

EXPANDED DRAFT MEETING SUMMARY
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NASHUA CITY PLANNING BOARD
February 5, 2026

The regularly scheduled meeting of the Nashua City Planning Board was held on February 5, 2026 at 7:00PM in the 3rd floor auditorium in City Hall.

Members Present: Bob Bollinger, Chair
 Adam Varley, Vice Chair
 Dan Hudson, City Engineer
 Ald. Patricia Klee
 Cameron Green
 Larry Hirsch

Also Present: Sam Durfee, Planning Manager
 Connor Muise, Deputy Planning Manager
 Scott McPhie, Planner I

APPROVAL OF MINUTES

January 8, 2026

MOTION by Ald. Klee to approve the minutes, as written

SECONDED by Mr. Green

MOTION 5-0-1 (Bollinger abstained)

COMMUNICATIONS

- **A25-0215, 60 Crown Street**
 - Updated Landscaping plan
- **A25-0185 & A25-0200, 16 East Glenwood St**
 - Updated staff report

REPORT OF CHAIR, COMMITTEE, & LIAISON

None

PROCEDURES OF THE MEETING

After the legal notice of each conditional, special use permit, site plan or subdivision plan is read by the Chair, the Board will determine if that the application is complete and ready for the Board to take jurisdiction. The public hearing will begin at which time 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 or 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. Please 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 public testimony will come from anyone wishing to speak in favor of the plan. The applicant will then be allowed a rebuttal period at which time they shall speak to any issues or concerns raised by prior public testimony.

One public member will then be granted an opportunity to speak to those issues brought by the applicant during their rebuttal period. The Board will then ask any relevant follow-up questions of the applicant if need be.

After this is completed the public hearing will end and the Board will resume the public meeting at which time the Board will deliberate and vote on the application before us. The Board asks that both sides keep their remarks to the subject at hand and try not to repeat what has already been said.

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 conditional, special use permits, site plans and subdivisions. Thank you for your interest and courteous attention. Please turn off your cell phones and pagers at this time.

NEW BUSINESS - SPECIAL USE PERMITS

A25-0200 Silver Lining Development, LCC (Owner), Doug Seppala (Applicant) Proposed Special Use Permit to allow the construction of a single-family home with access from a paper street. Property is located 16 East Glenwood Street & "L" Linton Street. Map 129 - Lots 187 & 259. Zoned A-Urban Residence (R-A). Ward 7. **(Postponed to the February 5, 2026 meeting by applicant request)**

NEW BUSINESS - SUBDIVISION PLANS

A25-0185 Doug Seppala, Silver Lining Development, LCC (Owner & Applicant) requesting approval for a boundary plan and 3-lot subdivision. The property is located 16 East

Glenwood Street. Map 129 - Lot 187. Zoned A Urban Residence (R-A). Ward 7. **(Postponed to the February 5, 2026 meeting by applicant request)**

MOTION by Mr. Varley that A25-0185 and A25-0200 are complete and the Planning Board is ready to take jurisdiction.

SECONDED by Mr. Hirsch

MOTION CARRIED 6-0

Ethan Beals, Civil Engineer, IMEG Corp, 3 Congress St, Nashua NH

Mr. Beals introduced himself on behalf of the applicant. With him is Atty. Andy Prolman.

Mr. Beals described the subject lot and surrounding properties. They propose to subdivide the existing lot into three lots, and construct a new residence on a lot to the north. The Zoning Board granted a total of 12 variances on July 22, 2025, and a special exception to disturb a wetland buffer. All dwellings are intended to fit the character of the neighborhood. The existing sewer easement and sewer run will be relocated. Two residences will be access from East Glenwood Street, and two from a new driveway off of Linton Street. All will be serviced by city sewer, water, gas, and overhead electric.

Mr. Beals said in terms of stormwater there will be a considerable improvement. The end of Linton Street drains to the west and causes active erosion on the slop towards the wetland. We are able to capture 2.2 acres of the 2.9 acre drainage area and provide qualitative and quantitative treatment, improving existing conditions substantially.

