

NASHUA CITY PLANNING BOARD
May 19, 2005

A meeting of the Nashua City Planning Board was held on Thursday, May 19, 2005 at 7:00 PM in the Auditorium at City Hall.

Bette Lasky, Chair conducted the meeting.

Members present were: Bette Lasky, Chair
 Ald. Richard Larose
 Mike Lowe, Mayor's Representative
 Steve Dookran (City Engineer)
 William Slivinski
 Steve Farkas
 George Torosian

Also present: Roger Houston, Planning Manager
 Rick Sawyer, Deputy Planning Manager

APPROVAL OF MINUTES

April 14, 2005

MOTION by Mr. Lowe to accept the minutes of the April 14, 2005 meeting, waive the reading, and place them on file.

SECONDED by Mr. Slivinski.

MOTION CARRIED 4-0-3, Mr. Farkas, Ald. Larose, Mr. Torosian abstaining.

April 20, 2005

MOTION by Mr. Lowe to accept the minutes of the April 20, 2005 meeting, waive the reading, and place on file.

SECONDED by Mr. Slivinski.

MOTION CARRIED 4-0-3, Mr. Farkas, Ald. Larose, Mr. Torosian abstaining.

COMMUNICATIONS

Mr. Houston said the following items should be in the Board's folders:

Technical Review Agenda for determining Regional Impact

REPORT OF CHAIRMAN, COMMITTEE & LAISON

Mr. Slivinski said there was a Historic District Commission meeting this week in the Hunt Library. They approved a couple of minor changes for the Jackson condominium project.

He said they toured the Hunt Library, which they are still restoring. He passed along information that this facility can be rented out very reasonably. To arrange for this you would call the Hunt Building.

Mr. Lowe said the Planning & Economic Development Committee met and approved the waiver.

Mrs. Lasky asked what is going on with the land use ordinance.

Ald. Larose said he believes Nashua Regional Planning has recently hired somebody. They are going through all the changes that were made. He said he didn't think they would see anything until September.

Mr. Houston said the Mayor signed the contract with Nashua Regional Planning Commission yesterday. Kerrie Diers, the new Assistant Director for Nashua Regional Planning Commission will be working on this project with him. They also have another consultant on board if they need to bring in their expertise on some of the major issues. He said he hopes they will start the process within a month or so. It depends on how soon the Planning Committee wants to get moving on it.

He said he knows the committee wants to get moving on this to try to get it done before year's end because that's when the legislation will die in committee and it would have to be re-introduced. He said it thought most of the issues have been or will be taken care of.

Mrs. Lasky went into the procedure of the meeting as follows:

After the legal notice of each site plan or subdivision is read by the Chair, the applicant or his representative will be given time to present an overview and description of their project. The applicant shall speak as to whether or not they agree with the staff stipulations.

The Board will then have the opportunity to ask questions of the applicant or staff. The Chair will ask for testimony from the audience, first anyone wishing to speak in opposition or with

concern to the plan may speak. Come forward to the microphone and state their name and address for the record. This would also be the time to ask questions they have regarding the plan.

Next follows testimony coming from anyone wishing to speak in favor of the plan before the Board. The Board asks that both sides keep their remarks to the subject at hand and try not to repeat what someone else may have said.

After the public testimony is given the Board will discuss the issue and render their decision.

OLD BUSINESS - SUBDIVISION PLANS

None

OLD BUSINESS - SITE PLANS

None

NEW BUSINESS - SUBDIVISION PLANS

1. **Marroc Realty Associates, LLC (Owner) - Proposed subdivision of one lot into two single-family lots, 67 & 69 Allds Street & McKean Street, Sheet F - Lot 19, Zoned "RB", Urban Residence.**

Tony Basso, Hayner/Swanson. Mr. Basso said the proposal is to subdivide one lot into two. The lot is located on the corner of McKean & Allds. The lot is currently occupied by multiple structures - an existing single-family residence on the corner with a detached garage and on the southern part of the lot there is a long concrete building. That building used to be used as a retail operation at one point. It will be converted into a residence and both buildings will be remodeled.

He said in order to do this, a number of variances had to be granted for the lots. The minimum lot size is 6,000 square feet. One of them is 5,500 and the other is 4,000 square feet. The maximum building area and the open space requirements were not met for either lot as well.

He referred to an exhibit and said that a lot of the pavement that used to be up front has already been removed and has been returned to grassed area. It used to be a parking area for the business.

He said the site has sidewalk going all the way around it. It is served by municipal water and sewer.

Mr. Lowe asked if the remaining buildings being enlarged.

Mr. Basso said "no." In fact, he said, the garage has been removed.

Mr. Slivinski asked if there is going to be room on site so that cars won't be backing out onto Allds Street.

Mr. Basso said there's a turn around and an easement has been provided. He showed where the easement was located. He said the driveway just barely nicks the lot line and they have provided a driveway easement and a turn around easement.

