

## PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE

SEPTEMBER 16, 2025

A meeting of the Planning and Economic Development Committee was held Tuesday, September 16, 2025 at 7:00 p.m. in the Aldermanic Chamber and duly noticed in two places, including the City's website, in accordance with the requirements of RSA 91-A:2 II.

The roll call was taken with 5 members of the Planning and Economic Development Committee present:

Alderman-at-Large Melbourne Moran, Jr. Chairman  
Alderman-at-Large Ben Clemons  
Alderman Derek Thibeault  
Alderman Ernest Jette  
Alderman Tyler Gouveia

Members not in Attendance:

Also in Attendance: Alderman Patricia Klee  
Sam Durfee, Planning Manager  
Matt Sullivan, Community Development Director (Zoom)

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### ROLL CALL

PUBLIC COMMENT - None

### PRESENTATIONS/DISCUSSIONS

- Zoning Map
- Green Score

#### Sam Durfee, Planning Manager

Well, good evening, Mr. Chair, members of Nashua's most esteemed aldermanic committee. Thank you very much for having me back. This is our, I believe, sixth session on the Code. I appreciate your stamina and willingness to sit through multiple zoning and land use presentations. Hopefully that this has been a positive exercise for everyone as we slowly digest various elements of the Code. I think that you all probably appreciate how dense and how much there is to cover through land use regulation.

So tonight's topics are going to be the zoning map as well as talking about green score. But just as a little refresher, how far we've come. We began these back with just a general introduction in October. We got into building types and density earlier this year kind of building on incrementally, you know, from the building blocks of the Code how it functions, and then the various pieces that come together and play through the whole development process really. I chose these two topics for this evening, slightly unrelated topics. The zoning map is important because we've had multiple opportunities to engage with the public, as well as property owners, developers, and other individuals who have time to look at the zoning map and have had questions, comments, concerns, and we've had very fruitful discussions. Overall, you know, we've come away with the impression that it's fairly accurate with how we've zoned things but we've had a little tweaks along the way. So I can talk about some of those this evening. Green score as well as use table and site standards, which will do in two weeks' time, much more focused around the development side of things, you know, site specific. So I guess tonight's a little bit mix of macro and micro if you will. So without further ado, let's get right into the zoning map.

All right, so why? Why are we updating the zoning map? I'm sure I've been quoted in multiple public meetings or at least there's evidence of me saying so in the recordings that our current zoning map is kind of a patchwork. It has been - it was originally developed, I believe, in 2008 and then through multiple zoning ordinance changes, map changes. It's evolved and in some ways, we're trying to play catch up with kind of modern times, if you will, where we've done a lot of expansion of the MU overlay, which the Planning Board enjoys a large amount of flexibility afforded to it in that overlay, and we've expanded that in multiple areas of the city. Now that's great. We do love that flexibility at the Planning Board but at the same time, it begins to paint another picture of well, it seems like the rest of the zoning map just is in dire need of an update. For some data points behind that, you know you'll see in the third bullet point, higher case load at the Zoning Board than the Planning Board. This has been a recurring trend for a couple of years now where our Zoning Board cases are longer than our - or our agendas are longer than our Planning Board agendas. The reason being, you know, when you go to the Zoning Board, you're seeking relief from regulations in one way or another.

We have more people who want to do relatively smaller things. You know it could be home additions, be it an ADU, be it

a deck, something like that where there's relief needed because while what they may be proposing is totally within character with the neighborhood, there is conflict between the character of their neighborhood, their property, and the district that they're in, be it setbacks, or maybe it's density variance, you know, things like that. When we see a higher volume at the Zoning Board than the Planning Board, we're doing more work and granting relief than actually building under the Code. So that's an indication that our Code needs to evolve and change with the times and a big part of that is the zoning map.

Another where you'll see in here a fair bit just in these bullet points is conformity. So when we talk about Zoning Board relief, you're addressing non conformities in a way when someone wants to do something that is essentially - would render the addition or what have you in contrast with the requirements and design standards of the zoning ordinance that is a non conformity. So we're trying to bring a lot of our historic and older neighborhoods into conformity and I have a couple of maps that kind of illustrate the degree of which non conformities exist.

So this is on Amherst Street just to the northwest of this intersection with Main Street. So any lot that has that diagonal hash on it is non conformity and this is looking at densities. So you'll see that area that is kind of in outlined in red on Main Street with Thayer Court and Clinton Street. So that's the downtown district. That has no density maximum so obviously, those lots are all conforming. But as you get out of that into the RB and the RC, the majority of lots are non-conforming with respect to density.

This trend is repeated in this area of the tree streets so between West Hollis and Kinsley - very close to Main Street. Almost all of these parcels are non-conforming with respect to density.

Alderman Clemons

Can I ask a question? Can I stop and ask a question while we have that up? And I don't mean to interrupt.

Sam Durfee, Planning Manager

No, please do.

Alderman Clemons

Did we - so I think I was on the Board back then but I don't know that I asked the question or I think it was being developed before I took office but did we just make the map so that all these things would be non-conforming? Because these neighborhoods are hundreds of years old.

Sam Durfee, Planning Manager

It's a really good question. I can only guess but I would suggest that the district standards were created without doing a very detailed analysis of what is on the ground.

Alderman Clemons

Okay.

Sam Durfee, Planning Manager

I think a very general statement - I don't want to characterize the efforts much - but I mean that's kind of evident, right? You know, I wouldn't say that the districts were created and with a strong eye towards, you know, what's on the ground, and then this neighborhood just matured and got more dense between that time and now. I think that's...

Alderman Clemons

In the last 20 years, I don't think the neighborhoods had that much growth that where we're looking.

Sam Durfee, Planning Manager

I think you'd be accurate in saying that. So we wanted to do - we did these maps. My staff did these maps very early in the process to get a sense of, you know, how off are we right now. So a map like this, I think, is very telling. We looked at all sorts of dimensional regulations. Here is that same neighborhood. This is lot size. Red is not conforming, green is conforming, and we looked at front setbacks. Red is not - I mean -and when you think about lot size and setbacks, those are really key features of character. It's how the building relates to the street and the buildings around it. So when we're

talking about a form based code, these sorts of metrics really set the tone for the neighborhood character. When, I mean, I'm sure you've all been through the tree streets at one point or another. There is a very clear character and rhythm of houses on lots and this map says that that's wrong. I mean character is what it is right or wrong. I mean it's totally subjective but when there is such an established character, I would argue that it's not the neighborhood that is wrong. It's just zoned incorrectly for what is actually there. So these are the sorts of things that we wanted to correct with this zoning map.

Alderman Clemons

Okay.

Alderman Jette

So following up on that, am I misunderstanding? Are you saying that, you know, like the neighborhood that you've got pictured here. So at some point in time, you know, those houses were built. I'm assuming there were zoning regulations at the time and they were...

Sam Durfee, Planning Manager

Maybe.

Alderman Jette

...they were built according to the regulations. Are you saying that we've changed the regulations to make them non-conforming?

Sam Durfee, Planning Manager

I would say in all likelihood this part of the city as well as others developed before the city had zoning. Then we went in and drew districts, established standards, and I don't think there was a lot of attention paid to what was on the ground. It takes a lot of work. It's a lot easier now when you have street view, and aerial imagery, remote sensing, and things that you can very quickly do this analysis. I mean we did this only in a couple of hours to get a sense of this and that then can inform a more accurate zoning map. But it's a lot easier when you don't have those tools. Just to draw the boxes and say, okay, here's the setback, here's the lot size. When you don't do the work of being in the neighborhood and really seeing what is there on the ground, you create situations like this.

Alderman Jette

I mean I don't want to derail your presentation.

Sam Durfee, Planning Manager

Please do.

Alderman Jette

I don't want to take up your time on something. But, you know, I mean there was a time when, you know, when houses were built too close together and we had a lot of fires. Someone said, hey, you know it would be better if the houses were farther apart so that they wouldn't all catch on fire like this. I mean one house burns but when you're all on top of one another, you know, like I'm thinking of the Crown Hill fire that began at the Nashua River and went all the way out close to the Country Club, you know, because the embers just kept blowing and the next house would catch on fire. So, you know, I'm thinking that there were probably reasons and, you know, the other thing is people didn't have automobiles so you didn't need driveways, and garages, and stuff. I can see that in an effort to try to correct a difficult situation, you know, they said, hey, you know, from now on you got to keep these houses farther apart so that you know the setback requirements were instituted. I mean I don't know if that has anything to do with all of these lots now being non-conforming but it's just the thought crosses my mind.

Sam Durfee, Planning Manager

No, it's a great thought. You know, I think it'd be fair to say that a lot of zoning regulations are born out of life safety concerns. You think about Euclidean zoning. We have a separation of uses, industrial versus residential. I think that's a generally accepted separation of uses, separation of buildings from your perspective with the fire concerns completely

valid and that's been used as justification in the past to defend setbacks and other dimensional regulations. Times change, technology changes, firefighting capabilities, building safety, building codes have evolved to make buildings safer. When buildings undergo renovation, there are certain thresholds in which certain actions need to be taken. There's certain densities at which you need to install sprinkler systems. Now all of those things come into play and as neighborhoods mature and there's reinvestment, you know, things ideally would create buildings. Buildings would become more safe over time.

But the question - I think there was a question asked a few sessions ago. You know, what happens if - it was Alderman Clemons it was your question relative, I believe, to the California fires. These houses all burn down or one of them burns down. Now, let's take that six scenario right here and, you know, pick the lot between or a lot between Vine, Buck and I believe that might be Pine or Palm. Any of those where it was just big red block right there. Take any one of those houses out due to, you know, a natural disaster. Can they rebuild? You know, under today's zoning despite the whole non conformity clause, right. you would say, well you have to build to zoning. Okay, assuming that you can actually fit a house on the lot with what's left with current setbacks, that house would stick out like a sore thumb because it would not match the character and the rhythm of the neighborhood. Now, assuming life safety standards are all met, is it better to have a house that fits with the character or fits the regulations? You know, I think that's a subjective question and open to interpretation but this map, the goal of this was to kind of highlight the discrepancies between current character and the regulations.

Alderman Jette

Thank you.

Alderman Gouveia

Thank you. So I guess my question is in just really simple terms for me, conforming and non-conforming. What's non-conforming, what's conforming?

Sam Durfee, Planning Manager

So if something is conforming, it meets all the regulations. If it's non-conforming, it does not meet one or more of the regulations.

Alderman Gouveia

So they had a variance of some sort or is it just grandfathered in from...?

Sam Durfee, Planning Manager

That would be a term, right? So, you know, it was established before either the regulations were in place or it was conforming with the regulations when it was built, the regulations then changed, and now you have a legal non conformity. A non conformity section of the Land Use Code is a very common thing, especially in older parts of the country. New England is a great example where you have very old housing stock. A lot of development occurred before zoning came into play and we run into this all the time.

Alderman Thibeault

Thank you, Mr. Chair. I mean these houses; these lots are over 100 years old by far. So there was no zoning at the time these things got built and that's why they are the way they are. How much of this do you want to change? Like are you looking to get all those houses in green, or part of them in green, or like what's the total thing? I mean I guess maybe you're gonna be telling us that but.

Sam Durfee, Planning Manager

I will. Thank you for the seg way. I greatly appreciate that. So as we'll see - and you had the controls to go into the next. We opened up the zoning map in another window but basically, and feel free to zoom into the tree street neighborhood. So the idea is it's very difficult to make everything conforming. You're going to have really unique lots that are severely undersized. You want to try and get a majority. I mean we were targeting, you know, 70% or more of lots in a given area should be conforming. So that's really the goal but what we found is, you know, especially in the tree streets, in other similar relatively dense neighborhoods, there is a general rhythm, a general character and if we can get those standards more or less right, that will automatically bring most of the buildings in the lots in that area into conformity with the new regulations.

So as you can see here in the tree streets, a lot of these lots fit the standards associated with our urban residential district. So that will give you a picture. I mean we haven't then done a follow up analysis and we certainly could update that map that we just saw to reflect the standards in urban residential. We tested a couple of areas and it seems to work very well.

Alderman Clemons

I don't think that's the same area.

Alderman Thibeault

No, it's Otterson Street and Prospect. It's more this way.

Sam Durfee, Planning Manager

So I'm actually if I could ask if we zoom out a little bit and not a whole lot. One thing I do want to point out is the granularity of this zoning map. We really went on a parcel by parcel basis. You know, you get a general character of a neighborhood but then you have a couple of buildings that either are a lot taller or a lot more dense. For those reasons - or the building is just a completely different architectural type and carries a lot other, you know, dimensional characteristics with it that just you can't fit it into the zoning district for the rest of the area. So you begin to have some - you begin to have some variation especially in areas of the city that you do have larger buildings. So I think this makes a really good example of where on these larger parcels with larger buildings. It is almost on a parcel by parcel basis to make sure that the district accommodates what is on the parcel. The idea being that we want to capture what's there, render it conforming, and then basically allow for the next appropriate increment of growth. So we can - this can be a kind of a free form part of the presentation where if you have a specific area in mind, we can go take a look at. We can toggle between proposed districts, existing districts.