Mr. Beals said the two northern lots will have access from the paper street portion of Linton Street. Atty. Prolman will explain further.

Atty. Andy Prolman, Prunier & Prolman PA

Atty. Prolman said the undeveloped portion of Linton Street exists as a private way. In 1924 this whole neighborhood was laid out with 200 lots, and over time Linton got built in sections and the city accepted portions of Linton over time. The law of the time is that when a street was dedicated, the city had rights for a period of 20 years. If not accepted, the rights lapse. The paper street is still there and is subject to private rights to the street. Lot 259 is an existing lot of record and

has implied right of access. The question is whether lot 195 has the same implied access rights, he believes it does. If not they will obtain easements to access it and provide that to staff.

Atty. Prolman said the statute has been amended where now you need a petition to discontinue the street. We will have a trip to the Board of Alderman for a building permit on a private way. That's a condition shown in the staff report. There are going to be several shared agreements between the lots.

Mr. Varley asked if the intent is that the paper street section would remain private.

Atty. Prolman said correct.

Ald. Klee asked if the two lots will be put together for a larger development.

Atty. Prolman said there will be two separate driveways and lots.

Mr. Bollinger asked if lot 256 or 198 have any interest in this.

Atty. Prolman said they do not have to participate. The shared driveway agreement anticipates the possibility that it could be subdivided, and they would share the driveway agreement.

Mr. Bollinger said they have existing access on the built out portion of Linton Street. Do they need to be direct participants?

Atty. Prolman said no. But the agreement anticipates the possibility that they could.

Ald. Klee asked if this paper street will belong to the two properties.

Atty. Prolman said yes.

Ald. Klee asked if this belongs to the abutters as well.

Atty. Prolman said it does today. All the property owners own it subject to the private rights of access.

Ald. Klee asked if they have to negotiate a right of way with the abutters.

Atty. Prolman said we sketched the underlying ownership as it is today, subject to the access rights. Lot 259 has implied right of access such that we don't have to get easements. The question is the new lot that is being created. If it doesn't, they will go to the neighbors. We are waiting on that interpretation.

Mr. Beals said this is very complicated and nuanced and goes into complex road law. A special use permit is required to get access to these lots, and requires meeting six criteria. He summarized the criteria. Based on the plans we believe we have fulfilled all the criteria required. We are requesting three waivers, as detailed in the staff report. We believe the plan conforms to the requirements and have no objections to the conditions outlined in the staff report.

Mr. Bollinger asked staff if the conditions as written accurately describe the next steps regarding aldermanic action. If not approved would the applicant have to return here?

Mr. Muise said this requires aldermanic approval. He believes the conditions cover subsequent actions.

Mr. Varley asked if the requirement for sprinklers is captured in the subsequent conditions.

Mr. Muise said the Fire Marshal did not provide a formal comment letter.

SPEAKING IN OPPOSITION OR CONCERN

Joseph Cotreau, 45 East Glenwood St, Nashua NH

Mr. Cotreau said he has a question. He doesn't understand where the additional dwellings are going.

Mr. Muise showed the plan and explained it.

Mr. Cotreau said the drainage in front of this particular lot is very poor. What impact will this new construction have on the street?

Mark Connolly, 36 East Glenwood St, Nashua NH

Mr. Connolly said he would like to second what has been said about the drainage. He is also concerned about how trash and

snow will be handled on the common driveway. There is quite the drop-off back there.

SPEAKING IN FAVOR

None

APPLICANT REBUTTAL

Ethan Beals, Civil Engineer

Mr. Beals gave a brief explanation of the stormwater analysis requirements and the drainage directions of the area. We showed significant reductions in peak flows leaving the site through a combination of treatment practices. The driveway will be porous pavement. Each dwelling has a roof infiltration unit. The proposed development has treatment infrastructure that will improve the area.

Mr. Beals said in terms of trash and snow removal, which they will have to work out with DPW. The two dwelling units will have what is essentially a long driveway. If they choose not to walk their barrels out, they can have private pickup. They will have to work with DPW where the snow will go and a shared maintenance agreement for the porous pavement.

