

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE

JUNE 14, 2023

7:00

Aldermanic Chamber

PUBLIC HEARING

O-23-055

AMENDING THE ZONING MAP BY REZONING LAND OFF ALONG THE AMHERST STREET CORRIDOR FROM GENERAL BUSINESS (GB) TO GENERAL BUSINESS WITH MIXED USE OVERLAY DISTRICT (GB/MU), FROM PARK INDUSTRIAL (PI) TO PARK INDUSTRIAL WITH MIXED USE OVERLAY DISTRICT (PI/MU), AND FROM HIGHWAY BUSINESS (HB) TO HIGHWAY BUSINESS WITH MIXED USE OVERLAY DISTRICT (HB/MU)

ROLL CALL

TESTIMONY

REGULAR MEETING

ROLL CALL

PUBLIC COMMENT

DISCUSSION

- Changes to the Downtown Dining Ordinance

COMMUNICATIONS

From: Sam Durfee, Planning Director

Re: Referral from the Board of Aldermen on proposed Ordinance O-23-055, amending the zoning map by rezoning land off along the Amherst Street Corridor from General Business (GB) to General Business with Mixed Use Overlay District (GBMU), from Park Industrial (PI) to Park Industrial with Mixed Use Overlay District (PI/MU), and from Highway Business (HB) to Highway Business with Mixed Use Overlay District (HB/MU)

UNFINISHED BUSINESS

NEW BUSINESS – RESOLUTIONS

NEW BUSINESS – ORDINANCES

O-23-055

Endorsers: Alderman-at-Large Melbourne Moran, Jr.
Alderman Michael B. O'Brien, Sr.
Alderman John Sullivan
Alderman Patricia Klee
Alderman Thomas Lopez
Alderman Alex Comeau
Alderman Richard A. Dowd
Alderman Derek Thibeault
Alderman-at-Large Lori Wilshire

AMENDING THE ZONING MAP BY REZONING LAND OFF ALONG THE AMHERST STREET CORRIDOR FROM GENERAL BUSINESS (GB) TO GENERAL BUSINESS WITH MIXED USE OVERLAY

**DISTRICT (GB/MU), FROM PARK INDUSTRIAL (PI) TO PARK INDUSTRIAL WITH MIXED USE
OVERLAY DISTRICT (PI/MU), AND FROM HIGHWAY BUSINESS (HB) TO HIGHWAY BUSINESS WITH
MIXED USE OVERLAY DISTRICT (HB/MU)**

TABLED IN COMMITTEE

GENERAL DISCUSSION

PUBLIC COMMENT

REMARKS BY THE ALDERMEN

ADJOURNMENT



City of Nashua
Planning Department
229 Main Street
Nashua, New Hampshire 03061-2019

Planning & Zoning 603 589-3090
WEB www.nashuanh.gov

MEMORANDUM

Date: June 2, 2023

To: Ald. Lori Wilshire, President, and Board of Aldermen
Ald. Melbourne Moran, Jr., Chair and Planning & Economic Development
Committee

From: Sam Durfee, Planning Director

RE: Referral from the Board of Aldermen on proposed Ordinance O-23-055, amending the zoning map by rezoning land off along the Amherst Street Corridor from General Business (GB) to General Business with Mixed Use Overlay District (GBMU), from Park Industrial (PI) to Park Industrial with Mixed Use Overlay District (PI/MU), and from Highway Business (HB) to Highway Business with Mixed Use Overlay District (HB/MU).

At the Nashua City Planning Board's regularly scheduled meeting of June 2, 2023 the Planning Board voted unanimously to make a favorable recommendation on O-23-055.

