional parking.

Mr. Dookran asked if they had enough parking for the site.

Father Kelly, Pastor of St. Christopher

Father Kelly said the back parking lot is needed for church and weekdays as well. It is full.

Carol LaPlante, 34 Chester Street

Mrs. LaPlante said the lot gets filled up for masses and is completely full after school. If they were to move the parking

lot to where Mrs. Wilbert suggested they would pave over half the property that borders Mr. Coupe's house so instead of grass there would be pavement. They would have to take down the trees and there would be great expensive and not esthically pleasing.

Mr. Dookran said one van handicapped space is required and there are none. Will you correct that?

Mr. Rider said they could. The stripping on the site was done many years ago before current regulations.

SPEAKING IN OPPOSITION OR WITH CONCERNS

George Coupe, 15 Brookline Street

Mr. Coupe has owned the property about 23 years. He and his wife have been members of the church for 15 years. Mrs. Coupe was a teacher at St. Christopher School. Mr. Coupe has met with the members of the school that are here tonight. Mr. Coupe is certain there would be a decrease in his property value of \$30,000 and the property across the street will go down \$10,000 and the adjacent property from their house and that will go down about \$5,000. If their homes go down in value, other homes nearby will go down. Mr. Coupe felt there are alternatives for the playground on the site. Mr. Coupe passed out some pictures to the Planning Board members to look at. Mr. Coupe had an appraisal done on his property. He noted he hadn't reviewed it, but provided a copy to the Planning Board for the file.

SPEAKING IN FAVOR OF THE PLAN

Marilyn Moore, 53 Marie Avenue

Mrs. Moore is a teacher at St. Christopher School. Everyday she is on duty during one of the recesses. There are 2 to 3 teachers on duty and the playground is supervised. The location where they would like to have the playground is the ideal location. To have the playground in another area would make it difficult to get the children there. There is 90 minutes of recess everyday.

Gerald Prunier, Esq., 20 Trafalgar Square

Atty Prunier said this is an allowed use in this area and it meets all the dimensional requirements of the Nashua Zoning Ordinances. The applicant owns the land and has a right to this land and place the playground where they like as long as it meets the requirements of Zoning.

Joseph Walch, 6-8 Cushing Avenue

Mr. Walch's sons went to St. Christopher and wished they had had a playground like the one being proposed.

Jack Daniels, Principal of St. Christopher School, 13 Edson Street

One of the big draws is the playground, especially in the elementary schools. There is also a before and after school program at the school. That program will also be enhanced with the addition of the playground.

Mary Popik, 20 Lee Street

Mrs. Popik is the CFO for the School. She went over enrollment figures and statistics regarding the school. Mrs. Popik also went over the cost of attending St. Christopher School and how enrollment has dropped. They must compete with other private schools. Without a playground, this school may be forced to close. The parents can't afford increasing tuition and they would really appreciate a playground.

Kristin Mendoza, 4 Grenada Circle

Mrs. Mendoza has a child that goes to St. Christopher. The playground was one of their first questions and would like to see a playground there. The neighbors know there is a school and can't see how this decreases the value of their homes.

Adam Haight, 1 Reservoir Street

Mr. Haight lives opposite St. Christopher Church and has 2 children that attend the school. Mr. Haight believes the overall value of the neighborhood will go up with the playground.

SPEAKING IN OPPOSITION OR WITH CONCERNS - REBUTTAL

George Coupe, 15 Brookline Street

Mr. Coupe said the playground is important and he would like to see it done. The playground could be put in another location on the site. If you take out the fill area where the prayer garden is now, the playground could be put there and there would be no need for a retaining wall and easier to supervise the children. The school would be better off if they put the playground in

another position and it doesn't come at the expense of quiet enjoyment for the abutting neighbors.

Mr. Dookran asked what a prayer garden consists of.

Mrs. LaPlante said the parish council came up with the plan. She believed there was a garden area and walkway area underneath a shaded setting. She didn't know where the bricks or walkways would be exactly.

Mr. Dookran asked what the cost would be for moving the playground to another location.

