

COMMITTEE ON INFRASTRUCTURE

OCTOBER 22, 2025

A meeting of the Committee on Infrastructure was held Wednesday, October 22, 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 Committee on Infrastructure present:

Alderman-at-Large Michael B. O'Brien, Sr., Chair
Alderman Richard A. Dowd
Alderman Patricia Klee
Alderman John Sullivan
Alderman Chris Thibodeau

Members not in Attendance:

Also in Attendance: Tim Cummings, Administrative Services Director
Celia Leonard, Deputy Corporation Counsel

PUBLIC HEARING

Petition for Street Acceptance – Sanders Street

TESTIMONY IN FAVOR - None

TESTIMONY IN OPPOSITION - None

TESTIMONY IN FAVOR - None

TESTIMONY IN OPPOSITION - None

The public hearing on Petition for Street Acceptance – Sanders Street was declared closed at 7:02 p.m.

The regular meeting opened at 7:02 p.m.

Regular Meeting

PUBLIC COMMENT - None

COMMUNICATIONS

From: Sam Durfee, AICP, Planning Manager
Re: Referral from the Board of Aldermen on Petition for Street Acceptance for a portion of Sanders Street

From: Wayne Husband, P.E., Senior Traffic Engineer
Re: Division of Public Works Support of Pending Legislation - O-25-069

From: Wayne Husband, P.E., Senior Traffic Engineer
Re: Division of Public Works Support of Pending Legislation - O-25-070

There being no objection, Chairman O'Brien accepted the communications and placed them on file.

Without objection, Chairman O'Brien took out of order Petitions to discuss first.

PETITIONS

- Petition for Street Acceptance - Sanders Street

MOTION BY ALDERMAN KLEE TO GRANT/DENY THE PETITION FOR STREET ACCEPTANCE – SANDERS STREET

Chairman O'Brien

Okay. We're gonna go with the motion. Really should always be in the affirmative. So we'll go with the motion to grant. The Committee can change it of course, but we'll go with the affirmative motion first.

Alderman Klee

To grant?

Chairman O'Brien

Yeah, hmm hmm.

Celia Leonard, Deputy Corporation Counsel

Or recommend that it be granted.

Chairman O'Brien

Okay, thank you.

Celia Leonard, Deputy Corporation Counsel

I might suggest that the Committee can't actually, you know, grant it so it would be a recommendation for approval.

Chairman O'Brien

That is correct, yes.

Alderman Klee

So I can re-read my motion to be – I will make a motion to recommend grant petition for street acceptance - Sanders Street. Would that be correct, Attorney Leonard?

Celia Leonard, Deputy Corporation Counsel

Yes.

Alderman Klee

Okay, thank you.

MOTION BY ALDERMAN KLEE TO RECOMMEND GRANTING THE PETITION FOR STREET ACCEPTANCE – SANDERS STREET

Chairman O'Brien

Thank you. Now you know why we have you counselor.

Alderman Klee

You and Attorney Bolton are invaluable.

Chairman O'Brien

Yes. Okay, I'll open it up for discussions.

ON THE QUESTION

Alderman Sullivan

I just had a city government 101 question. When we accept petition for street acceptance are we basically saying this is now a public street? Is that essentially what this does?

Chairman O'Brien

Counselor, what do you have to say on that?

Celia Leonard, Deputy Corporation Counsel

The short answer is yes. It becomes public right of way.

Chairman O'Brien

Counselor, isn't it already part of it a public street because it was an address at one time for the former John Mansfield?

Celia Leonard, Deputy Corporation Counsel

Well, I'm afraid I don't know - did y'all get the Attorney Craven had sent communication but it was just today so I don't know if it made it.

Chairman O'Brien

Yeah.

Celia Leonard, Deputy Corporation Counsel

Oh, okay. Alright so the short story is Sanders Street has been around for a while. It was narrower than what the new design, and layouts, and traffic patterns required, and part of the site plan was approval required a right-hand turn lane onto Bridge Street. After it was all constructed when we were doing our basically sort of the final due diligence on the project looking for things like this - dotting eyes, crossing T's, it became apparent that in fact, the right-hand turn lane that was required, and necessary, and built was not in the Sanders right of way. So the land it was on, it was to decide would be or the street would be dedicated.

