

7:00 PM

Aldermanic Chamber

1. ROLL CALL

PUBLIC HEARING**Petition for Street Acceptance - Sanders Street**

TESTIMONY

REGULAR MEETING

2. PUBLIC COMMENT

3. COMMUNICATIONS

From: Sam Durfee, AICP, Planning Manager

Re: Referral from the Board of Aldermen on Petition for Street Acceptance for a portion of Sanders Street

From: Wayne R. Husband, P.E., Senior Traffic Engineer

Re: Division of Public Works Support of Pending Legislation - O-25-069

From: Wayne R. Husband, P.E., Senior Traffic Engineer

Re: Division of Public Works Support of Pending Legislation - O-25-070

4. UNFINISHED BUSINESS

5. NEW BUSINESS – RESOLUTIONS

6. NEW BUSINESS – ORDINANCES

O-25-069Endorser: Alderman Chris Thibodeau
Alderman-at-Large Melbourne Moran, Jr.
Alderman Tim Sennott
Alderman Derek Thibeault**AUTHORIZING A STOP SIGN ON WILSON STREET AT ITS INTERSECTION WITH ALMONT STREET****O-25-070**Endorser: Alderman Derek Thibeault
Alderman Chris Thibodeau
Alderman Tim Sennott**AUTHORIZING STOP SIGNS ON MASEFIELD ROAD AND DRYDEN AVENUE AT THEIR INTERSECTIONS WITH PEELE ROAD****O-25-072**

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

REGARDING DISPOSITION OF REAL PROPERTY

7. PETITIONS

- Petition for Street Acceptance - Sanders Street Right Turn Lane

8. TABLED IN COMMITTEE
9. GENERAL DISCUSSION
10. PUBLIC COMMENT
11. REMARKS BY THE ALDERMEN
12. 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: September 19, 2025

To: Ald. Lori Wilshire, President, Board of Aldermen

From: Sam Durfee, AICP, Planning Manager

RE: Referral from the Board of Aldermen on Petition for Street Acceptance for a portion of Sanders Street

At the Planning Board's regularly scheduled meeting on September 18, 2025, the Planning Board voted unanimously to make a **favorable** recommendation to the Board of Aldermen on the above referenced Petition for Street Acceptance.

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
Bob Bollinger, Chair, NPCB



THE CITY OF NASHUA

*Division of Public Works
Engineering Department*

"The Gate City"

Memorandum

Date: October 17, 2025
To: Committee on Infrastructure
From: Wayne R. Husband, P.E., Senior Traffic Engineer
Cc: Daniel Hudson, P.E., City Engineer
Re: Division of Public Works Support of Pending Legislation

O-25-069 – Authorizing a stop sign on Wilson Street at its intersection with Almont Street

This legislation proposes to add a stop sign to the Wilson Street approach to Almont Street. Wilson Street is the minor approach to Almont Street (Collector Street). This satisfies the conditions within the Manual on Uniform Traffic Control Devices (MUTCD). For this reason, the Division of Public Works supports the proposed legislation.



THE CITY OF NASHUA

*Division of Public Works
Engineering Department*

"The Gate City"

Memorandum

Date: October 17, 2025
To: Committee on Infrastructure
From: Wayne R. Husband, P.E., Senior Traffic Engineer
Cc: Daniel Hudson, P.E., City Engineer
Re: Division of Public Works Support of Pending Legislation

O-25-070 – Authorizing stop signs on Masefield Road and Dryden Avenue at their Intersections with Peele Road

This legislation proposes to add stop signs to the Masefield Road and Dryden Avenue approaches to Peele Road. Masefield and Dryden are minor street approaches to Peele Road (Collector Street). This satisfies the conditions within the Manual on Uniform Traffic Control Devices (MUTCD). For this reason, the Division of Public Works supports the proposed legislation.