Mr. Bollinger said the elevation drop is 20+ feet. Are they leveling that? It won't be as much of a steep drop off?

Mr. Beals said yes. Our goal is to pick up the slope a little, some of the units will have a drive-under garage.

Ald. Klee said now that the driveways will be there, where will the plows put the snow? We can't leave a wall of snow there anymore.

Mr. Hudson said we raised snow storage as an issue. He doesn't have an answer today, but he is comfortable with the condition that they will work with the applicant.

Ald. Klee said so long as the new owners are aware of how this will work.

Mr. Beals said he has represented three developments at dead end streets, and he looks forward to working with staff again.

Mr. Bollinger said he thinks there will be continued discussions on a number of topics.

PUBLIC MEETING

Mr. Bollinger closed the public meeting and opened the public meeting. He summarized the discussion. He feels comfortable moving forward.

Ald. Klee asked for clarification on the aldermanic action required.

Mr. Muise said approval is needed to issue the permits.

Ald. Klee said we need to consider the neighbors when planning the snow removal and drainage.

Mr. Hudson said the Zoning Board allowed zero frontage so it is a buildable lot.

Mr. Muise said correct.

Mr. Bollinger said he sees nothing unusual with the waiver requests.

MOTION by Mr. Green to approve the following waivers for New Business - Subdivision Plan A25-0185:

- a. §190-282 B. (9): To waive the requirement to show physical features on-site and within 1,000 feet of subdivision boundaries.
- b. §190-212 A. (1.): To waive the requirement that a sidewalk be located on at least one side of the street, and provide a payment in lieu of \$7,000.
- c. §190-221: To waive the requirement to provide utilities underground.

As per RSA 674:36(II)(N), RSA 674:44(III)(e), and §190-148(D), Strict conformity would pose an unnecessary hardship to the Applicant and the waiver would not be contrary to the spirit and intent of the regulations; and specific circumstances, or conditions of the land, and the waiver will properly carry out the spirit and intent of the regulations.

SECONDED by Mr. Varley

MOTION CARRIED 6-0

MOTION by Mr. Green to approve New Business - Special Use permit A25-0200. Board finds that the application does fulfill the conditions of §190-8 (d), and delegate the formalization of a plan (2) for snow removal and trash removal to staff if the Board finds the current plan unsatisfactory.

SECONDED by Mr. Hirsch

MOTION CARRIED 6-0

MOTION by Mr. Green to approve A25-0185 - Subdivision Plan. The Board finds that the application meets the Approval Criteria under §190-138(G) with the following conditions:

- a. All conditions from the Planning Board decision letter will be added to the plan.
- b. Any waiver(s) granted shall be listed on the plan. Should any waiver(s) be denied, the plan must be revised to comply with the applicable site plan regulations.
- c. All Technical Review Comments listed in Section 5 of the Planning Board staff report shall be addressed to the satisfaction of the Planning Department.
- d. All comments from the Engineering Department, provided in a letter dated January 20th, 2026, shall be addressed to the satisfaction of the Department of Public Works.
- e. Final plan set shall include seals and signatures for state licensed engineer, land surveyor, and wetland scientist.
- f. All proposed demolition activities require inspections for the presence of asbestos containing materials prior to Environmental Health's sign-off on Nashua's Building Safety Department's Demolition Permit Approval Form. If any asbestos-containing materials are found, they must be abated and documented according to state and local regulations.

