

COMMITTEE ON INFRASTRUCTURE

FEBRUARY 24, 2016

A meeting of the Committee on Infrastructure was held Wednesday, February 24, 2016, at 7:03 p.m. in the Aldermanic Chamber.

Alderman-at-Large Mark S. Cookson, Chair, presided.

Members of Committee present: Alderman David Schoneman, Vice Chair  
Alderman Sean M. McGuinness  
Alderman Tom Lopez

Members not in Attendance: Alderman Richard A. Dowd

Also in Attendance: Ms. Sarah Marchant, Director of Community Development  
Mr. Chris Williams, Executive Director, nashuaHUB

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ORGANIZATIONAL DISCUSSION

ELECTION OF COMMITTEE CLERK

**MOTION BY ALDERMAN SCHONEMAN TO NOMINATE ALDERMAN MCGUINNESS AS THE COMMITTEE CLERK FOR THE 2016-2017 TERM  
MOTION CARRIED**

**MOTION BY ALDERMAN LOPEZ TO CLOSE THE NOMINATIONS  
MOTION CARRIED**

**VOTE ON ALDERMAN MCGUINNESS AS COMMITTEE CLERK FOR THE 2016-2017 TERM  
MOTION CARRIED**

PUBLIC COMMENT - None

COMMUNICATIONS

From: Christopher Clow, Transportation Manager  
Re: Request from Velocity Performance to Reserve Six Metered and Eight Unmetered Parking Spaces at Le Parc De Notre Renaissance Two Times a Month for Calendar Year 2016  
Request the Daily Rate for Each Parking Space be \$10.00 per Space

**MOTION BY ALDERMAN SCHONEMAN TO ACCEPT, PLACE ON FILE AND APPROVE RESERVING THE REQUESTED PARKING SPACES FOR VELOCITY PERFORMANCE AT A DAILY RATE OF \$10 PER SPACE FOR THE REMAINING 2016 CALENDAR YEAR**

ON THE QUESTION

Alderman Schoneman

Although we have a communication from Christopher Clow perhaps those in attendance could explain what they want to do so the public at home knows.

Mr. Chris Williams, 7 Mahogany Drive

I work with Velocity Performance located at 4 Water Street here in downtown Nashua. Our company, for those that are not familiar with it, we provided leadership and management training, executive coaching for companies across and outside of New England. A couple of our programs take place at our office and involve bringing in a fairly large number of people from outside of the City of Nashua so parking can become an issue when trying to accommodate them. We are happy to pay for that parking but we would just like to make sure that we actually have enough parking to provide to them. We looked at the number of metered spots that the city would typically lease out for a one-time event like this and we discovered that there were not enough metered spots so we asked the city if it would consider an exception to the normal standards that would allow us to also rent leased spots at the same daily rate that you would pay for a metered spot. The upside to the city is that you would be getting some revenue that you wouldn't otherwise get from leased spots that are just sitting there unused. It's also giving us an opportunity to introduce downtown Nashua to some of these people who are coming in from outside of our city and it will give them an opportunity to see the best face of Nashua.

Alderman Schoneman

Is this just during normal business hours like from 8:00 a.m. to 5:00 p.m.?

Mr. Williams

Correct.

Alderman Schoneman

How would we do this from a legislative standpoint? What if you guys show up and there's someone in the spot?

Ms. Marchant

Metered spaces have meter bags so the parking staff would make sure they are out the day before and gone the day after and then for the leased spaces we have a similar thing that we put up to make sure that those spaces are reserved. If we find out that somebody is in them that shouldn't be because they are officially reserved by the city and the motions have been made then we can call in parking enforcement.

Alderman Schoneman

So the parking staff will put the bag on the meter the night before and it's for two times per month, one day each time, is that how it works?

Ms. Marchant

Yes.

Alderman Schoneman

That sounds great.

Alderman Lopez

Which two days of the month? Is this just floating so you have the option of two days? Are they weekdays specifically?

Mr. Williams

The way the legislation is crafted it would be sort of a floating but we do have specific dates already on our calendar for the first maybe 8 months of the year and then we have a few that we know we are going to need schedule still.

Ms. Marchant

Our leased parking spaces on the weekends are available for free so they wouldn't need it on the weekends.

Alderman Lopez

Okay, I was thinking of some of the community activities that happen on a weekend. Are we talking about the spaces by the incredibly well done mural over there or the one by the river?