ORDINANCE

AUTHORIZING A STOP SIGN ON WILSON STREET AT ITS INTERSECTION WITH ALMONT STREET

CITY OF NASHUA

In the Year Two Thousand and Twenty-Five

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>Wilson Street</u>	<u>Southwest corner</u>	<u>Almont 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 2025

ORDINANCE:

O-25-069

PURPOSE:

Authorizing a stop sign on Wilson Street at its intersection with Almont Street

ENDORSER(S):

Alderman Chris Thibodeau

**COMMITTEE
ASSIGNMENT:**

Committee on Infrastructure

FISCAL NOTE:

Materials, Labor and Vehicle Overhead: \$166

ANALYSIS

This legislation authorizes a stop sign on the southwest corner of Wilson Street at its intersection with Almont 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:

Dorothy Clarke

Date:

25 September 2025



ORDINANCE

AUTHORIZING STOP SIGNS ON MASEFIELD ROAD AND DRYDEN AVENUE AT THEIR INTERSECTIONS WITH PEELE ROAD

CITY OF NASHUA

In the Year Two Thousand and Twenty-Five

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>Dryden Avenue</u>	<u>Northeast corner</u>	<u>Peele Road</u>
<u>Masefield Road</u>	<u>Northeast corner</u>	<u>Peele Road</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 2025

ORDINANCE:

O-25-070

PURPOSE:

Authorizing stop signs on Masfield Road and Dryden Avenue at their intersections with Peele Road

ENDORSER(S):

Alderman Derek Thibeault

**COMMITTEE
ASSIGNMENT:**

Committee on Infrastructure

FISCAL NOTE:

Materials, Labor and Vehicle Overhead: \$332

ANALYSIS

This legislation authorizes stop signs on the northeast corners of Masfield Road and Dryden Avenue at their intersections with Peele Road.

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: *Dorothy Clarke*

Date: *26 September 2025*



ORDINANCE

REGARDING DISPOSITION OF REAL PROPERTY

CITY OF NASHUA

In the Year Two Thousand and Twenty-Five

The City of Nashua ordains that Part I “Administrative Legislation”, Chapter 5 “Administration of Government”, Part 4 “Officers and Employees”, Article XVII “Purchasing Manager”, of the Nashua Revised Ordinances, be amended by adding the new section and underlined language as follows:

“§ 5-88.1 Disposition of Real Property.

When the City is selling City-owned real property which could be developed into ten (10) or more residential units, then there shall be in the deed from the City a requirement that a portion of the units, as defined in the following table, shall be affordable to households earning sixty percent (60%) of the area median income (the “AMI Units”), and of those AMI Units, fifty percent (50%) will be required to accept housing choice voucher holding households.

<u>Multifamily Rental Unit Number</u>	<u>Number of Units Accepting Voucher Holders</u>
<u>10-49</u>	<u>10%</u>
<u>50-99</u>	<u>15%</u>
<u>100+</u>	<u>20%</u>

If there is an exceptional burden on the property, including but not limited to severe environmental contamination, the Mayor, upon the recommendation of the Community Development Division Director, may allow for either an exception from the above affordability requirements as justice may require, or allow in-lieu payment to the Housing Revolving Fund.”

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

This legislation shall take effect upon passage, but shall not apply to the disposition of Elm Street Middle School site, Map/Lot 98-43 or the “Nimco” site comprised of 1 Pine Street Extension (Lot 77-30), 3 Pine Street Extension (Lot 77-2A), and “L” Pine Street (Lot 77-7).

LEGISLATIVE YEAR 2025

ORDINANCE: O-25-072

PURPOSE: Regarding Disposition of Real Property

ENDORSER(S): Alderman-at-Large Melbourne Moran

COMMITTEE
ASSIGNMENT: Committee on Infrastructure

FISCAL NOTE: Indeterminate, however, the market value of real estate subject to affordability requirements may be less than real estate without such requirements.

ANALYSIS

This legislation adds a section to the purchasing ordinances. The purpose of the new section is to require an affordability component in certain sales of City-owned real property.

