

Imagine Nashua Citywide Master Plan Steering Committee Meeting #4

Meeting Agenda

- Project Timeline and Engagement Takeaways
- Priority Redevelopment Areas/Scenario Planning
- Public Meeting 3
- Next Steps

Meeting Date, Time, and Location

- March 24th, 2021
- Convened: 5:00 pm
- Adjourned: 6:30 pm
- Zoom web conference

Actions

- No voting occurred at this meeting

Attendance

The following Imagine Nashua team including City staff, consultants and steering committee members were present at the start of the meeting:

- Sarah Marchant, Community Development Director
- Julie Chizmas, Transportation Planner
- Matthew Sullivan, Planning Manager
- Tim Love, Principal, Utile
- Will Cohen, Project Manager, Utile
- Elizabeth Van der Els, Utile
- Andrea Baena, Utile
- Amber Logue, Chair of Masterplan Committee
- Adam Varley, Planning Board Member
- Gene Porter, Ward 3 Resident
- Scott Leclair, Planning Board Chair
- Paul Shea, GAD Executive Director
- John Jurczyk, President of St. Joseph Hospital
- Peter Schaefer, Ward 7 Resident
- Marjorie Bollinger Hogan, Ward 2 Resident
- Deb Chisholm
- Bob James
- Scott Cote
- Rabbi Jon Spira-Savett, Ward 1 Resident
- Mary Ann Melizzi Golja

Project Timeline and Engagement Takeaways

Utile gave an overview of where the Master Plan process is in the timeline:

- Noting that the master plan is in the plan development phase and preliminary development scenarios will be shared with the public
- After which, work on draft plan recommendations will begin

Social Pinpoint

Utile shared a summary of engagement participation on the Social Pinpoint platform to date, and noted that the planning team has been reviewing the online comments submitted as part of the scenario planning process.

Topic Area Focus Groups

Utile shared general takeaways from the focus groups, and noted that the planning team has begun to extract actionable items from the feedback.

Priority Redevelopment Areas/Scenario Planning

Utile gave an overview of the six redevelopment areas that the planning team is focusing on for scenario development and formulating land use and design strategies. These include Commercial Corridors: the Amherst St Corridor and Daniel Webster Hwy, Priority Redevelopment Site: Daniel Webster College, Mixed-use District: East-Hollis Area, Interchange Site: Broad St, Industrial Repositioning: Northeastern Boulevard. For each area, an overview of existing conditions and preliminary goals and strategies were presented.

Utile noted that Amherst St Corridor and Daniel Webster College site will be specific case studies for scenario development and presented overview strategies for each area.

Please visit the Imagine Nashua website to review preliminary recommendations for the focus redevelopment

areas, review the scenario case studies and review the scenario development discussion via video on: <https://imagine.nashuanh.gov/>

Public Meeting #3

Utile shared a draft agenda for the virtual public workshop on scenarios and recommendations coming up on April 6th:

Timeline and Engagement Recap

- Review Project Timeline + Key objectives
- Social Pinpoint Results
- Topic Area Group Takeaways

Scenario Planning and Recommendations

- Review Redevelopment focus areas
- General Citywide Objectives and strategies
- Case studies: Amherst Corridor + Daniel Webster College

Breakout Rooms: Focused on case studies

- How do we balance trade-offs?
- Why growth is necessary
- discussion or activity?

Next Steps

- Draft Recommendations online for comment + focus groups
 - Produce Draft Plan
 - Review Process
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Next Steps

An overview of what the consultant team is continuing to work on including:

- Public Meeting 3
 - Determine approach/method of communicating scenarios
 - Complete scenario graphics and presentation
- Draft Recommendations (Topic Area)
 - Upload draft to website after public meeting (will not discuss, but direct public to comment)
 - Post online Apr 19-23rd (tentative) for review/comment

- Schedule 2nd Topic Area focus groups - May
 - Draft Plan (May/June end)
 - Updated Scenarios and Area Recommendations + Topic Area Recommendations
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Comment/Questions & Answers

- In doing strategic planning with the board of alderman, it was noted of the economic impact of the airport and importance of the airport and supporting growth of area around the airport of additional businesses compatible with the airport. Have you had discussions with the airport? - Mary Ann Melizzi Golja
 - *We've had a focus group meeting with Airport Authority - they are open to uses there, they are concerned with stagnation of Daniel Webster College and are concerned with noise complaints and conservation of wetlands. Office space is not economically viable, we need to make sure what we're planning for is grounded in reality - Sarah Marchant*
 - *Vehicle access and specifically truck access is another issue - Tim Love*
- If building residential on the Daniel Webster College Site, new buildings should take into consideration appropriate buffering for noise control. - Mary Ann Melizzi Golja
 - *Would require any developer to study those technical details. Might be something a developer might take on into quality of design. -Tim Love*
- Does the DWC property support more workforce housing vs high end residential housing? -John Jurczyk
- Is the design of the DWC rows of homes a placeholder, or are there other possibilities that integrate other community spaces among the homes — e.g. child care center, playground with sitting spaces? -John Spira-Savett
 - *It is a work in progress as we continue to study the area and consider more detailed options on the site*
- Industrial uses make more sense near Route 3 for access on Amherst St.

Chat Comments:

- Develop a linear park around the whole airport. Supports travel along Amherst and the school area. Do people want to live that close to a runway? My experience is that you will eventually get a lot of complaints
- There is quite a bit of privately owned, land lease property around the airport. Some buildings are under 99 year land leases
- Peter, I live not far from the airport and it's fine, and a lot of big homes in the Pine Hill Road area are near the airport too and it seems to be fine.
- Wouldn't it be nice if Nashua Airport could be a showcase for electric airplanes, that will be here quicker than we think
- On the Amherst street corridor, what are thoughts about improvement of the traffic flow (i.e. ramps and mergers vs. streetlights)?
- I think the solution for DW College site is a mixed use development. Anchor could be a retirement community, health care and affordable housing and some level of commercial support. I agree as well that the future of the airport could drive planning priorities.
- exit 7 to 8?
- I like Scott's idea, but I would want it to be retirement-friendly without being locked into 55+.
- Agreed
- Some years ago the property just west of Bertuccies was going to be developed as a Walmart. Lots of opposition. it didn't happen. Need to consider local opinion. Since stiff resistance could occur to unwanted changes
- Bertucci's can be reached via Cotton street. Is that like a carriage road?
- Tough for bikes though
- looks too dense for Amherst street
- if most parking is in the read and provides a bike path
- rear
- I tend to stay away from head in parking places. But that's just me.
- At 70+ not so much
- What would the impact be on other areas of the city, specifically the existing downtown?
- I think about it as drawing people from downtown to this area
- Downtown is walkable. Amherst is not. But does it pull restaurant traffic from downtown
- New restaurants will be built for pickup
- In my experience there are two kinds of people. Those who go downtown, and those who do not. I see this as bringing a downtown feel to parts or

portions of Amherst . It could create interest in these other parts where people may have never been interested.

- Livable and walkable space
- So the residential development in downtown needs to increase in order to continue to support the businesses there

This memorandum represents our understanding of the events which transpired and the actions which were taken. If they do not conform to a recipient's understanding, prompt written notice must be communicated to the writer. If no corrections or objections are made, this memorandum will be relied upon as a factual interpretation of this meeting.