

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE REPORT

APRIL 2, 2002

A meeting of the Planning and Economic Development Committee was held on Tuesday, April 2, 2002 at 7:14 p.m. in the Aldermanic Chamber

Chairman Brian S. McCarthy presided.

Members of the Committee present: Alderman Scott A. Cote, Vice Chair
Alderman Kevin McAfee
Alderman Timothy B. Nickerson
Alderman Lori Cardin

Also in Attendance: Alderman-at-Large James R. Tollner
Alderman-at-Large David W. Deane
Alderman-at-Large Paula I. Johnson
Alderman-at-Large Steven A. Bolton
Alderman-at-Large Frederick Britton
Alderman Marc W. Plamondon
Mike Lowe, Planning Board Liaison
Kathy Hersh, Director, Community Development

COMMUNICATIONS – None

UNFINISHED BUSINESS – RESOLUTIONS – None

UNFINISHED BUSINESS – ORDINANCES

O-02-13

Endorser: Alderman-at-Large James R. Tollner
AMENDING THE ZONING ORDINANCE BY ADDING A NEW PERMITTED
PRINCIPAL USE, CITY OR NONPROFIT INDOOR RECREATIONAL
FACILITY
ON CITY-OWNED LAND, IN THE PI DISTRICT ONLY

Alderman Tollner

Would the Chair and the committee consider a motion after the discussion pro or con pending the Planning Board decision?

Chair McCarthy

We might.

Mike Lowe

... tape inaudible ...

Chair McCarthy

That is whatever the parking requirements are for that use.

Mike Lowe

I think maybe the Planning Board would like to know what the parking is because I assume there is parking already in use over in that area. If it is 4-1 fine – we're talking 800 feet ... tape inaudible ... If it is 8-1 then you need ... tape inaudible ..

Chair McCarthy

My advice to the Planning Board with respect to the ordinance would be to ask the staff what the requirement is for that type use.

Mike Lowe

I can ask Mrs. Hersh because it is her staff.

Kathy Hersh

I am sure that the Department of Public Works will be doing a presentation to the Planning Board with respect to the details of this project. I don't have the project in front of me because that is not what is really in front of this board at this time tonight – I didn't count the number of parking spaces on this plan, but that will be a presentation that the DPW will be giving to the Planning Board.

Chair McCarthy

I was assuming that the question was not the site plan question but rather the generic question of what ..

Kathy Hersh

What the number of parking spaces is that are required for this?

Chair McCarthy

Right.

Mike Lowe

Yes, that is the generic question.

Kathy Hersh

I apologize. I will look that up.

Alderman Bolton

This is somewhat aside from whether this ought to pass or not pass – for what it is worth I think it ought to pass. The issue of parking seems to me that there is an appropriate time that ought to be addressed, and we ought to consider not requiring very much additional parking over there. The odds that this facility is going to be occupied to capacity simultaneous to Stello's Stadium being occupied to capacity are infinitesimally small. The idea that you ought to have enough parking to provide for that eventuality strikes me as absurd. It ushers in a situation where we are being required to pave over areas that would be more attractive and provide benefit far beyond parking spaces if left in a vegetative state rather than covered by asphalt. When the time comes I think that is something that definitely ought to be looked at. The parking needs for this facility ought to be considered in light of what is already available there.

Chair McCarthy

I think the question that was asked had to do with what the parking requirement is under the zone not what the parking would be at this specific site. I agree with you that is a site plan question that should be brought up at that point.

Alderman Johnson

I tend to disagree because we have applicability law. What we impose on any other person coming into this city who wants to put any type of facility or restaurant we would hold them to the letter of the law saying that for every four persons you need to have one spot and they would either have to have this or they don't get their building there. We, the city, don't follow our own rules and regulations here. I'm going to put that on the record that whatever we do for somebody else coming into the city we need to do for ourselves.

Chair McCarthy

I'm not necessarily disagreeing with you. I'm saying that is a site plan issue for this particular site that if that is the case that they shouldn't be allowed to build there it is because they shouldn't get a site plan.

Alderman Tollner

This is probably an issue that should be taken up with regard to the site plan and in front of the Planning Board.

Alderman McAfee

I was just helping Director Hersh – page 1182 – Commercial Amusement Establishment including swimming pools, golf courses, bowling alleys, skating rinks, and similar facilities 1 per each 500 sq. ft. of gross floor area or 5 for each hole, alley or 100 sq. ft. of water area, whichever is greater.

Alderman Bolton

It is not a commercial skating rink that is being proposed either.

Kathy Hersh

The other one that may be relevant in response to Alderman Bolton's comment is that it also says community facilities, city building, recreation, etc. one for each 400 sq. ft. of gross floor space so there would need to be a zoning determination of which one was the most appropriate for that.

Alderman McAfee

Either to Alderman Tollner or Director Hersh – to have a stricter review why not have it permitted under a special exception?

Alderman Tollner

When we sat down with Corporation Counsel they thought this was the best way to go because if there were any other scenarios that the city would be looking into working with non-profit entities in the future regardless of the limited amount of space we wanted some flexibility as far as – and we could limit this as an exception, but he thought this was the best way to go.

MOTION BY ALDERMAN COTE TO RECOMMEND FINAL PASSAGE PENDING A RECOMMENDATION FROM THE NASHUA CITY PLANNING BOARD
MOTION CARRIED

NEW BUSINESS – RESOLUTIONS - None

NEW BUSINESS – ORDINANCES - None

DISCUSSION

Alderman Plamondon

During our Public Hearing the John Mansfield property was brought up. I just want to go on the record that we as a city and part of this committee's function is to have foresight. That land along the rail corridor is the only city-owned land for a proposed downtown rail station. I have been at many, many meetings here in these chambers, in the auditorium, in room 208, etc., and that property always comes up. I really hope that all of those involved stop looking at that property for development other than a proposed train station because the rail traffic is coming to Nashua, and we will need a location along that particular rail corridor for a downtown station unless for some reason the trains will be able to then be diverted to Main Street, but that is a separate rail. I just wanted to go on the record that we need to have that sort of foresight.

ADJOURNMENT

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MOTION BY ALDERMAN COTE TO ADJOURN
MOTION CARRIED

The meeting was declared adjourned at 7:25 p.m.

Scott A. Cote, Committee Clerk