

JOINT MEETING - COMMITTEE ON INFRASTRUCTURE and
PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE

FEBRUARY 22, 2023

7:00 PM

Aldermanic Chamber

ROLL CALL

PUBLIC COMMENT

COMMUNICATIONS

UNFINISHED BUSINESS

From: Tim Cummings, Director of Economic Development
Re: Communication on potential new development project(s) for BIDA

PETITIONS

NEW BUSINESS – RESOLUTIONS

NEW BUSINESS – ORDINANCES

O-23-041

Endorsers: Alderman-at-Large Melbourne Moran, Jr.
Alderman Derek Thibeault
Alderman Patricia Klee
Alderwoman-at-Large Shoshanna Kelly

AUTHORIZING A STOP SIGN ON TOPAZ DRIVE AT ITS INTERSECTION WITH KELLY STREET

O-23-042

Endorsers: Mayor Jim Donchess
Alderman Thomas Lopez
Alderman-at-Large Ben Clemons
Alderman Richard A. Dowd
Alderman Tyler Gouveia
Alderman Patricia Klee
Alderman Derek Thibeault
Alderman-at-Large Lori Wilshire

ALLOWING LEASES FOR SPACES IN THE WATER STREET PARKING LOT

TABLED IN COMMITTEE

DISCUSSION

- Parking Study Presentation

GENERAL DISCUSSION

PUBLIC COMMENT

REMARKS BY THE ALDERMEN

ADJOURNMENT



THE CITY OF NASHUA

The Office of Economic Development

"The Gate City"

TO: Board of Aldermen
FROM: Tim Cummings, Director of Economic Development
CC: M. Sullivan, Director of Community Development
C. Leonard Deputy Corporation Counsel
DATE: December 30, 2022
RE: Communication on potential new development project(s) for BIDA

Background

I am writing at the direction of the Business Industrial Development Authority ("BIDA") where the group recently met and discussed new opportunities for land development within Nashua.

Over the last year or so BIDA has met on and off to discuss next steps and to chart a course since finishing their involvement with the "Renaissances Project" now known as "Riverfront Landing." As you may recall, the Riverfront Landing project's first phase is 152 units. There is a second phase currently under construction with approximately 165 units. These two phases came to fruition after a decade's long effort to develop this land starting with a master planning exercise and a culmination of two sales to a developer that permitted the property and arranged for the vertical development of the site. BIDA's guiding hand in this initiative has come to fruition and the group is looking for its next project.

To that end, BIDA selected 77-8 and 77-3 to begin the discussion on potential (re-)development of this land. Explicitly wanting to focus on 77-8, which currently contains a structure that housed an elevator company (with a street address of 82 Pine Street Ext.), but today is used by the Nashua Police Department for training purposes. If the Nashua Police Department moves their training to 9 Riverside Drive, the Nashua Police will be turning this site back to the City. 77-8 is approximately 1.25 acres and is in the Millyard. This subject parcel will need a purpose should the police vacate the site. As for 77-3 it is currently a city parking lot that abuts 77-8 and other

Millyard properties (3 & 5 Pine Street Ext.). The land is just under 2.0 acres. BIDA is interested in learning whether one or both of these parcels could be developed for the City's benefit.

Should the City agree and ordain BIDA with the authority to develop this land area BIDA would in turn use some of its money, which is currently set aside in a trust fund (approximately \$250,000) to begin to develop plans and concepts that would take into consideration all the strengths, weaknesses, obstacles and opportunities with the land. Once this planning exercise is complete an RFP could be issued for a developer.

Request

Ultimately, BIDA is interested in the Board of Aldermen approving a piece of legislation that would empower the group to re-develop the land and sell it under the same scenario as it did with the Riverfront landing project. BIDA would be looking to share in the profits of the land sale similarly as it did with the city a few years back (essentially a 50/50 split of the proceeds). (The city collects and keeps 100% of the future tax dollars from the new development).

