

AGENDA

SPECIAL MEETING COMMITTEE ON LANDS AND BUILDINGS

January 15, 2013
Aldermen Osborne, Ludwig,
Craig, Shaw, Levasseur

4:15 p.m.
Aldermanic Chambers
City Hall (3rd Floor)

1. Chairman Osborne calls the meeting to order.
2. The Clerk calls the roll.
3. Communication from Mayor Gatsas requesting that the baseball field at Memorial High School be named in honor of Mike Flanagan.
Ladies and Gentlemen, what is your pleasure?

TABLED ITEMS

(A motion is in order to remove any item from the table.)

4. Report of the Committee on Lands and Buildings:
The Committee on Lands and Buildings respectfully recommends, after due and careful consideration, that the communication from Constantine Scrivanos on behalf of the Dunkin' Donuts Store located at 921 Beech Street to purchase City owned parcel 271-2 be approved with the following stipulations:
 - the property be deemed surplus;
 - the applicant submit a Lot Line Adjustment plan to the Planning Board for approval;
 - the applicant maintains an existing 12 foot buffer; and
 - no building expansion be allowed within the parcel*(Unanimous vote with the exception of Aldermen Ludwig and Osborne who voted in opposition)*
(Note: Tabled 11/19/2012; Referred back to the Committee on Lands and Buildings by the Board of Mayor and Aldermen on 10/02/2012)

5. Status report on the Adam Curtis Skate Park presented by James DeStefano.
(Note: Tabled 11/19/2012; An updated letter from Mr. DeStefano is attached as well as communications from the Parks Division and Planning and Community Development)

6. Communication from Mayor Gatsas regarding watershed land.
(Note: Retabled 11/19/2012; Originally tabled 10/15/2012; Referred from the Board of Mayor and Aldermen on 10/5/2012)

7. If there is no further business, a motion is in order to adjourn.



CITY OF MANCHESTER

Theodore L. Gatsas

Mayor

January 9, 2013

Dear Alderman:

I have been asked about the possibility of naming the baseball field at Memorial High School in honor of Mike Flanagan.

For those of you who did not know Mike I'll share a bit about his career. Mike was born and raised in Manchester; he was one of Ed and Lorraine Flanagan's four children. He graduated from Manchester Memorial High School where he was on the baseball and basketball teams. After High School Mike became an all American left handed pitcher for both the Toronto Blue Jays and the Baltimore Orioles, he spent most of his years with the Orioles. He earned the Cy Young Award while playing for the Orioles and was also a member of the Word Series Championship team in 1983. At the time of his death, he was one of the team's broadcasters.

Mike was an important student and athlete at Memorial High School and his family and friends believe this would be a wonderful tribute. A Scholarship for a member of the Memorial High School Varsity Baseball team is also being established by some of his family and friends in his honor.

I would appreciate this request being sent to committee so we can have a full discussion.

Regards,

Theodore L. Gatsas
Mayor

To the Board of Mayor and Aldermen of the City of Manchester:

The Committee on Lands and Buildings respectfully recommends, after due and careful consideration, that the communication from Constantine Scrivanos on behalf of the Dunkin' Donuts Store located at 921 Beech Street to purchase City owned parcel 271-2 be approved with the following stipulations:

- the property be deemed surplus;
- the applicant submit a Lot Line Adjustment plan to the Planning Board for approval;
- the applicant maintains an existing 12 foot buffer; and
- no building expansion be allowed within the parcel

(Unanimous vote with the exception of Aldermen Ludwig and Osborne who voted in opposition)

Respectfully submitted,



Clerk of Committee

At a meeting of the Board of Mayor and Aldermen held October 2, 2012, on a motion of Alderman Roy, duly seconded by Alderman Osborne, the report of the Committee was referred to the Committee on Lands and Buildings.



City Clerk

Matnec, LLC
3 Pluff Ave
North Reading, MA 01864
(978) 898-1200

8/21/12 Sp. L+B
New Business

Constantine G. Scrivanos
Direct: (978) 898-1333

City of Manchester
Board of Mayor and Aldermen
Attn: Mayor Gatsas
1 City Hall Plaza
Manchester, New Hampshire 03101

**Re: Dunkin' Donuts Store
921 Beech Street
Parcel 278/1**

Dear Sirs and Madam:

I am writing on behalf of Matnec, LLC to express interest in purchasing this 0.17 acre parcel of land. Pursuant to a licensing agreement with the City dated August 31, 1981, our store is using this parcel for parking and to provide additional access for our patrons.

Please let me know if the City is interested in discussing the possible sale of this parcel.

I look forward to hearing from you.

Sincerely,



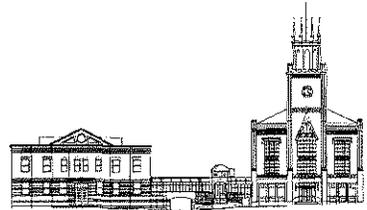
Constantine G. Scrivanos



CITY OF MANCHESTER

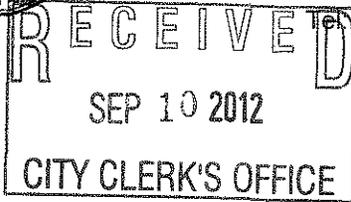
Board of Assessors

One City Hall Plaza, West Wing
 Manchester, New Hampshire 03101
 Phone: (603) 624-6520 – Fax: (603) 628-6288
 Email: assessors@ci.manchester.nh.us
 Web: www.ManchesterNH.Gov



Robert J. Gagne, Chairman
 Michael W. Hurley

Lisa Turner
 Assistant to Assessors



To: Chairman Ed Osborne, Committee on Lands & Buildings
 From: Robert J. Gagne, Chairman, Board of Assessors
 Date: September 10, 2012
 Re: Tax Parcel 278/2A / Beech Street / 7,463 Sq.Ft. Portion of Livingston Park used by Dunkin Donuts store for parking and drive-up window access.

