R-08-149

RESOLUTION

AUTHORIZING THE EXCHANGE OF A PORTION OF A PARCEL ON RIVERSIDE STREET (LOT E-1359), APPROXIMATELY 1.25 ACRES, FOR A PORTION OF A PARCEL AT 583 WEST HOLLIS STREET (LOT E-1358), APPROXIMATELY .58 ACRES, OWNED BY BELMAR/PAG LIMITED PARTNERSHIP, OTHERWISE KNOWN AS PRATT HOMES; AND AUTHORIZING THE MAYOR TO NEGOTIATE A LEASE AGREEMENT WITH THE YMCA FOR A PORTION OF THE PARCEL ON RIVERSIDE STREET (LOT E-1359)

CITY OF NASHUA

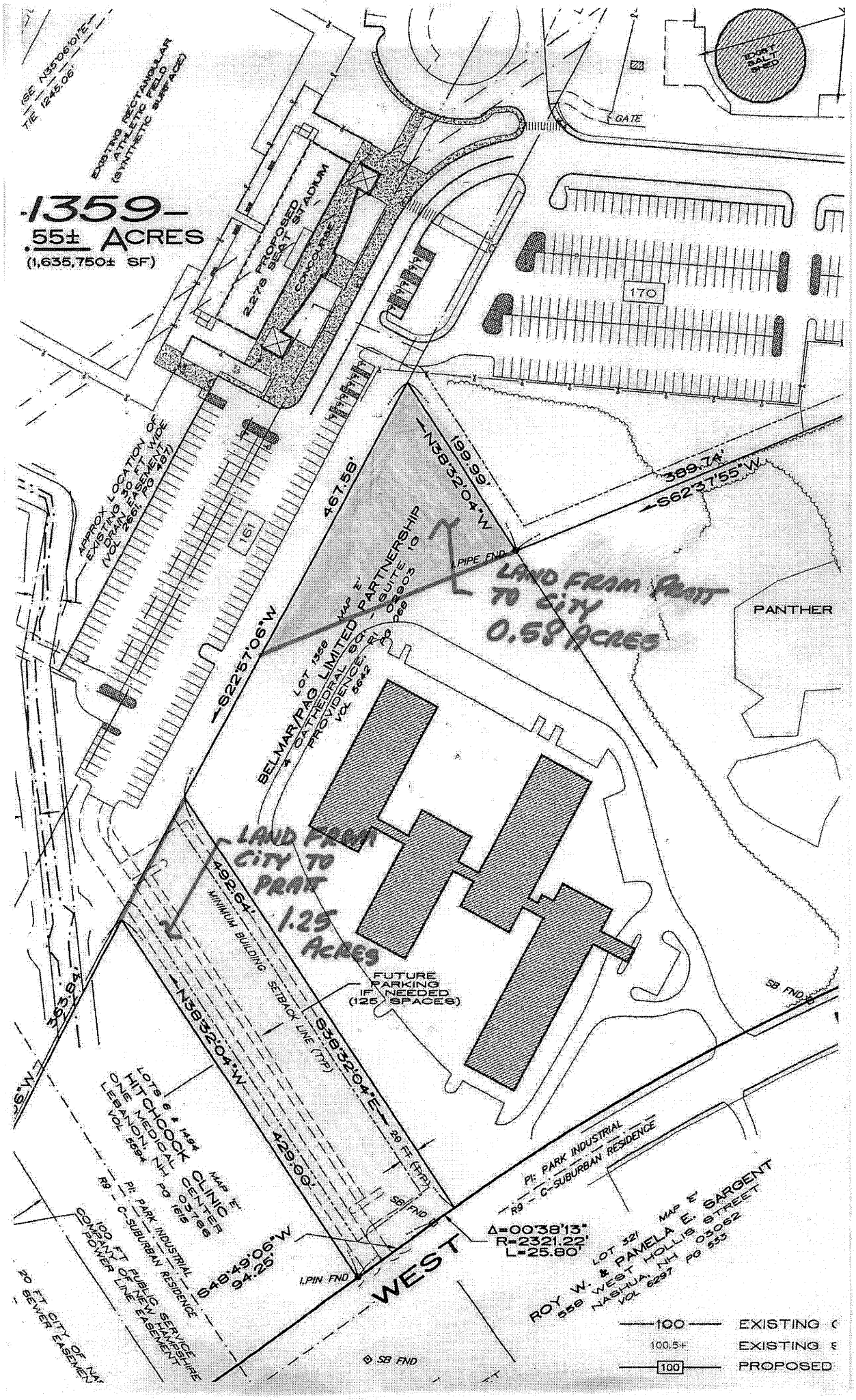
In the Year Two Thousand and Eight

RESOLVED *by the Board of Aldermen of the City of Nashua* that the Mayor and the Office of the Corporation Counsel are authorized to take all actions necessary to exchange a portion of land (1.25+/- acres) of Lot E-1359, located on Riverside Street, owned by the City of Nashua, with the city retaining an access easement, with a portion of land (.58+/- acres) of Lot E-1358, located at 583 West Hollis Street, owned by Belmar/PAG Limited Partnership, generally known as "Pratt Homes". These land transfers are shown on the attached conceptual plan.

