



ORDINANCE

AMENDING THE ZONING MAP BY REZONING PORTIONS OF THE VETERANS MEMORIAL PARKWAY, INTERVALE STREET AND HUGHEY STREET AND LAND SITUATED WEST OF THE VETERANS MEMORIAL PARKWAY TO C URBAN RESIDENCE (R-C) DISTRICT

CITY OF NASHUA

In the Year Two Thousand and Twenty-Three

The City of Nashua ordains that Chapter 190 “Land Use”, Part 2 “Zoning Districts and Supplemental Use Regulations”, Article II “Generally”, Section 190-12 “Zoning Map”, is hereby amended by changing the zoning designation of the following described tracts or parcels of land as follows:

1. Two certain tracts or parcels of land which are portions of the Veterans Memorial Parkway right-of-way, City of Nashua, Hillsborough County, State of New Hampshire bounded and described as follows:

(1) Beginning at a point which is located 50.00 feet right of, and directly opposite, baseline Station 1511+70.00 of the Veterans Memorial Parkway, thence S49°13'26"E along a line running parallel to said baseline a distance of 179.72 feet to a point which is located 50.00 feet right of, and directly opposite, Station 1513+49.72, thence Southeasterly along a line running parallel to said baseline along a curve to the left having a radius of 1750.00 feet, a delta angle of 20°19'37", an arc length of 620.85 feet to a point which is located 50.00 feet right of, and directly opposite, Station 1519+52.6083, thence S20°11'10"W a distance of 112.37 feet to a point on the existing southerly right of way line of the Veterans Memorial Parkway at the northeast corner of Map 71, Lot 1 thence Northwesterly by said Map 71, Lot 1 along a curve to the right having a radius of 1875.00, a delta angle of 5°03'23", an arc length of 165.47 feet to a point, thence S74°12'49"W by said Map 71, Lot 1 a distance of 388.71 feet to a point, thence N49°30'58"W by said Map 71, Lot 1 a distance of 155 feet, more or less, to the Nashua River, thence Northwesterly by the Nashua River a distance of 434 feet, more or less, to a point, thence N40°46'34"E a distance of 64 feet, more or less to the point of beginning. (the “Parkway Parcel”);

and

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(2) Beginning at a point which is located 50.00 feet right of, and directly opposite, baseline Station 1511+70.00 of the Veterans Memorial Parkway, thence N40°46'34"E across said Parkway to a point on the northerly sideline of the same; said point also being directly opposite Station 1511+70.00, thence Southeasterly along the northerly sideline of said Parkway to a point at the intersection of said northerly sideline with the prolongation of the lot line between Map 71, Lot 1+ and Map 62, Lot 100, thence Southwesterly by said prolonged line to a point on the southerly sideline of said Parkway; said point also being the southeasterly corner of the herein described "Parkway Parcel", thence N20°11'10"E by said Parkway Parcel a distance of 112.37 feet to a point which is located 50.00 feet right of, and directly opposite, Veterans Memorial Parkway Baseline Station 1519+52.6083, thence Northwesterly along a curve to the right having a radius of 1750.00 feet, a delta angle of 20°19'37", an arc length of 620.85 feet to a point which is located 50.00 feet right of, and directly opposite, Station 1513+49.72, thence N49°13'56"W a distance of 179.72 feet to the point of beginning;

along with the portion of the bed of the Nashua River adjacent to the Parkway Parcel, from General Industrial (GI) District to C Urban Residence (R-C) District.

2. A certain tract or parcel of land which is a portion of Intervale Street, City of Nashua, Hillsborough County, State of New Hampshire bounded and described as follows:

Beginning at the point of intersection of the westerly line of that portion of Intervale Street that was accepted by the City of Nashua on October 5, 1954 with the southerly line Map 134, Lot 56, thence S07°12'55"W by said westerly line of acceptance of Intervale street a distance of 25.00 feet to a point at the centerline of Intervale Street thence N82°47'05"W by said centerline a distance of 158.25 feet to a point at the westerly terminus of Intervale street at Map 70, Lot 13, thence N08°14'54"E by said Map 70, Lot 13 a distance of 25.00 feet to a point at Map 134, Lot 60, thence S82°47'05"E by Map 134, Lots 60, 59, and 56 a distance of 157.80 feet to the point of beginning

from B Urban Residence (R-B) District to C Urban Residence (R-C) District.