The Assessors have no interest or objection to the sale of City land as requested by Matnec, LLC (BMA New Business 8/21/2012). The following is a summary of important facts about the parcel:

Property Location	Beech Street & Hooksett Road / part of Livingston Park
Assessors Tax Parcel Map/Lot	Map 278 Lot 2A (no actual subdivided lot – record created for tax purposes only)
Property Owner	City of Manchester, Parks and Recreation Department
Deed Book/Page	Unknown / No title search undertaken
Date Acquired	Unknown
Improved/Vacant	Improved / Outbuildings only consisting of paved parking and driveway for drive-up window.
Total Land Area	7,463 square feet per license agreement and site plan.
Current Zoning	B-1 / Neighborhood Business & CV / Civic-Conservation
Overlay District	N/A
Easements / Restrictions	None known
Current Assessed Value	Total = \$102,600 / Assessed Land Value = \$99,500; Assessed Outbuilding Value = \$3,100
Comments	Use is by license to occupy from the Commissioners of the Parks & Recreation Department per agreement date 9/18/1981. Per RSA 72:23, I, City land occupied by a non-exempt entity is taxable. Tax Parcel created 3/19/2012.
Attachments	Vision Property Record Card GIS Parcel Location Map GIS Parcel Zoning Map GIS 2010 Aerial Photo Map

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				
CITY OF MANCHESTER PARKS & REC						Description	Code	Appraised Value	Assessed Value	2017 MANCHESTER, NH
C/O MATNEC LLC 3 PLUFF AVE N READING, MA 01864 Additional Owners:						COM LAND	3370	99,500	99,500	
						COMMERC.	3370	3,100	3,100	VISION
SUPPLEMENTAL DATA						Total				
Other ID: 02780002A		RAD OR CAD270		ASSOC PID#						
Land Adjust NO		Callback Ltr								
Voided NO		Sketch Note								
Total SF 7463		Land Class								
Zone		Parcel Zip 03104								
Frontage/Dep										
GIS ID: 278-2A										

RECORD OF OWNERSHIP						PREVIOUS ASSESSMENTS (HISTORY)										
CITY OF MANCHESTER PARKS & REC		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
		6467/421	08/02/2001	U	I											
Total:						Total:						Total:				

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.	This signature acknowledges a visit by a Data Collector or Assessor			
Total:								Appraised Bldg. Value (Card) 0				
								Appraised XF (B) Value (Bldg) 0				
								Appraised OB (L) Value (Bldg) 3,100				
								Appraised Land Value (Bldg) 99,500				
								Special Land Value 0				
								Total Appraised Parcel Value 102,600				
								Valuation Method: C				
								Adjustment: 0				
								Net Total Appraised Parcel Value 102,600				

ASSESSING NEIGHBORHOOD				NOTES				
NBHD/ SUB	NBHD NAME	STREET INDEX NAME	TRACING	BATCH				
603/A								

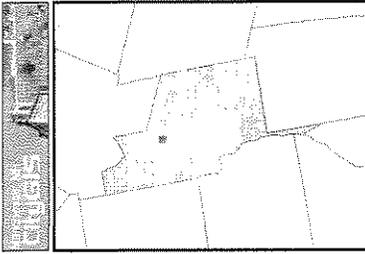
BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY				
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result
									3/20/2012			RG	50	Map Change

LAND LINE VALUATION SECTION																		
B #	Use Code	Use Description	Zone	Frontage	Depth	Units	Unit Price	L Factor	S A	C Factor	ST. Idx	S.I. Adj.	Notes- Adj	Rec Y/N	CU Cond	Special Pricing	Adj. Unit Price	Land Value
1	3370	PARK LOT				7,463 SF	10.16	1.00	E	0.75	603	1.75	CF=SHAPE/UTILITY	N	0.000		13.33	99,500

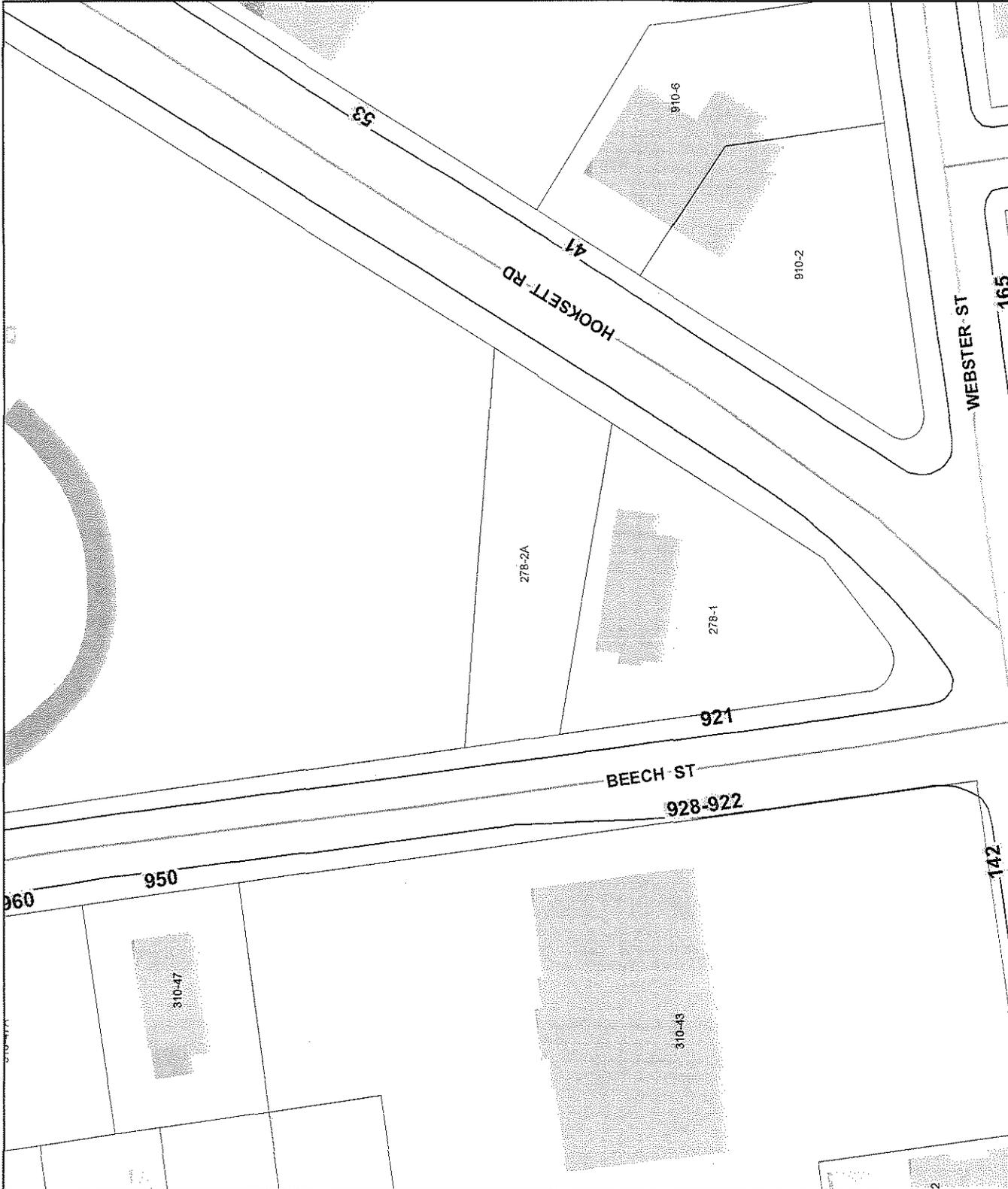
Total Card Land Units:						0.17 AC	Parcel Total Land Area:0.17 AC						Total Land Value:				99,500
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CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description					
Model	00		Vacant									
MIXED USE												
	<i>Code</i>		<i>Description</i>				<i>Percentage</i>					
	3370		PARK LOT				100					
COST/MARKET VALUATION												
	Adj. Base Rate:							0.00				
	Replace Cost							0				
	AYB											
	EYB							0				
	Dep Code											
	Remodel Rating											
	Year Remodeled											
	Dep %											
	Functional Obslnc											
	External Obslnc											
	Cost Trend Factor							1				
	Status											
	% Complete											
	Overall % Cond											
	Apprais Val											
	Dep % Ovr							0				
	Dep Ovr Comment											
	Misc Imp Ovr							0				
	Misc Imp Ovr Comment											
	Cost to Cure Ovr							0				
	Cost to Cure Ovr Comment											
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
<i>Code</i>	<i>Description</i>	<i>Sub</i>	<i>Sub Descript</i>	<i>L/B</i>	<i>Units</i>	<i>Unit Price</i>	<i>Yr</i>	<i>Gde</i>	<i>Dp Rt</i>	<i>Cnd</i>	<i>%Cnd</i>	<i>Apr Value</i>
PAV1	PAVING-ASPH			L	4,125	1.50	2006		0		50	3,100
PK1	PARKING SPA			L	15	0.00	2006		0		50	0
BUILDING SUB-AREA SUMMARY SECTION												
<i>Code</i>	<i>Description</i>		<i>Living Area</i>	<i>Gross Area</i>	<i>Eff. Area</i>	<i>Unit Cost</i>	<i>Undeprec. Value</i>					
4.5	Ttl. Gross Liv/Lease Area:		0	0	0							