- g. Prior to any work, a pre-construction meeting shall be held, and a financial guarantee for all off-site improvements shall be approved and submitted to the City.
- h. Prior to the issuance of a building permit for lots 259 and 195, approval from the Board of Aldermen will be sought for the issuance of building permits on a private street, pursuant RSA 674:41, I. (d).
- i. Prior to the issuance of a building permit, stormwater documents in accordance with §190-217 shall be recorded at the Applicant's expense.
- j. Prior to the issuance of a building permit, driveway plans shall be submitted and approved by the Engineering department.
- k. Prior to the issuance of a building permit, the contribution in lieu of construction of sidewalk, in the amount of \$7,000, shall be made to the City.
- l. Prior to the issuance of a building permit, proof of access rights across the undeveloped portion of Linton Street, to the benefit of Lots 195 and 259, will need to be provided to staff for review, if determined to be necessary.
- m. Prior to the issuance of the first Certificate of Occupancy, provide for Staff review, the HOA committee charter, condominium documents, or similar, that speaks to the private maintenance of all shared infrastructure internal to the site, including but not limited to: driveways, utilities, landscaping, stormwater controls, and lighting.
- n. Prior to the issuance of a Certificate of Occupancy, school impact fees shall be paid, in accordance with Article VIII Impact Fees of the Nashua Land Use Code.
- o. Prior to the issuance of a Certificate of Occupancy, all site improvements will be completed in accordance with the approved plan.
- p. Prior to the release of any financial guarantee held for project improvements, an as-built plan locating all driveways, structures, utilities, and landscaping shall be

completed by a professional New Hampshire licensed engineer or surveyor and submitted to the Planning and Engineering Departments. As-built submittals shall include .pdf documents and CAD files. The as-built shall include a certification by an NH-licensed Professional Engineer that all construction was generally completed in accordance with the approved subdivision and applicable regulations.

SECONDED by Mr. Varley

MOTION CARRIED 6-0

NEW BUSINESS - SITE PLANS

A25-0215 Arc Source/Nichols Realty, LLC (Owners & Applicants), requesting site plan approval for the construction of a 50-unit multi-family development with associated site improvements. Property is located at 60 Crown Street. Map 24 - Lot 49. Zoned General Industrial / Transit Oriented Development Overlay (GI / TOD). Ward 7.

MOTION by Mr. Varley that the application is complete and the Planning Board is ready to take jurisdiction

SECONDED by Mr. Hirsch

MOTION CARRIED 6-0

Nick Golan, Civil Engineer, TF Moran, 48 Constitution Dr, Bedford, NH

Mr. Golan introduced himself on behalf of the owners and applicants. With him is Joe Tamposi.

Mr. Golan described the subject lot and surrounding lots. This property has multiple frontages and interesting geometry, it was a challenge to redevelop and envision access. We developed the immediately adjacent lot on Avery Lane, this will be similar. We are proposing a 5-story affordable housing project with 54 parking spaces and 50-units. Access is through Crown Street. We are proposing two dumpsters, which will be more than adequate. There will be 25 1-bedroom and 25 2-bedroom units. We will be using the existing utility lines, and we are still working with staff on landscaping.

Mr. Golan said traffic is fairly minimal. Crown Street is on the smaller side, but will be able to manage the traffic. We are contributing to the traffic corridor fund for offsite improvements.

Mr. Golan presented architectural designs for the development, which will be very similar to the development next door. We are requesting one waiver, as detailed in the staff report.

Mr. Bollinger said some of the landscaping plan looks like it is in the right of way. Who will maintain them?

Mr. Golan said the expectation is to have a note on the plan that the property owner will maintain them. If it isn't in the city's best interest for them to be there, they will be removed.

Ald. Klee said they received an abutter letter concerned about Crown Street. Avery Lane has 95 units, and this will bring that number to 145 units in a short time. She is for affordable housing, but she doesn't want to create a nightmare for the residents.

Mr. Golan said some of this goes to the master planning that the city has done, which targets this area for residential. We worked with city staff to make sure the use and density is consistent with what has been approved in the past. Avery Lane provides a cut through to East Hollis Street. This will add traffic, but the road can sustain that traffic.

Ald. Klee said she appreciates that clarification. The residents will be able to go to East Hollis Street.

Mr. Golan said that is correct.

Ald. Klee said that also depends on the traffic on East Hollis Street.

Mr. Golan said there are also right of way improvements contemplated by staff, which we are contributing to.

