PLANNING & ECONOMIC DEVELOPMENT COMMITTEE

JUNE 16, 2020

Immediately following Special Board of Aldermen
Meeting is being conducted remotely in accordance with Governor’s Emergency Order #12 pursuant to Executive Order 2020-04

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To access Webex:
https://nashuanh.webex.com/nashuanh/j.php?MTID=mb537647d23c0dc97b70ef898b89e51a7

Meeting number/access code: 712 962 326 - Password: jyWjA8RJM72

To join by phone: 1-408-418-9388 - Meeting number/access code: 712 962 326

If for some reason you cannot connect to Webex, please contact us at (603) 821-2049 and they will help you with connectivity. The public may also view the meeting via Channel 16.

ROLL CALL

COMMUNICATIONS

From: Linda McGhee, Deputy Planning Manager
Re: Referral from the Board of Aldermen on proposed O-20-012, amending the Zoning Map by rezoning land off of Tinker Road from Rural Residence (R-40) to “B” Suburban Resident (RR-18)

From: Linda McGhee, Deputy Planning Manager
Re: Referral from the Board of Aldermen on proposed O-20-013, 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)

UNFINISHED BUSINESS

NEW BUSINESS – RESOLUTIONS

NEW BUSINESS – ORDINANCES

O-20-012
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-20-013
Endorsers: Alderman Richard A. Dowd
Alderman-at-Large Michael B. O’Brien, Sr.
Alderman Jan Schmidt
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)

TABLED IN COMMITTEE

GENERAL DISCUSSION

REMARKS BY THE ALDERMEN

NON-PUBLIC SESSION

ADJOURNMENT
MEMORANDUM

Date: April 24, 2020

To: Ald. Lori Wilshire, President, and Board of Aldermen
Ald. David Tencza, Chair and Planning & Economic Development Committee

From: Linda McGhee, Deputy Planning Manager

RE: Referral from the Board of Aldermen on proposed O-20-012, amending the Zoning Map by rezoning land off of Tinker Road from Rural Residence (R-40) to "B" Suburban Residence (R-18).

At the Nashua City Planning Board's regularly scheduled meeting of April 23, 2020 the Planning Board voted unanimously to make a favorable recommendation on O-20-012.

If you have any questions concerning this notification, please contact me at 589-3110.

cc: Mayor Jim Donchess
Donna Graham, Legislative Assistant
Susan Lovering, City Clerk
Scott LeClair, Chair, NPCB
Sarah Marchant, Community Development Director
MEMORANDUM

Date: April 24, 2020

To: Ald. Lori Wilshire, President, and Board of Aldermen
   Ald. David Tencza, Chair and Planning & Economic Development Committee

From: Linda McGhee, Deputy Planning Manager

RE: Referral from the Board of Aldermen on proposed O-20-013, 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).

At the Nashua City Planning Board's regularly scheduled meeting of April 23, 2020 the Planning Board voted unanimously to make a favorable recommendation on O-20-013.

If you have any questions concerning this notification, please contact me at 589-3110.

cc: Mayor Jim Donchess
    Donna Graham, Legislative Assistant
    Susan Lovering, City Clerk
    Scott LeClair, Chair, NPCB
    Sarah Marchant, Community Development Director
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
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: Planning and Economic Development Committee

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, 1.) 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: Dowley Counsel

Date: 19 March 2020
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):


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
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: Planning and Economic Development Committee

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