

- 1. PRESIDENT LORI WILSHIRE CALLS ASSEMBLY TO ORDER
- 2. PRAYER OFFERED BY CITY CLERK SUSAN K. LOVERING
- 3. PLEDGE TO THE FLAG LED BY ALDERWOMAN SHOSHANNA KELLY
- 4. ROLL CALL
- 5. REMARKS BY THE MAYOR
- 6. RESPONSE TO REMARKS OF THE MAYOR
- 7. RECOGNITIONS
- 8. READING OF MINUTES OF PREVIOUS MEETINGS

Board of Aldermen..... 03/10/2020
 Special Board of Aldermen 03/16/2020

- 9. COMMUNICATIONS REQUIRING ONLY PROCEDURAL ACTIONS AND WRITTEN REPORTS FROM LIAISONS

From: Alderwoman Elizabeth Lu
 Re: Boards and Commissions the Aldermen are Members of and which they are Liaisons

- 9(a). PERIOD FOR PUBLIC COMMENT RELATIVE TO ITEMS EXPECTED TO BE ACTED UPON THIS EVENING

Keeping in mind the health and safety of our residents and employees, we are requesting that if you wish to speak on agenda items or general comment, please submit them via e-mail which will be accepted and placed on file with the minutes of the meeting. Please e-mail your comments to: BOA@nashuanh.gov

- 9(b). COMMUNICATIONS REQUIRING FINAL APPROVAL

PETITIONS

NOMINATIONS, APPOINTMENTS AND ELECTIONS

- 10. REPORTS OF COMMITTEE

Human Affairs Committee..... 03/09/2020

- 11. CONFIRMATION OF MAYOR'S APPOINTMENTS

UNFINISHED BUSINESS – RESOLUTIONS

UNFINISHED BUSINESS – ORDINANCES

NEW BUSINESS – RESOLUTIONS

R-20-025

Endorser: Mayor Jim Donchess

RELATIVE TO THE APPROVAL OF FUNDING FOR THE REBUILD OF THE SOLID WASTE CAT COMPACTOR FROM THE CAPITAL EQUIPMENT RESERVE FUND (“CERF”) DURING FY2020 IN AN AMOUNT NOT TO EXCEED FIVE HUNDRED THOUSAND DOLLARS (\$500,000)

R-20-026

Endorser: Mayor Jim Donchess

ADOPTING THE 2020 CONSOLIDATED PLAN AND AUTHORIZING THE MAYOR TO APPLY FOR AND EXPEND THE COMMUNITY DEVELOPMENT BLOCK GRANT (“CDBG”) AND HOME INVESTMENT PARTNERSHIP PROGRAM FUNDS FOR FISCAL YEAR 2021

NEW BUSINESS – ORDINANCES

O-20-0011

Endorser: Mayor Jim Donchess

REVISIONS TO THE HEALTH PLAN SECTION OF THE UNAFFILIATED EMPLOYEES PERSONNEL POLICIES

O-20-0012

Endorser: Alderman Richard A. Dowd

AMENDING THE ZONING MAP BY REZONING LAND OFF OF TINKER ROAD FROM RURAL RESIDENCE (R-40) TO “B” SUBURBAN RESIDENCE (R-18)

O-20-0013

Endorser: Alderman Richard A. Dowd

AMENDING THE ZONING MAP BY REZONING LAND OFF OF AMHERST STREET FROM PARK INDUSTRIAL (PI) TO PARK INDUSTRIAL WITH MIXED USE OVERLAY DISTRICT (PI/MU)

PERIOD FOR GENERAL PUBLIC COMMENT

REMARKS BY THE MEMBERS OF THE BOARD OF ALDERMEN

Committee announcements:

ADJOURNMENT

In line with CDC guidance, NHMA recommends that municipalities take reasonable steps to notify the public of the risk of Covid-19, including posting notices asking people who exhibit symptoms of the disease not to attend meetings. Cable Channel 16 or live streaming through Government TV 16 at <https://www.nashuanh.gov/823/Government-TV-16-Live-Stream>.

Boards and Commissions the Aldermen are Members of and which they are Liaisons

Special Liaison Committee Membership

Q – is the alderman liaison a member of and has a vote on the listed boards/commissions?

Board of Education – no

Board of Fire Commissioners – no

Board of Health – no

Board of Police Commissioners – no

Board of Public Works – no

BPW Pension – yes. Alderman is a voting member. See NRO 45-11.

Business & Industrial Development Authority – yes. Alderman is a voting member. See NRO 190-251.

Cable TV Advisory Board – yes. Alderman is a voting member. See NRO 12-20.

Capital Improvements Committee – yes. Alderman is a voting member. See Charter Section 77-a.

Citizen Advisory Committee for Community Grants – yes. Alderman is a voting member. See NRO 5-42.1.

Conservation Commission – maybe? It does not appear that an aldermanic member is required, but it does not appear that an aldermanic member would be prohibited. See NRO 12-1, but that just references RSA Chapter 36-A.

Continuum of Care – unknown. Not a city board or committee. Tom Lopez appears to be a member of the Greater Nashua Continuum of Care General Committee because he works for Harbor Homes.

Conway Ice Rink Commission – yes. President of BOA or their designee is voting member of ice rink commission. See City's Lease for Conway Ice Rink.