Alderman Klee

Thank you and I apologize. I had to leave to help the resident. So if this question's already been asked, I apologize. When you're talking about this conforming, and non-conforming, and you were just talking about that large parcel and you were saying that you would want to render it to be conforming so that as things change, then you would have that growth and so on. Without you having to go through everything you probably already explained, how do you take all of these very small, non-conforming that are non-conforming in so many different ways without creating this just massive anything goes?

Sam Durfee, Planning Manager

Right. So I think the qualifier there is the next appropriate increment of growth. Now in some cases, there is no additional appropriate level of growth where the building takes up so much of the lot you just can't add on to it. There is a natural, you know, neighborhood character basis for kind of a ceiling on that growth and that's okay. I think that, you know, when we had talked through the redevelopment overlay districts a few sessions ago, the Master Plan had identified a few areas of the city where, you know, the community wanted to see growth. That's in, you know, the downtown core, East Hollis Street area, Daniel Webster Highway, and the Amherst Street corridor. So, you know, we set these overlay districts accordingly.

Just to give us a sense of where those are, you know, so the - right. So these are the overlay areas. Without going into too much detail of how that whole process works, basically these are opportunities to up zone. You walked into them and then a developer would be subject to inclusionary zoning. But basically, they get a greater level of density. They get more intense building types. So it's a give and take. It's incentive driven. So you'll see where those are and then even I'd say around the areas around those overlay districts, the base districts are more or less reflective of what is there. As you kind of pull away from the main corridors of the city as well as the downtown core, as you kind of radiate outwards, and I'm really thinking more as you get further into the southwest quadrant, that is newer development. Development that occurred when zoning was in place. We see much higher levels of conformity in those areas because it was developed under zoning and the zoning in that area hasn't really changed much. I mean you can also observe that there's a very strong and consistent character in French Hill. There's also a very strong, and consistent, very different character in the Cherrywood neighborhood for example. Point is the zoning regulations or in some cases in the older neighborhoods, the original lack thereof led to a specific type of character.

Now the base that we're proposing in this scheme here, we kind of be representative of that so that if anyone wanted to continue and build in those areas where there were lots available, they would continue to replicate the character. That's kind of one of the selling points of the form based code where, okay, well I know there's this vacant lot next to me. I don't

really know what it's going to do. Well with this, you can have a level of predictability as a resident that what is going to be built isn't going to be wildly out of character with the area.

Alderman Klee

Well I guess maybe I'm missing the point here. I hear everything that you're saying but my only concern is that if we broaden it too much do we leave - do we allow similar to overlay. In other words, that we could potentially have - I don't want to see what I've seen like on Amherst Street happen into a residential area where you've got like a business that can be in with a residential area and that we, in fact, do have an overlay area that we start to lose that characteristic of the neighborhood. That's not going to happen with this is what you say, right?

Sam Durfee, Planning Manager

Correct. So it seems like you're getting at a potential broadening of uses...

Alderman Klee

Right. Yes.

Sam Durfee, Planning Manager

An increase in use intensity, or building mass intensity, things like – right. So this Code really is trying to do a very detailed and granular job of identifying the character and the uses in the existing area and drafting regulations that respect those, and keep those, and perpetuate those characteristics and standards in most of the city.

Alderman Klee

Just one quick follow up. So there wouldn't be a forcing of density in a larger region then?

Sam Durfee, Planning Manager

No, no. So the only way that happens is really through the overlays. Those are strategically located based on input from the Master Plan.

Alderman Klee

Thank you.

Sam Durfee, Planning Manager

No problem.

Chairman Moran

And my question is somewhat related because I think about Hudson and their golf course dilemma. What would this - our current proposed plan do to protect let's say Ward 7 from the golf course being turned into hundreds of homes or industrial space. How do we conserve, you know, wetlands, stuff? Like how do you not just maintain the character but also protect the environment?

Sam Durfee, Planning Manager

Sure, so there is a level of environmental regulations that are basically on top of the districts, right. So we currently have setbacks to wetlands development. There are State standards. The city has additional standards on top of those. So that is going to be carried over and that will remain in effect, absolutely. I think that is one of the things that we also heard a lot from public input. How do we have more trees? How do we protect the environment? How do we have more green space and open space through as other areas of the city redevelop? Actually, that's a really good segue into green score which we don't have to go there quite yet, but you'll then see through there how developers can get credit for being good stewards of the environment through intentional landscaping and how they manage their stormwater runoff.

Chairman Moran

Is there anything preventing someone from buying one of those golf courses and turning it into a tar pit or whatever?

Alderman Thibeault

A Chinese water company.

Sam Durfee, Planning Manager

The private market is a very powerful force but that aside, we have obviously if we want to use the Nashua Country Club as an example. So it's R9. So you could potentially see the perpetuation of character like this. I highly doubt that the Nashua Country Club would sell to a private developer to create a residential subdivision. That said though, you know the private market can be a fickle creature and can turn on a dime.

Chairman Moran

But R9 doesn't permit industrial use.

Sam Durfee, Planning Manager

No, very much not.

Chairman Moran

Okay. All right.

Sam Durfee, Planning Manager

Exactly.

Alderman Thibeault

Thank you, Mr. President, or Mr. Chair, whatever you want to be.

So it's funny you said something about people want more green space but on the flip side of here, people want more housing.

Sam Durfee, Planning Manager

Oh, yeah.

Alderman Thibeault

So how are you balancing that because Nashua doesn't have a lot of room now. You would have to take over green space unless you do the density thing, right? So how do you balance that because we're losing green space and yet we need more housing. Like how is that going to be balanced in this new Code?

Sam Durfee, Planning Manager

We explored different ways of approaching that. So when you think of green space or open space, it can be a park. It can also just be a little space for you. It could be a balcony, you know, your own piece of the outside if you will. Obviously, you know, parks and balconies incredibly different scales what appropriate in different contexts. So if you look at the High Street flats, you know, either I think they're Juliet balconies but if you had a real balcony, you know, that's 20 square feet or so of space, you could have. You know, flower boxes. You can create yourself a little oasis right in the middle of the city. That said, we do have standards, particularly in the redevelopment overlays where if you have control over 30 acres. Big box store turns over and this is your opportunity to really create, you know, potentially hundreds of units of residential. Maybe a mix of uses, retail and consumables, restaurants, and coffee shops and the like. There is opportunity there with that much space to create new pocket parks more on the ground what you would think of typically as open recreation, passive recreational space and that's all tied into those redevelopment overlay standards where that's a requirement because you've opted into this overlay that lets you do all sorts of things. You are going to have to deliver affordable housing. You are going to have to deliver green space in a thoughtfully planned out, connected neighborhood.

Alderman Clemons

Thank you. Can you go back to like Main Street/downtown? Can you describe for me, again, the difference between mid-

rise, three, four, and five.

Sam Durfee, Planning Manager

Number of stories. Three, four, and five stories.

Alderman Clemons

So is five our maximum? Is that what we're saying and when we say mid-rise, five?

Sam Durfee, Planning Manager

Exactly, yep.

Alderman Clemons

So I guess just opine here that I have a concern about that.

Sam Durfee, Planning Manager

Sure.

Alderman Clemons

And my concern is that I we want to be - my opinion - we want to be encouraging growth beyond five stories tall. So by putting in something that says mid-rise five, okay, so a developer will come in and build something five but there's nothing to incentivize them to build higher is there?

Sam Durfee, Planning Manager

The redevelopment overlays. So let me turn off the base so you can actually see. So in this area, we saw some mid-rise five. This here is urban core. Urban core allows up to seven stories. We recognize that there's a market dynamic associated with cost of construction in different building codes. You're only reaching seven stories basically on a one level of podium parking and then six of stick built. Beyond that the only way you're getting higher is additional levels of steel and concrete podium. You're not going to go from stick to structural steel in the Nashua market. Rents drive what you can do for construction. You aren't going to see anything more than seven or eight stories, again, driven by podium heights, until you start allowing 20 story buildings because the economics don't really pencil out until you can get so much density that it actually justifies under the Nashua rent environment. You need to go much higher in order to get the scale to justify the cost of switching to structural steel.

Alderman Clemons

So how do we do that?

Sam Durfee, Planning Manager

We either raise rents or we allow 20 stories, which we do under the urban core station which this is basically, this is a setup for...

Alderman Clemons

Well you do allow it under the urban core.

Sam Durfee, Planning Manager

So if and when we have a rail station, the land values will rise so dramatically. We're basically setting up ourselves from a regulatory standpoint to be ready when that happens. Right now though even if you pick the most valuable piece of real estate and we allow 22/25 stories, I don't believe the market can really support it at this time.

Alderman Clemons

No, I know that the market is not ready for that. I'm under no illusion that it could be but I do think that, you know, we want



to keep an eye to the future. We don't want to do this every year, right? I mean this isn't an exercise - granted, you have to go back and you have to look times change, things like that but I think that we want to be ready for something like that. We want to be ready for somebody who surprises us and says, I actually I do want to do something like this. So is what you're telling me that anything that says "urban" would be allowed to do something along those lines?

Sam Durfee, Planning Manager

I can check exactly. So urban core station area, that is the most intense. That does allow up to 22 stories. Urban mill, I believe, is 10. That's reflective of some of our current mill buildings where you're building with brick. It's a very different construction medium and you could go that high. That's more just to render things existing buildings conforming. I don't think we'd see the same development pattern but it does lay out form standards should someone wish to replicate it, albeit with a different structural medium. Again, this is in respect to, you know, the form based character and perpetuating a built form.

But your comment about, you know, looking towards the future. I'd be very hesitant to say that this Code itself is future proof but the structure behind it, you know, how we're treating districts and how we're mapping them can be very fluid as market dynamics change in the future. We have had a number of conversations with developers who are looking at potential projects in some of these redevelopment overlay areas and they say, hey, that mid-rise number you have right there, that's not tall enough for us. It's not going from, you know, three to six. It's going from six to seven. It's just a little shift but at that scale and if you're talking about a large parcel, multiple buildings, that additional floor can make the difference but those are the conversations we need to be having now.

Alderman Clemons

Well, yeah, because I'm thinking like, you know, of and again, this could be a pie in the sky, right, but we need more parking downtown, right? So if we partner with somebody to build a parking garage and it's five stories tall but then it's on top of that, there's another five stories of housing or something along those lines, right, and its half and half. Like half to the public, half to the whatever. Like my point is, I don't think - I agree. I don't think that these mid-rise - I don't think it's tall enough. I think we need to - I think we really need to think about that particularly in the downtown area. Really like if you think about it too like up off of - we already have some 9 -10, story buildings off of Exit 8. So I just - in my opinion, that is not enough.

Chairman Moran

It does kind of constrict us to just have those condos that are really hotel rooms type of developments kind of thing.

Alderman Klee

Thank you. When we're talking about the mid-rise five in the downtown area, I don't know why my memory is telling me that in the downtown area, the first floor is usually always like businesses, and the second floor is business, and then the third floor becomes residential. Is that correct? We don't put residential on the first floor?

Sam Durfee, Planning Manager

Correct, yeah. In our current Code, it's some sort of retail or commercial.

Alderman Klee

Right. So that's the first two floors which means if we go to seven, we only still have four floors of residential within that. So we're still handicapping ourselves to not being able to take full advantage and if we can't sell the retail space is the zoning considering changing any of that or is that going to stay the way it is?

Sam Durfee, Planning Manager

Yes. So we are taking a hard look at that. Some of the projects we've seen approved in the downtown area recently have needed relief because they're going for a podium style development and private parking doesn't qualify as a retail or commercial use. Now if they had said wrapped the building in a commercial storefront, one that actually functions, maybe 20, 30 feet deep, you still activate the front of that building. That's totally passable but it is masking a parking structure.

Alderman Clemons to your earlier point about five levels of parking with five on top, we've had conversations with developers about something very similar where we are floating this idea of a public/private partnership to address some of

our parking shortcomings in the downtown area. A wrap is more of a feasible construction type. My understanding from hearing from these developers and engineers is that podium style, especially with multiple levels of podium, is less feasible than building a standalone parking structure and then wrapping it. There's for various reasons, structural concerns and building codes that go into the podium and a wrapped structure makes more sense. That's not to say it's impossible. I think that a five story podium with five levels of residential on top is probably not likely in our market, which is okay because this wrapped form is actually, I think, more of an urbanist sort of environment and building typology where while you have a massive parking reservoir on a city block, you still have apartments and you still have commercial space. It's fronting the street, you know, the block becomes much more activated rather than just, you know, the Elm Street parking garage. It's the Elm Street parking garage with residences and commercial activity all around it.

Alderman Klee

Just could you define “wrapped” and “podium”?

Sam Durfee, Planning Manager

Yeah, so podium is when you have just parking structure and then residential on top of it.

Wrapped is when you have a core of parking and then all along the outside for a depth of 30, to 40, sometimes as low as 20 feet, there is commercial and residential all the way around that parking structure. So it wraps it. It shields it and, you know, the parking structure itself is not visible to the public. Rather, it's that more activated, you know, windows, and balconies, and commercial storefronts.