No Photo On Record

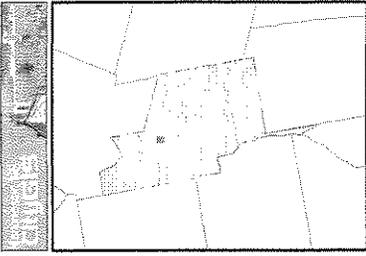


Open Map Showing Extent Of Map At Left

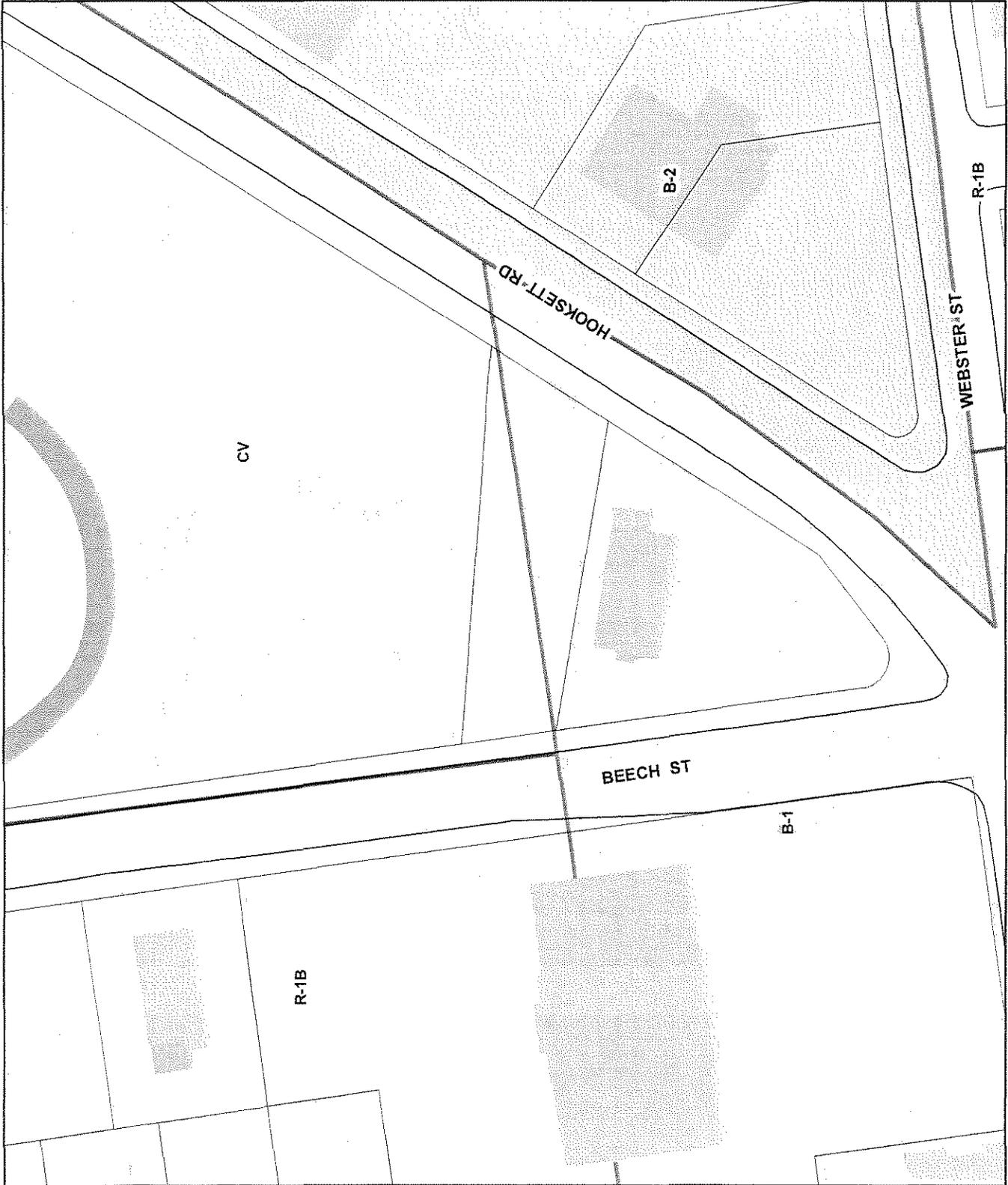


DISCLAIMER

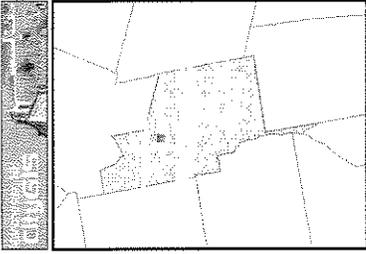
The information appearing on this map is for the convenience of the user and is not an official public record of the City of Manchester, NH (the "City"). This map is not survey-quality. All boundaries, easements, areas, measurements, rights-of-way, and other information are based on the best available information and as such have no official or legal value. The City makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this information for any particular use. The City assumes no liability whatsoever associated with the use or reuse of this information, including any errors or omissions which this information was compiled are kept in the offices of various City, County, and State government agencies and departments, and are available for inspection and copying during normal business hours. By using this map, you agree to these terms and conditions.



Main Map Showing Center of Map at Left



DISCLAIMER
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Aerial Map Showing Location of Map Area (Left)



City of Manchester, New Hampshire - CityGIS Map Print

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Kevin A. Sheppard, P.E.
Public Works Director

Timothy J. Clougherty
Deputy Public Works Director

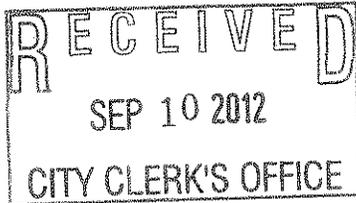
Peter D. Capano, P.E.
Chief of Parks, Recreation & Cemetery



Commission
Richard E. Powers, Chairman
George "Butch" Joseph, Clerk
Andrew Manning
William Craig
Robert Blaisdell

CITY OF MANCHESTER

Department of Public Works
Parks, Recreation & Cemetery Division



September 10, 2012

Committee on Lands and Buildings
1 City Hall Plaza
Manchester NH, 03103

RE: 921 Beech Street

Dear Committee members,

The Parks, Recreation and Cemetery Division of the Department of Public Works have reviewed the request for purchase of the parcel adjacent to the Dunkin Donuts property at 921 Beech St. This parcel has been in use by agreement with the Parks Commission since 1981. Dunkin Donuts utilizes it for their drive through and for employee parking.

According to the city solicitor's office the parcel has no restrictions on its sale, and we have no plans to utilize it as park land. Therefore, we have no objection to the sale with the thought that getting the parcel on the tax roles is beneficial to the city.

Conditions of the sale should include maintaining an existing twelve foot buffer extending from the edge of the pavement to the fencing on the tennis courts. Additionally, we recommend that no building expansion be allowed within the parcel to avoid a sense of crowding the park.