Cultural Connections – yes. President of BOA or their designee is a voting member. See NRO 12-8.

Dog Park Advisory – yes. Alderman is a voting member. See NRO 12-36.

Downtown Improvements Committee – no. Non-voting aldermanic liaison and alternate. See NRO 320-43.2.

Environment and Energy – yes. President of BOA or their designee is a voting member. See NRO 12-15.

Historic District Commission – yes. Alderman is a voting member. See NRO 190-260.

Housing Authority – unknown, but does not appear to usually be the case. A separate public corporation. Mayor appoints commissioners, see Charter Section 48-b. See RSA Chapter 203.

Hunt Building Board of Trustees – no. See NRO 5-56.

Merrimack Valley Water District – Appears to be a voting member; not a city board or committee.

Nashua Airport Authority – no. See Charter Section A-1204.

Nashua Arts Commission – no. See NRO 12-39.

Nashua Association for the Elderly Board of Directors – yes, although not a city board or commission. See City's Lease Agreement for the Senior Center.

Nashua Rail Transit Committee – yes. See Resolution R-17-123.

Performing Arts Center Steering Committee (PAC) – yes. See Resolution R-17-122.

Planning Board - yes. See Charter Section 77.

Transit Advisory – yes. See NRO 12-4.

Strategic Planning – yes. See NRO 5-150.

Nashua Regional Planning Commission – no. See NRO 190-243.

Library Board of Trustees – President of BOA is a voting member of the board of trustees. See Charter Section A-832.

Capital Equipment Reserve Fund – Falls under Trustees of Trust Funds. The President of the BOA is a voting member. See NRO 5-123.

March 18, 2020



RESOLUTION

**RELATIVE TO THE APPROVAL OF FUNDING FOR THE REBUILD OF THE
SOLID WASTE CAT COMPACTOR FROM THE CAPITAL EQUIPMENT
RESERVE FUND (“CERF”) DURING FY2020 IN AN AMOUNT NOT TO EXCEED
FIVE HUNDRED THOUSAND DOLLARS (\$500,000)**

CITY OF NASHUA

In the Year Two Thousand and Twenty

RESOLVED by the Board of Aldermen of the City of Nashua to approve funding the rebuild of the Solid Waste CAT Compactor (Vehicle ID #052) for use at the Four Hills Landfill from the Capital Equipment Reserve Fund during FY2020 at a cost not to exceed Five Hundred Thousand Dollars (\$500,000).

LEGISLATIVE YEAR 2020

RESOLUTION:

R-20-025

PURPOSE:

Relative to the approval of funding for the rebuild of the Solid Waste CAT Compactor from the Capital Equipment Reserve Fund ("CERF") during FY2020 in an amount not to exceed Five Hundred Thousand Dollars (\$500,000)

ENDORSER(S):

Mayor Jim Donchess

**COMMITTEE
ASSIGNMENT:**

FISCAL NOTE:

Allows for funding from CERF in FY2020 for the rebuild of the compactor (\$500,000) for use at the Four Hills Landfill. The \$500,000 has been reserved for this but was not included in the FY2020 approved CERF. The results of the rebuilding/refurbishment of the CAT compactor will allow the delay of purchasing a new compactor to replace unit 15-080 from FY2022 to FY2025 at an estimated cost of \$1,140,000.

ANALYSIS

This resolution approves funding the rebuild of the Solid Waste CAT compactor from the Capital Equipment Reserve Fund ("CERF") during FY2020. This item was not listed as planned CERF replacements / purchases in the FY2020 budget but funds were reserved for this purpose during FY2020.

NRO §5-127.1 states that annually, as part of the budget resolution, the Board of Aldermen will approve the proposed equipment to be purchased through the Capital Equipment Reserve Fund during the budget year under review. Any other requests to use funds from CERF must be approved by the Board of Aldermen.

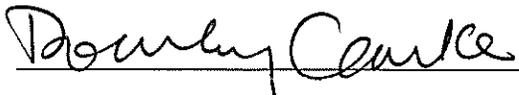
**Approved as to account
structure, numbers and
amount:**

Financial Services Division

By: 

Approved as to form:

Office of Corporation Counsel

By: 

Date: March 17, 2020



RESOLUTION

ADOPTING THE 2020 CONSOLIDATED PLAN AND AUTHORIZING THE MAYOR TO APPLY FOR AND EXPEND THE COMMUNITY DEVELOPMENT BLOCK GRANT (“CDBG”) AND HOME INVESTMENT PARTNERSHIP PROGRAM FUNDS FOR FISCAL YEAR 2021

CITY OF NASHUA

In the Year Two Thousand Twenty

RESOLVED by the Board of Aldermen of the City of Nashua

That the Board of Aldermen hereby adopt by reference the “Consolidated Plan of the City of Nashua for the period of July 1, 2020 to June 30, 2024”. Said Plan must be submitted to and approved by the U.S. Department of Housing and Urban Development (“HUD”) at least every five years. The Consolidated Plan is designed to help the City evaluate our affordable housing and community development needs & market conditions, and to make data-driven, place-based investment decisions. It includes a strategic plan that provides a course of action for building livable communities;