Ms. Marchant

We are talking about the one by the river.

Alderman Lopez

Have you checked with the people in the building next to it?

Ms. Marchant

They are existing unleased spaces so there is more than capacity at the lot. All of the spaces have been leased out and everybody has what they need and these are spaces that are currently not being utilized.

Alderman Lopez

But there wouldn't be any danger of customers of Daryl's or any others not having a place?

Mr. Williams

The number of metered spots that we are taking there are still metered spots that are left over that we are not taking on those dates so if a customer from Daryl's wanted to come in behind the building and park there, there would still be that option for them. As for any other tenants in 4 Water Street itself, it's a three floor building and the owner of the building already leases spots of his own. We are the only other tenant in that building and we've also just recently signed a lease for a pretty sizable chunk of the first floor so the potential for some other tenant to come into that building is pretty low at this point.

Ms. Marchant

It is only for one year as well so if we need to re-evaluate next year we certainly will.

Alderman Lopez

It's a park so I don't want it to turn into a parking lot.

Alderman Schoneman

How many total metered spaces are there?

Ms. Marchant

I think it's ten but we can pull up the presentation.

Chairman Cookson

Just for clarification, Mr. Williams made reference to legislation and this is not legislation. This is that you simply need the approval of the Infrastructure Committee.

Ms. Marchant

It says eight metered spaces. There are 6 leased spaces next to the building and two handicapped spaces that are always available and two more leased spaces so there are a total of ten. These are existing nine leased spaces and these are the existing eleven unleased spaces.

Alderman Schoneman

So six of the spaces will be in that yellow block and the eight unmetered spaces down near that in the green?

Ms. Marchant

Yes.

**MOTION CARRIED**

From: Sarah Marchant, Community Development Director  
Re: Request from nashuaHUB to Lease 15 Parking Spaces for Free at Le Parc De Notre Renaissance from April 1, 2016 to April 1, 2017

**MOTION BY ALDERMAN SCHONEMAN TO ACCEPT, PLACE ON FILE AND APPROVE RESERVING 15 LEASED PARKING SPACES FOR NASHUAHUB AT NO COST FROM APRIL 1, 2016, TO APRIL 1, 2017**

ON THE QUESTION

Alderman Lopez

Is this still going to be within business hours Monday through Friday?

Mr. Williams

The access to the HUB is actually going to be outside of just normal business hours itself so you will have people that are parking down there to enter the building in the evening hours or weekends. My understanding is that those meters are all free anyway after a certain hour in the evening and all weekend.

Chairman Cookson

Director Marchant, would you take just a moment to help us understand where these fifteen leased parking spaces would be?

Ms. Marchant

The normal practice in parking lot management is that we actually over lease all of our lots if we can. There are the eleven unleased spaces and these would be dedicated to this use. In addition we will provide them

with four passes that can be kept at the incubator HUB desk so that at any time if they need all of the spaces they can park in the metered spaces for free. In all of our leased properties over the city where there is parking, if at any time all of the lease spaces are filled and you are a lease holder you can park in the metered spaces for free without a ticket. We usually lease 110% to 120% because people are not there every day

using the spaces so that is the intention going up to fifteen here to make sure they will have what they need to get this business up and running.

Alderman Schoneman

So this can be used anytime?

Ms. Marchant

In general all of the parking lots in the city...the only time...if you buy a lease pass the only time you need it for is 8:00 a.m. – 6:00 p.m. Monday through Friday. On holidays and weekends parking is always free.

Alderman Schoneman

Are the people that are going to be using these spaces...what does the term incubator mean?