SPEAKING IN OPPOSITION OR CONCERN

Letter from Carl Swanson, 42 Crown St

Carl Swanson, 42 Crown St, Nashua NH

Mr. Swanson said he sent the letter in. He has 95 apartments 15-ft from his backyard and now there will be 55-units two doors down. On Crown Street you have to go right over the bridge on Avery Lane, you can't go to Main Street. So everyone will be going through right in front of his house to get to Crown Street. Sometimes he has to wait for the train. What will they do when there are 50-75 cars backed up behind the train?

SPEAKING IN FAVOR

None

APPLICANT REBUTTAL

Nick Golan, Civil Engineer

Mr. Golan said we're evaluating peak hours, this isn't 50 cars coming in and out all at once. If we compare the traffic to a commercial use where cars are coming in and out all the time, those uses drive up traffic in the area. These are people's homes, just vertical. Ground street is suitable for that number of trips.

Mr. Bollinger asked about the public efforts that will improve traffic in the area.

Mr. Hudson said we have completed some work on Crown Street to modify the intersection on Arlington Street. We have a future project at the intersection of Bridge and East Hollis to be more pedestrian and bike friendly. The temporary signal at D Street will be made permanent. We have a 10-year corridor project to make changes along the corridor.

Mr. Bollinger asked if operational enhancements along East Hollis Street will address some concerns.

Mr. Hudson said correct. The contribution will help towards future improvements in the area.

Mr. Varley asked if the traffic impact report didn't trigger for additional review.

Mr. Golan said correct.

PUBLIC MEETING

Mr. Bollinger closed the public meeting and opened the public meeting. He summarized the discussion. He feels comfortable moving forward.

Ald. Klee said 50 units coming in is a shock to the neighborhood, that is significant. But the master plan calls us to increase our housing units, and these are affordable. Her concern is the railroad, you can't get by the train going through. Where Avery Lane is private, does it allow for public cut through?

Mr. Durfee said he doesn't know.

MOTION by Ald. Klee to reopen the hearing

SECONDED by Mr. Green

MOTION CARRIED 6-0

Mr. Golan said it is a private lane but is it not signed to restrict public traffic.

PUBLIC MEETING II

Mr. Bollinger closed the public meeting and opened the public meeting.

Ald. Klee said she is inclined to support it but we have to keep in consideration the neighborhood. With or without the additional traffic he will be stuck behind the train.

Mr. Bollinger said we can't do much about the train. But this will be a relatively small peak hour increase. The applicant has provided sufficient traffic documentation.

Mr. Varley said we see this come up quite frequently, incremental traffic impacts. The question we have to ask is whether it's significant enough that it demands certain improvements be made by the applicant. He would say it isn't.

Ald. Klee said this incremental, at what point do we say that this is too much? This is on top of the other 95 units just put in there.

Mr. Bollinger said a similar discussion came up with the new public works facility. Mr. Hudson is good keeping them to date

on the projects they are trying to improve corridors with to the betterment of all. He is comfortable moving forward with the voluntary contribution.

MOTION by Mr. Varley to approve the following waivers for New Business - Site Plan A25-0215:

- a. §190-279 EE to waive the requirement to show all existing conditions on adjacent properties.

As per RSA 674:36(II)(N), RSA 674:44(III)(e), and §190-148(D), Strict conformity would pose an unnecessary hardship to the Applicant and the waiver would not be contrary to the spirit and intent of the regulations; and specific circumstances, or conditions of the land, and the waiver will properly carry out the spirit and intent of the regulations.

SECONDED by Mr. Hirsch

MOTION CARRIED 6-0

MOTION by Mr. Varley to approve A25-0215 - Site Plan. The Board finds that the application meets the Approval Criteria under §190-146(D) with the following conditions:

- a. All conditions from the Planning Board decision letter shall be added to the plan.
- b. Any waiver(s) granted shall be listed on the plan. Should any waiver(s) be denied, the plan must be revised to comply with the applicable site plan regulations.
- c. The plan set shall be sealed and signed by a professional engineer, land surveyor, architect, and wetland scientist on applicable plan set sheets.
- d. Prior to the signing of the plan, all technical review comments listed in Section 5 above shall be addressed to the satisfaction of the Planning Department.
- e. Prior to the Chair signing the plan, all comments in an e-mail from Joe Mendola, Senior Engineer, dated January 16, 2026 shall be addressed to the satisfaction of the Engineering Department. Note comment 16 from the City Traffic Engineer includes a \$7,000 payment to the East Hollis Street Traffic Corridor account.