Alderman Klee

Thank you.

Alderman Clemons

Yeah and I understand. I get that but again, it doesn't - that's today, right, and it doesn't leave open the ability to do something different if we wanted to. In particular because the city follows its own codes, you know. So even if it was built on something that was city property, we'd still have to follow our own. We'd still have to follow this and if we could cajole somebody into doing something that we wanted then, you know.

So I guess my point is, you know, I would want to see this adjusted and can you go to Exit 8 to where like the glass building is?

Sam Durfee, Planning Manager

Yeah, right in this area?

Alderman Clemons

Yeah, so what do we have that as on the...?

Sam Durfee, Planning Manager

In the base? We have the overlays on right now.

Alderman Clemons

Okay.

Sam Durfee, Planning Manager

So that is a mid-rise neighborhood district group. So in the downtown core, you saw was effectively straight up zoning into a higher level district. District groups exist where unlike downtown where you have an already very strong neighborhood fabric, the up zoning approach there was really to be respectful of the goal of increasing density and intensity, but with a nod to what's already in the area.

On the corridors - Amherst and Daniel Webster Highway, these are basically kind of retail conversions. So when you do something like that, you have no neighborhood fabric so to speak to lean on. So the district groups, there's a matrix in the

Code where the mid-rise district group gives you basically a number of districts to choose from. I believe they range from urban residential all the way up to mid-rise five or mid-rise six. There's a requirement that you basically create your own zoning map if you will within your development footprint where you have a mix of those districts. The reason being is you don't get all of the most intense but you don't have to do all of the least intense. You create this dynamic site where you have variability in building heights and you kind of create this more mixed use sort of and mixed feel neighborhood development where you have different housing typologies, you have different price points. It's not just all the same building at the same height.

Alderman Clemons

So this is the overlay. Can you look at the actual...

Sam Durfee, Planning Manager

The base? So commercial industrial, commercial business, some mid-rise four.

Alderman Clemons

So it's interesting that like most of that is commercial industrial right now but on the overlay, it's residential?

Sam Durfee, Planning Manager

Not quite. So the mid-rise, those are offering building typologies. So, you know, a mid-rise four, mid-rise six building could be a general building. These larger buildings are relatively use agnostic. So you can have an office building and it can be a general building. You can have a general building that has commercial on the first floor and then residential in the next five floors. It's much more this, again, this is where we talk about the form based code. It's much more dealing with the appearance of the building, its relationship to the buildings, and around it, and the street, and the provision of green space, and less about the uses that are in it. Obviously with respect to those more potential noxious uses, you don't want to have those associated with the residential. So when you go from commercial industrial to a mid-rise neighborhood, you do have a use switch.

Alderman Clemons

So that's my question. So you could theoretically you could have, you know, an office building next to an apartment building I guess in in this particular area.

Sam Durfee, Planning Manager

You could do that right now in many parts of the city.

Alderman Clemons

So what is the height requirement up here or what restriction I should say?

Sam Durfee, Planning Manager

Currently, you're in the proposed.

Alderman Clemons

In the proposed.

Sam Durfee, Planning Manager

In the proposed, commercial industrial, I believe, is up to two or three stories depending on the type of building. But then into, you know, the mid rise neighborhood district group, I believe it's up to six.

Alderman Clemons

Okay. I guess I don't, again, I'm just gonna point this out. I guess I don't understand that because there's buildings up there now that are nine stories tall and that's what's there.

Sam Durfee, Planning Manager

Right.

Alderman Clemons

Like and I'm thinking of like the hotel is one of them, the glass building is the other one.

Sam Durfee, Planning Manager

Let me rephrase that slightly. So the commercial industrial district has a number of building types that are permitted. The building types are really what set the maximum and minimum floor requirements. So something like a hotel could be considered like a point tower or a block building within the Code, you know, as a building typology. Then those have various - I'm looking through it right now to give you an exact answer - various height requirements which then can be further augmented by the district that they're in. But, you know, with the idea of we don't want to render anything non-conforming from a height standpoint. I think those are sorts of things where we go and we look at the tallest buildings in various parts of the city. Like okay well let's check that in, you know, the proposed base code and understand okay look we may need to adjust building heights to ensure that those are conforming.

Alderman Clemons

I think I understood what you're saying. I guess my point is I - my overall concern here is that we need to allow for these. We need to allow for greater height in my opinion that we're not - we're restricting it too much. My theory behind that is that if we let them go, not everywhere, obviously not everywhere but like, you know, here downtown, over where maybe that commuter rail station is, maybe the Daniel Webster Highway corridor as well. If we allow them to go higher and they don't, that's fine, right? But if we don't allow them to go higher and they want to, that's a problem.

Sam Durfee, Planning Manager

Yes.

Alderman Clemons

So my thought is we should do this map the way that we want to see it and then if it comes back where most of the development that comes in, they're eight stories, they're one, not even they're six stories, three stories, whatever. No harm, no foul. We want the development. We want the conversation to go forward. So that's just one Alderman's opinion but that's how I'd like to see this constructed.

Sam Durfee, Planning Manager

Thank you.

Alderman Jette

So you know the truth is, you know, if somebody came to us and said we want to build a 20 story building where the commuter rail station is going to go, I mean we could always rezone that area to allow that. The advantage of what you're proposing is that we identify ahead of time. Proper planning is we tell them or tell the public, you know, if you're thinking about a big building like this, this is where we would agree. This is where you could do it. So that has an advantage but to say that, you know, that somebody came up, you know, like I'm thinking Rivier University wants to build a 20 story dormitory. They've got a big influx of students and they want to - I mean we could always rezone part of South Main Street to do that if we wanted to. But, you know, what you're advocating is proper planning ahead of time, you know, identifying the areas. If somebody had a proposal for something that we hadn't identified ahead of time, you know, we can always rezone if it was a good enough proposal, a good enough deal, and something we wanted.

But could you tell me are there any residential areas, you know, like I don't know what the residential areas are: R9, R30, R40. Are those the three? Are any of those - have you identified any of those areas that you're planning on changing?

Sam Durfee, Planning Manager

So largely the R districts - so R75 is new. That's the, I guess, highest density R district. R75 was developed because we have a lot of residential lots that are 7,500 square feet. That's where the "75" comes from. That's the same scheme with R9. Those are 9,000 square foot lots, R18 - 30, so on, and so forth. Largely speaking anything that is R-number already

exists in the current Code and we're not touching it.

The neighborhood residential which is the next most dense from R75, largely already exists today. We're not really touching it.

Urban residential gets really interesting because you start to have a blend of uses where you have kind of those neighborhood corner stores. That's a very interesting district. That's really kind of an urban transitional district. But in terms of R40, R30, those boundaries were largely ported over from the old Code into what we're proposing because a lot of those areas were developed after zoning was already in effect in the city. A lot of high levels of conformity under the current code. If it's not broke, don't fix it in a way and also we recognize there is so much pride in the character of those districts and there's very little to be gained in terms of growth opportunity that the fight that would be had to turn those R30, R40s into urban core would be so great the juice wouldn't be worth the squeeze. So we recognize we took a cue from the Master Plan. Hey, these are the areas to focus growth. We'll run with that and we'll also preserve the character of the more rural parts of the city because that's important too.

Chairman Moran

Where's the next R75 going into? What part of the city?

Sam Durfee, Planning Manager

Yep. I believe this would have been RB - a mix of RB, RA.

Chairman Moran

What Ward is that?

Sam Durfee, Planning Manager

I believe that is part of that is three and two.

Chairman Moran

Three and two and what was it before? I'm sorry.

Sam Durfee, Planning Manager

It was probably RB. Actually, I can tell you. We got that layer right here.

Alderman Klee

(inaudible) and it's probably right around Amherst Street, right? Is that where it is?

Sam Durfee, Planning Manager

Let's see. So this was - yep. So largely RA. Yep, so that was all RA. So R75 is pretty much RA.

Chairman Moran

So Wards 2 and 3.

Sam Durfee, Planning Manager

Yup.

Chairman Moran

It's gonna have more density allowed?

Sam Durfee, Planning Manager

No, it's about the same. It's about the same.

Chairman Moran

Okay. Got it. So you just created that based on the lot size that are...

Sam Durfee, Planning Manager

We created it based on the character, right? So the idea is...

Alderman Klee

(inaudible) 1.5 acres.

Sam Durfee, Planning Manager

The idea is just higher levels of conformity.

Chairman Moran

And one last question before I turn it to Alderman Gouveia.

In the business use, business commercial versus - what is permitted in that (inaudible) use because I recall having to get a special permit to provide health care.

Sam Durfee, Planning Manager

Sure.

Chairman Moran

Is that going to still be something that businesses will have to do?

Sam Durfee, Planning Manager

Ideally, not.

Chairman Moran

Okay.

Sam Durfee, Planning Manager

No. So we do have the use table scheduled for a session on the 29<sup>th</sup>. So without getting too far into that, we are drastically simplifying our use table. There's recognition of - there's clearly business commercial uses and there's clearly industrial commercial uses. So drawing that line in the use table between those intensities and characteristics is important and then recognizing that there's a lot of very similar uses. We're basically creating use categories. Then when important kind of defining sub uses that may have very interesting, unique characteristics to them but what that allows is, you know, we currently have a use table, I believe, is around 300 uses long. Many of which we've never seen, never used. The thinking was, oh, well, if it's not defined, it's not permitted. Well by having these broader categories, you know, it gives staff the flexibility of saying, like, oh well, palmistry. Okay, well, maybe that's a personal service use but we don't necessarily need, you know, Palmistry and fortune telling as a use in the use table, which it currently is. That was a fun one to find.

Alderman Klee

Because it used to be on Amherst Street.

Alderman Gouveia

Thank you, Mr. Chairman. I agree with my colleague at-Large when we're talking about how tall we want buildings that go. I think that kind of stems when I'm thinking about it of if I'm going to bring money here and do a development and then say I'm looking around and I don't know. I'm choosing Manchester because they're up the highway and I'm looking at here in Manchester. Manchester says, all right, yeah, you could do that or we could go to Nashua where we're going to have to go through more bureaucracy. I'm going to pick the path of least resistance. I'd rather not turn off business and

development opportunity by throwing a cap on it. I'd rather let them come to us and have us make that decision. So I actually thought that was a very good point and I think that would be something I'd like to see as well.

Sam Durfee, Planning Manager

I appreciate that. So to kind of summarize, it's very clear. I stated in the Master Plan that, you know, these are the areas we want to see growth, you know, the broader downtown area and the major corridors. Would it be fair to summarize that? Because we have stated as such, maybe completely removing height restrictions or increasing them. I mean there's a point where we go so high that it's like well, you know, the market's going to tell us what it's going to be but at the same time, you know, we're trying to balance where it's like, you know, do we go? But at the same time, there is a balance being struck because we're doing a geographical basic, you know, constraining of where the height is going to go. Then just like, okay, height can go here. We don't care how. Like let the market decide. I mean that's I suppose an approach.

Chairman Moran

I agree with my colleagues from Ward 1 and at-Large but I would worry about downtown. I don't know if maybe it's just I've watched Back to the Future too many times and the feeding frenzy for casinos in the State of New Hampshire, and what could come about, and that also brings crime, and other aspects of it, and how we define what if we're going to go high, what could actually be a permitted use for going high? Because no one wants a - maybe a hotel with a small casino that might be great but do you want downtown to be casino central type of thing? So follow up. Sorry.

Alderman Gouveia

No, I was just saying I mean me, personally, I think that's - I'm a big fan of letting the free market dictate what it wants to do. I think these developers can run their math and figure it out. We have a housing problem and when we're talking about the housing side of it, I'll let them tell me, and when we're looking at businesses, bring businesses in. I'll let them tell me how much room they want and then we'll figure out a way to house the employees as well. So I think it's all good problems and I think the market can dictate a lot of it in my opinion.

Alderman Clemons

Yeah, I agree with that and I think, yeah, I think in some of these areas, you know, we don't put a height restriction on. We basically we allow, we do everything else, right? We do everything else. Then that's not to say we don't want height restrictions obviously like in an R9. We want height restrictions. It's more of those core areas that were pointed out, you know, the purple areas if you will and then also in the middle of the city downtown.

Alderman Klee

Thank you. A couple of things. I'm going to stick with the height thing at first. While I agree with both of my colleagues. I'm saying 100% and then I'm going to contradict myself but I do. I really do agree with them. My only concern especially as someone who sits on the Planning Board and listening to residents is if we put something through like this and suddenly it popped up in an area where a home is something similar to what's happening over on Otterson and so on. We've got this little house and now you've got this thing towering over them. I get a little anxious over something that. Like if suddenly something huge popped up on where the Elm Street, you know, school was, and you've got these houses, and they went all the way to the edge, and now it's blocking out their sun, and so on. This is my concern. We suddenly have a 20 story building. If it were along Main Street, I would be 100% on that. So as a person who sits on the Planning Board listening to residents who've lived here generation, after generation, after generation and now suddenly their tree is no longer going to grow, or that little garden that they couldn't have is not going to be there. I think we need to think forward for that as well. So while yes the free market needs to dictate but we can't let these developers and so on develop out the people who have been here forever. So I want to take that into consideration when we're thinking about this, and we're thinking about this kind of overlaying, and doing something.