That the Mayor be, and hereby is, authorized to file an application with the U.S. Department of Housing and Urban Development (“HUD”) for the annual Community Development Block Grant (“CDBG”) under the provisions of Title I of the Housing and Community Development Act of 1974, as amended, and the HOME Investment Partnership Program under the provisions of Title II of the Cranston-Gonzales National Affordable Housing Act, and to execute all understandings, assurances and agreements as required therein;

That the following CDBG activities shall be carried out with an annual grant of \$664,515; estimated program income of \$45,000; and reprogrammed funds in the amount of \$41,527.69, as described herein, for a total of \$751,042.69. All activities are more fully described and shall be consistent with the proposals contained in the communications to the Human Affairs Committee dated January 29, 2020;

Reprogrammed Funds:

FY19 Administration	\$2,467.60
FY19 Nashua Center lighting project balance	\$420.44
FY19 Nashua PAL lighting project balance	\$4,329.00
FY19 Arlington St Center Director balance	\$20,333.46
FY19 Construction Management	\$1,052.08

RESOLUTION

R-20-026

FY18 Crown Hill Pool balance	\$4,024.00
FY18 Administration	\$73.40
FY17 Vietnam Vet's basketball court balance	\$8,827.71

Activities to be funded in FY21:

1. Public Services - \$99,677
Support of public service programs principally benefiting low-moderate income beneficiaries of Nashua. This pool of funds shall be applied to CDBG eligible activities identified through the Citizens Advisory Commission for Community Grants process. Public Services shall not exceed 15% of the entitlement award plus prior year program income.
2. CDBG Grant Administration - \$141,903
General administration and planning costs of carrying out the CDBG and other related HUD projects by the Urban Programs Department, including but not limited to regulatory compliance monitoring, IDIS management, preparation of required grant reports, advertising, recording fees, etc. Amount shall not exceed 20% of the entitlement award plus actual program income received during the program year.
3. Project Delivery - \$122,111
Construction management related to physical CDBG projects and Housing Improvement Program, including but not limited to the direct cost of the Urban Programs Department staff to conduct environmental reviews, drafting scope of work, preparation of bid documents, bidding, construction management and Davis Bacon compliance.
4. Ash Street Futsal Court Lighting - \$10,000
Purchase and installation of light posts at the new futsal court located on Ash Street. The costs will be shared with the YMCA who has offered just under \$25,000 toward the project. The park serves an area that is approximately 98% low-moderate income.
5. Boys and Girls Club - \$39,000
Rehabilitation of the indoor pool area to include grouting and resealing of the tiled deck and renovation of the locker rooms located at One Positive Place.
6. Front Door Agency - \$30,000
Conversion of heating system from electric to natural gas at transitional housing facility located at 12 Concord Street.
7. Los Amigos Park - \$15,000
Rehabilitation of neighborhood park to include new play structures and general improvements. Funds will cover the cost of materials and delivery, with installation completed by DPW personnel.
8. Marguerite's Place - \$30,000
Window replacement at 85-87 Palm Street transitional housing facility comprised of two buildings and one child care center.

9. Opportunity Networks - \$33,000
Rehabilitation of two bathrooms at 116 Perimeter Road, Unit A. Work will result improved accessibility and safety, including ADA compliant fixtures, flooring, walls and purchase/installation of a ceiling lift and track, as further described in their proposal.
10. Owner-Occupied Housing Improvement Program (HIP) - \$50,000
Financial and technical assistance to eligible low-moderate income, owner-occupants in for essential repairs of 1-4 family residential properties. Financial assistance provided in the form of 0% deferred payment loans and/or grants for certain emergency work, as described in the Program's Guidelines. Minor rehab work, including code and safety corrections, repairs, accessibility, etc. Emergency work, costing at least \$1,000 and up to \$5,000, may be offered in the form of a grant rather than a loan to owners at or below 30% AMI. Owners earning above 30% AMI may be offered assistance in the form of a loan. Repayment of prior HIP loans during the fiscal year, in excess of annual estimated program income, shall be distributed between this Program and the Rental Improvement Program.
11. PLUS Company - \$15,000
Rehabilitation of second floor bathroom to include ADA accessible stall and replacement of flooring at front & rear entrances located at 19 Chestnut Street.
12. Rental Improvement Program - \$150,000
Program offering 0% interest, deferred payment loans for essential repairs of residential rental properties containing 1-8 units, occupied by income eligible tenants. Financing and other terms more fully described in the Program's Guidelines. Properties located in the City's lowest income census tracts will receive priority.
13. Sandy Pond Park - \$10,000
Park improvements including additional playground structures, a replacement fishing dock, fencing repair, signage, and walkway repairs. The park serves an area that is approximately 60% low-moderate income. Funds would be applied to the cost of materials as well as construction of the fishing pier. Installation of the playground structures to be carried out by DPW personnel.
14. Contingency - \$5,351.69
Reserve funds that may be applied to any of the activities described herein for unforeseen costs. Funds may be directed to other unforeseen eligible community needs, subject to Board of Aldermen approval. Contingency budget may be adjusted to reflect an increase or decrease in the annual CDBG allocation, as announced by HUD following approval of this Resolution. If CDBG award is significantly less than anticipated and this Contingency line cannot cover the reduction, all activities will be adjusted proportionately.

