



## RESOLUTION

**AUTHORIZING THE ACQUISITION OF APPROXIMATELY 1.6 ACRES OF LAND ABUTTING SOUTHWEST PARK AT YUDICKY FARM FROM COOSANE, LLC UPON CERTAIN CONDITIONS AND AUTHORIZING A RELATED TRANSFER OF \$60,000 FROM GENERAL CONTINGENCY**

### *CITY OF NASHUA*

*In the Year Two Thousand and Fifteen*

**RESOLVED** by the Board of Aldermen of the City of Nashua that the Mayor is authorized to acquire approximately 1.6 acres of land as shown on the attached map abutting Southwest Park at Yudicky Farm from Coosane, LLC (“Coosane”) upon the following conditions:

1) The city will improve an east-west park access road heading perpendicular from the existing north-south park access road to the Coosane easterly property line of 9 Groton Road (Parcel D-337).

The funding source for the road improvements, with an estimated cost not to exceed \$60,000 will be DPW Capital Project Activity “Southwest Park at Yudicky Farm Access Road Improvements”, which is being transferred from general contingency below.

2) The city will grant Coosane a non-exclusive access easement through Southwest Park at Yudicky Farm at all times to their property at 9 Groton Road, and will allow Coosane a non-exclusive right to park in the Southwest Park at Yudicky Farm parking areas at all times. This will be an exception to NRO Sec. 215-2, which prohibits entry into or remaining in the park between 10 pm and 6 am. Coosane will be responsible for plowing the east-west portion of the park access road, and the city will permit Coosane to plow the north-south portion of the park access road if they need it before the city plows it. This access easement will be conditional upon Parcel D-337 being used for educational purposes, unless another use is specifically agreed to in advance by the City, and will contain insurance and indemnification provisions.

3) The city will permit Coosane to access and utilize the fields at Southwest Park at Yudicky Farm when the fields have not been permitted out to other groups. Coosane will contact the Parks and Recreation Department to request field permits for their planned field usage.

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- 4) The city will grant Coosane a license to have signage identifying the school facility located on parcel D-337 (currently “The Nature of Things / 2<sup>nd</sup> Nature Academy Enrichment Center”) on city land at the Groton Road entrance to Southwest Park at Yudicky Farm at Coosane’s full expense, subject to all provisions of the land use code and Coosane obtaining a sign permit. The license will also include insurance and indemnification provisions.
- 5) If necessary and requested by Coosane, the city will grant an easement to Pennichuck for Coosane to bring public water down from Tanglewood over city property to their property at 9 Groton Road.
- 6) If necessary and requested by Coosane, the city will grant a well radius easement to Coosane to allow the 9 Groton Road well radius to extend into city property.

***FURTHER RESOLVED*** by the Board of Aldermen of the City of Nashua that the sum of \$60,000 be transferred from Department 194, Accounting Classification 70 - Contingency into DPW Capital Project Activity “Southwest Park at Yudicky Farm Access Road Improvements” for the purpose of improving the east-west park access road as described above.

**LEGISLATIVE YEAR 2015**

**RESOLUTION:**

**R-15-127**

**PURPOSE:**

**Authorizing the acquisition of approximately 1.6 acres of land abutting Southwest Park at Yudicky Farm from Coosane, LLC upon certain conditions and authorizing a related transfer of \$60,000 from general contingency**

**SPONSOR(S):**

**Alderman Michael Soucy  
Alderman-at-Large Brian S. McCarthy**

**COMMITTEE  
ASSIGNMENT:**

**FISCAL NOTE:**

**The city will gain the value of the acquired land. The approximate cost to the city of improving a park access road is \$60,000. Reduces amount available in the general contingency account.**

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**ANALYSIS**

This resolution would authorize the City to acquire approximately 1.6 acres of land for future rectangular fields as shown on the attached map abutting Southwest Park at Yudicky Farm from Coosane, LLC upon certain conditions listed in resolution.

Charter §77 provides that the planning board shall review and make recommendations to the Mayor and Board of Aldermen on the purchase of any land by the City. This resolution should also be referred to the Board of Public Works.

This resolution authorizes the transfer of \$60,000 from Department 194, Accounting Classification 70 – Contingency into DPW Capital Project Activity “Southwest Park at Yudicky Farm Access Road Improvements” for the purpose of improving the park access road as described. It is anticipated that some of the work will be done by city employees and some of the work will be contracted out.


