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

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

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

Planning & Zoning 603 589-3090
WEB www.nashuanh.gov

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

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

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MEMORANDUM

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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

O-20-012

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

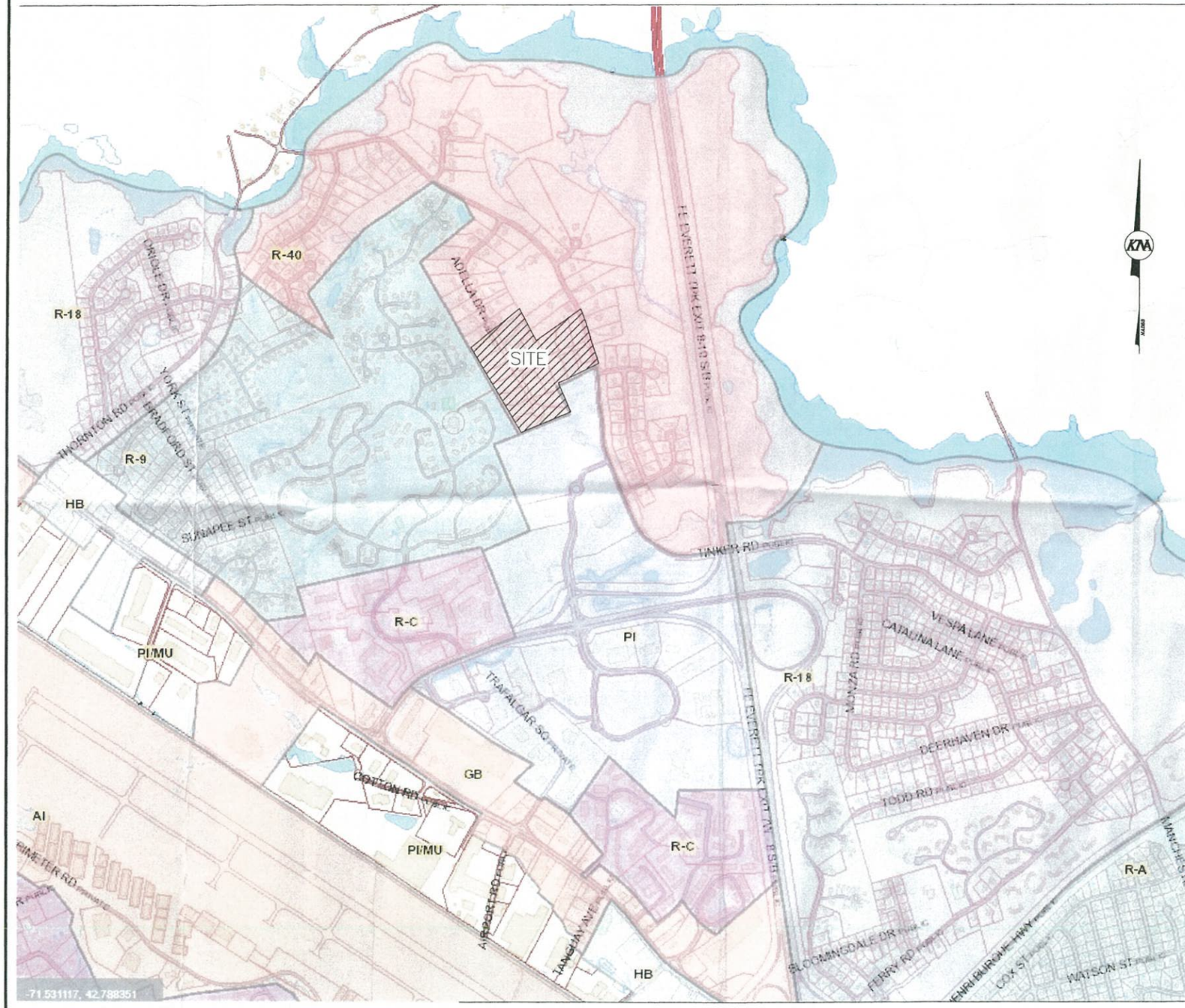
This ordinance changes the zoning from Rural Residence (R-40) to "B" Suburban Residence (R-18) for an area of land located off Tinker Road. A map showing the location is attached.