That all open and active CDBG activities from previous Action Plans be carried forward and entered in the FY21 Action Plan as applicable; and

That the following HOME activities be carried out with an annual grant of \$427,876:

1. HOME Grant Administration - \$42,787
Administration of the HOME Program by the Urban Programs Department, including determining eligibility, technical assistance to participants, compliance with program regulations, underwriting, preparation and review of construction specs, environmental review, long-term monitoring and reporting to HUD.
2. Community Housing Development Organization (CHDO) Reserve - \$64,182
Mandatory set aside, equal to 15% of the annual grant, for specific activities to be undertaken by a private nonprofit, community-based organization that has staff with the capacity to develop affordable housing for the community it serves. In order to qualify for designation as a CHDO, the organization must meet certain requirements pertaining to their legal status, organizational structure, capacity and experience as it relates to the project they are developing.
3. Affordable Housing Development - \$320,907
Acquisition, rehabilitation and /or conversion of residential and/or non-residential buildings to create affordable rental and/or home-owner housing, occupied by HOME-eligible households. Projects may be developed by non-profit, for-profit, public or private entities.

LEGISLATIVE YEAR 2020

RESOLUTION: R-20-026

PURPOSE: Adopting the 2020 Consolidated Plan and Authorizing the Mayor to apply for and expend the Community Development Block Grant ("CDBG") and Home Investment Partnership Program Funds for Fiscal Year 2021

SPONSOR(S): Mayor Jim Donchess

**COMMITTEE
ASSIGNMENT:**

FISCAL NOTE: Fiscal impact will be a total of \$751,042.69 CDBG funds and a total of \$427,876 in HOME Investment Partnership funds to be used for specific purposes.

ANALYSIS

This resolution adopts the 5-year Consolidated Plan and authorizes the Mayor to apply for and expend the Fiscal Year 2021 annual Community Development Block Grant and HOME Investment Partnership Funds.

Approved as to form: Office of Corporation Counsel

By: Dorothy Clarke

Date: 19 March 2020



ORDINANCE

REVISIONS TO THE HEALTH PLAN SECTION OF THE UNAFFILIATED EMPLOYEES PERSONNEL POLICIES

CITY OF NASHUA

In the Year Two Thousand and Twenty

The City of Nashua ordains that Part I “Administrative Legislation,” Chapter 50 “Personnel”, Article I “General Provisions”, Section 50-6 “Merit system for personnel administration pursuant to Charter §86-a” of the Nashua Revised Ordinances, as amended, be hereby further amended by deleting the struck-through language and adding the new underlined language as follows:

“§ 50-6. Merit system for personnel administration pursuant to Charter §86-a.

- A. The “City of Nashua Unaffiliated Employees Personnel Policies”, dated ~~January 1, 2018~~ July 1, 2020, is hereby adopted. These personnel policies are the merit system for personnel administration required by Charter §86-a.”

The proposed changes to the “City of Nashua Unaffiliated Employees Personnel Policies” currently dated January 1, 2018, are as follows:

In Section III “Benefits”, Subsection C “Insurances”, Item 1 “Health Plan”, add the following new underlined language:

“1. Health Plan

Health insurance is available to employees regularly scheduled to work twenty (20) or more hours per week. Full-time employees (regularly scheduled to work forty (40) hours per week) contribute twenty percent (20%) of the working premium for the Health Maintenance Organization (HMO) and High Deductible Health Plan (HDHP) options, and thirty percent (30%) of the premium for the Point of Service Plan (POS). The City contributes on a prorated basis for employees scheduled to work less than forty (40) hours per week. Prorating examples follow:

ORDINANCE

O-20-011

- 20 hours weekly = 20 (hours) / 40 (hours) = .5 x 80% = 40% City contribution and 60% employee contribution.
- 30 hours weekly = 30 / 40 = .75 x 80% = 60% City contribution and 40% employee contribution.

Effective July 1, 2020, the following changes will be made to the Health Maintenance Organization (HMO) Plan:

- \$20 co-pay increase to \$25.
- \$250 individual / \$500 2-person or family inpatient / outpatient deductible increase to \$1,500 / \$3,000.
- Pharmacy copays increase from \$5/\$15/\$35 (\$5/\$30/\$70 mail order) to \$10/\$30/\$50 (\$20/\$60/\$100 mail order).

The deductibles in the High Deductible Health Plan with Health Savings Account (HDHP w/ H.S.A.) are unchanged. Deductibles remain at \$2,000 individual / \$4,000 2-person or family. The City's contributions to Health Savings Accounts remain at \$1,500 individual / \$3,000 2-person or family.

Effective July 1, 2020, the City H.S.A. contribution will be distributed in 2 installments, one on or about July 1 and one on or about October 1, provided however that if an employee is required to pay more towards his / her deductible than the initial 50% contribution, upon presentation of suitable documentation, the City will contribute the remaining 50% before October 1.

Employees who join the HDHP w/ H.S.A. at any time other than July 1 will receive a pro-rated City contribution of \$125 monthly for a single plan and \$250 monthly for 2-person or family plan for each full month remaining in that fiscal year.

Coverage for new employees is available on the 1st of the next month following date of hire if hired on or before the 15th of the month; and on the 1st of the month following a full month of employment if hired after the 15th of the month. Employees who do not enroll on their initial eligibility date may subsequently only do so during the annual open enrollment period or following a "qualifying event."