Mr. Rider didn't have specific dollar amounts, but you would have the cost of removing trees and removing the fill. There would be a significant cost increase in construction cost and additional engineering and design costs to switch.

Mrs. LaPlante said they wouldn't have the additional funds.

Chair Dufour said this concludes the public hearing on this application. They will now carry the deliberations into the public meeting. The Board reserves the right to recall any party to this case for clarification.

MOTION by Mr. Dookran to approve New Business - Conditional Use Permit #1, Roman Catholic Bishop of Manchester (applicant), 62 Manchester Street. It conforms to NRO 190-133 with no stipulations or waivers.

SECONDED by Mrs. Wilbert

MOTION CARRIED UNANIMOUSLY

MOTION by Mrs. Wilbert to deny New Business - Site Plans #5 because it does not meet the criteria of the site plan approval NRO 190-146 C & D or 190-148 3, 4, 5.

SECONDED by Mr. Lowe

MOTION WITHDRAWN BY MRS. WILBERT

MOTION by Mr. Dookran to table New Business - Site Plan #5 to the next meeting to receive additional information regarding the following:

1. Why the proposed playground can or cannot be relocated to another location.
2. The cost differential to do so.
3. Better understanding of playground use.
4. Why private playground would benefit the neighbors.
5. More detailed plan.

SECONDED Mr. Latham

MOTION CARRIED 5 TO 1 (Mrs. Overby)

NEW BUSINESS - CONDITIONAL/SPECIAL USE PERMITS

2. David Bovarnick, et al and Brook Village North Associates (Owners) - Application and acceptance of proposed conditional use permit to maintain existing parking lot as a principal use for Brook Village residents. 301 Brook Village Road, Sheet A - Lot 647, Zoned "RC" - Urban Residence, Ward 8.

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

SECONDED by Mrs. Overby

MOTION CARRIED UNANIMOUSLY

Together with

NEW BUSINESS - SUBDIVISION PLAN

3. David Bovarnick, et al and Brook Village North Associates (Owners) - Application and acceptance of proposed subdivision of 1 lot into 2. 301 Brook Village Road, Sheet A - Lot 647, Zoned "RC" - Urban Residence, Ward 8.

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

SECONDED by Mrs. Overby

MOTION CARRIED UNANIMOUSLY

Together with

NEW BUSINESS - SITE PLANS

6. David Bovarnick, et al and Brook Village North Associates (Owners) - Application and acceptance of proposed amendments to NR1846 to show the reconstruction of 18 residential buildings, and to construct 18 new parking spaces with associated site improvements. 301 Brook Village Road, Sheet A - Lot 647, Zoned "RC" - Urban Residence, Ward 8.

MOTION by Mrs. Overby that the application is complete and the Planning Board takes jurisdiction of the application.

SECONDED by Mr. Latham

MOTION CARRIED UNANIMOUSLY

Richard Maynard, Maynard & Paquette

The applicant is proposing a subdivision to subdivide off a 2 plus acre lot away from the existing multi-family property. The multi-family property has 18 buildings for a total of 72 units. Once subdivided the existing parking lot would require the conditional use permit for the parking lot to remain. Finally, they are doing a site plan amendment. When they subdivide off the lot they end up with the principal use being a parking lot. That is an allowed use in this zone. The conditional use permit has 8 criteria and Mr. Maynard went over each one. The subdivision is to create a 2-acre lot. The remaining lot and multi-family density meets the requirements of the ordinance. Nothing is proposed for the subdivided lot at this time. They will be continuing the sidewalk along Brook Village Road. There are no changes to the site. There are no stormwater management issues. Mr. Maynard addressed stipulation number 6 in the Staff Report. That staff stipulation has to do with stormwater operation and maintenance plan for the lot, which no development is being proposed. It does not apply until the applicant develops the site. They have reserved the utility corridor for their service connections. It is a private utility easement.

Mr. Dufour asked staff if those are acceptable.

Mrs. St. John said you can require the stormwater maintenance plan as part of a subdivision. Once you subdivide it off a portion of that lot is essentially developed with the parking lot and it is a basic requirement that should be incorporated. As far as Staff stipulation number 7, it is part of the

checklist requirement that you are to identify any utilities, private or public.