- f. Prior to the Chair signing the plan, all comments in an e-mail from Nashua Fire, dated, January 20, shall be addressed to the satisfaction of the Fire Department.
- g. All new addressing for the site shall be approved by the Nashua Fire Marshal's Office.
- h. All proposed demolition activities require inspections for the presence of asbestos-containing materials prior to Environmental Health's sign-off on Nashua's Building Safety Department's Demolition Permit Approval Form. If any asbestos-containing materials are found, they must be abated and documented according to state and local regulations.
- i. Prior to the issuance of a building permit, stormwater documents in accordance with §190-217 shall be submitted for review by City staff and recorded at the Applicant's expense.
- j. Prior to the issuance of a Certificate of Occupancy, all site improvements will be completed in accordance with the approved plan.
- k. All easements will be submitted to City Staff for review and recorded with the plan.
- l. Prior to any work, a pre-construction meeting shall be held and a financial guarantee shall be approved.
- m. Prior to the issuance of the first Certificate of Occupancy, all safety and directional signs shall be posted.
- n. Prior to issuance of the final certificate of occupancy for the development, an as-built plan locating all driveways, units, other buildings, utilities and site landscaping shall be completed by a professional engineer and submitted to the Planning Department. The as-built plan shall include a statement that all construction was generally completed in accordance with the approved site plan and applicable local regulations.

- o. The Building Department will determine how they will approve individual C/O's for the building.
- p. Prior to the issuance of a Certificate of Occupancy, school impact fees shall be paid, in accordance with Article VIII Impact Fees of the Nashua Land Use Code.

SECONDED by Mr. Green

MOTION CARRIED 6-0

NEW BUSINESS - SITE PLANS

A26-0005 Lofts 34, LLC (Owner & Applicant) requesting site plan amendment to renovate existing commercial building space into 9 residential units. Property is located at 44 Franklin Street. Map 78 - Lot 89. Zoned General Industrial / Mixed Use (GI/MU). Ward 3.

MOTION by Mr. Hudson that the application is complete and the Planning Board is ready to take jurisdiction

SECONDED by Mr. Green

MOTION CARRIED 6-0

Bianca Carlson, Brady Sullivan Properties, 670 North Commercial St, Manchester NH

Ms. Carlson said she is here on behalf of the owner. We are proposing to convert the first floor from commercial space to residential space. This is permitted under the mixed use overlay. She described the surrounding uses. She said they are not proposing to make any exterior changes to the building, and the residences would be using the parking lot located at L Charles Street. The parking lot is offsite, and we have drafted a parking easement for review. We would modify the parking lot to include handicap parking and flow improvements. This would not negatively impact the neighborhood.

Ms. Carlson said Engineering has requested they obtain a sewer permit, which we have no issue with. Engineering also requested we repair the emergency railroad access, but it is our understanding that the land is owned by the railroad. Mr. Mendola said he would confirm and is comfortable removing that condition if it is the case. The unit numbering is noted on the

plan, as per Fire requirements. The request tonight is to use offsite parking for this development.

Ald. Klee said this is her ward. The parking lot is completely filled during the day. Will the parking spaces be labeled?

Ms. Carlson said yes. Those spaces would have signage so the residents will have parking spaces.

Ald. Klee said we don't know that the residential spaces wouldn't be needed during the day. This parking lot is quite crowded. Brady Sullivan has parking for Lofts 34, will these residents be able to use that parking?

Ms. Carlson said she imagines so. Brady Sullivan has a number of parking lots in the area.

Ald. Klee said parking is premium during the day there. A lot of on street parking has been removed in the area because of the school. It will be difficult if there is not an agreement.

Ms. Carlson said we could reserve them around the clock, but she wouldn't want to leave them empty during the day, that won't serve anyone. She imagines that the previous use of the space would have had more demand than the proposed 9 residential units.