We also understand that the property did not go through subdivision. This process should be undertaken by others with our input.

Sincerely,


Peter D Capano
Chief

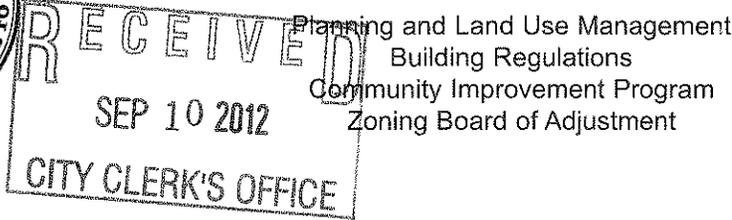


CITY OF MANCHESTER
PLANNING AND COMMUNITY DEVELOPMENT

Leon L. LaFreniere, AICP
Director

Pamela H. Goucher, AICP
Deputy Director - Planning & Zoning

Matthew M. Sink
Deputy Director - Building Regulations



10 September, 2012

Alderman Ed Osborne, Chairman
Committee on Lands and Buildings
Honorable Board of Mayor and Aldermen
City Hall - One City Hall Plaza
Manchester, New Hampshire 03101

re: *Request by MATNEC LLC to acquire portion of Livingston Park land (TM 278, Lot 2)*

Honorable Committee Members:

This is to provide a report pursuant to Section 34.15-25 pertaining to the above-referenced parcel.

Background: MATNEC LLC, the owner of the “Dunkin Donuts” property at 921 Beech Street (TM 278, Lot1), has recently requested the opportunity to acquire a portion of the abutting south end of Livingston Park (TM 278, Lot 2) which the City, beginning in 1981, had leased to a previous owner of the “Dunkin Donuts” property (see the shaded area on the accompanying map). Most of this previously leased area is currently being used to provide parking and a vehicular order-to-go lane for “Dunkin Donuts”.

After investigating the matter and consulting with other City agencies, we have determined that there are no known restrictions that would prevent the City from selling to the private sector a portion of City-owned Livingston Park property in this vicinity. Furthermore, The Parks, Recreation and Cemetery Division has indicated that they have no plan to use this area as park land and have no objection to the transfer of this land to MATNEC LLC providing two conditions are met: that in order “to avoid a sense of crowding” in the tennis court area of Livingston Park, (1) the existing 12-foot green space buffer between the edge of pavement and the tennis court fencing will continue to be maintained and (2) no further building expansion will take place on TM 278, Lot 1.

Zoning: The zoned portion of City land under discussion is split-zoned, with the majority of the land zone “Conservation District” and part of the land zoned “Neighborhood Business (B-1). While the land under discussion has been used in conjunction with the “Dunkin Donuts” business since 1981, the “Conservation District” is more appropriately delineated as the City’s open space and recreational lands.