3. A certain tract or parcel of land which is a portion of Hughey Street, City of Nashua, Hillsborough County, State of New Hampshire bounded and described as follows:

Beginning at the point on the southerly sideline of Hughey Street; said point also being the northwesterly corner of Map 134, Lot 41, thence N82°48'10"W by said southerly sideline of Hughey Street a distance of 127.47 feet to a point at the westerly terminus of Hughey Street at Map 70, Lot 14, thence N08°14'54"E by said Map 70, Lot 14 a distance of 25.00 feet to a point at the centerline of Hughey Street, thence S82°48'10"E by said centerline of Hughey Street a distance of 127.01 feet to a point, thence S07°11'50"W a distance of 25.00 feet to the point of beginning. Being the southerly half of Hughey Street adjacent to Map 143, Lots 40, 41 and 61.

from B Urban Residence (R-B) District to C Urban Residence (R-C) District.

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4. Map 71, Lot 1 in the City of Nashua, Hillsborough County, State of New Hampshire and the portion of the bed of the Nashua River adjacent to Map 71, Lot 1, from General Industrial (GI) District to C Urban Residence (R-C) District.
5. A portion of Map 134, Lot 16 in the City of Nashua, Hillsborough County, State of New Hampshire bounded and described as follows:

Beginning at a point at the southwesterly corner of Map 71, Lot 1, thence
Westerly following the prolongation of the southerly lot line of said Map 71, Lot 1 to the Nashua River, thence
Northerly and Northeasterly by the Nashua River to a point on the westerly lot line of said Map 71, Lot 1; said point also being the northernmost corner of Map 134, Lot 16, thence
Southeasterly by said Map 71, Lot 1 to the point of beginning.

and the portion of the bed of the Nashua River adjacent to that portion of Map 134, Lot 16, from General Industrial (GI) District to C Urban Residence (R-C) District.

6. Map 134, Lot 40 in the City of Nashua, Hillsborough County, State of New Hampshire from B Urban Residence (R-B) District to C Urban Residence (R-C) District.
7. Map 134, Lot 41 in the City of Nashua, Hillsborough County, State of New Hampshire from B Urban Residence (R-B) District to C Urban Residence (R-C) District.
8. Map 134, Lot 61 in the City of Nashua, Hillsborough County, State of New Hampshire from B Urban Residence (R-B) District to C Urban Residence (R-C) District.
9. A portion of Map 62, Lot 235 in the City of Nashua, Hillsborough County, State of New Hampshire bounded and described as follows:

Beginning at a point which is located on the northerly sideline of Veterans Memorial Parkway; said point being located left of, and directly opposite, Veterans Memorial Parkway Baseline Station 1511+70.00, thence
N40°46'34"E to a point at the centerline of the main railroad track within Map 62, Lot 235; said point also being located left of, and directly opposite, said Parkway Station 1511+70.00, thence
Southeasterly along the centerline of said main track to a point at the intersection of the centerline of said track with the prolongation of the lot line between Map 71, Lot 1 and Map 62, Lot 100, thence
Southwesterly by said prolonged line to a point on the northerly sideline of said Parkway, thence
Northwesterly along the northerly sideline of said Parkway to the point of beginning

from General Industrial (GI) District to C Urban Residence (R-C) District.

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

This legislation shall take effect upon passage.

PASSED BY THE BOARD OF ALDERMEN – APRIL 11, 2023
APPROVED BY THE MAYOR – APRIL 12, 2023
ATTEST: DANIEL R. HEALEY, CITY CLERK