So while yes I agree with that, I want to make sure that we're very cognizant of where we're going to allow something like this to happen so that it can't hit these smaller homes, and that we don't affect that one home that's sitting there. We see movies about this. That one little, tiny home, you know, in New York City between these skyscrapers. I don't want to see something like that here in Nashua.

Chairman Moran

That kind of is already happening at Rivier that one house.

Alderman Klee

It's actually it's kind of happening here. It's happening here over in Otterson. So, yeah.

Chairman Moran

So, yeah, and you can see how frustrating that can be.

Alderman Klee

But can you imagine if that was a 20 story building versus a four story or three story building? So that's just something I want to keep. I just wanted to say that. There's nothing more to comment on that.

But the other thing I had about the urban, and this is probably for that next conversation of the use table meeting that you'll probably having. My concern about the urban - what do you call it. Urban resident type of thing where they can have the small businesses and so on. You know I'm already struggling with these illegal businesses that are on like Tolle Street and Whitney Street. These automotive businesses where people are working on cars, and we've got oil in the street, and, you know, painting and things like that. I don't want to create and, again, that will probably be your next discussion. I don't want to create a zone that automatically gives people the right to do this without having to get special permissions. So just keeping that in mind while we're creating these kind of zones and so on.

Sam Durfee, Planning Manager

I will just because it needs to be quick. The sorts of uses that are commercial in nature that would be allowed in urban residential are of a nature that would be complementary to the residential character. Like Jeannotte's and things like that. Something like an automotive repair shop, that is a commercial industrial use and that's where those uses belong.

Alderman Klee

Thank you so much.

Alderman Thibeault

Thank you, Mr. Chair. Yeah, I'm gonna agree with Alderman Clemons and Alderman Gouveia. Let's build up everywhere. I'm good with that. I mean I've been talking about it since I got here. Let's build up. We're a city, right? Manchester is all built up. They've got tall buildings. Why can't we have tall buildings? So let's do it. I don't care where except not in Ward 8. I have a hotel. I mean, it's a huge hotel. It's true, it's a huge building. So I mean, you know, we do have taller buildings and there's a lot of room back behind Sheraton, although, you know, my people on the other side of that probably wouldn't like that. So I think we still have to be thoughtful to a degree. We just got to be careful to a degree but I think we need to get to that point where if the market can deal with it, then we go up.

Sam Durfee, Planning Manager

If I can just make a connection between Alderwoman Klee what you said and what has been stated here. Right, so the juxtaposition of intensities when they're right next to each other. If you look at this map and so darker is more intense, right? So if you look at Main Street, there's this kind of block by block fading of intensity. So the idea would be you build up to 20 stories. You don't go from a one and a half story bungalow to a 20 story building. You go from that bungalow to maybe, you know, a triplex, and then a six story, and then the 20. That's the approach. We have enough lateral maneuverability within this downtown core to do what we call "transect zoning" where you gradually but steadily increase the intensity. I don't think we're going to see a flood of 20 story buildings. Yet in the future, we may but so much so that all of downtown and all of the East Hollis Street corridor becomes like that? Probably not but we want to make sure that those 20 story buildings happen where the land values are the highest. Those are going to be along the corridors and then that land value will begin to fall off as you get off of those corridors and there will be a natural market driven decline in heights to match those land values.

So this code was, you know, we're kind of looking at the market very heavily and trying to really be informed by the market and getting those heights right. I think that the feedback we've heard tonight is very valuable in that okay, well let's push it where we can and really take the roof off and whatever comes will come but then as we taper away from the most intense areas, let's give the neighborhoods a transition.

Alderman Gouveia

Yeah, just quickly. I don't want to keep dragging this conversation out but I think when we look at these areas that we



want to build with no cap, I mean I look around at the Ward Aldermen here tonight. I mean we all have pretty residential, single family homes, quarter acre lots in our Wards. Obviously, we all have pockets of higher density. But I think for me when we're talking about taking off a cap, these are certain areas that we start with and then if we ever find that we're in the situation where, great we're capped out on this block. Well then we start growing out slower and slower. I don't necessarily see it as a we're going to start putting huge high rises in the middle of Ward 1. I guess potentially could, I guess, but I don't really see it that way. I think this is a kind of a strategic approach at very specific areas of the city where we're looking for this type of development.

Chairman Moran

Would it be reasonable to ask you to come back with potential language change or presentations to the rest of the Committee on certain sections that go up 20 or even higher if you think it's practical in the urban areas that you've identified the downtown, Spit Brook, excluding Ward 8, and Amherst Street Exit 8? Anything else did I miss guys?

Sam Durfee, Planning Manager

I think that would be entirely appropriate. I think there is, I think, a session dedicated to we've heard all of this feedback. Here's all the changes we've made because there's stuff around IZ. There's, you know, all sorts of pieces we've heard over these sessions and they all kind of bleed into each other. So we'll think about that. We'll organize it as I'm on paternity leave and I have oodles of time to think how to strategically...

Chairman Moran

Don't work on your paternity leave.

Sam Durfee, Planning Manager

...bring this. You know, it's just gonna be like a 2 a.m. fever dream as I'm feeding a young child. It's all gonna come to me right then and there I'm sure. Okay, we can pop into green score.

So this will be a bit more structured for better or for worse. Okay, so green score is really about landscaping, how we're treating stormwater. This is the environmental section of the Code. Currently, landscaping is really regulated by frontage, number of units, X number of trees per 40 linear feet of frontage. So this is a pretty basic calculation that gets you to how many plantings you have. We do differentiate between shade trees and ornamental trees. We want some ground cover. It's, you know, it's good. We're getting some green in all of our developments and we require landscape plans and it's been effective.

I think, in a way, we've been lacking. We don't really see a lot of green infrastructure which is really quite interesting. I was in Salem on Friday taking a tour of Tuscan Village, which has been great because I've heard all about it over these years. I've never actually been and then I got to do a walking tour with the planner and the developer. There were multiple instances of green infrastructure where the best way I can describe it is, you know, think you have a catch basin on the side of the road. Right now, that might be all you see. It goes into an underground pipe. It's piped away and gets treated or not. Good example would be that catch basin dumps into a roadside drainage swale. It falls through and then feeds all sorts of plantings, and there's a lot of infiltration, and pre-treatment that occurs but then there is another drain that in high storm events, you know, that excess water still gets captured and piped away. There's no flooding but when you're not utilizing that infrastructure, it's being infiltrated and it's, you know, resulting in green space and more landscaping along the roadways. That's an example of green infrastructure. That is more expensive to do.

So how do we incentivize people to do that? We reward it, right? So if your green score is, you know what we're trying to - basically trying to create a way of, you know, it's not just how many trees. It's we're crediting intentionality behind landscape design and how it interacts with the site, you know, from a functional but also from an esthetic standpoint. Apologize for the table with a lot of text - but basically, here are the things that we would consider. We're looking at soils. How deep are the soils? That's a reflection of what can grow there and how much water it can absorb. How are we treating the ground? Is it mulch? Is it grass? Is it other organic surfaces that are covering the ground? Plants. Are they short? Are they tall? How much carbon sequestration is occurring within the woody matter? How much air filtration? All the ecosystem services that go into landscaping. We're trying to recognize all the elements that would be incorporated into a planting plan and then rewarding them accordingly based on their value.

Trees. We recognize small trees. We recognize large trees. Preserve trees. I find it really interesting where I live. I live next to a subdivision from like the 1970s and there are these massive 200 year trees all throughout the subdivision. You look at Bartlett Ave - not to call out any particular development but Juliana Drive, they clear cut the entire area, put up the homes, and then you get these little sticks of trees. It's like, oh man, like it'd be really nice if there's some actual trees

there. We're incentivizing with rewarding preservation of trees at a higher level than we otherwise would.

Alderman Clemons

I'm sorry. Can I just stop you there for one second and I'm gonna point this out because my father-in-law was -rest his soul - was an arborist and when they built the development behind my house, they left four trees. Big, tall Maples. They're beautiful. He looked at that and he said, that one and that one probably aren't gonna survive. I said, why is that? He goes because although they saved the trees, the landscaping they paved over here and the root systems on those trees go down and under. So all of the - it was a field before so all of the water that used to get down into the roots of those trees gets washed away down into the catch basin now.

So I'm all for preserving trees but he was right, and I've got to actually contact them. I've got to contact the property owner because that tree is dying. Well I noticed it the other day and it's got to be taken down. So I don't want to incentivize that. So does that make sense?

Sam Durfee, Planning Manager

Absolutely.

Alderman Clemons

Like it has to be - I don't want to just have them say, Oh, look, we preserve these trees but they're only going to last for, you know, eight years as they slowly die and then they're gone anyway.

Sam Durfee, Planning Manager

Right. We want it to work.

Alderman Clemons

Correct.

Sam Durfee, Planning Manager

I'll point your eye to the third and fourth line under soils where we talk about pervious paving. So when there is, you know, potentially a preserve tree in close proximity to pavement, we would want to see some pervious pavers. This really takes a level of expertise, right? We have interest in the staff level to get more familiar with this. It's not only planning but there would need to be partnership with the Engineering Department and the Parks Department. I don't believe we currently have a staff arborist. There is - I've worked in other communities that do have staff arborists and they provide a lot of value but there's also a lot that we would need to lean on in the private sector in terms of, you know, a landscape architect coming and presenting their landscape plan and designing it in accordance with these standards and recognizing, you know, if we are preserving trees, maybe they're certified arborist so they have someone on staff. They can speak to those sorts of issues to ensure that, you know, we aren't - there's no unintended consequences in terms of the landscape design.

Alderman Klee

Yeah, piggybacking on what my colleague mentioned about the preserved trees. I have seen when they present it, again, up in the Planning Board that they're preserving like two feet of trees but that they're taking down the trees in front of those and often, and I can speak to that at Greeley when we lost all those trees at that one development. The trees in Greeley are the worst for wear because of it. So when you take a bunch of trees, the trees behind it are unhealthy because they've been protected by those trees in front. So there's a good chance like we could potentially lose those trees. The same to speaking to what my colleague had said, there's a chance you're going to lose those. So yes, they may leave you two feet buffer of trees but they're not going to be healthy. So how do we protect something like that even though they are - they're leaving the trees. I'm not really saying that the preserving the trees just because they don't cut them down. Those trees aren't really being preserved because they're going to die a slow death because they're no longer protected by the healthier trees that were in front of them.

Sam Durfee, Planning Manager

Yeah, I think there's, you know, there's a lot of education that needs to go into making these decisions in what constitutes as a quality preserved tree because of its ability to persevere beyond the life and the maturation of the development. We

certainly don't want to see a couple of lone white pines preserved in close proximity to a home when we know that the ability of those be knocked over in a windstorm is significant. So there's a lot of nuance here

Speaking more in generalities here. So these criteria are some of the things that we're looking at. We're crediting them on a square footage basis, or a, you know, a planting basis, or assigning a given amount of square footage to that, and then there's a multiplier, and we'll walk through a calculation to see exactly how all of that plays out but these are some things that we would consider as part of contributing to green square.

So here's the formula. Enough said, right? Can absorb that? Basically, what we're looking at is it's the amount of landscaping divided by lot area more or less. So "s" is the landscape element. Is it a large tree? Is it, you know, a lawn? How big is it? Then it's multiplied by the multiplier and then we have some bonuses that we're considering. We're also leaving the bonuses fairly open ended to use this as a way of incentivizing different community values and goals. Do we want it to be all native species? 50% of irrigation is harvested as rainwater. You know, that's an incredible way of utilizing storm water. I think that multiplier should be higher. With all these things, we need to run through some community input and then speak with some engineers about how realistic is this, and how do you reward them with a multiplier that's commensurate with the level of effort it takes to make successful. So we'll utilize this equation shortly but don't want to...

Chairman Moran

Is there an example coming up?

Sam Durfee, Planning Manager

Oh, yes.

Alderman Jette

I'll wait for the example.

Sam Durfee, Planning Manager

Okay. Here's the example. So 10,000 square foot lot area. One of the elements is a rain garden. It's 300 square feet. Its equivalent multiplier is 1.5. 300 times 1.5 is 450. You've got a few shade trees. All told, they equate 2,000 square feet multiplied by the multiplier and then the bonus for being native species, you get 2,600, and then you have 500 square feet of lawn. Multiply it by its multiplier, you get 100. You have this total value of 3,150. Divide that by the lot area, which is 10,000, and you have a green score of 0.315.

What does that mean? So green scores are assigned to building types. This is a building type sheet. It has all sorts of characteristics, including heights. All sorts of things that would define the form of the building. Green score is included. In this case, this is a strip commerce development. We've all seen these on Amherst Street and similar areas in the city. This green score is 0.20.

