SPECIAL BOARD OF ALDERMEN

JUNE 24, 2020

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=meb45d5452e76337c9b2061a9273e49a8

Meeting number/access code: 717 730 926 - Password: Nj7u9eJcWd3

To join by phone: 1-409-418-9388 - Meeting number/access code: 717 730 926
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.

PRESIDENT LORI WILSHIRE CALLS ASSEMBLY TO ORDER

PRAYER OFFERED BY CITY CLERK SUSAN K. LOVERING

PLEDGE TO THE FLAG LED BY ALDERMAN JAN SCHMIDT

ROLL CALL

PUBLIC HEARINGS

STREET DISCONTINUANCE – PORTION OF PALM STREET

Testimony in Favor
Testimony in Opposition
Testimony in Favor
Testimony in Opposition

STREET RE-NUMBER PETITION
(26 ALMONTE STREET, 28 ALMONTE STREET AND TAX MAP 103, LOT 103 ALMONTE STREET)

Testimony in Favor
Testimony in Opposition
Testimony in Favor
Testimony in Opposition
RENOVATIONS TO TRANSIT CENTER PLAZA LOCATED AT 30 ELM STREET BEHIND CITY HALL. RENOVATIONS WILL INCLUDE UPDATES TO THE PLAZA, TRANSIT CENTER BUILDING, AND BUS PLATFORM

Testimony in Favor

Testimony in Opposition

Testimony in Favor

Testimony in Opposition

ADJOURNMENT
January 9, 2020

Lori Wilshire, President
Nashua Board of Aldermen
City Hall
229 Main Street
Nashua, NH 03060

Palm Street Discontinuance
Nashua, NH (J-11,134)

Dear Aldermen:

Enclosed herewith is a packet of materials with regard to some proposed new parking, a new public access way to Ash Street from Palm Street dead end and two multifamily buildings, which also includes a small discontinuance of the southerly dead end of Palm Street. The small discontinuance would permit several developments that would significantly benefit this immediate neighborhood and the City overall.

The benefits to the discontinuance of the end of Palm Street include:

1 – Elimination of the Palm Street dead end. Currently public works vehicles (plows, trash trucks, fire engines, etc.) and the general public have no place to legally turn around to exit Palm Street back onto Lovewell Street. As indicated on the Plans, a two-way access to/from the end of Palm Street to Ash Street would be possible. This would provide a significant public safety enhancement and a second access for emergency vehicles should a portion of Palm Street be blocked.

2 – With the discontinuance, it would now allow two new multifamily buildings and 18 new residential units to be developed for downtown Nashua.

3 – The lack of parking in the Tree Streets area is a significant concern. In addition to parking for the proposed new units, some parking can be provided for other buildings and units on Palm Street. Currently parking on this section of Palm Street is haphazard and irregular.

4 – This section of Palm Street backs up to a large parking lot associated with numerous businesses occupying the old mill building on Lake Street. The new proposed apartment buildings would tend to enhance property values at this section of Palm Street.
In conclusion, we suggest that this proposed small street discontinuance would be a significant benefit to not only the Proponent/property owner but to all concerned parties such as the City, Palm Street neighborhood, etc.

The Boards favorable consideration of this proposed discontinuance would be greatly appreciated.

Very Truly Yours,

Maynard & Paquette
Engineering Associates, LLC

Richard A. Maynard, PE
On behalf of Corriveau Revocable Trust and Palms Edge, LLC

Encl.

CC: w/encl
Peter Kolhami – Dep. City Engineer
Sarah Marchant – Community Dev.
Timothy Cummings – Community Dev.

Corriveau Trust/Palms Edge LLC
PETITION
FOR
STREET DISCONTINUANCE

TO THE HONORABLE BOARD OF ALDERMEN OF THE CITY OF NASHUA:

Pursuant to the Nashua Revised Ordinances, Chapter 285, Article III, Sections 23-25, the undersigned requests that the following described portion of:

Palm Street

be discontinued from public dedication or use:

Beginning at a point in the west line of Palm Street at the north west corner of the within described parcel, said point also being the northeast corner of Lot 35 Sheet 99, thence;

1. N 88°-18'-38" E a distance of forty and 00/100 feet (40.00) to a point in the east line of Palm Street, thence;

2. S 01°-41'-22" E a distance of fifteen and 38/100 feet (15.38") to a point at the southeast terminus of Palm Street, thence;

3. By a curve to the left having a radius of 1935 feet a distance of seventy and 33/100 feet (70.33") to a point at the southwest corner of Palm Street, thence;

4. N 01°-41'-22" W a distance of seventy three and 22/100 (73.22") to the point of beginning.

Said discontinuance of Palm Street is shown on a plan titled “Street Discontinuance Plan Palm Street adjacent to Sheet 99/Lot 35, 137 Palm Street, Nashua, New Hampshire” Prepared For Theresa Corriveau Revocable Trust, and Palms Edge, LLC, dated November 27. 2019, Prepared by Maynard & Paquette Engineering Associates, LLC.
5. PETITION/STREET DISCONTINUANCE:

The street discontinuance is being petitioned by: Brian Corriveau

Telephone Number 603 880-9988

Petitioner Concordia Realty Trust

17 Marshall St, Nashua, NH 03060

Date 1/10/2020

The petitioner has submitted a reproducible plan of the proposed street discontinuance showing the abutting owners, the location of the new proposed property lines, any existing utilities and the new bounds to be set.