Ald. Klee said she's not asking for the school to have access, but having the school there will create issues. She just wanted to air that concern.

Mr. Bollinger said he has no issue with it being reserved during the overnight. He is sure if there is an issue they will hear from the tenants.

SPEAKING IN OPPOSITION OR CONCERN

None

SPEAKING IN FAVOR

None

PUBLIC MEETING

Mr. Bollinger closed the public meeting and opened the public meeting. He summarized the discussion. He said this seems pretty straightforward. He asked staff if this type of request will continue to come to the Board in the future or will be addressed by the code.

[No audible response from Mr. Durfee]

Mr. Bollinger said he doesn't see anything too unusual given the character of the neighborhood. He appreciates Ald. Klee's deep dive into parking.

Mr. Green asked if condition A leaves the door open if the gate is not under ownership of Brady Sullivan.

Mr. McPhie said that they can leave that condition intact.

Mr. Hudson said he can affirm the discussion that was had.

MOTION by Mr. Green to approve Off-Site Parking Approval for New Business - Site Plan A26-0005. The Board finds the following:

1. The parking is within 300 feet of the closest lot line of 44 Franklin Street
2. Both lots are under common ownership and the applicant has provided a parking easement, as required in §190-192(A).

SECONDED by Mr. Hirsch

MOTION CARRIED 6-0

MOTION by Mr. Green to approve A26-0005 - Site Plan. The Board finds that the application meets the Approval Criteria under §190-146(D) with the following conditions:

- a. Prior to the Chair signing the plan, all comments in an e-mail from Joe Mendola, Senior Engineer, dated January 20, 2026 shall be addressed to the satisfaction of the Engineering Department.
- b. Prior to the Chair signing the plan, all comments in an e-mail from Nashua Fire, dated, January 20, 2026 shall be addressed to the satisfaction of the Fire Department.

- c. Prior to the issuance of the Certificate of Occupancy, the language within the parking easement document will be finalized and approved by staff and will subsequently be placed on file at the Registry of Deeds at the applicant's expense.
- d. Prior to the issuance of a Certificate of Occupancy, school impact fees shall be paid, in accordance with Article VIII Impact Fees of the Nashua Land Use Code.

SECONDED by Ald. Klee

MOTION CARRIED 6-0

The Board held a five minute recess.

NEW BUSINESS - SITE PLANS

A25-0214 Friartown Properties, LLC (Owner & Applicant), requesting subdivision approval for a 2-lot subdivision. Property is located at 72 Linwood Street. Map 103 - Lot 245. Zoned B-Urban Residence (RB). Ward 6.

MOTION by Mr. Varley that the application is complete and the Planning Board is ready to take jurisdiction

SECONDED by Ald. Klee

MOTION CARRIED 6-0

Greg Wood, Civil Engineer, Meridian Land Services, 31 Old Nashua Rd #2, Amherst, NH

Mr. Wood introduced himself on behalf of the applicant. We are proposing a two lot subdivision, no variances required. We are seeking four waivers, as detailed in the staff report. This is a fairly straightforward request.

Mr. Bollinger asked if these are conforming lots.

Mr. Wood said yes. We received comments from Engineering and have addressed them and received confirmation that everything is satisfactory.

Mr. Hudson said Mr. Mendola issued an all-clear so condition F can be removed from the conditions of approval.

SPEAKING IN OPPOSITION OR CONCERN

None

SPEAKING IN FAVOR

None

PUBLIC MEETING

Mr. Bollinger closed the public meeting and opened the public meeting. This is as straightforward as it gets, a lot split down the middle with existing access to a public street. He has no issues with this or the waivers requested.

Ald. Klee said we often get some of these waiver requests. When you're building in an already established area, a sidewalk to nowhere is counterintuitive. It's better to pay the in lieu funds to build the sidewalk elsewhere. The underground utilities are good for large developments, but it makes no sense to do it when there are already overhead lines. She says this for any of the residents who might wonder why we waive the requirements.