Mr. Williams

It's very common for politicians to talk about a lot of ideas, especially during an election and one of the ideas that I talked a lot about last year was the idea of getting an incubator, a start-up incubator for the City of Nashua. It's rare when someone in the private sector likes an idea enough to stand up and make it happen and that's what we have here. We have Velocity Performance; Brendan Keegan and his family...Brendan and Dana are with us here in the audience, Brendan is the managing partner for Velocity Performance and he has thought about this idea of an incubator in the past. Several years ago he had put some ideas and thoughts on how it could happen and a couple of months ago he approached me and said why don't we actually make this happen? He has put his own capital on the table and secured two other strong investors in this to make it happen as well and over the past couple of months a team of us have really been putting this idea together to actually launch in April. I'll go through a few slides with you that will give you an idea of the vision for this start-up incubator, who our team is, what our goals are and what the plan is for actually making it happen. In short, our vision over the next eleven years is to actually help launch 250 businesses and those 250 businesses will create 5,000 local jobs. Obviously every business that comes in is not going to succeed. More start-ups fail than those that succeed but the ones that actually make it, we want to give them a launch pad to actually do that right here at 4 Water Street and then watch them grow over the next eleven years creating those 5,000 jobs. If you are talking about any initiative it is important to think about what the values are that are going into it. Number one we want to make sure that this is authentic and entrepreneurial. We also recognize that most entrepreneurs' themselves are already pretty self-motivated and inspired to do something. We want to give them a space that equally inspires them just as much as their own drive is already there. Of course we are all about being optimistic. The whole image and idea of an incubator is that you are going to succeed and we want to give them that positive environment that will provide them the assets and tools that will allow them to do that. Brendan Keegan is the managing partner at Velocity Performance and he is a Nashua native, a graduate of BG and went off to RPI and then spent a lot of his career in Texas, on the west coast and down in Virginia before he and his family moved back to Nashua and started the company about five years ago. This is Brendan's vision of helping to give back to the City of Nashua, the city where he grew up by making this incubator happen. On the next page you will see some of his professional background and a short overview of our other major investor, Jay Jacobs. He is the CEO of the RAPID Group, they have facilities located on Charron Avenue and Perimeter Road over by the airport and they are the single fastest growing employer here in the City of Nashua with over 400 employees. Jay is also an RPI alumnus along with Brendan. He really bought into this idea both metaphorically and physically by putting capital in to help make this happen. On the following page you will see three of us, myself, Amanda Rogers and a young gentleman from Jay's company

named Matt Sordillo who will also be involved as sort of the brain trust by helping to drive the operations for the HUB and securing the sponsorships and the funding. Beneath the HUB team you see another page that are called the Nashua Innovation Center. This is a group that you are going to hear more about in the coming months. This is a group that formed late last year to look at ideas for how to bring more businesses into Nashua. The result of those conversations was a non-profit called the Nashua Innovation Center or NIC and you can see the five founding members of that group. This group is going to be partnering with the nashuHUB. While the nashuHUB is the actual facility, the NIC is going to be providing programs and workshops, seminars and social events and such which will all occur at the HUB itself. While Velocity HUB and Jay Jacobs are really providing the facility and building it out and managing it the NIC is going to be providing the soft side of what makes the HUB so unique; all of the programming and other services that will go into it. The goal is to create 250 companies with 5,000 jobs aggregate and do so over the next 11.5 years. Right underneath that you will see zero dollars. The idea of this is not for Velocity Performance to make a big profit, it's not the idea of Brendan, the managing partner to make a big profit. The idea for this is to help businesses start here and grow here in Nashua and get on their own two feet and go out and create these jobs that in turn, are going to help improve the community as a whole. The rising tide floats all ships is certainly a good way to look at the HUB and any revenue that does come in beyond our operating budget for this is going to go right back in to further improving the HUB and helping to build it out and escalate the quality and services provided. The next page gets into the timeline. This conversation started on November 20<sup>th</sup> and from there the conversation really took shape and here we are today asking formally for the city's support. You'll see that we have a target date of April 4<sup>th</sup> to actually cut the ribbon on this and each of you will certainly be invited to not just attend but to participate in that should the city indeed come on board as the supporter that we are hoping you will. You don't often see initiatives move so quickly and take shape but if you stop by 4 Water Street anytime over the next several days you will see the buildout has already started. Beyond that you will see what our model is for making this work. The model is separated into memberships, sponsorships, donations and grants; events and seminars and rentals. I will give you an overview on how this will work. We plan to have three different levels of memberships. Those who will actually be physical tenants in the space and they will have access as a tenant to come in at any time. They will have a way to get in through security whether it be at 8:00 p.m. or 11:00 a.m. on a Saturday. Those tenants, we are looking to start off with up to twelve paying tenants that will come in and have that sort of physical access. Beyond that we will actual have virtual memberships and that is a level of membership for someone who doesn't necessarily need a physical desk in the space but does want to have a mailing address that they can be able to send stuff to without it being their home. They would want to have access to the conference room and come to the events that the NIC will be holding there, etc. The third level is simply what we are calling a member-at-large or a community member and that's someone who really wants to support the concept of the HUB and come to the events but they are not necessarily looking to start their own business or physical space in the facility. You'll see there that the top level of membership, the one that's actually the physical rented space is only \$150.00 per month which is a low rental fee for what we are going to be providing. As I said earlier, we are not looking to make money off of this and even if we do, it will go right back in to further expand and improve the HUB. The way we are going to make that work is by securing sponsors. We already have four of our five founding sponsors committed and we are within a day or so of securing our bank sponsor for this and then we will also be going after to secure other business sponsors across the community. You'll see there what those levels are that we are asking them to come in on. The following page shows the types of programming. The Nashua Innovation Center is the group that is going to be providing and managing this programming that you are looking at. You'll see that we will have a keynote series. These will be seminars where a tenant or someone else from another level of membership can come in and get advice from speakers who are experts on a particular topic that we have pre-chosen for them to speak on that evening. We will have entrepreneur workshops where people can come in and drill down on specific components that go into starting a business whether it be as fundamental as putting a business plan together or a little bit more complex in terms of looking at P&L's and such. You will also see what is called a HUB-a-Palooza which is an annual event that we are planning at this point and we are looking at doing it around the Holiday Stroll which is the single largest event that takes place in Nashua and out of the 15,000 or 18,000 people that come to it we suspect there is probably a few in that crowd who might be interested in the HUB whether they become part of it or supporting it in some way. Then of course you will see Happy Hour socials where people can get together and trade ideas over a pint or just sitting at the table