These changes to the Unaffiliated Employees Personnel Policies shall take effect on July 1, 2020.

LEGISLATIVE YEAR 2020

ORDINANCE: O-20-011

PURPOSE: Revisions to the Health Plan section of the Unaffiliated Employees Personnel Policies

ENDORSER(S): Mayor Jim Donchess

**COMMITTEE
ASSIGNMENT:**

FISCAL NOTE: This legislation changes the design of the HMO health plan for unaffiliated employees and it is anticipated that these changes will reduce the health care claims charged to the City. The reduction in the amount of health care claims can't be determined at this time as the unaffiliated subscribers to the City's health care will be able to change their choice of plan during open enrollment.

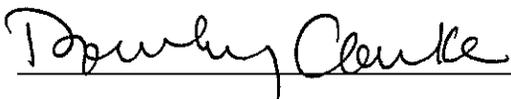
ANALYSIS

This legislation proposes additions to the Health Plan section of the existing "Unaffiliated Employees Personnel Policies", dated January 1, 2018, to take effect on July 1, 2020. The proposal makes changes to elements of the current HMO plan, including increased co-pays, inpatient/outpatient deductibles, and pharmacy co-pays. It incorporates the current amounts for the deductibles and City's contributions for the High Deductible Health Plan with Health Savings Account. With respect to the City's HSA contributions, it provides for proration and splitting the City's contributions into two installments.

The City's open enrollment period for health insurance changes generally takes place mid-April to mid-May.

Under NRO 50-3, the merit plan may be amended by ordinance. Prior to the introduction of such amendments by the Mayor, division directors and department heads shall have the opportunity to comment on the amendments. That process has taken place.

Approved as to form: Office of Corporation Counsel

By: 

Date: March 18, 2020



ORDINANCE

AMENDING THE ZONING MAP BY REZONING LAND OFF OF TINKER ROAD
FROM RURAL RESIDENCE (R-40) TO "B" SUBURBAN RESIDENCE (R-18)

CITY OF NASHUA

In the Year Two Thousand and Twenty

The City of Nashua ordains that Chapter 190 "Land Use", Part 2 "Zoning Districts and Supplemental Use Regulations", Article 2 "Generally", Section 190-12 "Zoning map", is hereby amended by changing the zoning designation of the following described area of land off of Tinker Road from Rural Residence (R-40) to "B" Suburban Residence (R-18):

Beginning at a stone bound at the southerly property corner on Tinker Road

S 61°19'24" W a distance of 149.73' to a point, thence
S 60°36'22" W a distance of 90.21' to a point, thence
S 64°38'42" W a distance of 65.73' to a point, thence
S 64°38'42" W a distance of 139.48' to a point, thence
S 26°26'07" E a distance of 314.66' to a point, thence
S 67°28'15" W a distance of 574.48' to a point, thence
N 30°51'10" W a distance of 999.30' to a point, thence
N 50°59'22" E a distance of 428.79' to a point, thence
N 51°19'32" E a distance of 231.29' to a point, thence
S 27°13'25" E a distance of 125.94' to a point, thence
S 26°38'24" E a distance of 216.14' to a point, thence
N 55°14'06" E a distance of 202.22' to a point, thence
N 56°44'36" E a distance of 72.36' to a point, thence
N 53°37'03" E a distance of 17.60' to a point, thence
N 53°37'03" E a distance of 78.63' to a point, thence
N 57°00'03" E a distance of 99.22' to a point, thence
N 54°35'30" E a distance of 73.29' to a point, thence

Along a curve turning to the right with an arc length of 128.75', with a radius of 750.00' to a point, thence

S 17°31'55" E a distance of 382.98' to a point, thence

ORDINANCE

O-20-012

Along a curve turning to the right with an arc length of 87.92', with a radius of 476.87' to the point of beginning.

Having an area of 943,517.3 square feet, 21.66 acres.

All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

This legislation shall take effect upon passage.

LEGISLATIVE YEAR 2020

ORDINANCE: O-20-012

PURPOSE: Amending the Zoning Map by rezoning land off of Tinker Road from Rural Residence (R-40) to "B" Suburban Residence (R-18)

ENDORSERS: Alderman Richard A. Dowd

**COMMITTEE
ASSIGNMENT:**

FISCAL NOTE: None.