Mr. Maynard said it hasn't been finally determined what that easement is for. They don't know what utilities need to go in, so it cannot be finalized at this particular time and should not be recorded. When this site gets developed it can go through review.

Mr. Yeomans said when subdivision plans are done easements are declared at the time and the easements are created for various reasons. It is a standard method. Mr. Maynard can take it off the plan, have it recorded and file an easement plan at any time. If Mr. Maynard doesn't want it declared at this time it can be done later. Relative to the stormwater management document, there is the parking lot and that lot could be sold. It is only appropriate that there is some control at this point.

Mr. Maynard agreed to provide a minimal stormwater management plan strictly for the parking lot. Mr. Maynard said on the site plan they are adding 18 parking spaces. They will be removing some parking spaces and adding landscape islands and substantially increasing the landscaping adjacent to the buildings. The stormwater management for this site are open infiltration basins to capture the runoff and percolation into the ground. None of the runoff will leave the site. Mr. Maynard said all the units are being razed. They were built in the 1970's. By today's standards that construction is substandard.

Mr. Maynard went over the staff stipulations for the site plan. He was ok with 1 and 2. Mr. Maynard wants #3 and #4 removed.

Mrs. St. John said that initially the applicant went to the Conservation Commission and there wasn't any wetland information provided with the application and they believed there were wetlands. Eventually the applicant retained the services of a certified New Hampshire wetland scientist. They had the wetlands delineated the other day and just provided a plan. The Conservation Commission hasn't seen the plan that shows where the wetland markers are located and the applicant should take it back to the Conservation Commission.

Mr. Maynard said they took a site walk with the Conservation members. They saw the entire site and they voted to recommend approval of this plan to the Zoning Board. The Conservation Commission approved the plan with several stipulations.

Mrs. St. John suggested with stipulation #5, something to the effect "wetland mapping, subject to review and approval by Conservation Commission." They did a site walk, but they did not have the wetland mapping available. One of the primary issues was relative to the pool and the wetland buffer setback requirements. Mrs. St. John said Mr. Maynard has said at this point and time they do not plan on removing the pool.

Mr. Maynard went through the wetland areas on the site on the map. Mr. Maynard said stipulations 6 and 7 are ok.

Mrs. St. John said she put stipulation 8 on the staff report because they typically include the stipulations of approval on the plan. At the time she knew Mr. Maynard was going to the Conservation Commission. Typically after going to the Conservation Commission, an applicant proceeds with the process of going to the Zoning Board. When Mr. Maynard went to the Conservation Commission he was going to remove the pool and now they do not intend to do anything with the pool.

Mr. Maynard said the pool will remain existing until a later date.

Mr. Maynard said for stipulation 9, the pool will remain so that stipulation can be removed.

Mr. Maynard is ok with stipulation 10.

For stipulation 11, Mrs. St. John said when they went on site there was debris in the wetlands. Some of it was on adjacent property. On the applicant's property, they want the debris removed.

Mr. Maynard said stipulation 12 is ok.

Mr. Dufour said stipulation 13 will be removed and stipulation 14 is ok.

SPEAKING IN OPPOSITION OR WITH CONCERNS

No one

SPEAKING IN FAVOR OF THE PLAN

No one

Chair Dufour said this concludes the public hearing on this application. They will now carry the deliberations into the public meeting. The Board reserves the right to recall any party to this case for clarification.

MOTION by Mrs. Wilbert to approve New Business #3 Subdivision Plan, David Bovarnick, et al and Brook Village North Associates (Owners). It conforms to NRO 190-138(G) with the following stipulations and waivers:

1. Prior to the plan being recorded all stipulations shall be noted on the plan.
2. Prior to the plan being recorded a note shall be included stating the date the bounds were set.
3. Prior to the plan being recorded, all wetlands shall be delineated on the plan and the plan shall include the stamp and signature of a NH certified wetland scientist.
4. Prior to the plan being recorded the stamp and signature of the surveyor shall be included.
5. Prior to the plan being recorded all minor editorial changes shall be incorporated on the plan and subject to the reviewed and approved by staff.
6. When Lot 1004 is proposed Utility Easement document to be review by staff and Corporation Council if applicable.
7. All work within the public right-of-way shall be completed to the satisfaction of the Division of Public Works, including if required a crosswalk across the driveway location for the existing parking lot that has frontage on Brook Village Road and all sidewalk and other improvements.
8. All required recording fees shall be paid by the applicant.