R-24-021 and R-25-168 address the sale and development of the Nimco site. R-24-032 supported issuance of an Request for Proposals for the Elm Street Middle School site.

Approved as to form: Office of Corporation Counsel

By: /s/Celia K. Leonard

Date: October 8, 2025

**PETITION
FOR
STREET ACCEPTANCE**

TO THE HONORABLE BOARD OF ALDERMEN OF THE CITY OF NASHUA:

Pursuant to the Nashua Revised Ordinances, Chapter 285, Article III, Sections 21-22, the undersigned requests that the following described portion of:

SANDERS STREET

Sanders Street, as shown on certain approved Site Plans for Bridge Street Development Phase II (2, 4, 5 and 6 Sanders Street, Nashua, New Hampshire), Tax Map 39 Lot 32 and Map 50 Lot 37, prepared by McFarland Johnson ("Site Plans") includes, at the intersection of Sanders Street with Bridge Street, a single North bound travel lane and two (2) South bound travel lanes consisting of a left turn lane and a right turn lane. The area comprising the right turn lane is to be added to the Sanders Street Right of Way of the City of Nashua.

To be accepted for public use and maintenance, subject to that certain Sanders Street Maintenance Agreement by and between the City of Nashua and SMC Residences at Riverfront Landing Phase II Limited Partnership dated July 29, 2021 and recorded in the Hillsborough County Registry of Deeds at Book 9506, Page 923, as it may be amended ("Maintenance Agreement"):

Beginning at a point on Bridge Street, which point is at the southeasterly corner of property now of SMC Residences at Riverfront Landing Phase II Limited Partnership, City of Nashua Tax Map 39, Lot 32, thence running N 65° 26' 26.20" W, 17.57 feet; thence running northerly along a curve to the left having a radius of 14.00 feet and a distance of 12.20 feet; thence running N 09° 38' 56" E, 63.15 feet; thence running N 57° 43' 25" E, 16.26 feet to Sanders Street; thence running S 09° 43' 12" W, 89.26 feet to the point of beginning.

The area of the parcel to be added to the Sanders Street Right of Way is approximately 1.029 s.f.

PETITION/STREET ACCEPTANCE:

The street acceptance is being petitioned by: SMC Residences at Riverfront Landing Phase II, LP

By: Sentry Management Holding, LLC

By: Stephen M. Chapman, Manager

DATE

8/19/25

PETITIONER

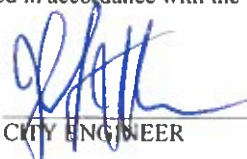


I certify that I have received a Mylar showing the limits of the portion of the street to be accepted and that said portion of Sanders Street has been constructed in accordance with the approved plan.

DATE

8/26/25

CITY ENGINEER



Petition introduced at Board of Aldermen Meeting September 9, 2025

DATE

Public Hearing conducted by the Committee on Infrastructure:

DATE

TIME

PLACE

Notice of this hearing was sent out to all abutters of that portion of the street for which acceptance was requested, as listed on the attached list.

The foregoing petition was granted by the Board of Aldermen and Mayor on _____

DATE

Attest:

DATE

CITY CLERK

Baroff & Craven

Professional Association

Attorneys at Law

740 Chestnut Street ■ Manchester ■ New Hampshire 03104

Phone: 603-647-4200 ■ Fax: 603-626-0046

www.bclawnh.com

Jason M. Craven, Esquire

Direct Dial: 603-296-0800

jcraven@bclawnh.com

August 19, 2025

Celia K. Leonard, Deputy Corporation Counsel
Legal Department
City of Nashua
229 Main Street
Nashua, NH 03060

Re: 4, 5 and 6 Sanders Street, Nashua, NH
Dedication of a Portion of Sanders Street
Legal Opinion Pursuant to Chapter 285, Article III, §21(G)

Dear Attorney Leonard:

We have acted as special counsel to SMC Residences at Riverfront Landing Phase II, Limited Partnership (the "Owner"), in connection with the development of certain parcels of land known as 4, 5 and 6 Sanders Street, Nashua, New Hampshire (Tax Map 39 Lot 32 and Tax Map 40 Lot 37) (the "Property").