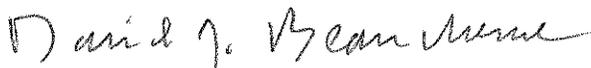
One City Hall Plaza, Manchester, New Hampshire 03101
Phone: (603) 624-6450 or (603) 624-6475 Fax: (603) 624-6529 or (603) 624-6324
E-Mail: pcd@manchesternh.gov
www.manchesternh.gov

Surplus Determination and Disposition: For these reasons, it appears there are no practical grounds why this portion of City-owned Livingston Park land currently under discussion could not be declared surplus and, if deemed appropriate, sold in a manner consistent with Section 34.21 of the City Ordinance. If this is the case, the City may wish to find that it may reasonably sell the subject portion of Livingston Park to MATNEC LLC since the abutting property owners at TM 278, Lot 1 – whether they have had a lease agreement with the City or not – have consistently used the City-owned land in question for commercial purposes associated with the “Dunkin Donuts” operation.

We would further recommend that any sale of the subject property be contingent on the applicant’s submission of a Lot Line Adjustment plan, acceptable to the Parks, Recreation and Cemetery Division, to the Planning Board, for approval, which fulfills the above noted concerns of the Parks, Recreation and Cemetery Division.

If you have any questions, staff will be available at your meeting.

Sincerely,



David J. Beauchesne, Senior Planner

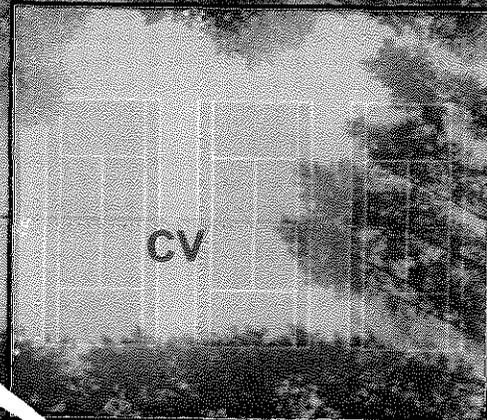
Copy: Leon LaFreniere, Director; file

Environs of Livingston Park (South End)

Livingston Park
TM 278, Lot 2
Manchester Parks & Rec.
(133.8 ac.)

Tennis
Court
Fence

Portion of TM 278, Lot 2
(Livingston Park)
formerly subject to
lease agreement
7,463 s.f. (0.17 ac.)



R-1B

BEECH ST.

B-1

D.W. HIGHWAY - U.S. RT. 3 - HOOKSETT Rd.

B-2

Dunkin Donuts
921 Beech St.
TM 278, Lot 1
MATNEC LLC
14,168 s.f. (0.33 ac.)

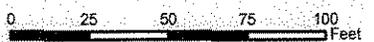
WEBSTER ST.

R-1B

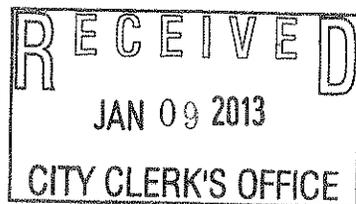
ASH ST.

Zoning District Boundary Line

1. This map was created by the City of Manchester Planning & Economic Development Department (D. Beausnesne), 10 September, 2012.
2. All geographic information shown on this map was derived from the City of Manchester GIS.



January 9, 2013



Maura Leahy
Office of the City Clerk
City of Manchester
One City Hall Plaza
Manchester, NH 03101

RE: LAND AND BUILDINGS COMMITTEE

Dear Maura:

Pursuant to our recent discussion, I'm writing to request to be added to the agenda of the next Land and Buildings Committee meeting to provide an update on the proposed upgrades to the Adam Curtis Skate Park on Maple Street.

Specifically, I'd like to know from the City and L&BC if it supports the following concepts:

- 1) Allowing the www.XMVskate.com entity to long-term NNN land lease the skate park property from the City; and
- 2) Allowing the www.XMVskate.com entity to long-term NNN lease of the Regis Lemire Community Center property from the City.

If in agreement, I'd like direction on the process to formally begin negotiating details of the leases, as well an operating agreement. Specifically, we'd need to determine and agree to such things as:

- Improvements to be made and approval process
- lease rate/terms/lessee obligations
- timetables for control/construction
- capital reserve requirements
- revenue sharing
- operations
- bonding
- security
- environmental protection
- records inspection
- assignment & subcontracts
- insurance
- default & termination
- other

-more-

Page 2

Maura, let me know if you have any questions, and I can get on the next L&BC meeting agenda. Thanks for your time and consideration.

Sincerely yours,

James T. DeStefano
XMV Project Coordinator

65 Michigan Ave.
Manchester, NH 03104
603-930-8408
jtd@grubbellisne.com

CC: Peter Capano, Parks Department Director

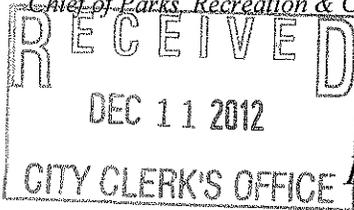
Kevin A. Sheppard, P.E.
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Timothy J. Clougherty
Deputy Public Works Director

Peter D. Capano, P.E.
Chief of Parks, Recreation & Cemetery



Commission
Richard E. Powers, Chairman
George "Butch" Joseph, Clerk
Andrew Manning
William Craig
Robert Blaisdell



CITY OF MANCHESTER
Department of Public Works
Parks, Recreation & Cemetery Division

December 11, 2012

Committee on Lands and Buildings
One City Hall Plaza
Manchester NH 03103

RE: Adam Curtis Skatepark

Chairman Osborne,

The Parks, Recreation and Cemetery Division of the Highway Department has been working with Mr. James DeStefano who is proposing a concept regarding the existing skatepark. The concept anticipates leasing the facility, making improvements to the site, and converting it to a year-round operation. We are happy to share our thoughts with you on this idea.

At present the Adam Curtis Skatepark is an open air, unregulated amenity located behind the Regis A. Lemire Youth Center at 275 Maple St. It is often the site of unwanted activity and is in need of some repair. Mr. DeStefano proposes to incorporate the youth center into an expanded structure that would serve as access to the skatepark. The skatepark would be either roofed and surrounded by fencing, or enclosed completely in a building. His plan is to charge admission to the site, offer concessions, and rentals.