AND FURTHER RESOLVED by *the Board of Aldermen* of the City of Nashua that the City supports the concept of leasing approximately 2 acres of Lot E-1359 to the YMCA of Nashua for the construction of a new approximately 40,000 square foot building to provide family services to the citizens of Greater Nashua, on terms to be negotiated. The YMCA commits to providing six total pool lanes and reaching an agreement for use by the Nashua high school teams as part of the development.

The Board of Aldermen acknowledge and understand that the following tasks, at a minimum, would still need to be accomplished:

1) Approval by the Board of Aldermen of a lease agreement between the City of Nashua and the YMCA;
2) If part of the parties' agreement, approval by the Board of Aldermen of an agreement for a condominium development for the YMCA;
3) All required approvals by the Planning Board and the Zoning Board of Adjustment; and
4) Any required approvals by any other board regarding matters within their jurisdiction.



-1359-
.55± ACRES
(1,635,750± SF)
EXISTING RECTANGULAR ATHLETIC FIELD (SYNTHETIC SURFACE)
PROPOSED 2,278 SEAT STADIUM
CONCOURSE
GATE
EXIST SALT SHED
170
161
APPROX LOCATION OF EXISTING 30 FT WIDE DRAIN EASEMENT (VOL 2661, PG 487)
467.58'
199.99'
N38°32'04"W
389.74'
S62°37'55"W
I.PIPE FND
LAND FROM PRATT TO CITY 0.58 ACRES
PANTHER
S22°57'06"W
LOT 1358 MAP E'
BELMAR/PAG LIMITED PARTNERSHIP
4 CATHEDRAL SQ. - SUITE 1G
PROVIDENCE, RI 02903
VOL 5642 PG 068
LAND FROM CITY TO PRATT 1.25 ACRES
492.64'
MINIMUM BUILDING SETBACK LINE (TYP)
FUTURE PARKING IF NEEDED (125 SPACES)
SB FND
363.84'
N38°32'04"W
S38°32'04"E
20 FT (TYP)
429.00'
LOTS 6 & 1494 MAP E'
HITCHCOCK CLINIC
ONE MEDICAL CENTER
LEBANON, NH 03766
VOL 5594 PG 1615
PI: PARK INDUSTRIAL
R9 - C-SUBURBAN RESIDENCE
SB FND
PI: PARK INDUSTRIAL
R9 - C-SUBURBAN RESIDENCE
Δ=00°38'13"
R=2321.22'
L=25.80'
S48°49'06"W
94.25'
I.PIN FND
WEST
LOT 321 MAP E'
ROY W. & PAMELA E. SARGENT
558 WEST HOLLIS STREET
NASHUA, NH 03062
VOL 6297 PG 533
100 FT PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE POWER LINE EASEMENT
20 FT CITY OF NA SEWER EASEMENT
SB FND
100 EXISTING
100.5+ EXISTING
100 PROPOSED

LEGISLATIVE YEAR 2008

RESOLUTION: R-08-149

PURPOSE: **Authorizing the exchange of a portion of a parcel on Riverside Street (Lot E-1359), approximately 1.25 acres, for a portion of a parcel at 583 West Hollis Street (Lot E-1358), approximately .58 acres, owned by Belmar/PAG Limited Partnership, otherwise known as Pratt Homes; and authorizing the Mayor to negotiate a lease agreement with the YMCA for a portion of the parcel on Riverside Street (Lot E-1359).**

ENDORSER(S): **Alderman-at-Large Brian S. McCarthy**
Alderman Michael J. Tabacsko

COMMITTEE ASSIGNMENT:

FISCAL NOTE: **Fiscal considerations would include the value of the land to be exchanged, taking into account the access easement, as well as any property tax ramifications. As noted in the resolution, a proposed lease to the YMCA will be presented to the board of aldermen in the future, which would involve other fiscal concerns.**

ANALYSIS

This resolution authorizes the exchange of portions of abutting parcels off of Riverside / West Hollis Street as described, and supports the concept of leasing a portion of the land on Riverside Drive to the YMCA for their new facility, on terms and conditions to be negotiated.

Approved as to form: **Office of Corporation Counsel**

By: Dowling Clarke

Date: December 4, 2008

RESOLUTION R-08-149

Authorizing the exchange of a portion of a parcel on Riverside Street (Lot E-1359), approximately 1.25 acres, for a portion of a parcel at 583 West Hollis Street (Lot E-1358), approximately .58 acres, owned by Belmar/PAG Limited Partnership, otherwise known as Pratt Homes; and authorizing the Mayor to negotiate a lease agreement with the YMCA for a portion of the parcel on Riverside Street (Lot E-1359)

IN THE BOARD OF ALDERMEN

1ST READING DECEMBER 9, 2008

Referred to:

PLANNING & ECONOMIC DEVELOPMENT COMMITTEE, NASHUA CITY PLANNING BOARD AND COMMITTEE ON INFRASTRUCTURE

2nd Reading JANUARY 13, 2009

3rd Reading JANUARY 27, 2009

4th Reading

Other Action TABLED PENDING RECOMMENDATION FROM THE COMMITTEE ON INFRASTRUCTURE

Passed JANUARY 27, 2009

Indefinitely Postponed

Defeated

Attest: City Clerk

President

Approved Mayor's Signature

2/2/09
Date

Endorsed by

McCarthy

Tabacchi

Vetoed:

Veto Sustained:

Veto Overridden:

Attest: City Clerk

President