ANALYSIS

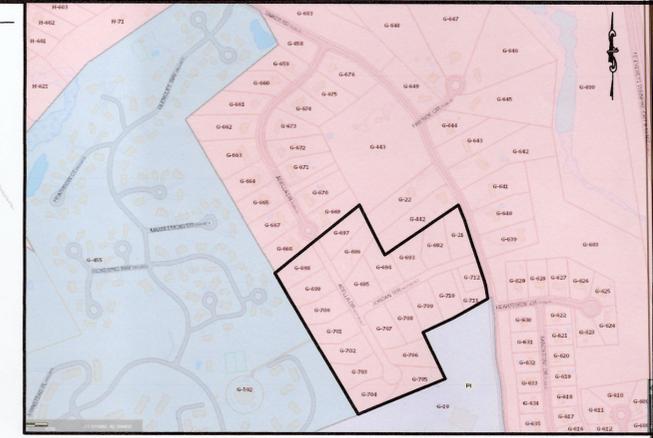
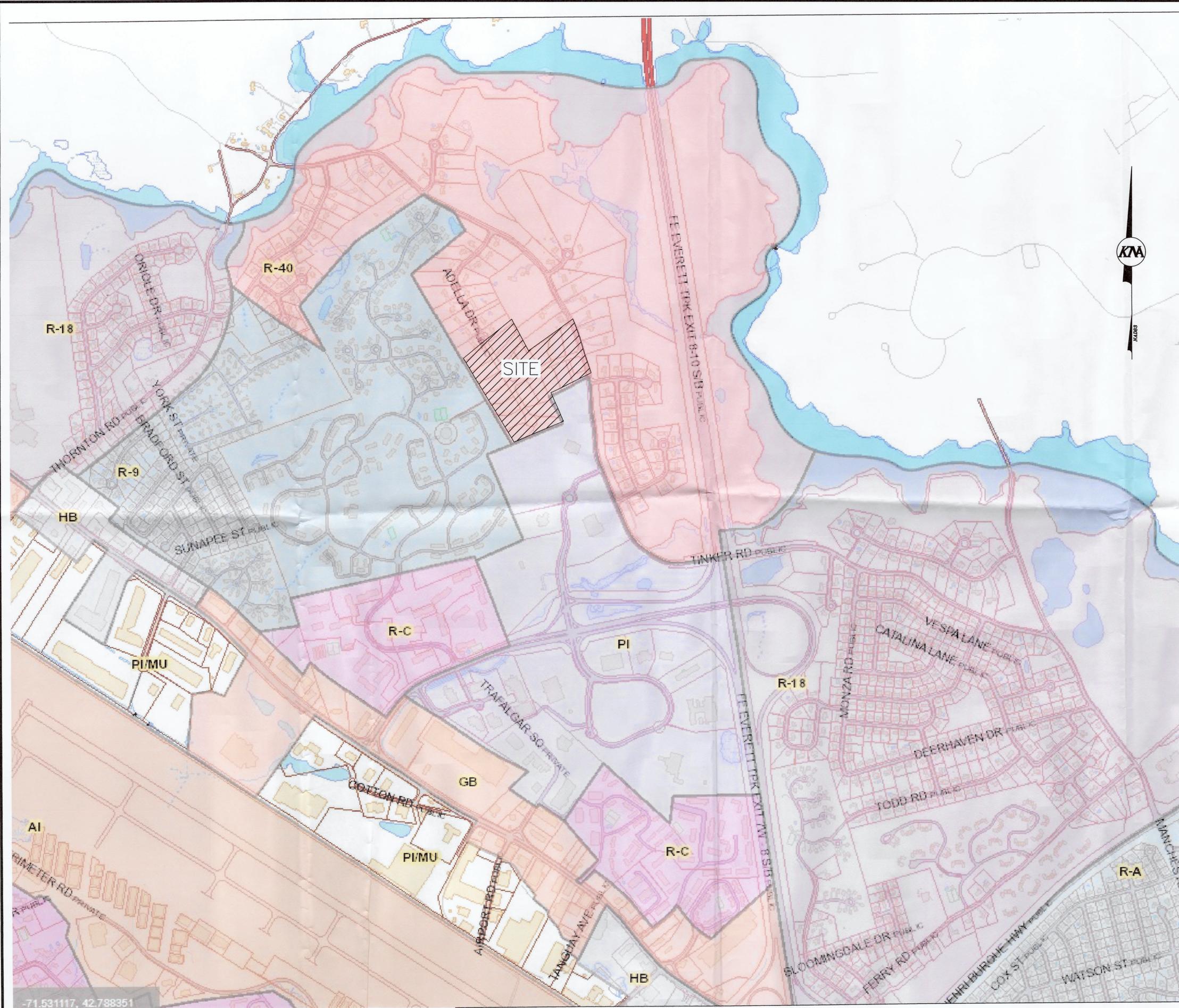
This ordinance changes the zoning from Rural Residence (R-40) to "B" Suburban Residence (R-18) for an area of land located off Tinker Road. A map showing the location is attached.

State statute (RSA 675:2) and NRO Section 190-132 require a public hearing and referral to the city planning board. The public hearing is conducted by the aldermanic planning and economic development committee with notice published in a newspaper of general circulation and posted in two public places at least ten calendar days prior to the date of the hearing. (Notice period does not include the day notice is posted or the day of the public hearing. RSA 675:7, I.) A favorable vote of two-thirds of all the members of the board of aldermen present and voting would be required if a protest petition is filed pursuant to RSA 675:5.

Approved as to form: Office of Corporation Counsel

By: Dowling Clarke

Date: 19 March 2020



LOTUS PLAN
NOT TO SCALE

NOTES

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE CURRENT ZONING INFORMATION IN THE AREA OF TAX MAP G; LOTS 21, & 692 TO 712 FOR THE PURPOSE OF OBTAINING A RECLASSIFICATION OF THE EXISTING PARCEL FROM R-40 ZONING TO R-18 ZONING IN THE CITY OF NASHUA.