together. The social events are really the fuel that helps to grow these sorts of entrepreneurial ideas into real conversations. The following page will show you specific examples of the types of programming that we are looking to offer and then finally what we are asking from the city. We sat with Mayor Donchess a few weeks ago to ask him specifically for what we are calling Phase I support and that is the donation of parking spots to the facility itself. All of you know that whether you are visiting downtown or working or living in downtown, one of the biggest issues is always parking; the ease of it, the access of it or the cost of it, etc. Going back to what we are charging these tenants, it's only \$150.00 per month and we are hoping that the city in turn would be willing to partner with us by donating these parking spots so that those who become tenants of the space won't have to worry about paying for parking in addition to this rental fee. Those parking spots are going to go straight to those tenants. We expect that a lot of these start-ups are going to be people who have a normal day job from 8:00 a.m. - 5:00 p.m. and this will be something that they will be doing on the side so that they may show up at 7:00 p.m. or 8:00 p.m. and not have to worry about paying for parking anyway but we want to make sure that we at least have the means covered in case they do need to be there during typically business hours. My opinion is that this is a small request to make of the city but has a big upside to the city. It's an easy way for the public and private sectors to partner together on the initiative that helps to grow businesses, employers and therefore jobs within this community and at the same time really help promote Nashua as a place that is indeed open for business. I'm so excited about this. This is probably one of the core planks of what I talked a lot about during last years' election and to see Brendan step up from the private sector and say that was a good idea was a huge opportunity that I would love to see our city grab onto and be a part of. As you will see in the communication, I think it mentions Mayor Donchess as a supporter of this as well and I think that is just a really neat sign also to see him willing to put his name on this as an endorsement so I want to publicly thank him.

Alderman Schoneman

It sounds great, I like it. All of New Hampshire needs business growth and we have obstacles in the state with the electric rates and business taxes and all of these kinds of things and if we can help mitigate those kinds of things by doing something positive to encourage people to do it I think it's a great idea. When do you want to commence with the free lease?

Mr. Williams

April 1<sup>st</sup>.

Alderman Schoneman

Do you expect to have the entire space occupied on April 1<sup>st</sup> or will it be phased in over time?

Mr. Williams

It will be phased in. Our business plan right now calls for six tenants when the doors open on April 4<sup>th</sup>.

Alderman Schoneman

So six spaces will be needed at that time? What happens if, can we just give them parking passes or do we lease the space...say the space is empty and someone wants to come in and park can they still park there?

Ms. Marchant

As part of what they have asked for is they would like to be able to put a sign up that they are getting a free lease for the year saying this space is reserved for nashuaHUB.

Mr. Williams

I think we want to come up with something creative like entrepreneur in training or start-up in progress to reinforce the optimistic brand.

Alderman Schoneman

I think it sounds great. So those spaces are typically vacant now anyway?