SECONDED by Mr. Lowe

MOTION CARRIED UNANIMOUSLY

MOTION by Mr. Lowe to approve Conditional Use Permit David Bovarnick, et al and Brook Village North Associates, 301 Brook Village Road. It conforms to NRO 190-133 F with the following stipulations and waivers:

1. The plan shall include a note stating the parking area is not a commercial parking lot and shall be used per the conditional use permit and the covenant referenced on the plan. Any changes to said covenant shall be subject to

review by the City of Nashua planning staff to ensure compliance with applicable plan requirements.

2. The plan shall include a note identifying all the stipulations of approval.
3. Any new development will require review and approval per the City's site plan and/or subdivision regulations and the applicable provisions of the Nashua Revised Ordinance (NRO).

SECONDED by Mr. Latham

MOTION CARRIED UNANIMOUSLY

MOTION by Mrs. Wilber to approve New Business #6 Site Plan, David Bovarnick, et al and Brook Village North to amend NR1846, 301 Brook Village Road. It conforms to NRO 190-146 (D) with the following stipulations and waivers

1. Prior to the issuance of a building permit, a preconstruction conference shall be held between the Planning Department staff and other appropriate city staff and the owner(s)/owner's general contractor, or project manager. It is the responsibility of the owner/applicant to contact the Planning Department to arrange this meeting.
2. Prior to the issuance of a building permit, the storm water operation and maintenance plan and associated required documents shall be recorded.
3. Prior to the plan being signed, all wetlands shall be delineated on the plan and the plan shall include the stamp and signature of a NH certified wetland scientist.
4. The plan approval is subject to confirmation of wetland and wetland buffer impacts and compliance with applicable provisions of NRO, Article XI - Wetlands. Subject to review of wetland mapping by conservation commission.
5. Prior to the plan being signed the stamp and signature of the surveyor shall be included.
6. Prior to plan being signed all minor editorial changes shall be incorporated on the plan and subject to the reviewed and approved by staff.
7. Prior to the plan being signed, all stipulations shall be noted on the plan, including those from the Planning Board.

8. A note shall be included on the plan stating that no snow shall be dumped or plowed into the wetlands or ponds on the property.
9. A note shall be included on the plan stating that the wetlands shall be kept free of man-made debris and garage and shall routinely be inspected by the owner and cleanout.
10. All work within the public right-of-way shall be completed to the satisfaction of the Division of Public Works.
11. All required recording fees shall be paid by the owner.

SECONDED by Mr. Latham

MOTION CARRIED UNANIMOUSLY

NEW BUSINESS - SUBDIVISION PLAN

4. **George B. Law Trust (Owner) - Application and acceptance of proposed lot consolidation and lot line relocation. 24 Pine Hill Avenue, Sheet 61 - Lots 20, 121 and 124, Zoned "RA" - Urban Residence. Ward 4**

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

SECONDED by Mr. Latham

MOTION CARRIED UNANIMOUSLY

Richard Maynard, Maynard & Paquette

The proposal is three existing lots of record. One lot has a house, one lot is nonconforming with an existing garage and the other is a vacant lot. The proposal is to make it into 2 lots, thus joining the residence and garage onto one lot. At the present time there is no proposal but under current zoning, a single family home could be allowed on the vacant lot.

SPEAKING IN OPPOSITION OR WITH CONCERNS

No one

SPEAKING IN FAVOR OF THE PLAN

No one

Chair Dufour said this concludes the public hearing on this application. They will now carry the deliberations into the public meeting. The Board reserves the right to recall any party to this case for clarification.