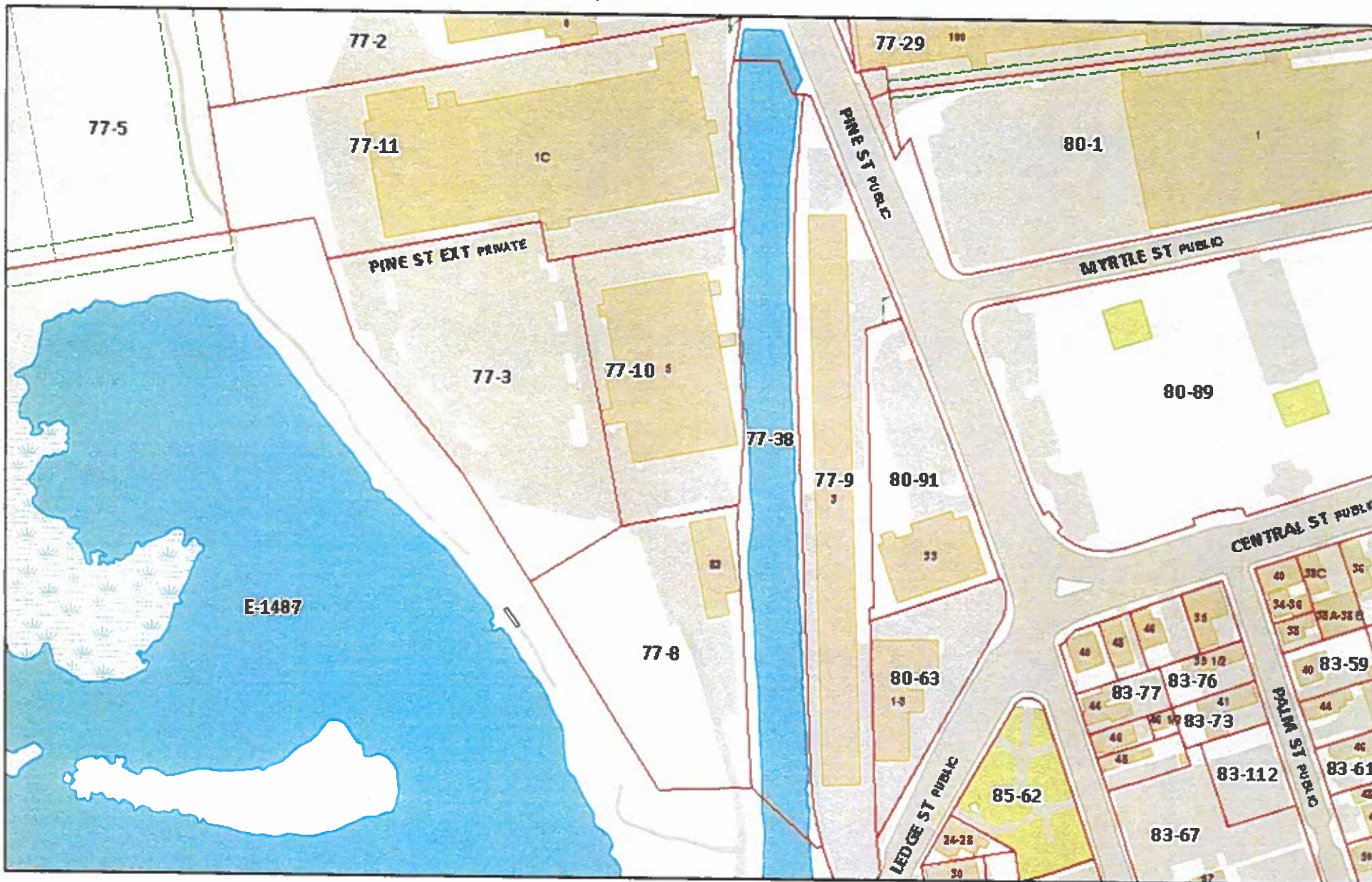
Recommendation

In conclusion, I would recommend that this communication be referred to a subcommittee or subcommittees where this idea could be vetted and if there is a consensus the main points of a piece of legislation could be developed prior to the official drafting of legislation that would follow on.