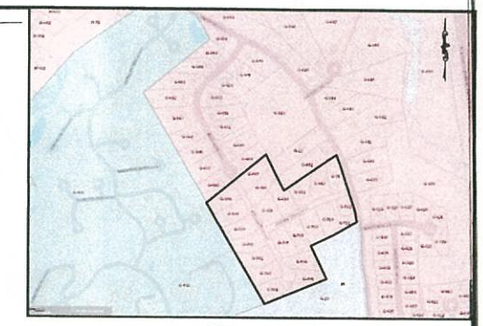
State statute (RSA 675:2) and NRO Section 190-132 require a public hearing and referral to the city planning board. The public hearing is conducted by the aldermanic planning and economic development committee with notice published in a newspaper of general circulation and posted in two public places 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, 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: Dorothy Clark

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 SUB MIXED USE
- D1MU DOWNTOWN 1 MIXED USE
- D3MU DOWNTOWN 3 MIXED USE
- GIMU 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:	APPLICANT:
TINKER ROAD DEVELOPMENT, LLC 253 MAIN STREET NASHUA, NH 03060 HCRD BOOK: 8144 PAGE: 1280	MILE HIGH REAL ESTATE MANAGEMENT, LLC 253 MAIN STREET NASHUA, NH 03060

KNA 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

O-20-013

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

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

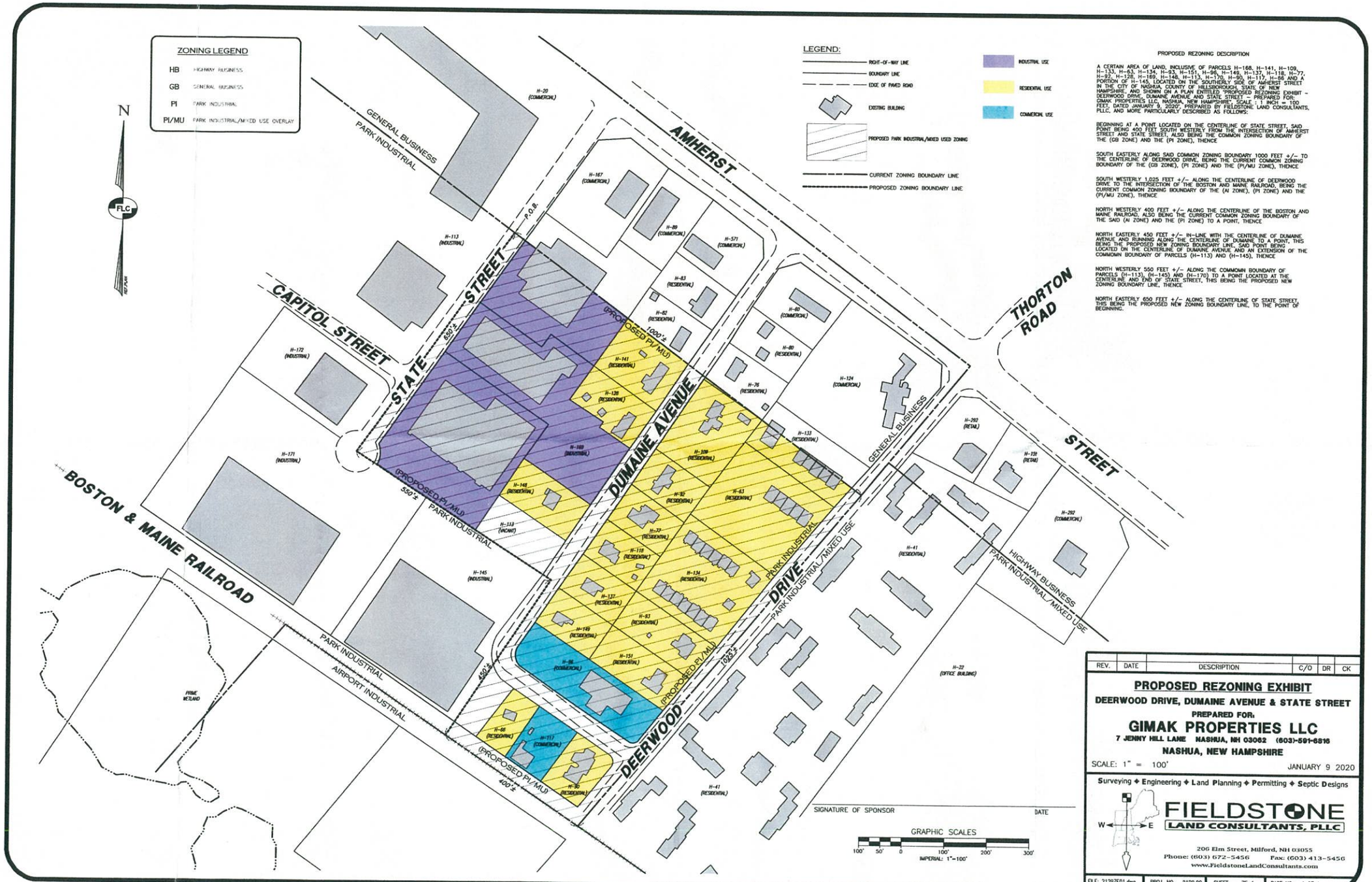
This ordinance changes the zoning from Park Industrial (PI) to Park Industrial with Mixed Use Overlay District (PI/MU) for an area of land located on the southwest side of Amherst Street. A map showing the location is attached.

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: Beverly Clark

Date: 19 March 2020



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

FILE: 2129ZE01.dwg	PROJ. NO. 2129.00	SHEET: ZE-1	PAGE NO. 1 OF 1