ZONING LEGEND

- PI PARK INDUSTRIAL MIXED USE
- GENERAL BUS / MIXED USE
- D1/MU DOWNTOWN 1 / MIXED USE
- D3/MU DOWNTOWN 3 / MIXED USE
- GI/MU GENERAL INDUSTRIAL / MIXED USE
- R-40 RURAL RESIDENCE
- R-30 A SUBURBAN RESIDENCE
- R-18 B SUBURBAN RESIDENCE
- R-9 C SUBURBAN RESIDENCE
- R-A A URBAN RESIDENCE
- R-B B URBAN RESIDENCE
- R-C C URBAN RESIDENCE
- LB LOCAL BUSINESS
- GB GENERAL BUSINESS
- D-1 DOWNTOWN 1
- D-3 DOWNTOWN 3
- HB HIGHWAY BUSINESS
- PI PARK INDUSTRIAL
- GI GENERAL INDUSTRIAL
- AI AIRPORT INDUSTRIAL

ZONING EXHIBIT
KEMPTON HEIGHTS
SHEET G/LOTS 21 & 692-712
144 TINKER ROAD
NASHUA, NEW HAMPSHIRE 03060
HILLSBOROUGH COUNTY

OWNER OF RECORD: TINKER ROAD DEVELOPMENT, LLC 253 MAIN STREET NASHUA, NH 03060 HCRD BOOK: 8144 PAGE: 1280	APPLICANT: MILE HIGH REAL ESTATE MANAGEMENT, LLC 253 MAIN STREET NASHUA, NH 03060
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KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: JANUARY 27, 2020 SCALE: 1"=2,000'
PROJECT NO: 15-0126-2 SHEET 1 OF 1



ORDINANCE

AMENDING THE ZONING MAP BY REZONING LAND OFF OF AMHERST STREET FROM PARK INDUSTRIAL (PI) TO PARK INDUSTRIAL WITH MIXED USE OVERLAY DISTRICT (PI/MU)

CITY OF NASHUA

In the Year Two Thousand and Twenty

The City of Nashua ordains that Chapter 190 “Land Use”, Part 2 “Zoning Districts and Supplemental Use Regulations”, Article 2 “Generally”, Section 190-12 “Zoning map”, is hereby amended by changing the zoning designation of the following described area of land off of Amherst Street from Park Industrial (PI) to Park Industrial with Mixed Use Overlay District (PI/MU):

A certain area of land, inclusive of parcels H-168, H-14, H-109, H0133, H-63, H-134, H-93, H0151, H-96, H-149, H-137, H-118, H-77, H-92, H-128, H-169, H-148, H-113, H-170, H-90, H-117, H-66 and a portion of H-145, located on the southerly side of Amherst Street in the City of Nashua, County of Hillsborough, State of New Hampshire, and shown on a plan attached herewith entitled “proposed Rezoning Exhibit – Deerwood Drive, Dumaine Avenue and State Street – Prepared for: Gimak Properties LLC, Nashua, New Hampshire, scale: 1 inch = 100 feet, dated January 9, 2020” prepared by Fieldstone Land Consultants, PLLC, and more particularly described as follows:

Beginning at a point located on the centerline of State Street, said point being 400 feet south westerly from the intersection of Amherst Street and State Street, also being the common zoning boundary of the (GB) zone and the (PI) zone, thence

Southeasterly along said common zoning boundary 1,000 feet +/- to the centerline of Deerwood Drive, being the current common zoning boundary of the (GB) zone, (PI) zone and the (PI/MU) zone, thence

Southwesterly 1,025 feet +/- along the centerline of Deerwood Drive to the intersection fo the Boston and Maine railroad, being the current common zoning boundary of the said (AI) zone, (PI) zone and the (PI/MU) zone, thence

Northwesterly 400 feet +/- along the centerline of the Boston and Maine railroad, also being the current common zoning boundary of the said (AI) zone and the (PI) zone to a point, thence

ORDINANCE

O-20-013

Northeasterly 450 feet +/- in-line with the centerline of Dumaine Avenue and running along the centerline of Dumaine to a point, this being the proposed new zoning boundary line, said point being located on the centerline of Dumaine Avenue and an extension of the common boundary of parcels H-113 and H-145, thence

Northwesterly 550 feet +/- along the common boundary of parcels H-113, H-145 and H-170 to a point located at the centerline and end of State Street, this being the proposed new zoning boundary line, thence

Northeasterly 650 feet +/- along the centerline of State Street, this being the proposed new zoning boundary line, to the point of beginning.

All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

This legislation shall take effect upon passage.

LEGISLATIVE YEAR 2020

ORDINANCE: O-20-013

PURPOSE: Amending the Zoning Map by rezoning land off of Amherst Street from Park Industrial (AI) to Park Industrial with Mixed Use Overlay District (PI/MU)

ENDORSERS: Alderman Richard A. Dowd

**COMMITTEE
ASSIGNMENT:**

FISCAL NOTE: None.

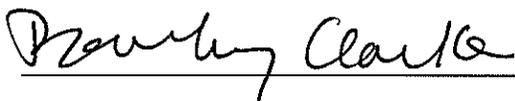
ANALYSIS

This ordinance changes the zoning from Park Industrial (PI) to Park Industrial with Mixed Use Overlay District (PI/MU) for an area of land located on the southwest side of Amherst Street. A map showing the location is attached.