Mr. Bollinger said he appreciates Ald. Klee elaborating. The waiver mechanism gives the Board the ability to recognize that it's not a one size fits all situation.

MOTION by Mr. Green to approve the following waivers for New Business - Site Plan A25-0214:

- a. §190-282, B. (9): To waive the requirement to show existing conditions within 1000 feet of property boundaries;
- b. §190-221: To waive the requirement that all electrical communication lines servicing new subdivisions to be provided underground.
- c. §190-275: To waive the requirement that a lighting plan to be submitted for subdivision or site plan approval
- d. §190-212 D (2): To waive the requirement that new sidewalks be constructed along the property's frontage of public streets, and provide a financial contribution in lieu, in the amount of \$5,800.

As per RSA 674:36(II)(N), RSA 674:44(III)(e), and §190-148(D), Strict conformity would pose an unnecessary hardship to the Applicant and the waiver would not be contrary to the spirit and intent of the regulations; and specific circumstances, or conditions of the land, and the waiver will properly carry out the spirit and intent of the regulations.

SECONDED by Ald. Klee

MOTION CARRIED 6-0

MOTION by Mr. Green to approve A25-0214 - Subdivision Plan. The Board finds that the application meets the Approval Criteria under §190-138(G) with the following conditions:

- a. All conditions from the approval letter will be added to the cover page of the plan.
- b. Any waiver(s) granted shall be listed on the plan. Should any waiver(s) be denied, the plan must be revised to comply with the applicable site plan regulations.
- c. All conditions from the Planning Board decision letter will be added to the plan.
- d. The plan set shall be sealed and signed by a New Hampshire licensed land surveyor.
- e. All technical review comments listed in Section 5 above shall be addressed to the satisfaction of the Planning Department.
- f. Prior to the recording of the plan, a CAD file depicting the new lot line configuration shall be submitted to the Planning Department.
- g. Following signature of the final plat by the Planning Board Chair, the Applicant shall submit recording fees required by the Hillsborough County Registry of Deeds for the plat to be recorded.
- h. Prior to the issuance of a building permit, the contribution in lieu of construction of sidewalk, in the amount of \$5,800 dollars, shall be made to the City.

- i. Prior to the issuance of a building permit, driveway plans shall be submitted and approved by the Engineering department
- j. Prior to the issuance of a Certificate of Occupancy, all relevant stormwater documents shall be recorded at the Applicant's expense.
- k. Prior to the issuance of a Certificate of Occupancy, all site improvements will be completed in accordance with the approved plan.
- l. Prior to the issuance of a Certificate of Occupancy, school impact fees shall be paid for the newly created residential lot, in accordance with Article VIII Impact Fees of the Nashua Land Use Code.

SECONDED by Mr. Hirsch

MOTION CARRIED 6-0

OTHER BUSINESS

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

Mr. Hudson said regarding the charitable gaming facility, impacts across the state line do not count.

Mr. Bollinger said there was another property along the Dunstable border that was determined similarly. Neighboring municipalities in Massachusetts did not have to be notified.

MOTION by Mr. Hudson that there are no items of regional impact

SECONDED by Mr. Hirsch

MOTION CARRIED 5-0-1 (Bollinger abstained)

2. ReCode Update

Sam Durfee, Planning Manager

Mr. Durfee said he would like to provide an update presentation in March. They are tentatively shooting for July 1st.

DISCUSSION ITEMS

Past PEDC Re-Code Presentations: Mr. Durfee said there are recordings of discussions on the ReCode available, links are in the agenda.

RSA amendments: Ald. Klee led a brief discussion regarding Land Use Code changes made at the state house.

MOTION to adjourn by Mr. Green at 9:00 PM

MOTION CARRIED 6-0

DIGITAL RECORDING OF THIS MEETING IS AVAILABLE FOR LISTENING DURING REGULAR OFFICE HOURS. DIGITAL COPY OF AUDIO OF THE MEETING MAY BE MADE AVAILABLE UPON 48 HOURS ADVANCED NOTICE AND PAYMENT OF THE FEE.

Kate Poirier - Taped Hearing