We are comfortable with Mr. DeStefano's concepts and believe that either would reduce illicit activities and result in a better, safer, and more entertaining experience for skatepark users. However, the fully enclosed option is our strong preference. A roof and fence set-up, while increasing access control, would still leave the park exposed to fence breeches and vandalism. Only by completely enclosing the facility would these issues be minimized.

It is critical that the programs offered at the Regis A. Lemire youth center be continued. Computer access and help with homework are two of the services our Recreation Supervisor provides there to a local population in need. Additionally, we have some concerns regarding affordability to the skating clientele, though we believe that an analysis of the financial aspects of the project should come from others possessing this type of expertise.

Sincerely,

Peter D. Capano, P.E.
Chief – Parks, Recreation, Cemetery

475 Valley Street • Manchester, New Hampshire 03103 • (603) 624-6444 • FAX: (603) 624-6487
Cemetery Division • 765 Brown Avenue • Manchester, New Hampshire 03103 • (603) 624-6514
E-mail: parks@manchesternh.gov • Website: www.manchesternh.gov



CITY OF MANCHESTER

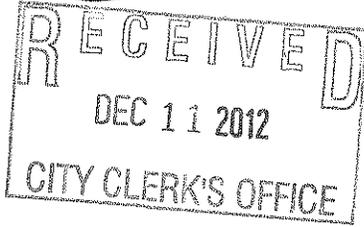
PLANNING AND COMMUNITY DEVELOPMENT

Planning & Land Use Management
Building Regulations
Community Improvement Program
Zoning Board of Adjustment

Leon L. LaFreniere, AICP
Director

Pamela H. Goucher, AICP
Deputy Director Planning & Zoning

Matthew M. Sink
Deputy Director Building Regulations



MEMORANDUM

Date: December 11, 2012

To: Committee on Administration and Information Systems

From: Max Sink, Deputy Director *M.S.*

Subject: Adam Curtis Skate Park

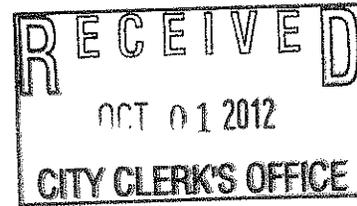
On Friday, October 12, 2012, Planner Jonathan Golden and I met with Jim DeStefano and his design team along with representatives from the Parks and Recreation Division to discuss possible options for improvements to the skate park facility.

Based on the representations made of the various proposals, we believe that the improvements can be done in conformance with all applicable city codes.

We are available to answer any further questions you may have.

October 1, 2012

Matt Normand
Office of the City Clerk
City of Manchester
One City Hall Plaza
Manchester, NH 03101



RE: LAND AND BUILDINGS COMMITTEE

Dear Matt:

Pursuant to a recent discussion I had with Alderman Ed Osborne, I'm writing to request to be added to the agenda of the next Land and Buildings Committee meeting to provide an update on the proposed upgrades to the Adam Curtis Skate Park on Maple Street.

I was initially in front of the Committee back in February. Since that initial presentation, we have made some excellent progress and I wanted to come back to provide an update to the Committee.

Attached are two renderings of the park; one that is a full enclosure and one that is roofed & fenced. We have initial construction quotes upwards of \$2.3 M for the full enclosure plan. See enclosed renderings.

Matt, let me know if you have any questions, and I can get on the next L&BC meeting agenda. Thanks for your time and consideration.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "Jim DeStefano".

James T. DeStefano
XMV Project Coordinator

65 Michigan Ave.
Manchester, NH 03104
603-930-8408
jtd@grubbellisne.com

CC: Alderman Ed Osborne
Peter Capano, Parks Department Director
Jay Minkarah, Economic Development Director

Encs.



XMV SKATE PARK

MANCHESTER, NEW HAMPSHIRE

OPTION 1 FRONT PERSPECTIVE

24 JULY 2012





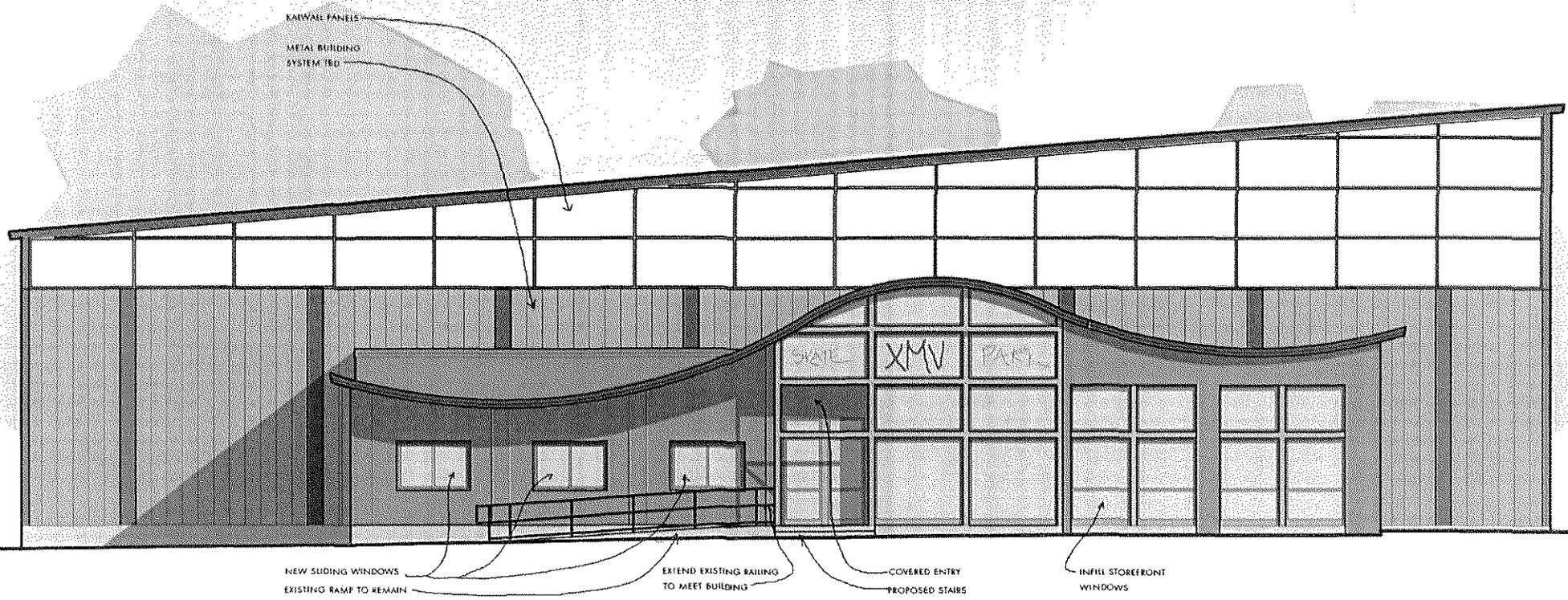
XMV SKATE PARK
MANCHESTER, NEW HAMPSHIRE