Charter Sec. 53 permits the Board of Aldermen to transfer any unencumbered appropriation balance or any portion thereof from one department, fund or agency to another. NRO § 5-130, H provides that “when proposed legislation to transfer or reappropriate a particular appropriation or portion thereof has had its first reading, such funds shall not be expended or transferred while the legislation is pending”.

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**Approved as to account  
structure, numbers,  
and amount:**

**Financial Services Division**

**By:**



**Approved as to form:**

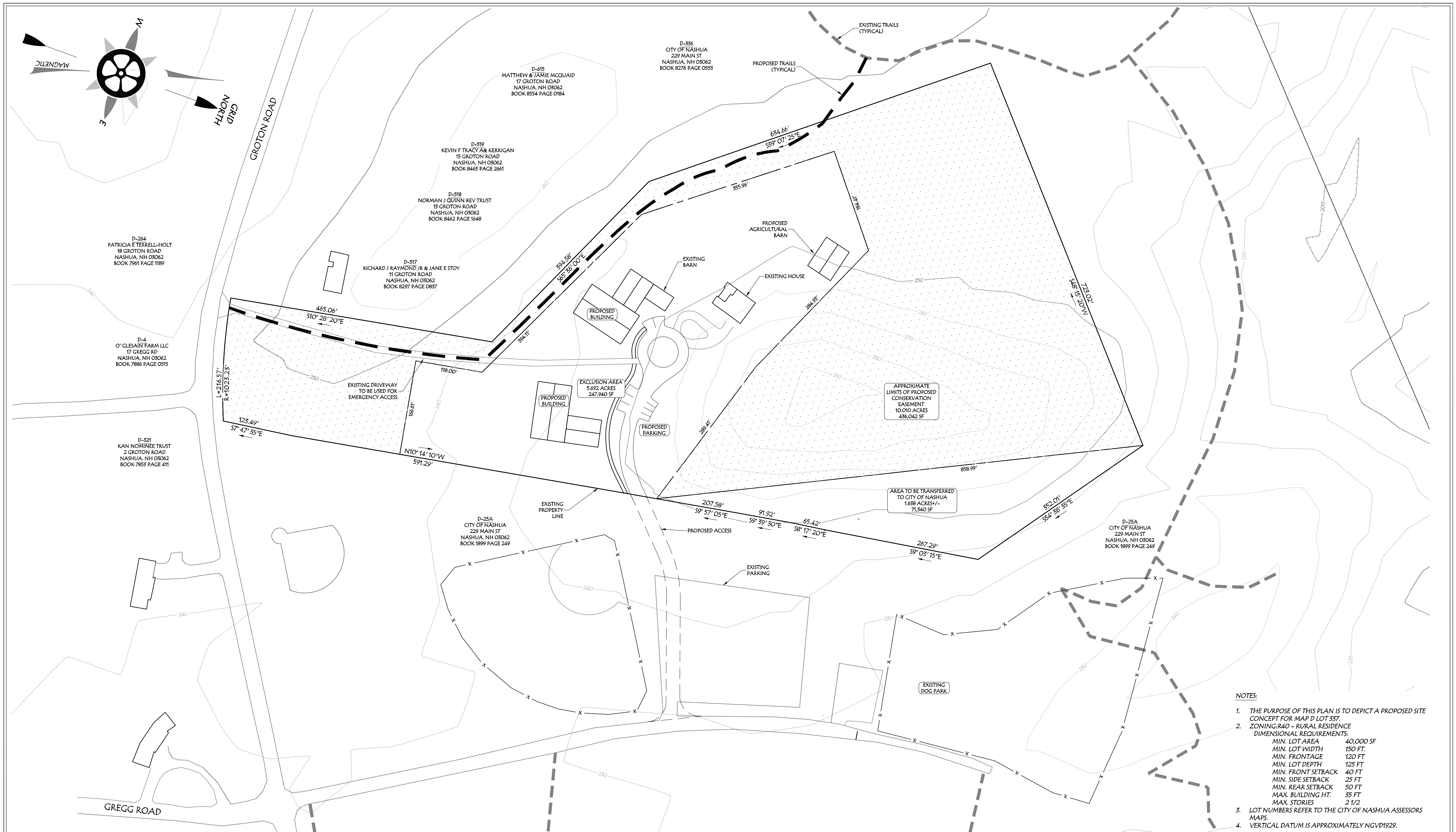
**Office of Corporation Counsel**

**By:**



**Date:**

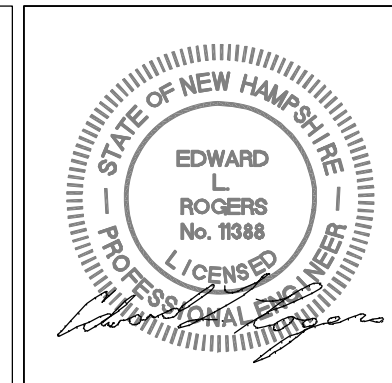
March 18, 2015



- NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO DEPICT A PROPOSED SITE CONCEPT FOR MAP D LOT 337.
  2. ZONING: R40 - RURAL RESIDENCE  
DIMENSIONAL REQUIREMENTS:  
MIN. LOT AREA 40,000 SF  
MIN. LOT WIDTH 150 FT.  
MIN. FRONTAGE 120 FT  
MIN. LOT DEPTH 125 FT  
MIN. FRONT SETBACK 40 FT  
MIN. SIDE SETBACK 25 FT  
MIN. REAR SETBACK 50 FT  
MAX. BUILDING HT. 35 FT  
MAX. STORIES 2 1/2
  3. LOT NUMBERS REFER TO THE CITY OF NASHUA ASSESSORS MAPS.
  4. VERTICAL DATUM IS APPROXIMATELY NGVD1929.