Ms. Marchant

They are and there is a sign up in the lot that does say that all leased spaces are available nights and weekends for free.

Alderman Schoneman

It's not like the lot is overcrowded.

Ms. Marchant

Not at all, the one across the street is full which is why we didn't try to put some over there but this lot has eleven spaces which have never been leased.

Alderman Lopez

Would it be too much of an imposition for you if you were going to label the spaces as leased to put on the labels that it's only leased during certain times? While the parking lot itself might have a sign on it if something happens to that sign people aren't going to see it plus the people that are in the parking lot don't always read the sign driving into the lot so making sure that they see when they can't use the space if it is a certain time would also communicate to them that they could use it if they are outside of that time. That might be helpful.

Mr. Williams

I am certainly open to that very much so.

Chairman Cookson

Whose responsibility is that, would that be nashuaHUB or would that be in collaboration with the city and you, Director Marchant?

Ms. Marchant

As far as putting something up for the individual spaces I'd say there is a sign on the wall that says the leased spaces are available in the evenings, weekends and holidays. If you would like additional signage down there then the city can certainly put up an additional sign further down closer to these spaces.

Alderman Lopez

My understanding was that each space would be marked as reserved somehow?

Ms. Marchant

I'm not sure how we will be doing the individuals signs.

Alderman Lopez

That's what I was asking, if on the individual signs if you could make sure you put the hours that it is reserved for?

Ms. Marchant

It's actually hard to fit that text on a sign. This sounds silly but we had signs up in all of these spaces that nobody understood before so we have just re-done them all so they are legible and I think people are understanding them a little better. While I think you have a very good idea I think logistically it would take up way more space so I would recommend that you put up a pretty large sign and I would be more than happy to provide another large sign in that area that we can put in front of those spaces if that helps but I think it would be difficult to do that in a way that works on a small sign.

Alderman Lopez

One of the frequent concerns that I get from constituents in the downtown area is that there is no parking but there is other parking it's just off-street parking or it's only available during certain hours so there are places where they can park they just don't know that there are spaces available. I don't want to exacerbate the problem by putting a whole bunch of reserved for private use signs in places where people do typically park because I know from personal observation that between 4:00 p.m. and 6:00 p.m. a lot of those spaces are used and I think they are being used by people who are shopping. If there are people who are used to using those spaces and they suddenly don't have access to them, I want them to know when they can use them.

Mr. Williams

My understanding is that if you park in a leased spot you would get ticketed so anyone that's parking in those leased spots right now should not be parking there unless they are paying a monthly lease to the city. I wouldn't think this would be too big of an issue, Alderman Lopez because I park there every day from 8:30 a.m. to a little after 5:00 p.m. and every time I am walking out for an appointment or at the end of the day, every single one of those leased spots is always open. The only ones that get taken would be the metered ones closer to Daryl's.

Alderman Lopez

I might have misunderstood because I thought it just said ten parking spaces here so you are not planning on taking any of the metered spaces out?

Mr. Williams

There will be four floating metered spaces. We would keep a tag for those.

Alderman Lopez

But those aren't the ones that are going to have a reserved sign.

Mr. Williams

That's correct.

Chairman Cookson

Alderman Lopez, there are eleven unleased spaces at the southwest corner of the parking area and those eleven would be reserved for nashuaHUB 24 hours a day, 7 days a week for an entire year from April 1, 2016, to April 1<sup>st</sup>, 2017.

Mr. Williams

My understanding is that we can't actually say it's 24x7 because after normal hours those spots become open for anyone to use.

Chairman Cookson

In addition to that you said that within the building that nashuaHUB would have four floating guest passes that would be available as well if those eleven were taken and they needed to utilize the metered spots.

Mr. Williams

Correct.

Alderman Lopez

The last question I have is if an event like the farmer's market reserved the park would there be any kind of issue with moving cars or anything?

Mr. Williams

I wouldn't think so because the farmer's market is still going to be on the weekends.

Chairman Cookson

I have no doubt that nashuaHUB; we would be in constant communication with one another and have a very open door relationship.

Mr. Williams

Absolutely and Director Marchant is on my speed dial.

Alderman Schoneman

Those unleased spaces are currently signed as leased spaces?

Ms. Marchant

Correct.

Alderman Schoneman

So they will still be presented as leased spaces but just with a different sign?

Ms. Marchant

Correct.