MOTION by Mr. Lowe to approve New Business - #4 Subdivision Plan, George B. Law Trust, 24 Pine Hill Avenue. It conforms to NRO 190-138 (g) with the following stipulations and waivers:

1. Prior to the issuance of a building permit for a house to be constructed on Lot 124 a stormwater operation and maintenance plan shall be submitted and recorded.
2. Prior to the issuance of the certificate of occupancy for Lot 124 all work within the public right-of-way necessary for utility service shall be completed to the satisfaction of the Division of Public Works.

SECONDED by Mr. Latham

Mr. Slivinski asked if there is any sidewalk consideration.

Mr. Yeomans said no. It is a lot line relocation plan and consolidation so they did not take into consideration sidewalks.

MOTION CARRIED UNANIMOUSLY

NEW BUSINESS - SITE PLANS

7. 39 Bridge Street Corporation (Owner) - Application and acceptance of proposed site plan to show mixed use in an existing warehouse building and for a change of use of unit 12 and 13 from warehouse to warehouse with retail and mail order/internet sales of motorcycles and parts. 120 East Hollis Street, Sheet 39 - Lot 33, Zoned "GI" - General Industrial, Ward 7.

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

SECONDED by Mr. Latham

MOTION CARRIED UNANIMOUSLY

Richard Maynard, Maynard & Paquette

This is an existing 90,940 square foot warehouse building on a 3.3-acre lot. The purpose is to approve a mixed use for this storage and industrial manufacturing building. In addition, units 12 and 13 were given a Zoning Board variance on March 11, 2008 for retail use, primarily mail order and internet sales for motorcycles and parts. There are no changes proposed to the site. The area between the railroad and building was paved and leeching catch basins were installed throughout the area. There is no connection of this drainage to the City drainage. Before the site was paved, the area was all compacted gravel and dirt and they would get extensive puddling for many days. To solve that they put the 6 leeching catch basins in. They are 10 feet deep and they paved the area and directed drainage towards those basins. There has been no drainage issues since. They are requesting 2 waivers, one for grading/contour and the other for parking.

Mr. Slivinski asked if they will be adding lighting.

Mr. Maynard said there are no additions to the site.

Mrs. Wilbert asked if the 6 parking spaces they are showing for this site is adequate.

Mr. Yeomans said if you look at the site as a whole you could probably get 100 spaces in there.

Mrs. Wilbert asked Staff is they were satisfied that the land was flat and there is no need to do the contour plan.

Mr. Yeomans said if they were proposing to do improvements out there then we would want to see the contour plan but nothing is being proposed.

SPEAKING IN OPPOSITION OR WITH CONCERNS

No one

SPEAKING IN FAVOR OF THE PLAN

No one

Chair Dufour said this concludes the public hearing on this application. They will now carry the deliberations into the public meeting. The Board reserves the right to recall any party to this case for clarification.

MOTION by Mr. Love to approve New Business #7 Site Plan, 39 Bridge Street Corporation, 120 East Hollis Street. It conforms to NRO 190-146(D) with the following stipulation and waivers:

1. The waiver request for grading/contour plan, Section 190-279 BB., is granted.
2. The waiver request to show parking for the building and proposed use, Section 190-279 Q., is granted.
3. Prior to final plan submittal the applicant shall revise Note 2 to conform to uses permitted in the General Industrial Zone subject to review by Planning staff. Any existing or proposed non-conforming uses shall receive approval from the appropriate Board prior to occupancy.
4. Zoning Board conditions are incorporated herein and made a part of this site plan approval.

SECONDED by Mrs. Wilbert

MOTION CARRIED UNANIMOUSLY

OTHER BUSINESS

1. 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. Latham

MOTION CARRIED UNANIMOUSLY

2. Adoption of the "2009 Meeting and Deadline Dates" for the Nashua City Planning Board.

MOTION by Mrs. Wilbert to adopt the 2009 Meeting and deadline Dates

SECONDED by Mrs. Overby

MOTION CARRIED UNANIMOUSLY

DISCUSSION ITEMS

Mr. Dufour said to put all staff reports and note regarding St. Christopher School for the next meeting.

Mr. Dufour asked Staff to give every Planning Board member a copy of the appraisal from Mr. Coupe.

MOTION TO ADJOURN by Mr. Lowe to adjourn at 10:40 p.m.

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