Ald. Larose asked if the driveway for the long building going to be paved or if it's going to stay graveled.

Mr. Basso said it's going to be paved. He said it is gravel right now.

Ald. Larose said he talked to one of the people working there and it was mentioned that there was going to be a fence where the gravel lot is because the house on Rita Street has a great dane. He asked if Mr. Basso knows anything about this.

Mr. Basso said he didn't. He said the applicant is present and probably could address this. He said he didn't even know which lot Mr. Slivinski was referring to.

Randy Turmel, Marric Associates. Mr. Turmel said they have talked to the people at #1 (he thinks) Rita Street and have made an agreement to erect a fence on the corner to separate the yards. He showed the location of the proposed fence. This is not so much because of the dog, but every once in a while kids cut through Rita Street. They are also putting a fence up between this property and the neighbor beside them at 65 Allds Street. All together it's about 12' of fence.

SPEAKING IN OPPOSITION OR WITH CONCERN

No One.

SPEAKING IN FAVOR

Atty. Gerald Prunier. Atty. Prunier said there are sidewalks on Allds Street and on McKean Street. His understanding is that the City is going to re-do Allds Street.

Mr. Dookran said they are going to be doing a pavement overlay.

Atty. Prunier said if this is what the City is going to do, he suggested that the applicant fix the sidewalks in front of the house on Allds Street.

Ald. Larose said in front of where the two buildings are, the sidewalk is in tough shape. The sidewalk in front of 65 Allds Street is in tough shape. The curbing is almost parallel to the existing street. He said he didn't know what the City was planning on doing when they resurface, but it seemed to him that the best thing to do would be a contribution towards the sidewalk. When the City is going to repave the street they can rip up the sidewalk in front of 65 Allds Street and raise the curb from Rita Street to McKean Street. This would make a lot more sense than to have the curb stay the same and the street getting repaved.

Mr. Dookran said the City's job at this location is to repave. There is no money for sidewalks. He said that his staff engineer wanted sidewalk replacement brought to its full reveal - approximately seven inches. He said it's sort of impractical to do this. He said they can ask for something between what is being suggested by Atty. Prunier and what the City really wants.

He said when the City goes in to repave a street like this they do some edge grinding. This accomplishes a couple of things. First, they don't bring the pavement higher than it is today on the edge. They end up with some reveal - probably two inches. He said he believes the granite here is in good shape and if the applicant replaces only the concrete panels it wouldn't be the \$7,000 that is estimated. It probably would be on the order of \$2,500 - \$3,000.

Atty. Prunier asked if the City wants the applicant to make a contribution.

Mr. Dookran asked if the applicant would replace the concrete panels and Atty. Prunier agreed that they would do this.

MOTION by Mr. Lowe to grant the subdivision of one lot into two single-family lots, 67 & 69 Allds Street & McKean Street with the finding that it meets NRO Section 16-108 and with the following stipulations:

1. Prior to the plan being recorded, the existing garage on new lot 132 shall be removed.

2. Prior to toe plan being recorded, bonding for all public improvements shall be submitted to and approved by the Engineering Department and Corporation Counsel.
3. Prior to a certificate of occupancy being issued the sidewalk panels shall be repaired.

SECONDED by Ald. Larose.

MOTION CARRIED UNANIMOUSLY

NEW BUSINESS - SITE PLANS

None

OTHER BUSINESS

1. **Review of tentative agenda to determine proposals of regional impact.**

MOTION by Mr. Farkas finding that there are no proposals of regional impact on the technical review agenda.

SECONDED by Ald. Larose.

MOTION CARRIED UNANIMOUSLY

2. **Referral from the Board of Alderman on proposed O-04-19, amending the Planning and Zoning Ordinances of the City of Nashua in their entirety. (Tabled from June 3, 2004)**

No motion to remove from the table.

3. **Referral from the Board of Alderman on Proposed R-05-204, Authorizing the conveyance of a 12-acre parcel on Gilson Road (Tax Map D Lot 321) to Deborah A. Gleeson for \$100,000 for use as a private school. (Tabled from May 5, 2005 Meeting)**

Ald. Larose said this resolution has been amended. The amendment is that the City and the applicant are going to have the property assessed and they each will pay half the cost. The City will choose who the appraiser will be. The appraisal will be done - 1) for maximum usage and 2) If a school was put on the site.

He said if the party wants to purchase the land, a new resolution is going to have to come in to purchase the land. He said the original resolution is that it was going to be sold for \$100,000.

Mrs. Lasky asked if this would be withdrawn or if the Board would just keep it tabled.

Ald. Larose said to just leave it alone.

Mr. Lowe asked if staff could check to see that there are no covenants on this property. There's a pond out there and it was supposed to be for passive recreation only.