Chairman Cookson

nashuaHUB is an LLC, is that correct?

Mr. Williams

Yes.

Chairman Cookson

The only relationship that it actually has with Velocity Performance is the fact that we've got Mr. Keegan who is I believe the managing partner.

Mr. Williams

That's correct so Brendan Keegan legally serves as the head of both Velocity Performance and then separately as the nashuaHUB, LLC.

Chairman Cookson

You have also partnered with Jay Jacobs for the nashuaHUB?

Mr. Williams

Correct, but not for Velocity Performance.

Chairman Cookson

Your Nashua Innovation Center, that group of five; very well-known names. Congratulations, it's a fine group and I've worked with several of them and I think its spot on. This is not a non-profit either, is it?

Mr. Williams

That one is a non-profit. They have gotten state side of approvals but they are working their way through the IRS for their federal approvals.

Chairman Cookson

Is it a 501C3?

Mr. Williams

It is and I suspect we, as the Nashua Innovation Center are going to want to come in and talk to the Economic Development Committee or certainly the Infrastructure Committee to talk about some of the other activities beyond just the nashuaHUB that the NIC is looking to get involved with.

Chairman Cookson

How did these individuals become founding sponsors?

Mr. Williams

Velocity Performance and nashuaHUB sat down with the Nashua Innovation Center to bring them up to speed on what we are looking to do with these facilities and invited them to come in as founding sponsors. Each of the members of the Nashua Innovation Center had the opportunity, on their own, as their own business to come in as a founding sponsor for the nashuaHUB.

Chairman Cookson

Was there a financial contribution?

Mr. Williams

Yes, there is. It's \$1,500 per year from each of those entities with a commitment for 5 years.

Chairman Cookson

Is it either an individual or the organization that they represent?

Mr. Williams

Yes, for example, Kristin Mendoza is referenced on there. Kristin has her own law practice here in Nashua. She can choose to have the law practice be the sponsor or if she wanted she could have it as Kristin as an individual. I would imagine that all of us are going to decide that it is better for us to have our business entity be the sponsor.

Chairman Cookson

I am assuming that these individuals are going to be participating very heavily in the nashuaHUB. They will be visiting and participating.

Mr. Williams

The idea is that each of these people will not only be managing it and helping to create these events but will attend those events and will build relationships even outside of the events themselves and be checking in with tenants.

Chairman Cookson

I am wondering about parking availability for these individuals.

Mr. Williams

I would imagine that most of them would be coming in after hours because all of them have day jobs.

Alderman Schoneman

Getting to the LLC. versus the non-profit status, I see on the plan memberships that there is the three different memberships that are available and all the planned programming on page 26, there is no additional charge for the planned programming?

Mr. Williams

Those workshops and seminars will probably be more similar to what a Chamber of Commerce does with its after hours' events where you charge a nominal fee of \$5.00 or \$10.00 and that gets you in the door and then you get a beer or a complimentary wine.

Alderman Schoneman

Okay, so although it's not a non-profit you are doing it not for profit essentially?

Mr. Williams

That is correct, it's an accurate observation and if we actually do make any additional revenue it's going to be going right back in to further improving and building out the space. Our goal is to hopefully take over the rest of that first floor. There is 4,100 square feet in total on the first floor and we are taking roughly about 1,600 square feet for what we call Phase I. Our goal is that we are going to be successful enough that we will be able to sell the lease, which we already have a first-right-of-refusal on anyway with the landlord; that we would be able to take over that space and expand which is really exciting because Phase I is going to be all shared, open workspace so there will be no privacy but Phase II would allow us to have several private offices for entrepreneurs who might need that for whatever their start-up happens to be.

Chairman Cookson

I believe when we were talking about the first request for Velocity Performance parking spaces I think that's when you made reference to making an investment on the first floor and you are starting to build that out.

Mr. Williams

That's correct and that is all for nashuaHUB and not Velocity Performance on the first floor. Velocity Performance will use the conference room that's going to be part of that nashuaHUB build out. The Velocity Hubs office space is all up on the third floor and will continue to be. The nashuaHUB is going to have shared work space, a small conference space, a kitchenette, etc. and then you will have a nice, large conference room that will seat up to about 24 people and certainly Velocity will use that when we have large groups come in but that's also the primary (inaudible) to go.

Chairman Cookson

But you are not worried about a shared space between a profit and a non-profit?