The development of the Property, including improvements to Sanders Street, was approved by the Nashua Planning Board in 2021. As a result of these improvements, the intersection of Sanders Street and Bridge Street now has a single northbound travel lane (entering Sanders Street from Bridge Street) and two (2) southbound travel lanes (entering Bridge Street from Sanders Street) consisting of a left turn lane and a right turn lane. The Owner intends to dedicate the area comprising the right turn lane as shown on the approved Site Plan to the City to be deemed part of Sanders Street right of way in accordance with the enclosed Petition for Street Acceptance.

In accordance with Nashua Revised Ordinances, Chapter 285, Article III, Section 21(G), we confirm that the Owner holds fee simple title to the Property by virtue of a certain Warranty Deeds from the City of Nashua to the Owner dated July 29, 2021 and recorded in the Hillsborough County Registry of Deeds at Book 9506, Page 907 and the Owner has all necessary right, title and interest to make this dedication.

City of Nashua
Re: Sanders Street
August 19, 2025

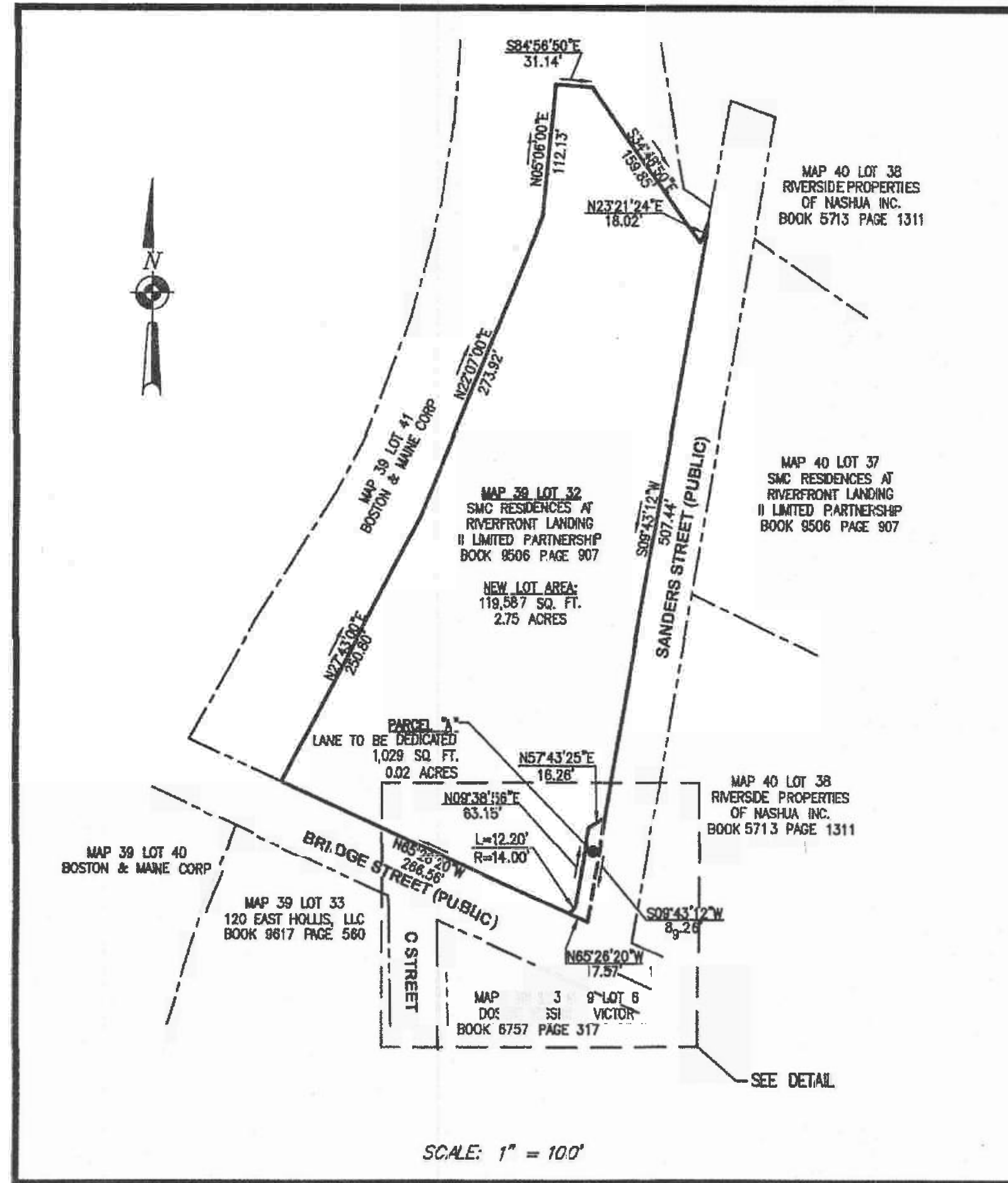
The above opinion is solely for the benefit of the party to whom this letter is addressed with respect to the dedication referred to herein, and this letter is not to be quoted or otherwise referred to nor furnished to any other person without our prior written consent. No person other than the City of Nashua shall be entitled to rely on the opinion expressed in this letter.