OPTION 1 RIGHT PERSPECTIVE

24 JULY 2012



© 2012



PROPOSED ADDITION AND RENOVATION TO:
 XMV SKATE PARK

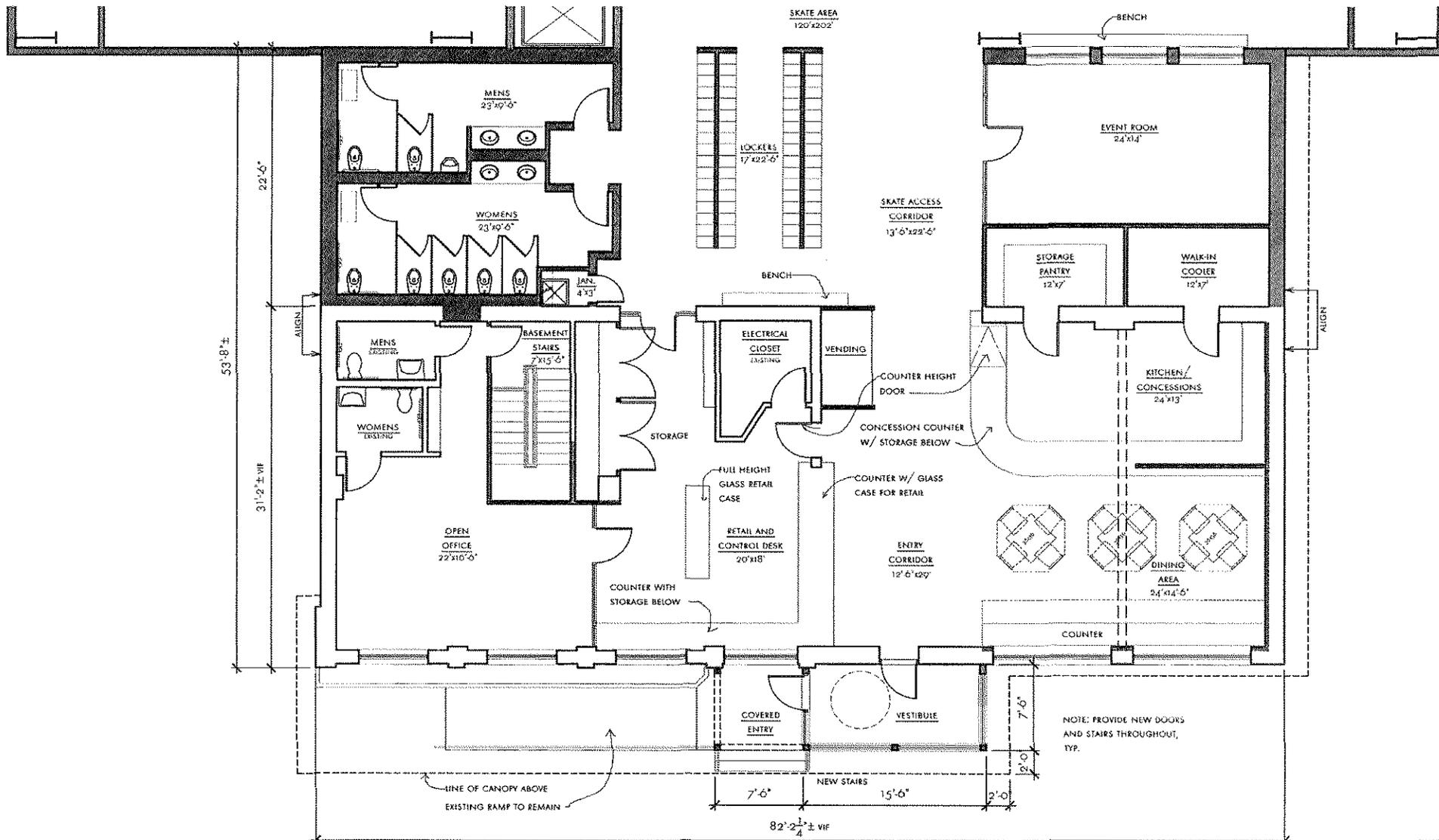
MANCHESTER, NEW HAMPSHIRE

PROPOSED WEST ELEVATION OPTION 1

1/8"=1'-0"