Now in a dedication, I corrected myself because the land does not go to the city. It's a dedication of an easement for public use for as a street, which most streets are in the city.

Chairman O'Brien

Okay. Satisfied Alderman Sullivan? Outstanding.

Further discussion?

Alderman Klee

Thank you. Just so that for the public and actually even for my, make sure that I understand it correctly, when it becomes a public street it means the potential for trash pickup, for plowing, and for the city's ownership, as well as paving, and so on of the street, correct?

Celia Leonard, Deputy Corporation Counsel

Yes. Here where it's just though a turn lane, it doesn't have much import but generally, yes, making a street public means the city is responsible for it. It also allows for development without further agreements from the city. So if it's not an accepted street of a certain class, you can't develop on it without a certain agreement. But here, that doesn't really matter.

Here also the Sanders Street including this portion is subject to a maintenance agreement. So that the developer who's developing, I don't know the name of the complex off the top of my head, the city sold the land to the developer a few years ago. In any event, they're going to be taking care of this street and it's one of a small hand full right now maintenance agreements that the city has with developers, so it does help maintain the areas. Really some of these bigger developments want that responsibility because they can make sure their tenants, you know, get plowed out maybe

a little sooner because it's not on a primary artery for the city. So normally, it would wait longer for the DPW. Not to say they don't do a great job, there's just a lot of roads to travel.

Alderman Klee

Thank you.

Chairman O'Brien

Further questions on the Petition? Seeing none, I will call for the vote.

MOTION CARRIED

Chairman O'Brien

Counsel Leonard are you going to stay with us?

Celia Leonard, Deputy Corporation Counsel

I wasn't planning on it unless there's a specific anything else?

Chairman O'Brien

No, I think we're gonna be all set because what I was questioning O-25-72 regarding disposition of real property but I think we're gonna perhaps table it because the prime sponsor is not here.

Alderman Klee

Mr. Chairman, let me interrupt you. I did get a message from the prime sponsor and he asked for the legislation to be held. Director Sullivan wasn't free tonight and he was going to join via Zoom but that's not possible cause Director Sullivan isn't so he asked if you could hold the legislation.

Chairman O'Brien

Well that takes care of that. Outstanding, very good. Thank you Alderman Klee. Okay, Counselor, you're all set. Thank you for attending.

Celia Leonard, Deputy Corporation Counsel

Okay. Well thank you and thank you for allowing my attendance via Zoom for this meeting.

Chairman O'Brien

You are always welcomed. We need help here sometimes. Thank you.

Celia Leonard, Deputy Corporation Counsel

Thank you, bye.

UNFINISHED BUSINESS – None

NEW BUSINESS – RESOLUTIONS - None

NEW BUSINESS – ORDINANCES

O-25-069

Endorsers: Alderman Chris Thibodeau
Alderman-at-Large Melbourne Moran, Jr.
Alderman Tim Sennott
Alderman Derek Thibeault

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

MOTION BY ALDERMAN KLEE TO RECOMMEND FINAL PASSAGE

ON THE QUESTION

Alderman Thibodeau

Thank you, Mr. Chair. Yes, so this is to put a stop sign at the end of Wilson Street where interfaces with Almont Street. It is right around the corner on Almont Street and so site visibility and potential of speeding cars, you know, does increase the potential for danger. It does have favorable recommendation from City Engineer Hudson and I would like your approval.

Chairman O'Brien

Okay. Discussion on the motion. Okay, seeing none, I will call for the vote.

MOTION CARRIED

O-25-070

Endorsers: Alderman Derek Thibeault
Alderman Chris Thibodeau
Alderman Tim Sennott

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

MOTION BY ALDERMAN KLEE TO TABLE O-25-070

ON THE QUESTION

Chairman O'Brien

Okay. We're tabling this as like a courtesy because Alderman Thibeault could not be with us this evening. So I think he wants to speak on it, so I don't see an immediate rush with this. It has been approved by the City Engineers and everything but I'm willing to as your choice but I am willing to grant the courtesy to a fellow Alderman that wants to, you know, wait to a later date. So we'll move this to our next meeting, okay? And with that ..