Sincerely,

Baroff & Craven, PA

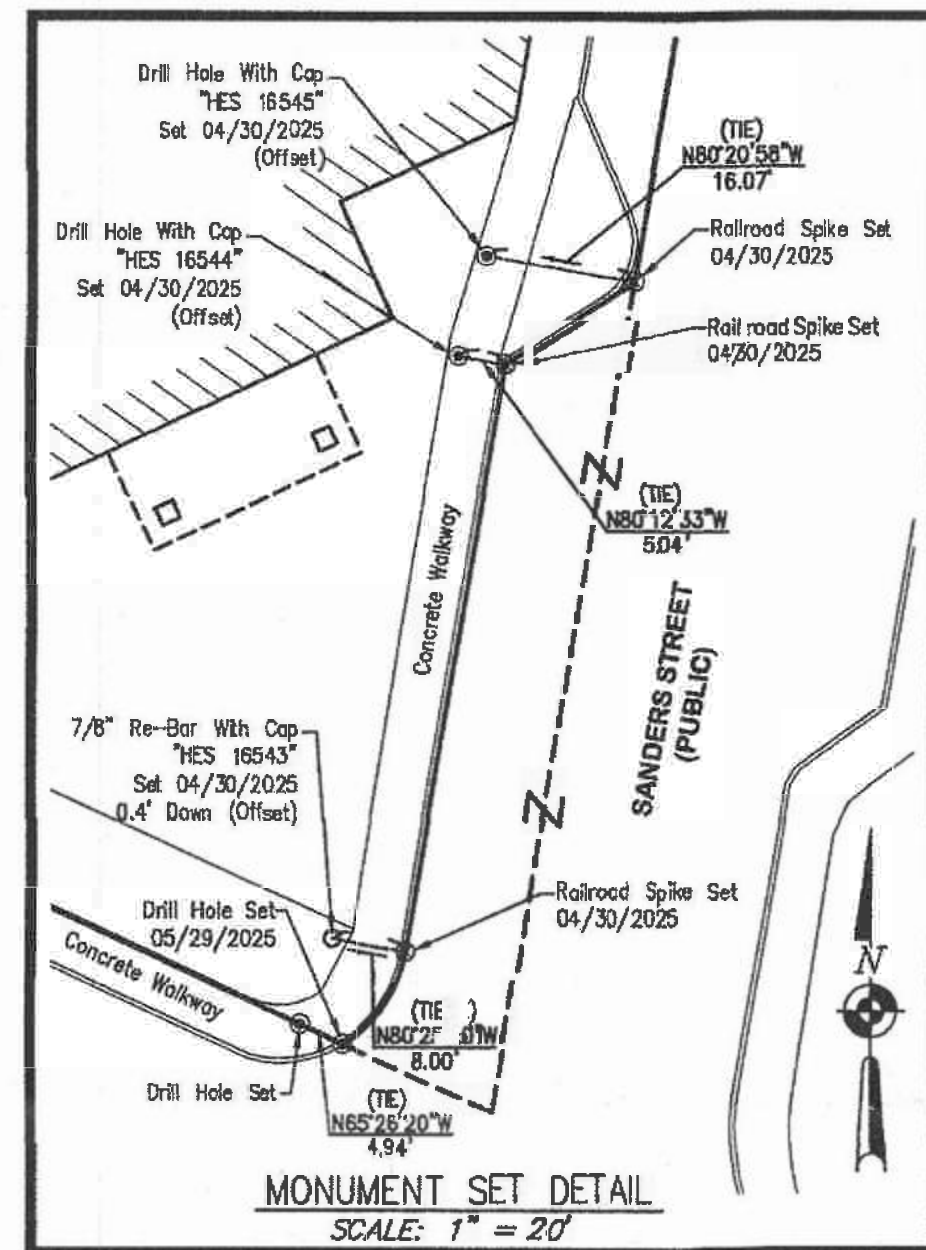
By: 
