

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE

June 30, 2003

A meeting of the Planning and Economic Development Committee was held on Monday, June 30, 2003 at 7:08 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

Members Not in Attendance: Alderman Lori Cardin

Also in Attendance: Alderman-at-Large Paula I. Johnson
Alderman Robert A. Dion
Kathy Hersh, Community Development Director
Mike Lowe, Planning Board Liaison

COMMUNICATIONS – None

UNFINISHED BUSINESS - RESOLUTIONS – None

UNFINISHED BUSINESS – ORDINANCES

O-03-184

Endorsers: Mayor Bernard A. Streeter
Alderman Brian S. McCarthy

AMENDING THE BUILDING REGULATIONS AND PLANNING AND ZONING
ORDINANCES TO ALLOW THE BOARD OF ALDERMEN TO WAIVE

CERTAIN

APPLICATION AND PERMIT FEES IN PARTICULAR CASES IN EXCHANGE
FOR

EQUIVALENT VALUE IN OFF-SITE PUBLIC IMPROVEMENTS AND LAND
DEDICATION

•Also assigned to the Nashua City Planning Board; Favorable Recommendation Issued
6/19/03 with Recommendation that Ordinance includes Procedure for Waiving Application
& Permit Fees

Kathy Hersh

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The piece of legislation before you was generated because of a particular situation that occurred
that made us realize that we don't have the flexibility that it may be helpful to have with some of

the issues that come up. Back several years ago when Corning was proposed to come in – actually even before that – Westwood Park was subdivided and created. As part of that there were covenants for Westwood Park. During that subdivision there was a stipulation on the subdivision that the emergency access road to Deerwood Drive would be put in before the fourth CO for building was given on that industrial park. The reason for that is because if you think about Northwest Boulevard when you come over the railroad tracks and you head towards the Corning site, that is a much longer cul-de-sac than is allowed under the ordinances. The fire department, justifiably so, and the planning department was looking for that additional access so if there's any issues or problems, you can get to the site. Before they put in the first building, they really weren't getting as far down as we are now. In that meantime, the Corning site was not finished. In the meantime, the city purchased the 250 acres of land for drinking water supply protection from Westwood Park. Because we became by far the major landowner out there as part of that acquisition we ended up with the responsibility of taking over the covenants of the Westwood Park and the responsibilities of the Westwood Park. Included in those covenants was the building of this emergency access road with the fourth CO. It became the responsibility of the city. When we went to honor our commitment to do so because we now have a proposal in for a building on the Corning site, we realized that we had never set aside money to do it. We looked at the whole situation. There is a contribution being made by the applicant towards infrastructure improvements that we could use towards this. There are fees that will be paid by this applicant and this emergency access road could be just done as part of the project if we were able to be creative about this. That's what instigated this piece of legislation. We looked at the laws and what we could and could not do, and said this might be something we might want to be able to do in the future when a situation arises.

MOTION BY ALDERMAN COTE TO RECOMMEND FINAL PASSAGE

ON THE QUESTION

- Mike Lowe

- The Planning Board has given it a favorable recommendation.

MOTION CARRIED

NEW BUSINESS – RESOLUTIONS – None

NEW BUSINESS – ORDINANCES - None

HELD IN COMMITTEE

R-03-197

Endorser: Alderman Brian S. McCarthy

ADOPTING A “DEVELOPMENT PROGRAM” AND “TAX INCREMENT FINANCING

PLAN FOR A TAX INCREMENT FINANCING DEVELOPMENT DISTRICT UNDER
RSA 162-K AND NRO 2-741, COMPRISED OF LAND IDENTIFIED AS TAX
MAP 43,
LOT 66, APPROXIMATELY 1.2 ACRES, LYING EASTERLY OF MAIN
STREET

ON THE NORTHERLY SIDE OF THE NASHUA RIVER

- Requires Public Hearing – See, RSA 162-K:5
- Tax Increment Financing Plan must be presented at Public Hearing
- School Board and County Commissioners must be given the opportunity to meet with the Board of Aldermen prior to the Public Hearing
- Held in Committee pending scheduling of Public Hearing

R-03-212

Endorsers: Alderman-at-Large Steven A. Bolton
Alderman Kevin McAfee

DIRECTING THE MAYOR AND CITY DEPARTMENTS TO TAKE IMMEDIATE
APPROPRIATE
ENFORCEMENT ACTION CONCERNING PROPERTY LOCATED AT 449
AMHERST STREET

O-03-155 (Amended)

Endorser: Alderman Brian S. McCarthy

REVISING THE CRITERIA FOR ENCROACHMENT INTO THE
CONSERVATION

ZONE OF THE WATER SUPPLY PROTECTION DISTRICT

- Amended and Re-Referred to NCPB & Committee at Full Bd. Mtg. Of 5/27/03
- Planning Board Issued Unfavorable Recommendation – 6/19/03

O-03-171

Endorser: Alderman Brian S. McCarthy

ESTABLISHING A TAX INCREMENT FINANCING DEVELOPMENT
DISTRICT UNDER

RSA 162-K AND NRO 2-741, COMPRISED OF LAND IDENTIFIED AS TAX
MAP 43, LOT 66,
APPROXIMATELY 1.2 ACRES, LYING EASTERLY OF MAIN STREET ON
THE NORTHERLY

SIDE OF THE NASHUA RIVER

- Requires Public Hearing – See, RSA 162-K:5
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POSSIBLE NON-PUBLIC SESSION

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DISCUSSION

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ADJOURNMENT

MOTION BY ALDERMAN NICKERSON TO ADJOURN
MOTION CARRIED

The meeting was declared adjourned at 7:12 p.m.

Alderman Scott A. Cote
Committee Clerk