Mr. Williams

Correct.

## **MOTION CARRIED**

(Inaudible from Mr. Keegan seated in the audience)

Chairman Cookson

I'd like to make a request and it might go before the Planning and Economic Development Committee but I'd love to hear some updates along the way as far as how you are progressing and how it's being received and anything else that we could possibly do to make it more successful.

Mr. Williams

Thank you for that. Each of the Aldermen will be getting an invitation to the ribbon cutting itself on April 4<sup>th</sup> but beyond that we certainly want to make sure that we are working with you. You can only be benefitted by constant communication because I know that there will be other ways that the city and the private sector can work together not just on this but some of the other things that the Innovation Center is working on.

PETITIONS – None

UNFINISHED BUSINESS – None

NEW BUSINESS - RESOLUTIONS

**O-16-005**

Endorser: Alderman David Schoneman

**REMOVING THREE PARKING SPACES ON LOWELL STREET FROM THE PERMITTED  
OVERNIGHT ON-STREET PARKING PROGRAM**

**MOTION BY ALDERMAN SCHONEMAN TO RECOMMEND FINAL PASSAGE**

ON THE QUESTION

Alderman Schoneman

The overnight parking program has been referred to as a pilot program and with any kind of pilot even though we've been at it for a little while here there could always need adjustments that need to be made as we begin to implement it. We've seen that in the Tree Street area and we did just expand overnight parking to certain streets on French Hill in Ward 3 and now we need to do a little tweaking on that. A landmark would be the Maffee Garage which is right at the corner of Clinton Street and Clinton Street is the street that runs between Maffee Garage and the Hunt Memorial Building that basically brings you into the parking lot at Railroad Square. Right next to that a little bit east on Lowell Street is M&M Electrical Supply. M&M Electrical Supply and Maffee's are businesses and they have a need for customer parking on-street during the day. The overnight parking expansion into French Hill included three spaces, two in front of Maffee's Garage and one in front of...right where your mouse is there is one more spot and that spot is presently not part of the overnight parking program. It's a 30 minute parking only space for M&M Electrical Supply which is the white roof right to the south in that picture. Some of the people that use overnight parking in those spaces stay into those spaces into the course of the day and that limits access for customers and having access to these spaces early on is important. The same is true for Maffee's Garage; someone may need to drop their car off first think in the morning. The plan here is to remove some of those overnight parking spaces. The reason that I think we can do this is that there are no residences right here there are just businesses. If you zoom out there are more residences and there would still be parking available for overnight parking. The idea here is to simply improve the customer access for two important businesses on Lowell Street.

Alderman Lopez

What are the businesses over here in the corner?

Chairman Cookson

Which corner are you speaking of?

Alderman Lopez

Alderman Schoneman

That's the Hunt Memorial Building and that's Fody's.

Alderman Lopez

So is it possible that the overnight parking is being used by people who left their cars there?

Alderman Schoneman

It's possible but what I heard from the two business owners is that parking has increased, cars are there overnight. We did open overnight parking to residents in Railroad Square because there is no overnight parking in Railroad Square itself because those are metered spaces but if someone who lives in Railroad Square and wanted to get a permit for overnight parking, the nearest overnight parking available would be on Lowell Street. There appears to be enough parking on Lowell Street to accommodate the need in the area. I do not know how many passes have been applied for and issued from the French Hill area or specifically from Railroad Square.

Chairman Cookson

I'll add a different component to this and I did this earlier. Right now the legislation indicates from Clinton Street it's going to be 120 feet. I walked the area and there are only three spaces there that are designated as being part of the overnight parking program. It's a little confusing because there's also a sign that says 30 minute parking only but then there is a sign that says overnight parking which points to the three designated spaces. The only work that is required to un-designated those would be to take that one sign down. I thought we could simply do it with an executive motion but it's got to be legislation.

Chairman Cookson

Alderman Schoneman, you are not requesting that the parking stalls be removed, you just want them removed from the overnight parking program?

Alderman Schoneman

That's correct. The spaces have been there since before we instituted the overnight parking program. In other parts of the city we actually had to paint the space when we instituted overnight parking but I think there was some issue with parking on Lowell Street before I was elected to office. When I walked it, it was clear that the paint was already wearing out. It's just to take one sign down.