If you have any questions concerning this notification, please contact me at 589-3090 or via durfees@nashuanh.gov.

cc: Mayor Jim Donchess
Donna Graham, Legislative Assistant
Daniel Healey, City Clerk
Scott LeClair, Chair, NPCB



ORDINANCE

AMENDING THE ZONING MAP BY REZONING LAND OFF ALONG THE AMHERST STREET CORRIDOR FROM GENERAL BUSINESS (GB) TO GENERAL BUSINESS WITH MIXED USE OVERLAY DISTRICT (GB/MU), FROM PARK INDUSTRIAL (PI) TO PARK INDUSTRIAL WITH MIXED USE OVERLAY DISTRICT (PI/MU), AND FROM HIGHWAY BUSINESS (HB) TO HIGHWAY BUSINESS WITH MIXED USE OVERLAY DISTRICT (HB/MU)

CITY OF NASHUA

In the Year Two Thousand and Twenty-Three

The City of Nashua ordains that Part II “General Legislation”, Chapter 190 “Land Use”, Part 2 “Zoning Districts and Supplemental Use Regulations”, Article 2 “Generally”, Section 190-12 “Zoning map”, is hereby amended by changing the zoning designation of the following areas along the Amherst Street corridor by adding a Mixed Use Overlay District, as shown on the attached proposed overlay extension map as follows:

Beginning on Northwest Boulevard, at the eastern edge of the street right-of-way at the intersection of Northwest Boulevard and the northern edge of the railroad right-of-way, extending northerly along the eastern edge of Northwest Boulevard to the northernmost extent of the General Business (GB) District Boundary, thence following the GB District to the southwest to the center of Blackstone Drive, thence following the northern boundary of the Park Industrial (PI) District and northern and eastern boundary of the Highway Business (HB) District to the centerline of Amherst Street, thence extending approximately 735 +/- feet to the southwest along the centerline of Amherst to the intersection with the Highway Business District, thence running along the western and northern boundary of the Highway Business District to the easternmost point of Lot G-42, along the eastern boundary of Lot G-42, then crossing Amherst Street along the centerline of Charron Avenue approximately 450 +/- feet, extend to the northwest along the southern boundary of the Highway Business (HB) District, continuing along the southern boundary of the General Business District, thence along the southern boundary of the Highway Business District to its intersection with the General Business (GB) District at Deerwood Avenue, continuing to the northwest to the intersection with the Park Industrial (PI) District, thence following the PI District to the south to the intersection with the centerline of the railroad right-of-way, then following the centerline of the railroad right-of-way to the point of beginning.

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

This ordinance shall become effective immediately upon passage.

LEGISLATIVE YEAR 2023

RESOLUTION: O-23-055

PURPOSE: Amending the zoning map by rezoning land off along the Amherst Street corridor from General Business (GB) to General Business with Mixed Use Overlay District (GB/MU), from Park Industrial (PI) to Park Industrial with Mixed Use Overlay District (PI/MU), and from Highway Business (HB) to Highway Business with Mixed use Overlay District (HB/MU)

ENDORSERS: Alderman-at-Large Melbourne Moran, Jr.

COMMITTEE Planning and Economic Development Committee
ASSIGNMENT: Planning Board

FISCAL NOTE: None.

ANALYSIS

This ordinance changes the zoning designation of selected areas along the Amherst Street corridor that are currently zoned HB, GB, and PI, by overlaying those areas with a Mixed Use Overlay Zone. A map showing the location of this rezoning area is attached.

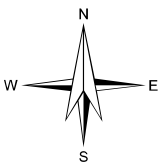
State statute (RSA 675:2) and NRO Section 190-132 require a public hearing and referral to the City Planning Board. The public hearing is conducted by the aldermanic planning and economic development committee with notice published in a newspaper of general circulation and posted in two public places at least ten calendar days prior to the date of the hearing. (Notice period does not include the day notice is posted or the day of the public hearing. RSA 675:7, I.) A favorable vote of two-thirds of all the members of the board of aldermen present and voting would be required if a protest petition is filed pursuant to RSA 675:5.

Approved as to form:

Office of Corporation Counsel

By: Donna Clark

Date: 19 May 2023



0-23-055 MU Overlay Exhibit