So let's walk through an actual real life example of a recent development. So this is 340 Amherst Street. Strip development. This is the landscape plan. I kind of screenshot this out so I apologize for the quality. The planting plan is there on the - sorry the material list is there on the right but what that is comes out to, you know, 90,000 square feet of lot area, one small tree, 14 large trees, a total landscape area at a soil depth of greater than 24 inches is 26,000 square feet, and then a series of plantings that all get their own respective values.

So if we then turn around and plug that into the table, these are all the categories that we're getting scored in. You take your landscape area with a soil depth, there's the multiplier point six. Total area - you get a value of 22,000. You can see how the math is all done across. Then you come down to total green score value of 30,400 divided by the lot area of 90,000, and that is .337; .2 was required. This is an interesting lot where it has a large amount of undeveloped space in the back because there's Coleman Brook. So that naturally is going to score a little bit higher because so much of the lot is undeveloped. But that's basically how green score operates. The idea, again, being it's not just trees. There's a lot more to it.

Chairman Moran

Is there anything here that could encourage pollinator gardens over turf grass or?

Sam Durfee, Planning Manager

Absolutely.

Chairman Moran

Would that be ground covers?

Sam Durfee, Planning Manager

So I think that would be something that we would want to include in a bonus category. So these things all stack, right? So say you have, you know, a green infrastructure swale. So it's turf. There's going to be grass. Maybe it has pollinators, so that's, you know, plus point one on the multiplier. You probably have a few trees. Those have a bonus. So you have the whole square footage of the area plus the square footage of all the other landscaped elements into it. So you have a high intensity, you know, green infrastructure that really does a lot for your green score because it's serving so many purposes.

Alderman Clemons

So the score itself, what does that do? So if I had .37, what is that?

Sam Durfee, Planning Manager

That's what would be, you know, considered a good score because it's probably higher than what's required.

Alderman Clemons

But what does that get me as a developer?

Sam Durfee, Planning Manager

So there's going to be a minimum. Just as we have minimum landscape requirements now, you know, as we saw in strip development, you know, there's going to be a minimum associated with the building that you're building. So you have to meet that. We're giving you a large menu of options of how you meet that.

Chairman Moran

Follow up?

Alderman Clemons

Yeah, so remind me. So these are environmental considerations. When I say environmental meaning like nature for lack of a better term.

Sam Durfee, Planning Manager

Sure.

Alderman Clemons

What about things like solar panels, and electric car charging stations, and things like that which are also considered green?

Sam Durfee, Planning Manager

So that's more in like the sustainable development section of the Code. We do contemplate it. Those do not factor into green score. This is much more of the open space in natural environment and part of site development.

Alderman Clemons

Okay.

Alderman Jette

So I think I understand better. When you first presented this, I thought I heard you say that these would be incentives but you're actually saying that there's a minimum level that you have to reach and these are the different ways that you can reach that level, but you've got to come up with the minimum. You don't get anything more for exceeding the minimum, correct?

Sam Durfee, Planning Manager

Right now, no. There are ways that we could leverage that. When I say incentives, say you have a really tight lot and you can't possibly fit enough trees to satisfy the green score. Because there's a minimum and you're getting the opportunity to build relatively dense on this lot, you have the opportunity to meet that green score through a more intensely designed piece of green infrastructure, be it a bioswale with multiple elements rather than just planting a bunch of trees that you simply don't have room for.

Alderman Jette

And so you gave the example of Tuscan Village and the great thing that they did there. How did that happen? How did they require that or, you know, was it this type of score thing that they suggested and people came up with it? How did that happen?

Sam Durfee, Planning Manager

I don't know exactly. I didn't read through their codes. I did ask a general question about the relationship between the development and the regulatory framework. You know, which came first? Did they evolve together because Tuscan Village is an over a decade long project. The answer I got was kind of what I suspected where there was a general overlay. You know, we want to see something cool happen here. It's a performance overlay. So things that are kind of incentive driven, you have to meet X, Y, and Z to get X, Y, and Z, right. So very similar to the thing that we're doing here where, you know, and I'm sure that landscaping and how they handle their storm water was a part of those performance standards. You know, minimum performance that you have to achieve and deliver on to receive the favorable zoning or conditional use permits associated with the development. I don't know their code that well so I can't answer with any more detail.

Alderman Jette

So my thought is that, you know, it's been expressed a couple of different times in the Committee about encouraging people. You can't come up with a bunch of regulations and nobody's interested in developing because they can't make any money doing it. I understand that but I also think you need teeth in whatever you come up with because, you know - I've seen this city develop in a lot of bad ways because builders just took advantage of, you know, places where they thought they could get away with things and they have gotten away with them. Somebody mentioned the stripping all the trees and then planting small saplings in their place, the lack of sidewalks. It's been mentioned in the Committee. You know, this payment in lieu of building sidewalks has resulted in our having no sidewalks. A lot of streets were built and we spent a lot of money repairing those streets because our regulations were insufficient and where we didn't enforce whatever regulations we had. We were trying to encourage builders to build houses.

My parents lived in one of those houses. They wouldn't have been able to afford it if the regulations had been too strict. But now, the city is spending money fixing the streets, you know, and fixing sewer systems. I want to make sure that, you know, in our desire to encourage the free market. You know, the free market has brought the asbestos industry, the tobacco industry, Exxon Mobil.

Chairman Moran

The healthcare industry.

Alderman Jette

The free market has brought a lot of bad stuff. So I understand a desire to encourage, you know, people to do the right thing but I feel very strongly that you can't trust people to do the right thing. You have to, I think, make sure that our regulations require that they do the right thing and then everybody's happy. So thank you.

Chairman Moran

And just to add to not just the free market but the residential markets too. How many times have we bought homes and found something that has been mickey moused or you've rented a place and something's been given the landlord special.

I think it's human behavior to cut corners and, you know, the government's there for the betterment and safety and yes, teeth are helpful from time to time.

Alderman Klee

Thank you. My colleague mentioned something that I had a question on the payment in lieu of and I do understand the payment in lieu of sidewalks. I do get that, you know, to put a sidewalk when there's no sidewalk and none going to happen with a bunch of homes that makes sense to have a sidewalk that goes nowhere. It means we have to maintain something that is just not going to go anywhere. I understand that but I also understand that that payment is supposed to go into a sidewalk fund that is going to help us to build sidewalks maybe in an area that really needs it. Maybe along West Hollis or something like that.

Having said that, why would we do a payment in lieu of, and I think you mentioned it earlier that there's no place to put any green but where would those monies go and what would be the purpose of those monies? That's my first question.

Sam Durfee, Planning Manager

Oh, okay.

Alderman Klee

I'm gonna stop at that and then I'll go to the other one.

Sam Durfee, Planning Manager

I'll paint a scenario I experienced in another community that we brought this up. Car dealerships. Large paved expanses of property. They don't want trees dropping leaves and acorns on their new cars. Okay, there's a rational reason market based why they wouldn't want the trees and therefore, probably couldn't meet green score. We're providing an opportunity for a payment in lieu, which isn't just an automatic you get it, you'd have to go through a conditional use permit. So the Planning Board would be able to say, no, you don't get to go for a payment in lieu. You have to meet your green score.

In this opportunity, this chance, this situation where there's a reason why it would make sense to allow the payment in lieu. What I'd be proposing is we set up, you know, basically you could call it an "urban canopy tree fund" or something like that where we have a fund where these payment in lieu dollars go. I've seen them deployed in other communities in various ways where, you know, it goes into when there's road redevelopment or any time there's a city project that requires landscaping, it helps to augment those landscaping plans and deliver more potentially some green infrastructure improvements along roadways, like a street tree fund - like a partnership fund with residences where a residence could opt to have a tree planted on the property, and either they will then either use all the money and pay for the tree itself and the installation using the fund, or they buy the tree and then the city uses the fund to pay for the installation. There's a partnership that could happen there. Basically, we want to see these dollars that we collect directly going into the creation of additional landscaping elsewhere in the city. We can collect it at a rate where, you know, it really could be delivered on a one to one basis. That's not occurring with sidewalks as you well know. So that would be something that we would explore. But again, I want to stress that it's not an automatic thing. You would have to demonstrate a reason why you are opting into the payment in lieu.

Alderman Klee

And I'd like to see the plan as to where it's going to go. And I have one more question if I may.

The other question is when we listed the green score and I talked about the trees, another thing came to my head - the plantings. Would there be a requirement that they have to maintain those plantings? Because I heard you say something about pollinators and so on. You could have a bad winter and those pollinator plants could die. Is there a requirement - because developers walk away. So is there a requirement that those plantings and things like that have to be maintained for five years, 10 years, forever? That's my question.

Sam Durfee, Planning Manager

So yes. There's a few ways that we're playing with potentially enforcing that. So yes, we can say a minimum performance period of five years. I believe we currently have one that's a year. Not enough. You could have one cycle, a seasonal cycle, and then another tree dies off. Look at some of the trees that are planted along the Veterans Memorial Parkway. You can see while they have leaves, there's bark that's peeling off the trunk and you just know they're not going

to last.

We can hold a landscape bond. We currently do when a project is seeking certificate of occupancy and it's November. Well they're not going to plant their required landscaping in November but we're going to grant them the CEOs because people need to move in but then we're going to hold that landscaping bond until the landscaping is installed by summer of the following year. We could potentially hold a percentage of that bond for the duration of a five year performance period and then if anything dies or isn't installed, we can pull that bond to then have the city install the landscaping, and then we would obviously need to reserve easement rights to do that, you know, all sorts of - you know, there are everything that we would have to do to ensure that we have the ability to do that as part of the, you know, performance guarantee of the site plan approval. We would make sure that that is scoped out within probably the site plan regulations is that that's really where that would be most appropriately located within the Land Use Code.

Alderman Klee

The reason I asked that question was I used to live in Cannongate. You talk about the glass building, and the vacuum building, and so on. When they put the vacuum building in, one of the agreements were they were going to build a buffer of so called trees. The people at Cannongate were too naive to know enough to state what the height was and the maintenance of them. They were too short, number one. Number two is almost all of them died within a year and there was no recourse because they didn't take that time. So that's why to me plantings are extraordinarily important to make sure that that does happen. Thank you.

Alderman Clemons

Thank you. So can you clarify. This would just be for commercial properties or is this residential properties as well?

Sam Durfee, Planning Manager

Yes.

Alderman Clemons

So if I'm a homeowner, I would have to meet this requirement if I wanted to add something to my house like an addition to my house or?

Sam Durfee, Planning Manager

No. That's just one of the thresholds that we're still flushing out. Typically if there's say you build like a rear wing and it's going to be an ADU, that would not trigger compliance with green score. I would imagine in most cases a lot of the residential lots, you know, R75 and above already comply with green score just because trees exist. Areas like the tree streets that are more developed and very ironically called the "tree streets" where pretty devoid of significant landscaping, you know, those are instances where at a certain level of reinvestment into the property, this would trip. Whether that's, you know, 50% of assessed value, 100% of assessed value, we're still playing with that. Then also, do you have space on the property to do that? Do you now need to make a payment in lieu and things like that.

Alderman Clemons

Yeah, that's fine with me what you're what you said. I would like a carve out, my opinion, that in the event of a disaster where somebody is rebuilding this is waived.

Sam Durfee, Planning Manager

I see. Okay.

Alderman Clemons

So your house burns down, there's a major flood, something like that, right, where it's a total loss because of a natural disaster, or even arson, a man-made disaster that's not your fault.

Sam Durfee, Planning Manager

Act of God.

Alderman Clemons

I think we need to waive this requirement in those cases because, again, that's a traumatic situation that we should be helping the person get through.

Alderman Klee

I agree.

Alderman Gouveia

Thank you. So I guess hearing the conversation what problem is this solving?

Sam Durfee, Planning Manager

So we have heard a lot about lack of green space. When we press the residents, the community on that, you know, what is green space? You know, I think we talked a little bit tonight about this. It can take many shapes, and sizes, and appearances. It can be an entire park. It can also just be a tree on the corner. It can be, you know, just a little bit of green here and there.

Walking through the tree streets because it's near City Hall, I walk through it fairly often in the summertime and it really is somewhat depressing how little landscaping there is. So I mean, we can go down the rabbit hole of the benefits of trees in an urban environment, heat island effects, you know, some wildlife. Trees make people happy. It's just there are all of these fringe benefits associated with site landscaping that quite frankly when I first got here, our landscaping regulations were not being enforced. My staff have given me a nickname that I won't repeat given it's politically insensitive relative to my enforcement of our landscape regulations. I doggedly enforce and encourage my staff to review the landscape plans and not only ensure that the tree counts are accurate, like go type in that Latin name of that planting into the search engine and see if it's hardy in Zone 5. Really getting an understanding of the benefits of the landscaping, ensuring that it actually can survive in this environment, and then pushing back on, the engineers when we don't have compliant landscaping.

I'm happy to say that we're seeing more trees being planted because of that and I think that generally results in just better development. So having spent time in areas where we don't have a lot of landscaping and then seeing this new development come online and there are a lot of trees being planted, I think that's good and it does also add curb appeal to properties and increases land values as well.