Chairman Cookson

I am trying to determine how many parking stalls were actually on here. You had three plus the two in front of the business. You've got four across the street in front of Davis' Funeral Home and then a series down here. I want to say there are about 21 painted stalls.

Alderman Schoneman

I would concur. It seems like there is enough parking there.

Chairman Cookson

Alderman Schoneman, since you are the Ward Alderman, if you get something that says we need it back or you want to re-consider, we can always introduce an additional amendment to this.

Alderman Schoneman

Yes, we certainly can. I spoke to both business owners and they brought their request to me specifically; primarily from M&M Electrical because of their need for access in the morning but Mr. Maffee concurred. Those spaces are in front of commercial operations and not residences and there does appear to be plenty of parking spaces on Lowell Street besides these. In as much as this is a pilot program still, things come up. Just as I am addressing this for these two constituents, if something else comes up we will address it again.

**MOTION CARRIED**

Chairman Cookson

I am a strong advocate for using maps and GIS so feel welcome to request that and we will try to bring it up. As we see more legislation comes before us we can just hop from piece to piece in GIS just so we have as much information as possible to make an educated decision.

GENERAL DISCUSSION

Chairman Cookson

I had one additional topic just to make the committee aware of and I'm sorry that Alderman Dowd isn't here this evening because this regards the Broad Street Elementary School and I'm not sure if any of you have had the opportunity to drive by it, especially with its intersection with Upstone. I got a call the other day and this is really odd, since the trees have been removed and the parking lot has been put in at Broad Street Elementary School it is much more difficult to see the intersection at Upstone. I received a phone call from a constituent indicating that it was really dark. The proposal was that we illuminate, there's a light on a pole that's directly across from Upstone Drive. Usually what we do is we alternate lights so it's on/off and it just so happens that the light that is directly across from Upstone Drive is one that is not illuminated. I believe that what we can do and what we have done in the past at Infrastructure is we've simply gone out and identified the pole and then made a recommendation at the committee to have this light be one that is illuminated. I'll make sure, I'll double check with Sue Lovering to make sure that is still the process that we go by and if it is, at our next committee meeting we can make that recommendation.

Alderman Lopez

I wasn't aware that some of the lights were up but not on. There are some on East Pearl Street that I've noticed are off and they create a dark space. There's also an issue along the Heritage Trail where the lights that were installed on the trail, like one out of ten of them works so it's a very dark trail but there is surrounding lighting that may be able to illuminate that. Is there a map of which ones are meant to be on and which ones are meant to be off or a way to get that information?

Chairman Cookson

I don't believe so but we can certainly make a request of Director Marchant to see if she has that information available to us.

Alderman Lopez

Then it would be easier for us to identify one that's intentionally off versus one that is broken.

Chairman Cookson

That's an excellent suggestion so let's make that request of Director Marchant and if Ms. Lovering would be so kind as to extend that request to Director Marchant, hopefully that information will be available to us at the next scheduled meeting.

PUBLIC COMMENT - None

REMARKS BY THE ALDERMEN

Alderman Lopez

Just a friendly reminder that MakeIT Labs has their VIP opening. The Board of Aldermen is invited at 4:00 p.m. and then the general public is welcome to attend at 6:00 p.m.

Chairman Cookson

That's at 25 Crown Street tomorrow evening, Thursday, the 25<sup>th</sup>.

Alderman Schoneman

I want to reiterate that the City of Nashua is putting on an Emergency Preparedness Training seminar this weekend and the following weekend in Ward 3. It's going to be at the Gate City Church which is at the corner of Franklin Street and Main Street. The first day is Saturday, February 27<sup>th</sup> and the second day is Saturday, March 5<sup>th</sup>. You can find information on the city website or the church's website which is [gatecitychurch.org](http://gatecitychurch.org).

POSSIBLE NON-PUBLIC SESSION

ADJOURNMENT

**MOTION BY ALDERMAN LOPEZ TO ADJOURN  
MOTION CARRIED**

The meeting was declared closed at 8:08 p.m.

Alderman Sean M. McGuinness  
Committee Clerk



Front St

Park St

Handicapped

6 Leased Spaces (existing)

8 Metered Spaces

Handicapped

2 Metered Spaces

9 Leased Spaces (existing)

Water St

Mechanic St

11 Unleased Spaces

Factory St

Google earth

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Imagery Date: 6/6/2015 42°45'43.79" N 71°28'00.80" W elev 133 ft eye alt 930 ft

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