Mr. Houston said he's not aware of any covenants. He said there might be a restriction that it is conservation, but that can be resolved by the Alderman.

Ald. Larose said his understanding is that there is a covenant that was put on by the Alderman in a resolution so the Alderman would have to negate the resolution. There's no covenant on it from somebody who gave the City the land.

He said if this should go forward, the Planning Board should take a look at the acreage and discuss what the whole purchase was.

No motion to remove from the table.

Discussion Items

1. Required rendering of presentation plans.

Mr. Lowe said Moran had made a request that when a presentation is made before the Board, that the plans that were put up on the board be colored. It is easier to see.

Atty. Prunier said there is an additional cost to the applicant for the colored plans.

Mrs. Lasky asked if they could just say "wherever practicable."

Atty. Prunier said there are times when they have used that because sometimes it highlights different things. He doesn't believe it should be for every little subdivision, for example.

Mr. Slivinski said he thought they were going to keep it on an informal basis so that if the staff felt that it ought to be

colored, they would mention it to the applicant. There's no doubt that looking at colored plans is easier on the Board members.

Atty. Prunier said he didn't have a problem with something that would be informal - if the staff felt that a certain plan should be colored.

Other

Mr. Lowe said when he went to the NRPC meeting one of the things that was brought up that the Board seems to be missing is the sphere of influence of the roads - how it not just affects the immediate area, but the roads around it. We're not getting that and that's one of the things the Board should be asking for.

Tony Basso, Hayner/Swanson. Mr. Basso said they have been providing an overview of a much broader area than the site has and that includes all the houses and the other things that are around. There is a GIS map in their packet when they submit their application.

Mr. Houston said he thinks Mr. Lowe is talking about the traffic modeling maps, which is something different.

Mr. Lowe agreed with Mr. Houston.

Mr. Houston said they usually try to attach those to the staff report and may not up on the Board.

He referred back to the colored plans. He said when the staff did the presentations they used to color in the plans for the Board. He said when the meeting is televised he knows that the black line doesn't really show up too well. He said it's informal right now. Generally HSI colors in their plans when they know it's going to be useful to the Board. Others don't. He said the Board may want to make it a requirement.

Mrs. Lasky said by the general discussion they've been having, she doesn't believe any of them want to make this a requirement. If it's practicable to do it, it will be done.

Mr. Dookran said coloring plans by CAD has come a long way. It's rather an easy effort today. The more you do it the better you get at it. He suggests that a colored plan be presented when possible.

Atty. Prunier said if the staff feels that it's better to have a colored plan for a particular project he didn't have a problem.

It's not the Wal-Mart's, for example. It's the small guy who is affected because it adds to the cost for someone who might be doing a small two-lot subdivision.

Mr. Basso said the project he presented tonight was colored because there are existing buildings on the site. If it had been a typical subdivision with nothing on the land the plan would not have been in color. He said he could understand if it is a complex site plan to have it in color.

Ald. Larose said his feeling is that as time goes on they will start seeing more color when it's appropriate.

Further discussion ensued regarding this subject.

Mr. Sawyer said that Mr. Moran wants every plan in color and has talked to staff about this on several occasions. He has said that he is going to recommend tabling every project that comes to the Board that doesn't have a colored plan. He said Mr. Moran was very upset that the Board didn't act on his request at the last meeting. Mr. Dufour had recommended that staff talk about it with the Planning Director and report back at the next meeting.

Mr. Dookran asked what the increased cost (percentage wise) would be for a colored rendering.

Mr. Basso said on the little project he had tonight it is a few hundred dollars. He has seen site plans where they had them done by someone who does them and they cost \$2,000 - \$3,000 for a good quality colored rendering. It ranges all over the place and it depends on how detailed you are going to get.

Mr. Farkas said he didn't get the impression that Mr. Moran wanted colored plans in every instance. If that's really what he wants, there is no way they are able to ballpark what that's going to be right now. He said they didn't know what he really wants. If he is talking about every single plan, all bets are off. He thought they should table the discussion and have the discussion when Mr. Moran is present.

Mr. Basso said that in his presentation tonight he didn't have the property lines colored. The green coloring was the grass, some gray where there was pavement on the sidewalks. He didn't have the roads colored. The buildings were colored. If they just want something like that, it isn't a big deal to do.

NCPB
March 19, 2005
Page 10

Mrs. Lasky said for all the years she has been doing this, she goes to the site, she looks at the plans when they get them from the staff and she looks at the rendering as a bonus. She said she would like the vicinity map to be larger.

She agreed that they should wait until Mr. Moran is present.

Mr. Slivinski said he didn't believe that the Board made many mistakes because the rendering was colored or not colored, even though it is easier if it's colored.

ADJOURN

Mrs. Lasky declared the meeting closed at 7:50PM.

APPROVED: _____
Bette Lasky, Chair Nashua City Planning Board

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Taped Hearing