

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE

MARCH 21, 2006

A meeting of the Planning and Economic Development Committee was held on Tuesday, March 21, 2006 at 7:00 p.m. in the Aldermanic Chamber.

Chairman Brian S. McCarthy presided.

Members of the Committee present: Alderman-at-Large Steven A. Bolton, Vice Chair
Alderman Richard LaRose
Alderman Mark S. Cookson
Alderman Michael Tabacsko

Members Not in Attendance:

Also in Attendance: Alderman-at-Large David W. Deane
Alderman Robert A. Dion
Alderman-at-Large Fred S. Teeboom (7:05 p.m.)
Alderman Daniel Richardson (7:05 p.m.)
Mike Lowe, Liaison, Nashua City Planning Board
Katherine E. Hersh, Div. Dir., Community Devel. Division
Roger Houston, Manager, Planning Department

COMMUNICATIONS - None

UNFINISHED BUSINESS – None

NEW BUSINESS – None

**MOTION BY ALDERMAN TABACSKO TO TAKE FROM THE TABLE A COMMUNICATION FROM NEIGHBORS OF THE NORTH END
MOTION CARRIED**

From: Neighbors of the North End
Re: Concerns about the Trend to Carve Up Nashua's Older, Established Neighborhoods

**MOTION BY ALDERMAN TABACSKO TO ACCEPT, PLACE ON FILE, AND TO ISSUE A RECOMMENDATION TO THE FULL BOARD THAT THE COMMUNICATION ALSO BE REFERRED TO THE PERSONNEL/ADMINISTRATIVE AFFAIRS COMMITTEE
MOTION CARRIED**

A discussion ensued between the members of the committee and the individuals in attendance representing the Neighbors of the North End with regard to the communication and general zoning issues. Katherine E. Hersh and Roger Houston also participated in the discussion.

The following individuals represented the neighbors of the North End and actively participated in the discussion:

Jane Vincent, 67 Wellington Street

Diane Urquhart, 11 Merrill Street,

Robert Hallowell, 6 Chaucer Road

Jocelyn Demuth, 7 Lynde Street

John Koutsos, 3 East Dunstable Road

Peter Bedard, 72 Cox Street

Jack Dutzy, 18 Swart Terrace

Paul Johnson, 44 Browning Avenue

Jim Donchess, 4 Rockland Street

Carolyn Spier, 9 Columbia Avenue

Rosemarie Miccolo, 66 Cox Street

Bill Dempster 18 Chautauqua Avenue

Fran Michaud, 70 Cox Street

Shirley Kraft, 8 Catherine Street

Ruth Lyons, 6 Catherine Street

Suzanne Vail, 2 Rockland Street

The tape recording of this discussion is on file in the Legislative Office.

HELD IN COMMITTEE

From: Jeffrey A. Zall, Esquire

Re: Impact Fee Waiver – Walden Woods

DISCUSSION

ADJOURNMENT

MOTION BY ALDERMAN TABACSKO TO ADJOURN MOTION CARRIED

The meeting was declared adjourned at 10:07 p.m.

Alderman Michael J. Tabacsko
Committee Clerk

**CONCERNS ABOUT THE TREND TO CARVE UP NASHUA’S OLDER,
ESTABLISHED NEIGHBORHOODS**

- Carve up and Cram in Development
- Large Lots for Large Homes in North End
- Overcrowded Neighborhoods
- Neighborhood Character
- Multi-Family Housing in Predominantly Single-Family Neighborhoods
- Setbacks form other Properties
- Houses Sideways on Lots
- Architecture, History of Neighborhoods
- Aesthetics
- New Position – Neighborhood Advocate
- Public Hearing Fee for More than One Meeting
- Penalty for Postponements
- Eminent Domain for Inappropriate Projects
- Character of Neighborhood
 - What Does This Mean
 - How is This Evaluated
 - Know When you See It
- Paper Streets
- Flag Lots
- Unusually Shaped Lots
- Planning Board “Accepting” Plans
- Public Access to Applications Before Night of Planning Board Meetings
- Planning Board Agendas on Web Site
- Comments from Relevant Departments
- Timing – City vs. State Laws
- Is Site Plan Review Governed by State Law
- Expansion of Non-Conforming Use
 - Special Exception or Variance
- Side Setbacks
- R-A Zone Needs to be Refined
 - Many Lots in North End on Larger Lots
- Applicant Can Decide to Hold Applications to Future Meeting; Public Doesn’t Have That Option
- Standardized Set of By-Laws
- Character
 - Physical
 - Social
 - General Location of Buildings on Site
 - Architecture
- Neighborhood Conservation District
- Design Guidelines
 - Architecture
 - Streetscape
- Green/Black Signs
 - Make them Larger
 - Add Plan to Them
 - Should Reflect Accurate Information Regarding Meeting Time and Date
- Ownership for a Length of Time Before Being Allowed to Make Changes

**CONCERNS ABOUT THE TREND TO CARVE UP NASHUA'S OLDER,
ESTABLISHED NEIGHBORHOODS**

(Continued)

- Phone Call Tree for Postponed Applications
- List of People Interested in Application onus on Applicant to Notice "Interested Parties" of Additional Information and Changes
- Applications/Plans On Line
- Post Agenda Changes on Channel 16
- Industrial Sites/Brownfields in Inner-City Neighborhoods
- Roll Call Votes on Planning Board/Zoning Board of Adjustment or Show of Hands
- Two-Year Moratorium on Building on Non-Conforming Lots
- Concern Development will be Rushed Through as Issues are Worked on
- Section 16-81 – Not Clear Between 16-81 and Use Table
- Change of Purpose (192 Kinsley Street)
- Approval of Part of Plan