Alderman Gouveia

Okay. If I can just editorialize. Yeah, I'm not sure how I feel about this section to be completely honest with you. I want to think about it more but it's different. Are there communities in the area doing this?

Sam Durfee, Planning Manager

Yes. Green score is actually a recognized approach to regulating landscaping. It is more sophisticated than just, you know, tree per 40 feet of linear frontage. Again, the idea is to scale the landscaping and the services it provides appropriately to the level of development and offer options to the private market.

Alderman Gouveia

I guess I would like to hear how this has worked in other communities.

Sam Durfee, Planning Manager

I will try and pull some information for you.

Alderman Gouveia

Thank you.

Alderman Thibeault

Thank you, Mr. Chair. I'll support you Sam. I think it's a good idea to have green score. I think it's creative, although it



sounds like they do it in other places so it's not to take it away from you. You didn't come up with it obviously but as far as bringing it here, I think it's a good idea. I mean I agree with Alderman Clemons about the burning down of the house.

To the point of residential, most residential has green space that's going to qualify already with the exception of stuff like you said downtown which is that's just the way it was built. There were trees there. You know, in Alderman Jette's day, there were trees there down the street. That's why they call them "tree streets", right? But, you know, the outlying our areas that have houses are all going to have enough green space to qualify for this. I'm not worried but trying to get people to develop businesses that have those little green spaces. If you go to places where you got a nice little setup, maybe some kind of outdoor mall type thing and they have little green spaces, and trees. It looks nicer. It feels better. You feel more like being there instead of going to, you know, strip mall, Market Basket, Hobby Lobby there was just urban, right, and no green space. So I think it's a good idea. I'd like to see how it works in, you know, in actual working mode to see how it does.

How do you think - I guess I'll ask a question. How do you think businesses respond to this? Because obviously places in other areas like to Alderman Gouveia's question have had to deal with it in other places that do it. How do developers feel about having a green score?

Sam Durfee, Planning Manager

So I think - all right. So on the face of it like green score, a new way of calculating landscape requirements. Ah, change. Oh no, not good, right? I pulled this example because this is something we see a lot on Amherst Street - strip redevelopment. Okay, this is an actual approved landscape plan. Where does it fall under this and with .2 required and this is delivering .33, clearly the green score is not out of step with what we're already requiring. It's just a new way of looking at it. It's all very easy to calculate within, you know, a CAD program. We're just going to have to provide guidance on, you know, the tabulations associated with proving your green score. Very easy for engineers to do and hopefully it results in some new creative ways of handling storm water on site and, you know, stacking ecosystem services within intentional design landscaping.

Alderman Gouveia

So I guess to that point, I would be interested to see if this is something we could do of plans, and I don't know, either last few months, six months a year, whatever it might be. How many of those plans would have passed with this green score requirement compared to what we're currently doing and how that would stack up? Because I mean if we're noticing most people are already going above what that requirement would be, then I don't really see it being a huge problem. But if we're noticing like 90% of applicants wouldn't have hit that green score, then I would probably start questioning a little bit more of where we're going with it. So I think to see the application in other municipalities, other towns, and then seeing how that would rank up against what we're seeing here in the city being proposed already would be a good analysis to have.

Sam Durfee, Planning Manager

I will have to strike a delicate balance between you and Alderman Jette.

Chairman Moran

Before I move on to Alderman Klee, I don't know if it's true. I'm just thinking of my own experience going to other States to visit. Would Florida have a lot of zoning like this? Because every time I go through Florida, the green space, I always feel like it's always perfect. There's always the palm tree in the right spot in the middle of like a developed area.

Alderman Jette

The climate is changing. So it's getting warmer up here.

Chairman Moran

It just seems so welcoming with their green space. I'm not sure if it's zoned that way or just the atmosphere that that State.

Alderman Clemons

It's not a Dylan State.

Alderman Klee

Thank you. I'm going to ask a very specific question when you're talking about the green space and when you talk about residential area. When we all think of green space, we think of literally the color green. We think of grass. We think of trees. We think of plantings. I have a neighbor that did a creative landscaping and it's gorgeous. It's beautiful. They took up all their grass front and back and did rocks. There's a couple of plantings here and there and one tree. Would that be where they have no grass at all, none, would that meet something of this nature? I mean they did multiple layers. It's very permeable. I mean the rain falls within it. It doesn't, you know, there's no runoff. I mean it's permeable.

Sam Durfee, Planning Manager

Quite possibly. So they would get, like I was saying, this all stacks. So you have plantings on top of mulch beds or grass. Plantings on top of inorganic surface materials. So rocks are organic but they're not living so we'll say that's not qualifying. So while they're not getting the credit for the ground cover, they're still getting credit for all of the plantings. By the way you describe it, it sounds like they would absolutely, you know, front and back and sounds like they would absolutely meet it and there'd be no problem.

Alderman Klee

And it's truly beautiful. They don't have a whole lot of plants there because they put potted plants so they can change it as the season goes. It's gorgeous. It's very unique to the neighborhood and they don't have to mow the lawn. I'm so envious. I'm so envious.

Sam Durfee, Planning Manager

And that may even qualify under, you know, the soils segment there where stone is - it's not paving but it's permeable.

Alderman Klee

Yes. They don't get any run off or anything else like that. So it's, yeah, like I said when I'm mowing my lawn and swearing under my breath, looking over at theirs and I'm like damn. It's gorgeous though. It is. Thank you.

Chairman Moran

No further questions it looks like. Do you have more to present?

Sam Durfee, Planning Manager

I do not.

Chairman Moran

Okay. Well thank you so much for your time. This has been very exciting and exciting because I'm a nerd and I find things like this exciting but we'll look forward to seeing you back on the 29<sup>th</sup>.

COMMUNICATIONS - NonePETITIONS - NoneUNFINISHED BUSINESS - NoneNEW BUSINESS – RESOLUTIONS - NoneNEW BUSINESS – ORDINANCES – NoneTABLED IN COMMITTEE - NoneGENERAL DISCUSSIONAlderman Jette

So I just have a question Mr. Durfee. Some of us our terms will be ending at the end of the year. Do you anticipate trying

to get this passed before the end of the term?

Sam Durfee, Planning Manager

No. We would have liked to. In fact, I have a calendar reminder today that today would have been the filing deadline to submit it for first reading and get it all run its course before Thanksgiving. We, I think, would be overly ambitious to do that. Unfortunately, I think my poor planning on deciding on when we would try to have a second child coincidentally rather inconveniently with the adoption timeline relative to the election cycle. My apologies.

But we have also with the publishing of the draft, the level of community engagement, and these sessions as well that we continue to do, and also the conversations we have with prospective developers, it's given us so much actionable intelligence on ways we need to tweak the draft code that it would not do us from the administrative perspective, I think, you all from the political perspective, developers from the market perspective, and residents from the community goals perspective justice in terms of delivering a quality product simply for the purpose of getting it adopted before the term ends. We thought long and hard about this. We have put in a lot of effort with the current slate of Alderman. There has been a lot of education that's gone into this. While some of that will be lost with some turnover of the Board which, you know, that's just part of the process. Again as much as we would like to have this adopted soon, it's not something we want to rush and then, you know, look back and say, you know, we probably should have spent more time with the community. We probably should have answered more questions or sought more input.

Chairman Moran

Well I look forward to myself and Alderman Jette speaking at public comment when this comes forth to the next Board.

Alderman Jette

So the ordinance will not be introduced this term because it wouldn't get past this term so it would – I forget what the technical term is - but it wouldn't survive so it would have to be taken up by the new Board.

Chairman Moran

Unfortunate because I think I've asked that bunch of times but you want to get it right. We've started that process for sure on the political side. Manager Durfee, and Director Sullivan, and his team have started it well before us to get it technically right. Technical versus political.

Any further discussion? No. All right.

PUBLIC COMMENT - None

REMARKS BY THE ALDERMEN

Chairman Moran

I'll just add one small thing. I was disappointed to read – I wasn't present at the Special Board of Aldermen to hear the presentations on Elm Street. I was disappointed to read the public minutes of that presentation and I plan on writing about it in the future. I'll leave it that for now.

ADJOURNMENT

**MOTION BY ALDERMAN GOUVEIA TO ADJOURN  
MOTION CARRIED**

The meeting was declared closed at 8:54 p.m.

Alderman Derek Thibeault  
Committee Clerk

# NASHUA re-CODE

Planning & Economic Development Committee  
September 16, 2025  
Session 6: Zoning Map & Green Score

InvestNH  
HOUSING OPPORTUNITY  
PLANNING GRANTS



PRINCIPLE 

# Recap and Forecasting

What we have covered so far and what is/could be next

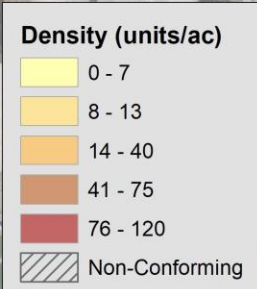
- October 9, 2024: General introduction to re-CODE
- April 15, 2025: Building Types, Density, Test
- June 5, 2025: Redevelopment Overlay Districts
- August 21, 2025: Mobility & Parking
- August 26, 2025: Inclusionary Zoning
- **September 16, 2025: Zoning Map & Green Score**
- September 29, 2025: Use Table & Site Standards

# Zoning Map

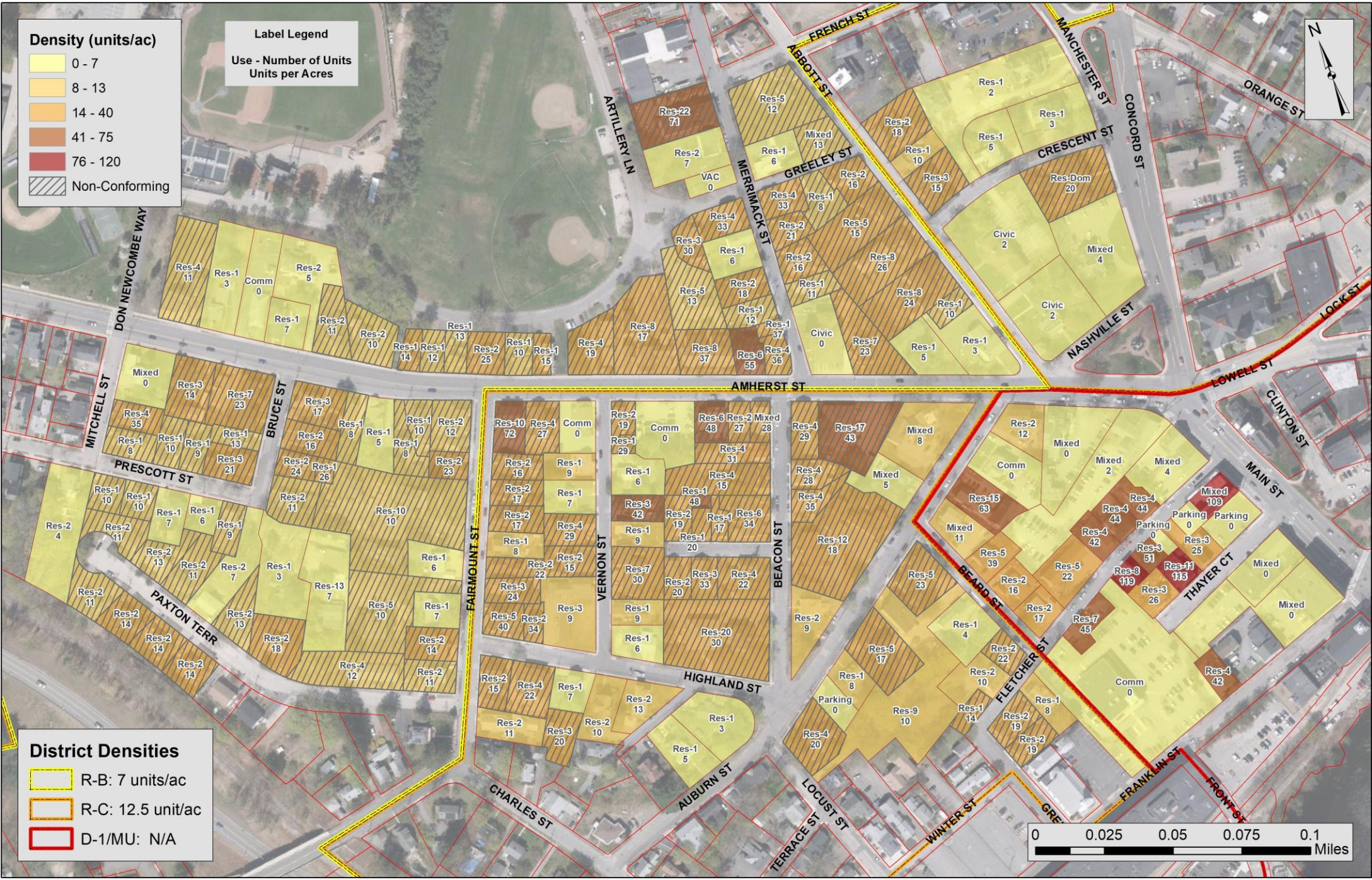
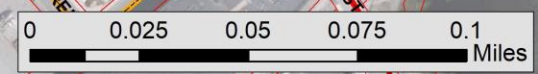
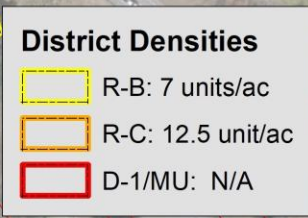
## What is changing and why?