INFORMATION REPRESENTED HEREON WAS COMPILED FROM USGS MAPS, SCS SOILS MAPS, EXISTING PLANS OF RECORD, AND AERIAL PHOTOGRAPHY. FURTHER SITE INVESTIGATION INCLUDING ON-SITE BOUNDARY AND TOPOGRAPHIC SURVEY, AND ON-SITE SOIL AND WETLAND INVESTIGATIONS WILL BE REQUIRED TO DETERMINE THE TRUE FEASIBILITY OF THE PROJECT AS SHOWN. ACTUAL FIELD CONDITIONS ARE LIKELY TO REQUIRE DESIGN MODIFICATIONS.

THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY OF THE SUBJECT PROPERTY AND SHOULD NOT BE USED BY ANY PARTY FOR DETERMINING LOCATIONS OF BOUNDARY LINES.



DATE: \_\_\_\_\_

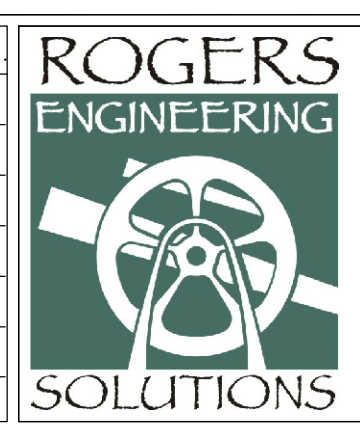
CHECKED BY: ELR

DRAWN BY: KAR

PREPARED FOR:

COOSANE, LLC  
C/O DENIS G. & DEBORAH A. GLEESON  
10 GROTON ROAD  
NASHUA, NH 03062

| NO. | DATE     | DESCRIPTION                  | BY  | APP. |
|-----|----------|------------------------------|-----|------|
| 1   | 12-17-14 | REVISED EASEMENT, ADDED BARN | KAR | ELR  |
| 2   | 1-6-15   | REVISED PROPOSED BOUNDARIES  | KAR | ELR  |
| 3   | 1-7-15   | REVISED PROPOSED BOUNDARIES  | KAR | ELR  |
|     |          |                              |     |      |
|     |          |                              |     |      |



296 POOR FARM ROAD  
NEW IPSWICH, NH 03071  
603-878-0814  
WWW.RES37.COM

| CONCEPT 3  |                   |
|--|-------------------|
| TAX MAP D LOT 337<br>GROTON ROAD<br>NASHUA, NH 03062 |                   |
| CONCEPT 3  | DECEMBER 16, 2014 |
| JOB #: 0207  | SCALE: 1"=60'     |
|  | 1SHEET 1 OF 1     |