



City of Nashua
Planning Department
229 Main Street
Nashua, New Hampshire 03061-2019

Planning & Zoning 589-3090
Fax 589-3119
WEB www.nashuanh.gov

July 18, 2024

AGENDA

To: NCPB Members

From: Planning Staff

Re: Regular Meeting and Public Hearing August 1, 2024

Notice is hereby given that a Public Hearing of the City of Nashua Planning Board will occur on Thursday, August 1, 2024 at 7:00 PM at the Nashua City Hall located at 229 Main Street, Nashua, NH. The public may submit their comments in advance of the meeting via email pb@nashuanh.gov or by mail (please make sure to include your name/address and comments) by 4PM on July 31, 2024. Letters should be addressed to City of Nashua, Planning Department, P.O. Box 2019, Nashua, NH 03061. Plans can be viewed online starting July 29, 2024 at nashuanh.gov. The public may request access via Zoom; contact the Planning Department before 4PM on July 29, 2024, and a link will be provided.

- A. Call to Order
- B. Roll Call
- C. Approval of Minutes – [July 11, 2024](#)
- D. Communications
- E. Report of Chairman, Committee, & Liaison
- F. Executive Session

NEW BUSINESS – CONDITIONAL USE PERMITS

A24-0138 EC NH Real Estate Holdings, Inc. (Owner) Proposed modification of condition #1 of the Conditional Use Permit approved on September 7, 2023. Property is located at 310 Daniel Webster Highway (Pheasant Lane Mall). Sheet A - Lot 733. Zoned GB-General Business and TOD-Transit Oriented Development. Ward 7.

[Report](#)
[Supplemental](#)

NEW BUSINESS – SUBDIVISION PLANS

A24-0123 Rachel Cecile & Mary Ann Picard Revocable Trust (Owner). Proposed lot line relocation. Property is located at 24 Cabot Drive and 18 Boylston Avenue. Sheet 54 - Lots 39 & 26. Zoned RA-Urban Residence. Ward 3.

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A24-0119 Charlie & Roxanne Mellen, Jason & Tanya Redman, & Robert Mitchell (Owners). Proposed lot line relocation subdivision. Property is located at 49 & 51 Robinhood Road and 44 Nightingale Road. Map B - Lots 1423, 1218, & 1861. Zoned R9-Suburban Residence. Ward 9.

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A24-0118 Nashua Housing & Redevelopment Authority (Applicant). Proposed subdivision to discontinuance Major Drive and a portion of Spalding Street followed by a consolidation of four lots into one merged lot. Property is located at 101 Major Drive. Sheet 11 - Lots 2, 3, 154, 160. Zoned RC-Urban Residence. Ward 7.

[Plans](#)
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NEW BUSINESS – SITE PLANS

A24-0120 Nashua Housing & Redevelopment Authority (Applicant). Proposed site plan to show the redevelopment of the Major Homes Property is located at 101 Major Drive. Sheet 11 - Lots 2, 3, 154, 160. Zoned RC-Urban Residence. Ward 7.

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A24-0121 116 Elm Street, LLC (Owner & Applicant). Proposed site plan to convert existing Funeral Home. to a four- unit multi-family apartment. Property is located at 116 Elm Street. Sheet 98 - Lot 8. Zoned D3-Downtown District & MU-Mixed Use. Ward 1.

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A24-0070 8 State Street, LLC (Owner). Proposed site plan amendment to construct an 18,840-sf single-story warehouse building addition with two loading docks. Property is located at 8 State Street and 15, 17 & 23 Dumaine Avenue. Sheet H - Lots 113, 145, 148 & 170. Zoned PI-Park Industrial & MU-Mixed Use. Ward 1.

[Plans](#)
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OTHER BUSINESS

1. Review of [tentative agenda](#) to determine developments of regional impact, pursuant to RSA 36:55.

DISCUSSION ITEMS

None

NONPUBLIC SESSION

The Planning Board will need to make a motion to enter into a Nonpublic Session under RSA 91-A:3, II (e) for consideration or negotiation of pending claims or litigation which has been threatened in writing or filed against the public body.

NEXT MEETING: September 5, 2024

ADJOURN