

EXPANDED DRAFT MEETING SUMMARY
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NASHUA CITY PLANNING BOARD
November 20, 2008

The regularly scheduled meeting of the Nashua City Planning Board was held on Thursday, November 20, 2008 at 7:00 PM in the auditorium at City Hall.

Members Present: Jody Wilbert, Mayor's Rep
 Ken Dufour, Chair
 Alderman LaRose
 Mike Lowe
 Daniel Latham
 Cynthia Overby

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

Also Present: Roger Houston, Planning Director
 Lucy St. John, Deputy Planning Manager

Approval of Minutes

None

COMMUNICATIONS

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

- Technical Review Sheet

REPORT OF CHAIR, COMMITTEE & LIASON

- Mr. Lowe said there was a meeting of the Planning & Economic Committee. On December 16, 2008 the new Economic Development Director will be presented to the committee and the Planning Board is invited.
- Mr. Dufour said the Capital Improvements Committee met this past week.

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

- 1. Wilfred Piekarski Revocable Trust & Wilfred Piekarski Trustee (Owners) Application and acceptance of proposed conditional use permit for automotive sales with associated site and access improvements. 4 Blackstone Drive, Sheet H - Lot 520, Zoned "PI" - Park Industrial. Ward 2. (Postponed from the November 6, 2008 Meeting.**

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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

OLD BUSINESS - SUBDIVISION PLANS

2. Wilfred Piekarski Revocable Trust & Wilfred Piekarski Trustee and Piekarski Realty Holdings, LLC (Owners) Application and acceptance of proposed lot consolidation of 2 lots into 1. 559 Amherst Street and 4 Blackstone Drive, Sheet H - Lot 49 & 520, Zoned "PI" - Park Industrial. Ward 2. (Postponed from the November 6, 2008 Meeting)

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

SECONDED by Alderman LaRose

MOTION CARRIED UNANIMOUSLY

Together with

OLD BUSINESS - SITE PLANS

3. Wilfred Piekarski Revocable Trust & Wilfred Piekarski Trustee (Owners) - Application and acceptance of proposed site plan amendment to NR1943 for automotive sales with associated site and access improvements. 4 Blackstone Drive, Sheet H - Lot 520, Zoned "PI" - Park Industrial. Ward 2 (Postponed from the November 6, 2008 Meeting)

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

SECONDED by Alderman LaRose

MOTION CARRIED UNANIMOUSLY

Richard Maynard, Maynard & Paquette

The property is located at the intersection of Amherst Street and Blackstone Drive. There are 3 tracts of land being combined

together to form a 3.14 acre parcel to be utilized for automotive sales. In March 2008 the Board approved the 2400 square foot building at the corner for a car rental operation. On November 12, 2008 the ZBA granted a variance to use the entire 3.14 acres for automotive sales. No building expansion or additional paving is being proposed beyond what was previously approved for the car rental facility. Storm water management will be handled by a storm water treatment unit, which is fed to a subsurface recharge chamber. Overflow will be directed to an existing detention basin. Blackstone Drive is controlled by a traffic light. The site would be entered by a driveway located off Blackstone Drive. The traffic engineers have reviewed this and have no comments. An easement for the city sidewalk that encroaches on the property has been submitted. There are three approvals associated with this property, the conditional use, the lot consolidation and an updated site plan. There are 8 conditional use criteria and Mr. Maynard went through them. They are requesting one waiver for underground utilities. The stipulations for approval are fine. Staff would like one additional stipulation, which reads "Pennichuck requests it be copied on the annual drainage system maintenance report submitted to the City by January 1st of each year."

Mrs. Wilbert asked if the only access in and out of the site is Blackstone Drive.

Mr. Maynard said yes.

Alderman LaRose said the state has a plan to widen Amherst Street. Is there a right-of-way along the property?

Mr. Maynard said the state would have to get an easement. However there is nothing being located in that 10 foot strip.

Mr. Dufour asked if there would be additional lighting.

Mr. Maynard said no. A lighting plan was previously approved and there are no changes. The lighting plan does meet the criteria.

SPEAKING IN OPPOSITION OR WITH CONCERNS

No one

SPEAKING IN FAVOR OF THE PLAN

David Towle, 236 Stonebridge Drive

Mr. Towle is an abutter. He said there is no other egress out of Blackstone Drive.

Mrs. Wilbert asked if he had any concerns about the width of this and the fact that there would be trucks bringing cars into that area.

Mr. Towle said the turn can be tight into the property for larger trucks.

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 Alderman LaRose to approve Old Business #1 Conditional/Special Use Permits, Wilfred Piekarski Revocable Trust & Wilfred Piekarski Trustee. It conforms to NRO 190-133F with no stipulations or waivers:

SECONDED by Mr. Lowe

MOTION CARRIED UNANIMOUSLY

MOTION by Alderman LaRose to approve Old Business #2 - Subdivision Plans, Wilfred Piekarski Revocable Trust & Wilfred Piekarski Trustee and Piekarski Realty Holdings, LLC 2 lot consolidation. It conforms to 190-16 with the following stipulations and waivers:

1. The waiver request for existing conditions and utilities, Sec. 190-281 (10) is granted.

SECONDED by Mrs. Wilbert

MOTION CARRIED UNANIMOUSLY

MOTION by Mrs. Wilbert to approve Old Business #3 - Site Plans, Wilfred Piekarski Revocable Trust & Wilfred Piekarski Trustee It conforms to 190-146D 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 certificate of occupancy being issued the storm water operation and maintenance plan shall be recorded.
3. Prior to a certificate of occupancy being issued the sidewalk easement shall be recorded.
4. Prior to a certificate of occupancy being issued the applicant shall adjust, shield or remove existing lighting to eliminate any off site light pollution.
5. Pennichuck Water Works to be copied on the annual drainage system maintenance report submitted to the City of Nashua by January 1st each year.

SECONDED by Alderman LaRose

MOTION CARRIED UNANIMOUSLY

OLD BUSINESS - CONDITIONAL SPECIAL USE PERMITS

None

NEW BUSINESS - SUBDIVISION PLANS

None

NEW BUSINESS - SITE PLANS

None

OTHER BUSINESS

1. Review of tentative agenda to determine proposals of regional impact.

None

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

SECONDED by Mr. Lowe

MOTION CARRIED UNANIMOUSLY

DISCUSSION ITEMS

Mr. Yeomans last day will be December 1st. He will be in the office in the morning if anyone wants to drop by.

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Alderman LaRose said Alderman Dean said the Board of Alderman is willing to listen to any changes the Planning Board would like to make.

MOTION TO ADJOURN by Mr. Lowe

APPROVED:

Ken Dufour, Chair, Nashua Planning Board

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Taped Meeting