Thank You.

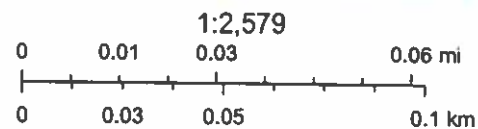
Enclosure (Parcel Map of 77-3 & 77-8)

Map of 77-3 & 77-8



12/30/2022

- Address Points Parcels Common Lines
- Road Names Conservation Easements
- Parcel IDs Other Easements





ORDINANCE

AUTHORIZING A STOP SIGN ON TOPAZ DRIVE AT ITS INTERSECTION WITH KELLY STREET

CITY OF NASHUA

In the Year Two Thousand and Twenty-Three

The City of Nashua ordains that Part II “General Legislation”, Chapter 320 “Vehicles and Traffic”, Article III “Stop and Yield Intersections”, Section 320-4 “Stop intersections”, subsection D of the Nashua Revised Ordinances, as amended, be hereby further amended by adding the following new underlined language in the appropriate alphabetical order:

“§ 320-4. Stop intersections.

...

- D. The following intersections are hereby designated as stop or through streets, and authority is hereby granted for the erection of a stop sign at the corner so designated in accordance with the tenor of this chapter:

Stop Sign on	Sign Location	At Intersection of
...		
<u>Topaz Drive</u>	<u>Northwest corner</u>	<u>Kelly Street”</u>

All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

This ordinance shall become effective at the time of removal and/or installation of the necessary sign(s) and/or device(s).

LEGISLATIVE YEAR 2023

ORDINANCE: O-23-041

PURPOSE: Authorizing a stop sign on Topaz Drive at its intersection with Kelly Street

ENDORSER(S): Alderman-at-Large Melbourne Moran, Jr.
Alderman Derek Thibeault

**COMMITTEE
ASSIGNMENT:** Committee on Infrastructure


FISCAL NOTE: Materials, Labor and Vehicle Overhead: \$171

ANALYSIS

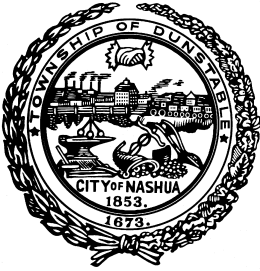
This legislation authorizes a stop sign on the northwest corner of Topaz Drive at its intersection with Kelly Street.

The erection, removal and maintenance of all traffic control devices must conform to applicable state statutes and the latest edition of the Manual on Uniform Traffic Control Devices. RSA 47:17 VIII (a). The Board should consult with the city's Traffic Engineer to determine if this ordinance is in compliance.

Approved as to form: Office of Corporation Counsel

By: 

Date: 6 February 2023



ORDINANCE

ALLOWING LEASES FOR SPACES IN THE WATER STREET PARKING LOT

CITY OF NASHUA

In the Year Two Thousand and Twenty-Three

The City of Nashua ordains that Part II “General Legislation”, Chapter 320 “Vehicles and Traffic”, Article XI “Parking Meters”, Section 320-48 “Parking meter lots” of the Nashua Revised Ordinances, as amended, be hereby further amended by adding the new underlined language as follows:

“§ 320-48. Parking meter lots.

The following described areas lying within the corporate limits of the City are designated as public parking areas and shall constitute parking meter lots in the listed zones:

A. Zone II.

...

(10) Water Street parking lot, with the exception of any space or spaces with approved leases.

...”

All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

This ordinance shall become effective upon passage.

LEGISLATIVE YEAR 2023

ORDINANCE: O-23-042

PURPOSE: Allowing Leases for Spaces in the Water Street Parking Lot

ENDORSER(S): Mayor Jim Donchess

**COMMITTEE
ASSIGNMENT:** Committee on Infrastructure

FISCAL NOTE: None.

ANALYSIS

This legislation allows the leasing of a space or spaces in the Water Street Lot. The leases would require Board of Aldermen approval.

Approved as to form: Office of Corporation Counsel

By: 

Date: 2/6/2023