Alderman Dowd

We need a motion.

Alderman Klee

I did. I made the motion.

Chairman O'Brien

We can't debate it but (inaudible)...

Alderman Klee

I did. I made the motion.

Alderman Sullivan

Can I ask a clarifying question?

Chairman O'Brien

I will allow it. Yeah, cause I just spoke longer than I should. Usually we're not supposed to.

Alderman Sullivan

Did the prime sponsor ask? Okay.

Chairman O'Brien

Yeah.

Alderman Klee

That's why it on that script as tabled. That's why it's there.

Alderman Sullivan

Okay. Alright, okay.

Chairman O'Brien

This is like a courtesy granted.

Alderman Sullivan

Yup.

Alderman O'Brien

Okay. The way to look at it. Okay, very good.

MOTION CARRIED

O-25-072

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

REGARDING DISPOSITION OF REAL PROPERTY

MOTION BY ALDERMAN KLEE TO TABLE O-25-072

ON THE QUESTION

Chairman O'Brien

Yeah, there's no debate but just information. Again, the prime sponsor and other people that could give us more information aren't available.

MOTION CARRIED

TABLED IN COMMITTEE

- Petition - L Deerwood Drive – Lot H-103
Tabled at 2/28/24 meeting

Chairman O'Brien

We have also previously tabled the Deerwood Drive but we're not going to bring that out. No wishes of yet.

GENERAL DISCUSSION - None

PUBLIC COMMENT - None

REMARKS BY THE ALDERMEN

Alderman Klee

I just really want to thank everybody on this Committee and everybody from last night. It was a long night and I thought there was a lot of really great debate. I'd like to thank you, Mr. Chairman. I know you were being a task master but I appreciated we got out of here the same day that we came in, so.

Chairman O'Brien

If I may follow up? I thank you all. You allowed me graciously to do my job and to keep us all on track and, you know, you guys are the best. I consider our Committee one of the best but please don't tell the others. You know, they'll still do get upset. I think we've got the best Committee, yes.

Alderman Sullivan

Are we still under General Discussion?

Chairman O'Brien

Yes, we are.

Alderman Klee

They're both kind of the same.

Alderman Sullivan

I had a...

Chairman O'Brien

I'm combining with Aldermen's Remarks.

Alderman Sullivan

I just had a question. Going back to - I don't even know what year it was. Maybe it was the beginning of 2024 - we talked about the parking study. Where is that?

Chairman O'Brien

We are still actively, believe it or not, I am working with the Parking Director Miss Stanfield and right now we're trying to get focus in on one particular area. You know, this is - and I had a lot of conversation with Alderman Thibodeau - and all I can say is be careful what you wish for with this. A lot of people want it but picture one of the streets. There's a lot to look at and what some of the things to look at is you cannot by law park across from a driveway and there's a lot of driveways downtown. So what looked like a viable parking space, it really isn't, okay.

And then also it goes by some streets that were grandfathered or made available in the past don't meet the current code requirements, you know, of width because you got to include the snow banks, and the vehicle parked, and everything. So it needs to. So we're looking at one and trying to focus on one and only zone to do right now. But here's the thing if you're on the peripheral of that zone, you're gonna evidently have a sticker placed on your windshield that says you can park in that zone.

The next street over is another zone. You cannot park there, you know. There's more cars registered in the City of Nashua than there are parking spaces. What happens is the typical things we got to look at is the people themselves. Developers taking a two-family home where there may have been only one car per family, so it was only two cars and they parked in their driveway, and that was all set. Now they took that two-family home and they turned it into four to six apartments. And you have a, you know, a gentleman there or nice lady there that's living in the apartment but has visitors. Like I say, you know, trying to get it and those visitors would not be allowed a permit, you know, because it's basically looking at some of these streets.