- Recalibrating existing districts & creating new districts to reflect the character and organization of the built environment.
- Older neighborhoods are largely non-conforming.
- Higher case load at the Zoning Board than the Planning Board.
- Improve conformity levels and allow for the appropriate next increment of growth.



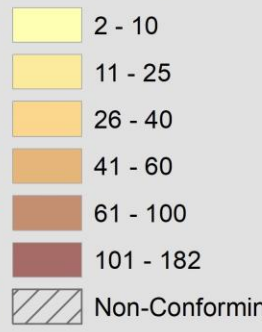


**Label Legend**  
Use - Number of Units  
Units per Acres



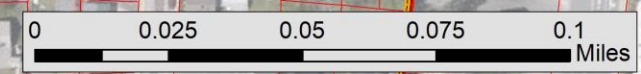
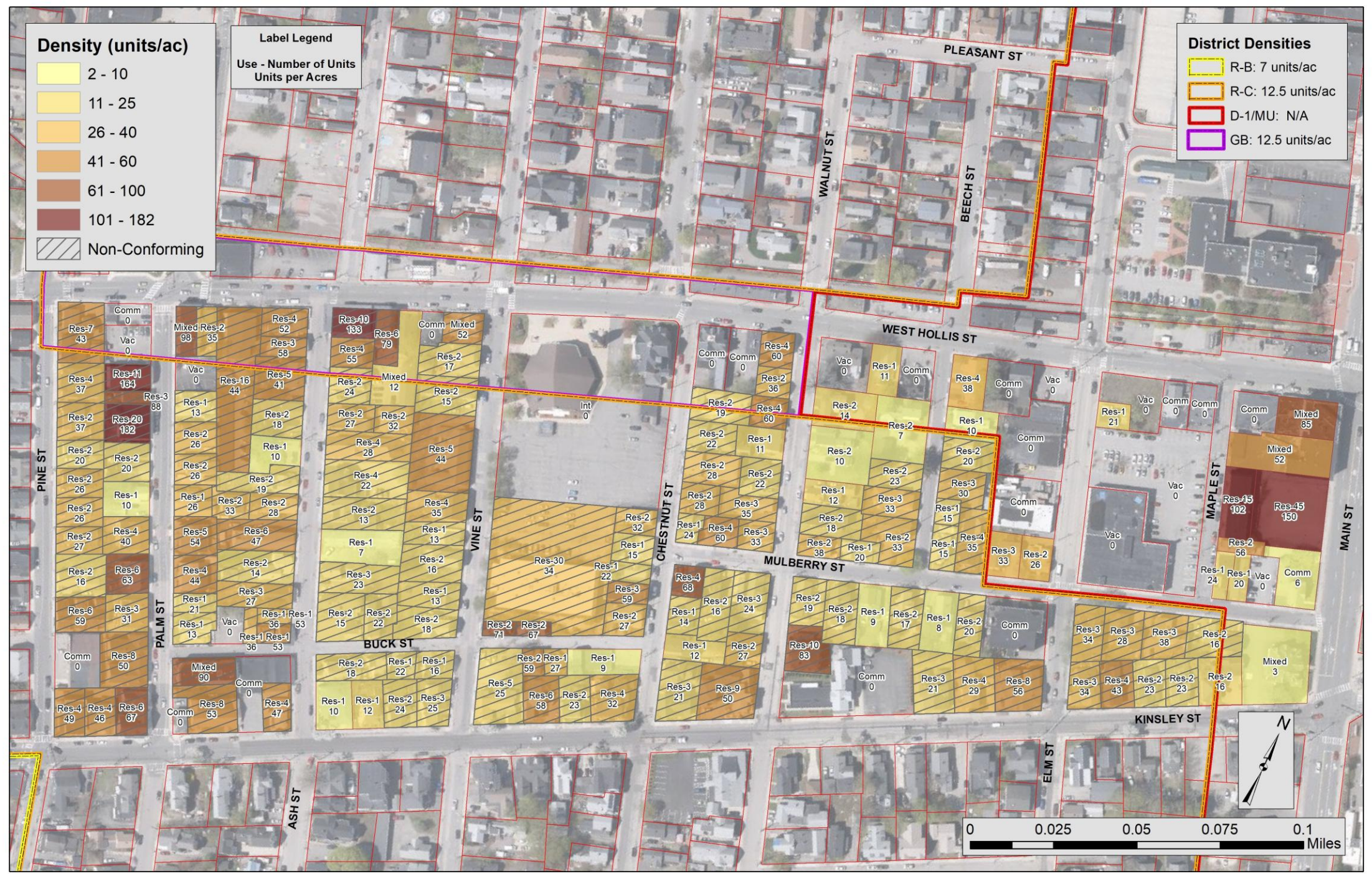


**Density (units/ac)**

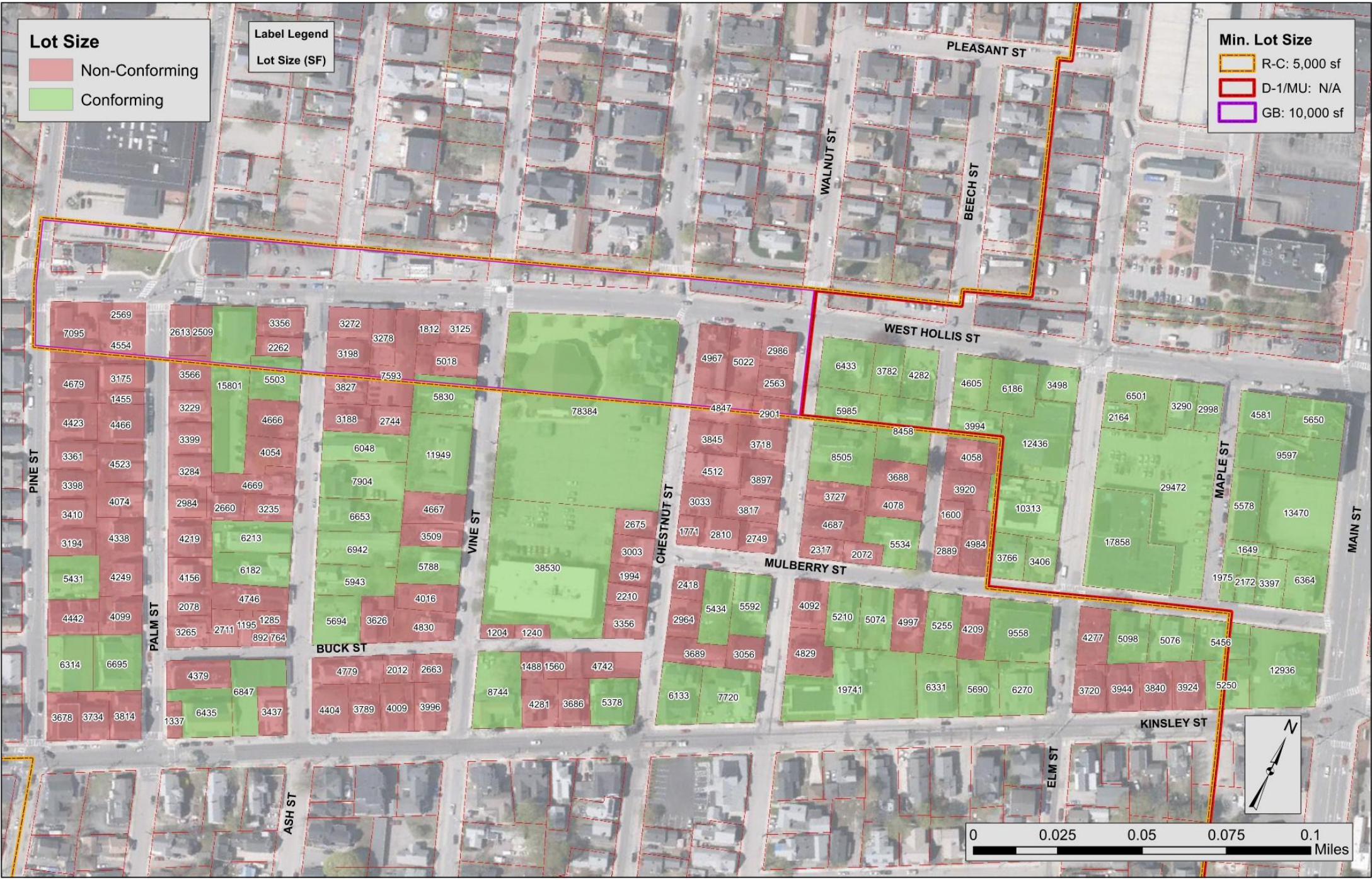


**Label Legend**  
Use - Number of Units  
Units per Acres

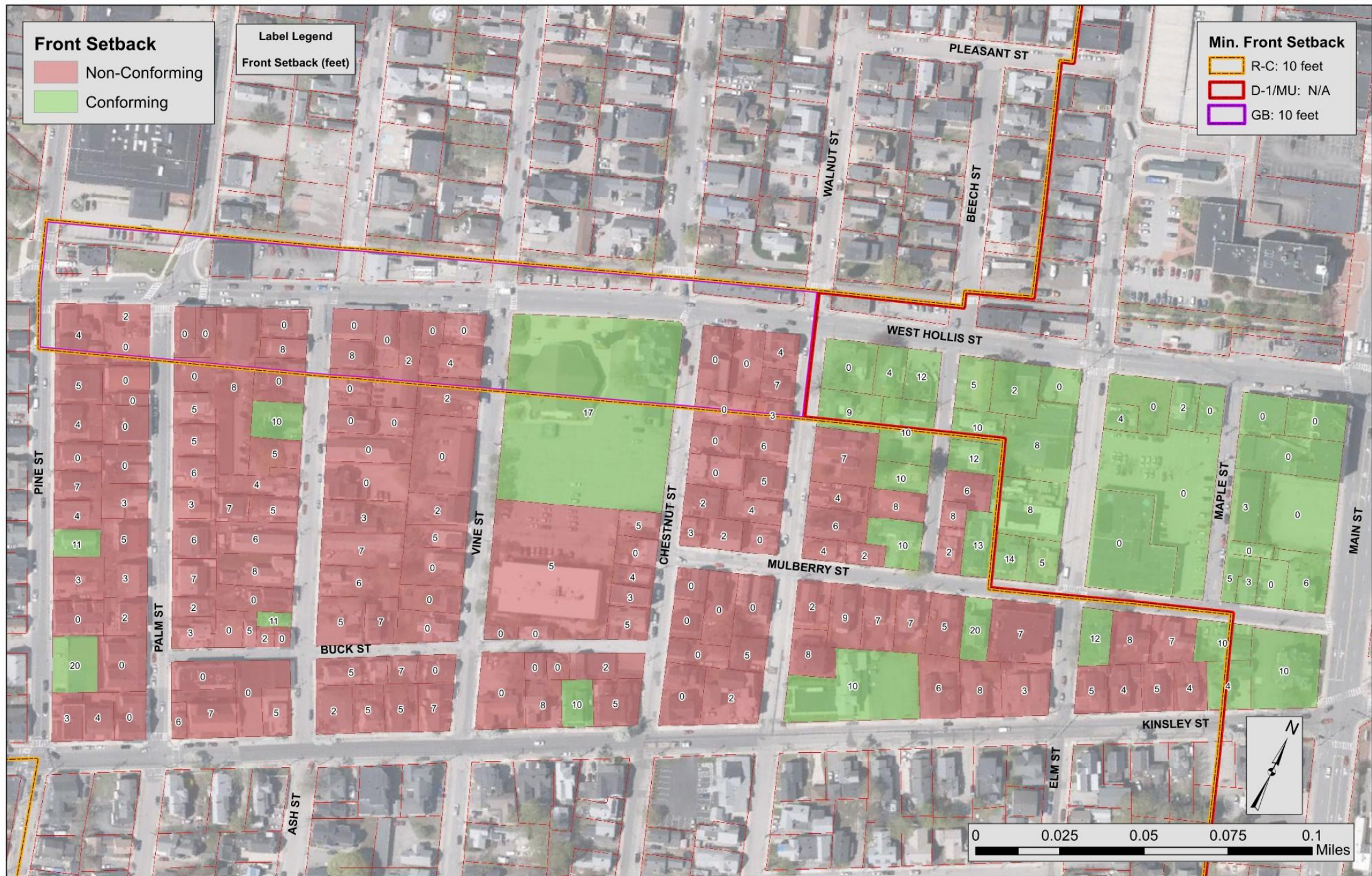
**District Densities**











**[Link to Interactive Zoning Map](#)**

# Green Score

1. Green Score is an environmental sustainability performance standard for urban landscapes.
2. Green Score is measured as the combined weighted value of all landscape elements divided by the total land area of a lot.
3. Landscaped areas that earn a higher green score correlate to a higher environmental sustainability than sites that earn a lower score.
4. A payment in lieu of a portion of the required Green Score can be made.