State statute (RSA 675:2) and NRO Section 190-132 require a public hearing and referral to the city planning board. The public hearing is conducted by the aldermanic planning and economic development committee with notice published in a newspaper of general circulation and posted in two public places at least ten calendar days prior to the date of the hearing. (Notice period does not include the day notice is posted or the day of the public hearing. RSA 675:7, I.) A favorable vote of two-thirds of all the members of the board of aldermen present and voting would be required if a protest petition is filed pursuant to RSA 675:5.

Approved as to form:

Office of Corporation Counsel

By: 

Date: 19 March 2020

ZONING LEGEND

- HB HIGHWAY BUSINESS
- GB GENERAL BUSINESS
- PI PARK INDUSTRIAL
- PI/MU PARK INDUSTRIAL/MIXED USE OVERLAY



LEGEND:

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- - - EDGE OF PAVED ROAD
- Existing Building
- PROPOSED PARK INDUSTRIAL/MIXED USED ZONING
- CURRENT ZONING BOUNDARY LINE
- - - PROPOSED ZONING BOUNDARY LINE

- INDUSTRIAL USE
- RESIDENTIAL USE
- COMMERCIAL USE

PROPOSED REZONING DESCRIPTION

A CERTAIN AREA OF LAND, INCLUSIVE OF PARCELS H-168, H-141, H-109, H-133, H-63, H-134, H-151, H-98, H-149, H-137, H-118, H-77, H-92, H-128, H-169, H-148, H-113, H-170, H-90, H-117, H-66 AND A PORTION OF H-145, LOCATED ON THE SOUTHERLY SIDE OF AMHERST STREET IN THE CITY OF NASHUA, COUNTY OF HILLSBOROUGH, STATE OF NEW HAMPSHIRE, AND SHOWN ON A PLAN ENTITLED "PROPOSED REZONING EXHIBIT - DEERWOOD DRIVE, DUMAINE AVENUE AND STATE STREET - PREPARED FOR: GIMAK PROPERTIES LLC, NASHUA, NEW HAMPSHIRE, SCALE: 1" = 100 FEET, DATED JANUARY 9, 2020", PREPARED BY FIELDSTONE LAND CONSULTANTS, PLLC, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED ON THE CENTERLINE OF STATE STREET, SAID POINT BEING 400 FEET WESTERLY FROM THE INTERSECTION OF AMHERST STREET AND STATE STREET, ALSO BEING THE COMMON ZONING BOUNDARY OF THE (GB ZONE) AND THE (PI ZONE), THENCE

SOUTH EASTERLY ALONG SAID COMMON ZONING BOUNDARY 1000 FEET +/- TO THE CENTERLINE OF DEERWOOD DRIVE, BEING THE CURRENT COMMON ZONING BOUNDARY OF THE (GB ZONE), (PI ZONE) AND THE (PI/MU ZONE), THENCE

SOUTH WESTERLY 1,025 FEET +/- ALONG THE CENTERLINE OF DEERWOOD DRIVE TO THE INTERSECTION OF THE BOSTON AND MAINE RAILROAD, BEING THE CURRENT COMMON ZONING BOUNDARY OF THE (AI ZONE), (PI ZONE) AND THE (PI/MU ZONE), THENCE

NORTH WESTERLY 400 FEET +/- ALONG THE CENTERLINE OF THE BOSTON AND MAINE RAILROAD, ALSO BEING THE CURRENT COMMON ZONING BOUNDARY OF THE SAID (AI ZONE) AND THE (PI ZONE) TO A POINT, THENCE

NORTH EASTERLY 450 FEET +/- IN-LINE WITH THE CENTERLINE OF DUMAINE AVENUE AND RUNNING ALONG THE CENTERLINE OF DUMAINE AVENUE TO A POINT, THIS BEING THE PROPOSED NEW ZONING BOUNDARY LINE, SAID POINT BEING LOCATED ON THE CENTERLINE OF DUMAINE AVENUE AND AN EXTENSION OF THE COMMON BOUNDARY OF PARCELS (H-113) AND (H-145), THENCE

NORTH WESTERLY 550 FEET +/- ALONG THE COMMON BOUNDARY OF PARCELS (H-113), (H-145) AND (H-170) TO A POINT LOCATED AT THE CENTERLINE END OF STATE STREET, THIS BEING THE PROPOSED NEW ZONING BOUNDARY LINE, THENCE

NORTH EASTERLY 650 FEET +/- ALONG THE CENTERLINE OF STATE STREET, THIS BEING THE PROPOSED NEW ZONING BOUNDARY LINE, TO THE POINT OF BEGINNING.



REV.	DATE	DESCRIPTION	C/O	DR	CK

PROPOSED REZONING EXHIBIT
DEERWOOD DRIVE, DUMAINE AVENUE & STATE STREET
 PREPARED FOR:
GIMAK PROPERTIES LLC
 7 JENNY HILL LANE NASHUA, NH 03062 (603)-591-6816
 NASHUA, NEW HAMPSHIRE

SCALE: 1" = 100' JANUARY 9 2020

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

FIELDSTONE
LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
 Phone: (603) 672-5456 Fax: (603) 413-5456
 www.FieldstoneLandConsultants.com

SIGNATURE OF SPONSOR _____ DATE _____