Jason M. Craven

cc: SMC Residences at Riverfront Landing Phase II, LP

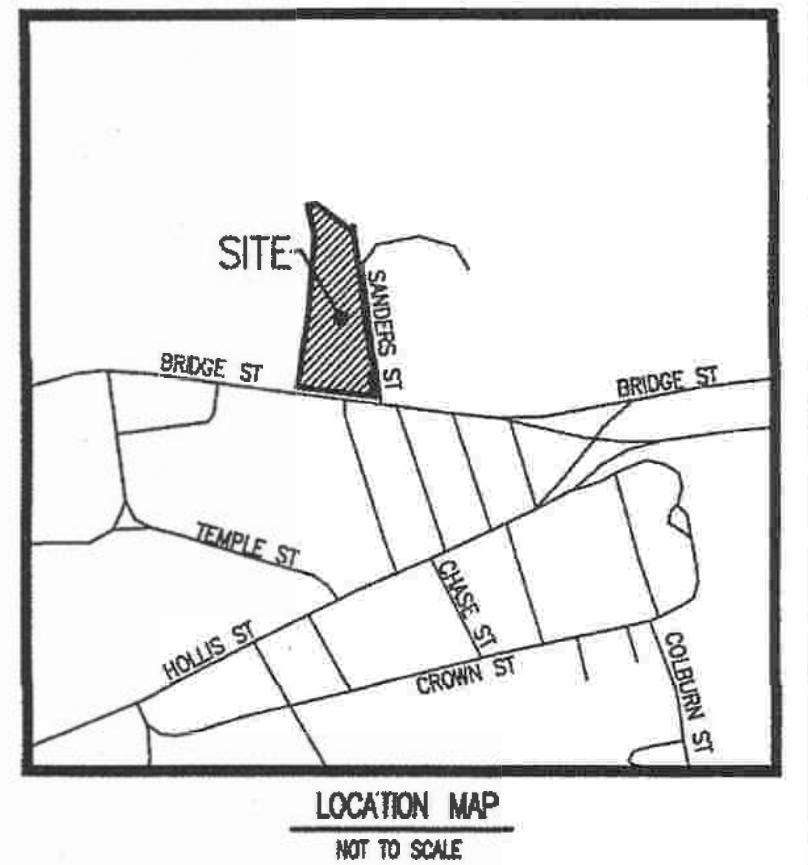
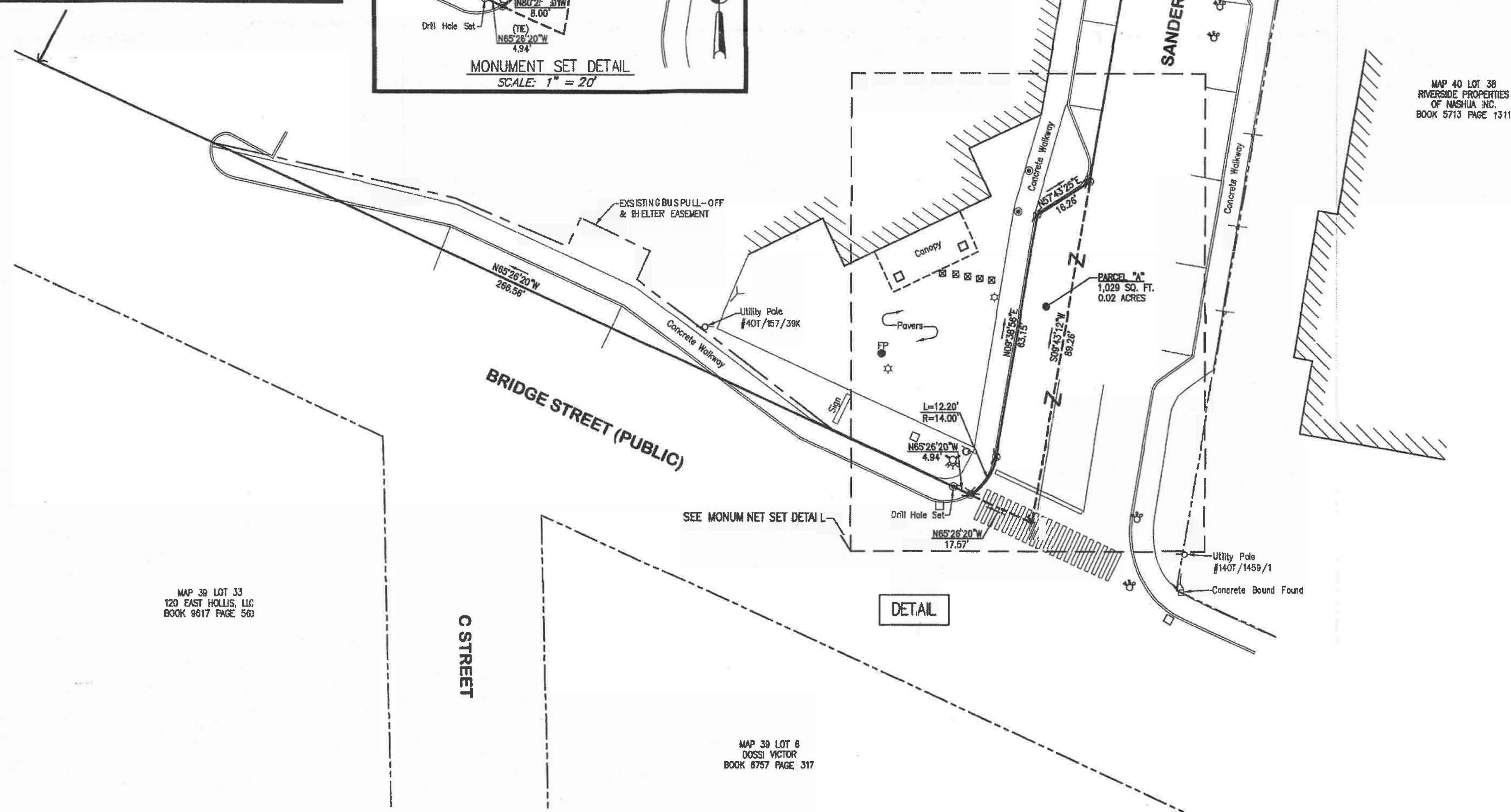