| Green Score Calculations                                                 | Credit      | Multiplier |
|--------------------------------------------------------------------------|-------------|------------|
| Soils                                                                    |             |            |
| Landscaped area with a soil depth < 24"                                  | Actual sf   | 0.3        |
| Landscaped area with a soil depth => 24"                                 | Actual sf   | 0.6        |
| Pervious Paving with 6" to 24" subsurface soil or gravel                 | Actual sf   | 0.2        |
| Pervious Paving with more than 24 inches of subsurface soil or gravel    | Actual sf   | 0.5        |
| Groundcovers                                                             |             |            |
| Turfgrass, mulch, and other organic surfacing materials                  | Actual sf   | 0.1        |
| Plants                                                                   |             |            |
| Vegetation less than 2' tall at maturity                                 | Actual sf   | 0.2        |
| Vegetation at least 2' tall at maturity                                  | 12 sf/plant | 0.3        |
| Trees                                                                    |             |            |
| Small tree                                                               | 50 sf/tree  | 0.6        |
| Large tree                                                               | 450 sf/tree | 0.6        |
| Preserved Tree                                                           | 65 sf/tree  | 0.8        |
| Engineered Landscape                                                     |             |            |
| Vegetated wall                                                           | Actual sf   | 0.1        |
| Rain gardens, bioswales, and storm water planters                        | Actual sf   | 1.0        |
| Vegetated roof with up to 6" of growth medium (under solar systems)      | Actual sf   | 0.1 (0.3)  |
| Vegetated roof with 6"-10" of growth medium (under solar systems)        | Actual sf   | 0.4 (0.6)  |
| Vegetated roof with more than 10" of growth medium (under solar systems) | Actual sf   | 0.6 (0.8)  |

# Formula

$$\text{Green Score} = \frac{\sum_{i=1}^n S_i \times (M_i + B_i)}{A_{lot}}$$

- $A_{lot}$  = Lot Area
- $S_i$  = Landscape element area (or equivalent)
- $M_i$  = Multiplier for a given element
- $B_i$  = Bonus multiplier

| Bonus Categories                         | Multiplier |
|------------------------------------------|------------|
| Publicly Visible landscape               | 0.1        |
| Native species                           | 0.1        |
| 50% of irrigation is harvested rainwater | 0.1        |
| Food cultivation                         | 0.1        |
| Pavement removal                         | 0.1        |



# Green Score Calculation Example

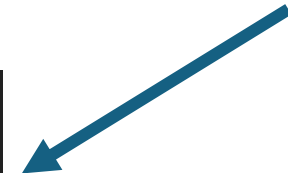
Lot Size: 10,000 sqft

- Rain Garden: 300 sqft x 1.5 = 450
- Shade Trees: 2,000 sqft x (1.2 + 0.1) = 2,600
- Lawn: 500 sqft x 0.2 = 100

Weighted Total = 3,150

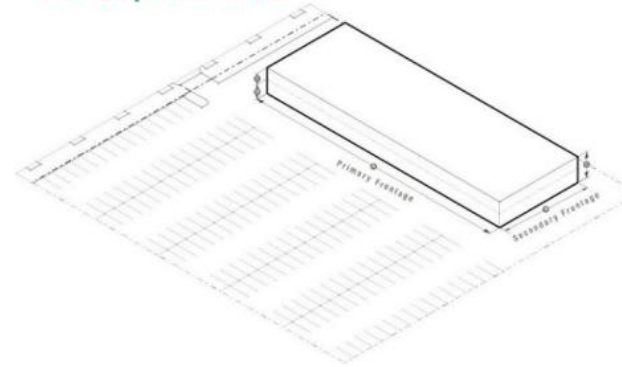
$$\text{Green Score} = \frac{3,150}{10,000} = \underline{0.315}$$

What does  
this # mean?



# Green Scores are assigned to Building Types

## BB. Strip Commerce



### (1) Description

**(a)** A low-rise, large floor plate structure designed for multiple commercial tenants arranged side-by-side. Typically single-story, but occasionally including a second floor, this building type is characterized by long, linear facades with multiple entrances serving each tenant space.

### (2) Building Form

|                              |               |
|------------------------------|---------------|
| Building Width (A)           | 400 ft max    |
| Floor Plate Area (B)         | 65,000 sf max |
| Number of Stories (C)        | 2 max         |
| Building Height              | 50 ft max     |
| First Floor Height (D)       | 18 ft min     |
| Upper Floor Height (E)       | 10 ft min     |
| First Floor Elevation        | 0 ft min      |
| Façade Build Out (Primary)   | 80% min       |
| Façade Build Out (Secondary) | -             |
| Attachments                  | 2 sides max   |

### (3) Lot Development

|              |          |
|--------------|----------|
| Lot Coverage | 75% max  |
| Open Space   | 20% min  |
| Green Score  | 0.20 min |

### (4) Fenestration

|                                    |           |
|------------------------------------|-----------|
| First Floor Fenestration (Primary) | 50% min   |
| Blank Wall                         | 50 ft max |

### (5) Building Placement

|                                   |           |
|-----------------------------------|-----------|
| Parking Front Setback (Primary)   | 10 ft min |
| Parking Front Setback (Secondary) | -         |

### (6) Use and Occupancy

|                        |           |
|------------------------|-----------|
| Entrance Spacing       | 30 ft max |
| Commercial Space Depth | 30 ft min |

### (7) Permitted Massing Components

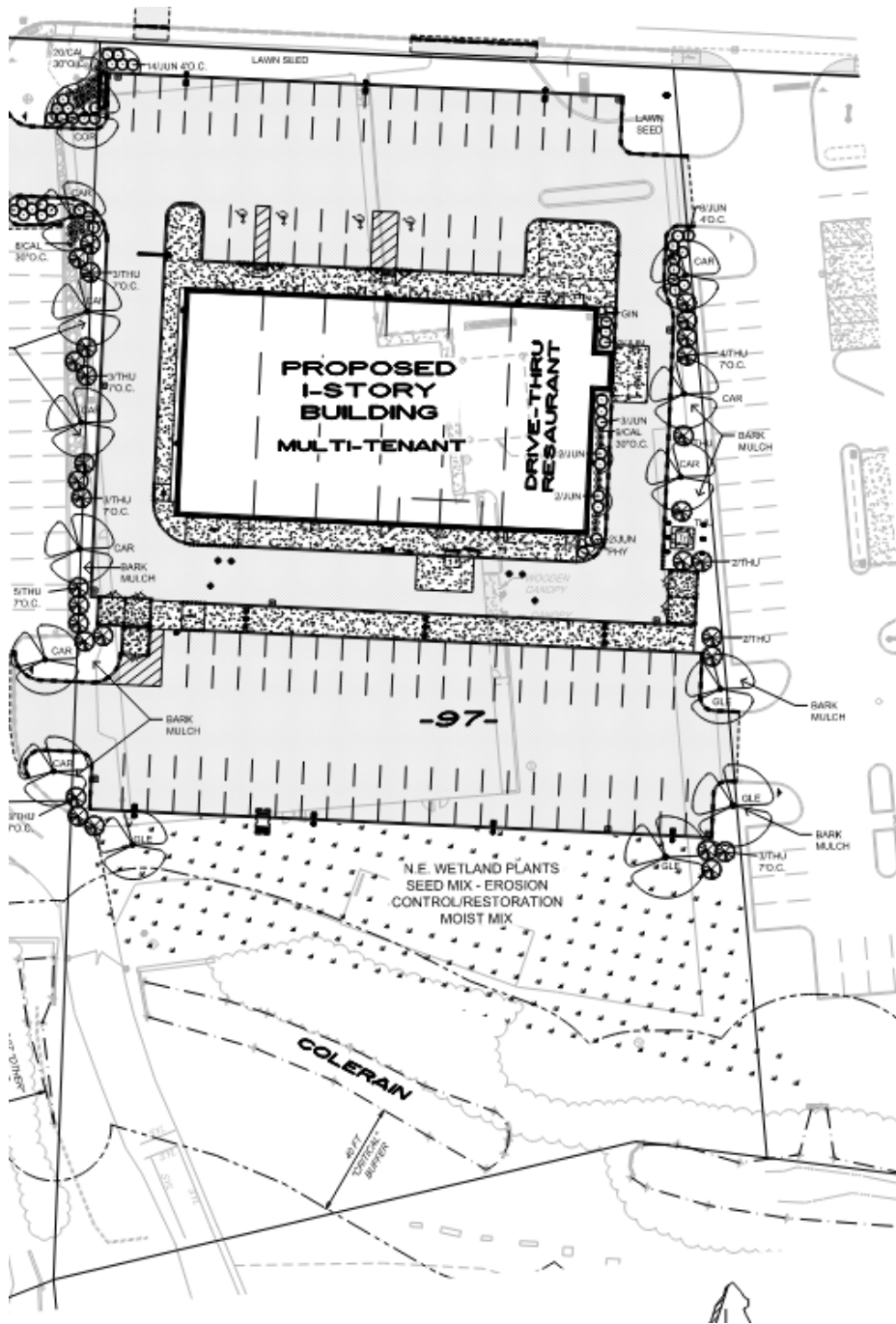
|                     |           |
|---------------------|-----------|
| Extended Storefront | Side Wing |
| Rear Addition       |           |

### (8) Permitted Architectural Components

|        |               |
|--------|---------------|
| Arcade | Dormer Window |
| Canopy | Portico       |

### (9) Permitted Roofs

|      |
|------|
| Flat |
|------|



## MATERIAL BID LIST

|                                                                  |                                                           |             |
|------------------------------------------------------------------|-----------------------------------------------------------|-------------|
| 36/CAL                                                           | CALAMAGROSTIS (KARL FOERSTER FEATHER REED GRASS)          | #3GAL.      |
| 9/CAR                                                            | CARPINUS BETULUS FASTIGIATA (PYRIMIDAL EUROPEAN HORNBEAM) | 2.5"-3"CAL. |
| 1/COR                                                            | CORNUS MAS (GOLDEN GLORY DOGWOOD)                         | 2.5"-3"CAL. |
| 1/GIN                                                            | GINKGO BILOBA (GOLDSPIRE GINKGO)                          | 2"-2.5"CAL. |
| 4/GLE                                                            | GLEDITSIA (STREET KEEPER HONEYLOCUST)                     | 2.5"-3"CAL. |
| 43/JUN                                                           | JUNIPERUS COMMUNIS (BLUEBERRY DELIGHT JUNIPER)            | #3GAL.      |
| 1/PHY                                                            | PHYSOCARPUS OPULIFUS (COPPERTINA NINEBARK)                | #5GAL.      |
| 30/THU                                                           | THUJA PLICATA (STEEPLECHASE WESTERN ARBORVITAE)           | 6'-7"BB     |
| <b>MISCELLANEOUS</b>                                             |                                                           |             |
| MOIST RESTORATION MIX BY NEW ENGLAND WETLAND PLANTS, AMHERST MA. |                                                           | PER PLAN    |
| GENERAL DROUGHT TOLERANT LAWN MIX (NO ANNUAL RYE IN MIX)         |                                                           | PER PLAN    |
| PREMIUM BLEND PINE BARK MULCH IN ALL BEDS                        |                                                           |             |

- Site Area = 90,069 SF
- Small Trees = 1
- Large Trees = 14
- Landscaped area @ >24" = 26,623 SF
- Plants >2' tall = 66
- Plants <2' tall = 43

| Green Score Calculations                                         | Credit      | Multiplier | Number    | Value         |
|------------------------------------------------------------------|-------------|------------|-----------|---------------|
| Soils                                                            |             |            |           |               |
| Landscaped area with a soil depth => 24"                         | Actual sf   | 0.6        | 37,511 SF | 22,506        |
| Groundcovers                                                     |             |            |           |               |
| Turfgrass, mulch, and other organic surfacing materials          | Actual sf   | 0.1        | 37,511 SF | 3,751         |
| Plants                                                           |             |            |           |               |
| Vegetation less than 2' tall at maturity                         | Actual sf   | 0.2        | 500       | 100           |
| Vegetation at least 2' tall at maturity                          | 12 sf/plant | 0.3        | 792       | 237           |
| Trees                                                            |             |            |           |               |
| Small tree                                                       | 50 sf/tree  | 0.6        | 1         | 30            |
| Large tree                                                       | 450 sf/tree | 0.6        | 14        | 3,780         |
| <b>Total Green Score Value</b>                                   |             |            |           | <b>30,404</b> |
| <b>Green Score (30,404 / 90,069 SF (Lot Area)), 0.2 required</b> |             |            |           | <b>0.337</b>  |

$$\text{Green Score} = \frac{\sum_{i=1}^n S_i \times (M_i + B_i)}{A_{lot}}$$