Plan and Petition received

CITY CLERK

1/20/2020

The foregoing petition ( ) is ( ) is not
Recommended for approval:

CITY ENGINEER DATE

The foregoing petition ( ) is ( ) is not
Recommended for approval:

CHAIRMAN, NASHUA PLANNING BOARD DATE

Petition introduced at Board of Aldermen Meeting

DATE

Public Hearing conducted by the Committee on Infrastructure:

DATE TIME PLACE

In accordance with Chapter 285, Article III, Sections 23-25, the foregoing petition was granted, conditional on the petitioner's recording the plan in the Hillsborough County Registry of Deeds, by the Board of Aldermen and Mayor on DATE

Attest: CITY CLERK

DATE

REV 08/13
Abutters List
Palm Street & Ash Street
Lots 31, 35 & 69/SHEET 99
(J-11134)

Lot 69/SHEET 99
Palms Edge LLC
P.O. Box 94
Hollis, NH 03049

Lots 29, 31, 35 & 36/SHEET 99
Theresa Corriveau Revocable Trust
3 Dawn Street
Nashua, NH 03064-1924

Lot 30/SHEET 99
Lake Street Business Condo’s
C/O Joe Valente
163 Main Street - Suite 201
Salem, NH 03079

Lot 62/SHEET 99
Matthew F. Gerlach
19 Old Runnells Bridge Road
Hollis, NH 03049

Lot 3/SHEET 99
117 Vine Street, LLC
117 Vine Street
Nashua, NH 03060

Lot 58/SHEET 99
Manuel & Helena A. Corga
15 Nevada Street
Nashua, NH 03060-4530

Lot 7/SHEET 99
Jennifer Snow
114 ½ Ash Street
Nashua, NH 03060

Lot 67/SHEET 99
Steve & Cynthia Hull
160 Pine Street
Nashua, NH 03060
Lots 53, 54 & 65/Sheet 99
Nashua Housing Authority
40 East Pearl Street – 1st Floor
Nashua, NH 03060

Lot 56/Sheet 99
St. Laurent One Family Trust
7 Mapleleaf Drive
Nashua, NH 03062

Lot 37/Sheet 99
Maria Giakoumakis
P.O. Box 634
Windham, NH 03087

Maynard & Paquette Eng. Assoc., LLC
31 Quincy Street
Nashua, NH 03060
October 11, 2019

City of Nashua – Board of Aldermen
229 Main Street
Nashua, NH 03060

Re: Petition for Street Number Assignment for – Tax Map 103 Lot 103, Almont Street

Dear Board of Aldermen,

My name is Marcelo Borges d/b/a GIMAK Properties, LLC the current owner of Tax Map 103 Lot 103 located on Almont Street. I was directed by Fire Marshall Adam Pouliot to contact the Board of Aldermen to seek resolution in assigning Tax Map 103 Lot 103 an official street address.

Currently, Tax Map 103 Lot 103 is a vacant lot with the exception of a small shed (to be razed) located toward the rear of the property. The property abutting my property to the North, along Almont Street (Tax Map 103 Lot 101), has a street address of #28. The property abutting my property to the South, along Almont Street (Tax Map 103 Lot 105), has a street address of #30. Per the Zoning Department, Tax Map 103 Lot 103 meets all the requirements to build a house on the vacant lot. The NH 911 standards requires sequential whole numbering of lots be assigned to new construction. Tax Map 103 Lot 103 was not given a numbered street address and to comply, I need a street number assigned.

The Fire Marshall recommended I contact the property owners along Almont Street to see if they would be willing to change their street address. The only way to avoid this is petition is if the Owner’s at #28 and #26 Almont Street are willing to change their address to #26(28) and #24(26) allowing my lot to be sequential at #28 Almont Street. After a letter and several discussions, the owners are not willing to change their addresses. Therefore, I petition the Board of Aldermen for resolution to this matter.

Property owners involved: 103-101, #28 Almont Street Laura A. & Frank A. Carson (account number 35630) – 103-197, #26 Almont Street Matthew S. Dusenberry & Sarah M. Provencher (account number 10442).