- LOT LINE ADJ. NOTES:
- OWNERS OF RECORD:
TAX MAP 39 LOT 32: SMC RESIDENCES AT RIVERFRONT LANDING I LIMITED PARTNERSHIP, 100 GALEN ST., WATERTOWN, MA 02472
 - SANDERS STREET: CITY OF NASHUA, 229 MAIN STREET, NASHUA, NH 03060
 - DEED REFERENCE FOR TAX MAP 39 LOT 32 IS BOOK 9506 PAGE 907 AS RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS.
 - TOTAL AREA OF TAX MAP 39 LOT 32:
120,616 SF OR 2.769 ACRES
 - THE SUBJECT PARCEL LIES IN THE GENERAL INDUSTRIAL/ MIXED USE OVERLAY DISTRICT (GI/MU)
 - THE PURPOSE OF THIS PLAN IS TO ADJUST THE LINE BETWEEN LOT 32 AND SANDERS STREET AND DEDICATE PARCEL A TO SANDERS STREET. PARCEL A IS TO BECOME A PORTION OF SANDERS STREET AND NOT A SEPARATE BUILDING LOT.
ORIGINAL MAP 39 LOT 32 = 120,616 SF OR 2.769 ACRES
MINUS PARCEL A = 1,029 SF OR 0.02 ACRES
NEW MAP 39 LOT 32 = 119,587 SF OR 2.75 ACRES

- PLAN REFERENCES:
- "AS-BUILT PLAN, JOHS MANVILLE SITE, NASHUA, NH" BY HOLDEN ENGINEERING & SURVEYING, INC., DATED 10-15-97, REVISED 12-18-97, UNRECORDED



- LEGEND
- PROPERTY LINE
 - ABUTTER LINE
 - RIGHT OF WAY LINE
 - CURB
 - BUILDING TIE LINE
 - BUILDING CANOPY
 - BUILDING
 - CONCRETE PAD
 - CHAINLINK FENCE
 - OVERHEAD ELECTRIC
 - REBAR/IRON PIN FOUND/SET
 - CONCRETE BOUND FOUND
 - DRILL HOLE FOUND/SET
 - RAILROAD SPIKE SET
 - SIGN
 - MANHOLE
 - UTILITY BOX
 - ELECTRIC MANHOLE
 - TELEPHONE MANHOLE
 - SEWER MAN HOLE
 - LIGHT POLE
 - UTILITY POLE
 - GUY WIRE
 - DRAINAGE MAN HOLE
 - DRAIN CATCH BASIN
 - GAS VALVE
 - WELL
 - FIRE HYDRANT
 - WATER SHUT-OFF
 - FLAGPOLE
 - HANDHOLE



I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND HAS A MAX. ERROR OF CLOSURE OF 1:10,000 ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.

SIGNATURE: _____
DATE: _____

APPROVED BY THE NASHUA PLANNING BOARD

ON: _____ CERTIFIED BY: _____
CHAIRMAN: _____ AND _____
DESIGNATED MEMBER: _____

LOT LINE ADJUSTMENT, ROAD DEDICATION PLAN

SMC RESIDENCES AT RIVERFRONT LANDING II LIMITED PARTNERSHIP AND THE CITY OF NASHUA

4 SANDERS STREET AND SANDERS STREET

TAX MAP 39 LOT 32

CITY OF NASHUA, COUNTY OF HILLSBOROUGH, STATE OF NEW HAMPSHIRE

Revision Date	Revision Description	Dr. By:	Ck. By:

Scale: 1" = 20'

Dr. By: CD

Ck. By: RS

H.E.S. Job No. 2520015

Field Book No. 1387

Field Book Page No. 41

Sheet No. 1 of 1

HOLDEN ENGINEERING & SURVEYING, Inc.

56 Old Suncook Road - Unit #4
PO Box 480 Concord, NH 03302
(603) 225-6449

9 Constellation Drive
Bedford, NH 03110
(603) 472-2078