We don't have enough linear miles for the cars. So we're doing it at a snail's pace. And the reason is - I'm glad you brought it up because gives me the opportunity just to say, why is it going at a snail's pace? Because once, my opinion, we let the cat out of the bag, it's going to be difficult. Such as in the streets that were already granted, you know, I don't think we really can go and then yank it back. Then we look like, you know, I was going to say old term from my childhood but I'm not. It's not culturally correct now but, you know, we're not going to do it. So we only get the one opportunity to do it right and that's why the snails pace with it. I understand, you know, it would be a convenience to our constituents but it may be just because you have your apartment and that area in front of your apartment, that's not your space. That's a public parking and somebody two streets over that are in the zone could park there legally. So it's not really the panacea that they may believe is what it is.

So we got to do it right and I admit, yeah, it looks like we're dragging the mill wheel, you know what I mean with this, but it has to be done. But there is the committee. We're working with Desmond Enterprises, Mr. Andy Hill, and there was a meeting today, and I think there's a meeting next week that we have with them. Because the encouragement with Alderman Thibeault, we're more trying to get into focus in trying to get a zone where we could start with. If we do it right, then that could be the template for the rest of the city. Like in my situation, in our situation, Alderman Sullivan of Ward 9, you know, you could park on both sides of the street and I can have the Macy Day Parade come right down Whitfield Street and it's not really an issue. But unfortunately with some of the other neighborhoods in Alderman Klee's Ward and everything else, it is. Is it fair - it's not. I mean these streets were designed for horses and carts and the stables are still in the back of some of these that's now called "the garage".

Alderman Sullivan

So I was curious where it was.

Chairman O'Brien

Yeah, no it's a legitimate question and I'm glad that you asked it because I hope it kind of gets out there that, you know, Miss Stanfield is Director of Parking is, you know, on top of it realizing it. But it's...

Alderman Sullivan

She's got...

Chairman O'Brien

...I really don't see a big parade coming down Main Street once it's completed, you know, because it's going to come enforcement wise and everything else like that. Its own set of issues. So that's a circle all the way back of what I said. Be careful what we wish for. We got to build it right, right from the beginning.

Alderman Dowd

I was just ready to make a final motion.

Chairman O'Brien

Alderman Klee would like to...

Alderman Klee

Thank you.

Chairman O'Brien

Her Ward is a (inaudible).

Alderman Klee

Yeah, my Ward is - I've been complaining a lot that I need this parking as well. I will be honest with you. I like the zones that creating these little, tiny neighborhoods because the way it is now when you get an overnight parking pass, you can park anywhere in the city. So, you know, you go to visit someone and there's an overnight parking space there, you can use that where the people in that area have been using it and now suddenly they can't. I think it gives us a better planning as to what is the need of the area. But I do hope that when we are dealing with this, that we have a review process.

Chairman O'Brien

Oh, yes.

Alderman Klee

In other words, that we look at the neighborhood and say, okay, who is interested in this, and they apply for it, and maybe there's going to be more that apply than there are spots available. May have to work on a lottery but that maybe every year or every two years, we make sure because like in my Ward, we have a lot of people who live in apartments. And you know a year later, they may be gone. In the past, the sticker or the no parking - I mean the overnight parking is granted to the car and the owner the vehicle of it and not the owner of the property, which I agree with. I don't think that landlords should necessarily be the ones granted the spaces.

Alderman Sullivan

Okay, alright. Thank you, I appreciate it.

Chairman O'Brien

Alderman Klee has rightfully so brought up a lot of questions with it. Some of these people are transient and can they take the sticker with you and, you know, if they declare an address. I mean these are all questions we're gonna have to...

Alderman Sullivan

Sure.

Chairman O'Brien

And as you can see, you know, it's like digging the tombs in Giza, you know, what I mean? Once you scratch here, you got something else popping up so. But like I said, we have a great guy and Mr. Hill, he's an Engineer and has worked with other municipalities on that so it works out good.

Alderman Dowd one second because I gotta do it so they can say that I did it and that is – Public Comment. Nobody is in attendance so we'll move to Alderman Dowd and our favorite motion.

PUBLIC COMMENT - None

ADJOURNMENT

**MOTION BY ALDERMAN DOWD TO ADJOURN
MOTION CARRIED**

The meeting was declared closed at 7:24 p.m.

Alderman Patricia Klee
Committee Clerk