Very truly yours,
Marcelo Borges

GIMAK Properties, LLC
7 Jenny Hill Road
Nashua, NH 03064

Attachments: Copy of Deed, GIS assessing maps of Tax Map 103 Lot 103, Tax Card (not updated)
### Property Location
- **No**: 00103
- **Alt No**: 00103
- **Direction/Street/City**: L ALMONT ST, Nashua

### Ownership
- **Unit #**: 
- **Owner**: NUTE, STEPHEN M & NUTE, LISA A
- **Street**: 18 HUMMINGBIRD LN

### Narrative Description
This Parcel contains 5,000 Sq Feet of land mainly classified as AC LND IMP.

### Previous Owner
- **Owner**:  
- **Street**:  
- **Twinn/Ct**: HUDSON

### Previous Assessment
- **Tax Yr**: 2017, 2018, 2019
- **Use**: FV
- **Cat**: 1400
- **Bldg Value**: 5,000
- **Land Size**: 42,400
- **Land Value**: 43,800
- **Asses'd Valu**: 43,800
- **Notes**: Year End Roll

### Sales Information
- **Tax Distric**:  
- **Grantor**:  
- **Legal Ref**: 3306-817
- **Typ Date**: 5/9/1985
- **Sale Code**: 2,000
- **Sale Price**: No

### Building Permits
- **Date**: 4/8/1991
- **Number**: Meas+List
- **Result**: CD

### Legal Description
- **User Acct**:  
- **GIS Ref**:  
- **IN PROCESS APPRAISAL SUMMAR**:  
- **Legal Description**:  
- **Source**: Market Adj Co
- **Total Card**: 5,000
- **Total Parcel**: 5,000

### Activity Information
- **Sign**: VERIFICATION OF VISIT NOT DA

### Property Factors
- **Code**:  
- **Descrip**:  
- **%**:  
- **Item Cod Descrip**: ALL

### Land Section (First 7 lines only)
- **Use**: AC LND IMI
- **Unit Type**: SITE
- **Land Type**: Sq Feet
- **Code**: 5000
- **Facto**: 1.0
- **Base Value**: 0
- **Unit Price**: 10.96
- **Adj Neigh**: 0.864
- **Neigh CO**: 0.95
- **Influ**: -30
- **Infl 1 % Infl 2 % Infl 3 %**: 47.375
- **Appraised Value**: 47,375
- **Alt Class % Spec Spec Code Fact Use Value Notes**: 9 1. 47,400

### Disclaimer
This Information is believed to be correct but is subject to change and is not warranted. Database: ArchiveProNashuaNH apro
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that we, Stephen M. Nute and Lisa A. Nute, a married couple of 18 Hummingbird Lane, Hudson, Hillsborough County, New Hampshire 03051

for consideration paid

grant to

GIMAK Properties, LLC; a New Hampshire Limited Liability Company, having a mailing address of 7 Jenny Hill Lane, Nashua, Hillsborough County, New Hampshire 03062

with WARRANTY COVENANTS

A certain tract or parcel of land, with any improvements thereon, known as Lot 103, on Sheet 103, on Almont Street in Nashua, Hillsborough County, New Hampshire. Said lot and Sheet numbers being on the Assessor’s Map of the City of Nashua.

Meaning and intending to describe and convey the same premises as conveyed to Stephen M. Nute and Lisa A. Nute by deed of Frances J. Nute dated May 9, 1985 and recorded in the Hillsborough County Registry of Deeds at Book 3306, Page 0817.

THIS IS NOT HOMESTEAD PROPERTY OF THE WITHIN GRANTORS.
In witness whereof, we have hereunto set our hands this 11th day of October, 2019.

Robert M. Parodi
Witness to both

Stephen M. Nute

Lisa A. Nute
Witness

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

On this the 11th day of October, 2019, before me, the undersigned officer, personally appeared Stephen M. Nute and Lisa A. Nute, known to me (or satisfactorily proven) to be the persons whose name are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes contained herein.

Robert M. Parodi
Notary Public / Justice of the Peace
Street Re-Numbering Petition

To: Aldermen, Alderwomen and Mayor

From: Adam Pouliot, Fire Marshal; Captain Thomas Bolton Jr.; Pam Andruskevich, GIS Tech.; Sarah Marchant, CDD Director; Marcia Wilkins, Planner I; Celia Leonard, Esquire.

RE: Sheet 103/Lot 103 Almont St

In Accordance with RSA 231:133-a and NRO 190-213, the Board of Alderman have the sole authority to assign or alter address numbers of buildings and other property along any public or private way in the municipality. The New Hampshire Addressing Standards Guide developed by NH E911 defines the universal safety standards for addressing in NH. The City of Nashua has been notified by the Division of Emergency Services and Communications that collection of data has begun in the City in March of 2019.

The request before you is to assign a numerical address where no compliant address is available with the current NH E911 Standards. This lot of record has been granted variances from the City of Nashua Zoning Board of Adjustment to construct a single family residence.

It is this Committee’s strong recommendation to continue to move forward in a way that will not create a noncompliant situation for future residents. We recommend 26 Almont St (sheet 103-lot 97) be renumbered to 24 Almont; 28 Almont St (sheet 103-lot 101) be renumbered to 26 Almont; and sheet 103 lot 103 be numbered 28 Almont St.

We would further recommend a less compliant but acceptable numbering of sheet 103 lot 103 to 28 ½ Almont St. We do not recommend using the letter A as an assigned address as this is reserved for Accessory Dwelling Units.

Respectfully submitted,
Addressing Committee