13 JUNE 2012



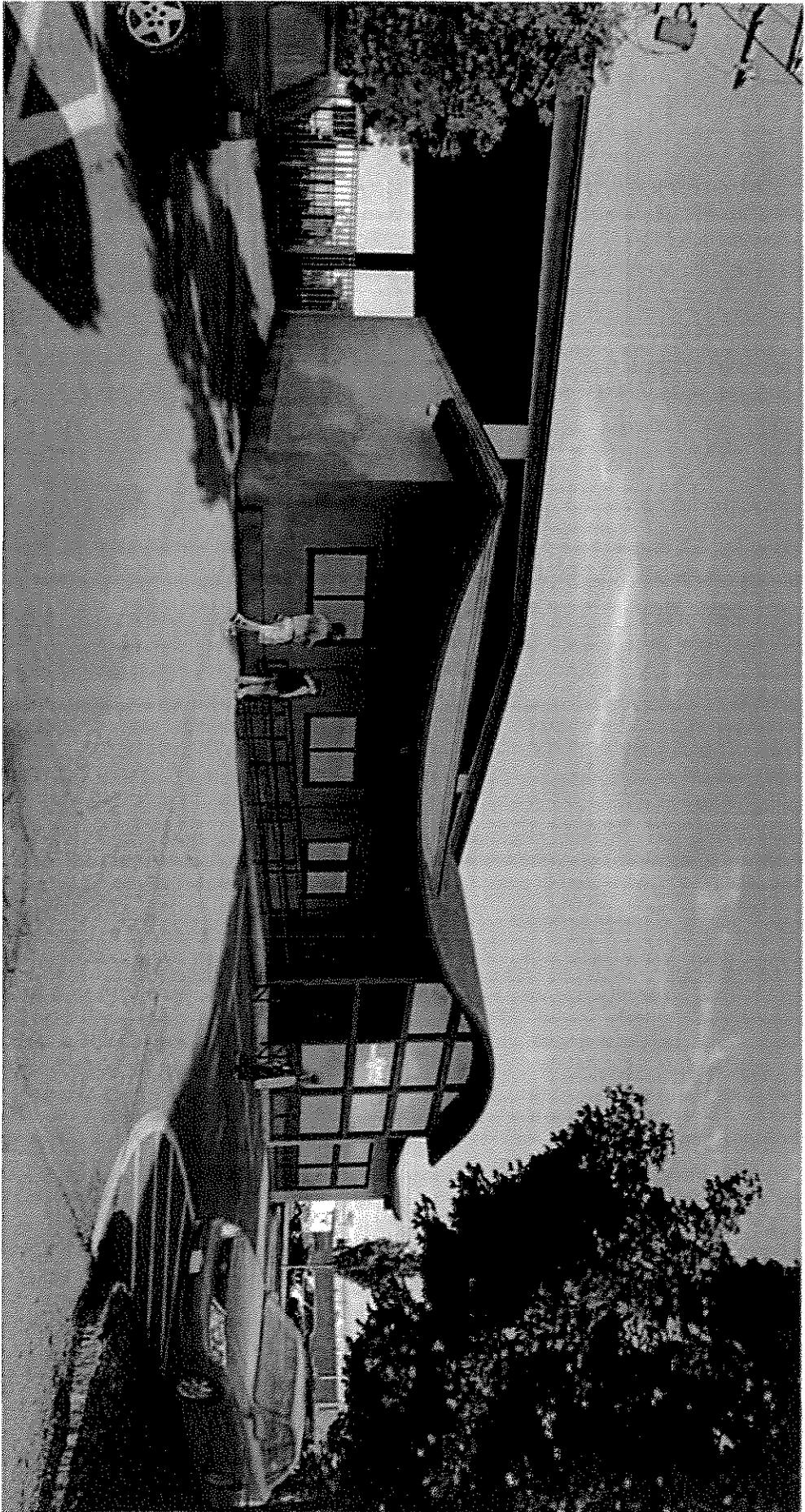


PROPOSED ADDITION AND RENOVATION TO:
 XMV SKATE PARK
 MANCHESTER, NEW HAMPSHIRE

PROPOSED PLAN OPTION 1
 1/8" = 1'-0"

13 JUNE 2012





XMV SKATE PARK

MANCHESTER, NEW HAMPSHIRE

OPTION 2 FRONT PERSPECTIVE

24 JULY 2012





XMV SKATE PARK

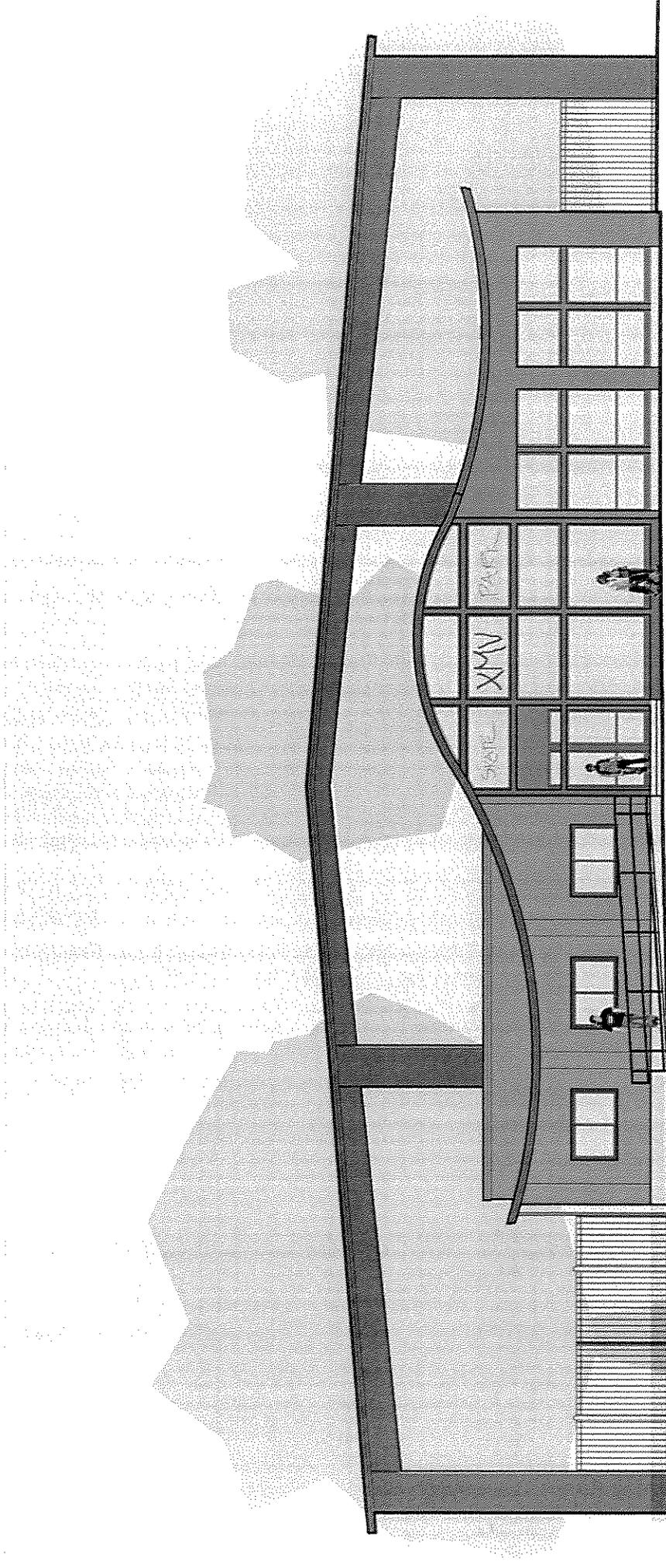
MANCHESTER, NEW HAMPSHIRE

OPTION 2 RIGHT PERSPECTIVE

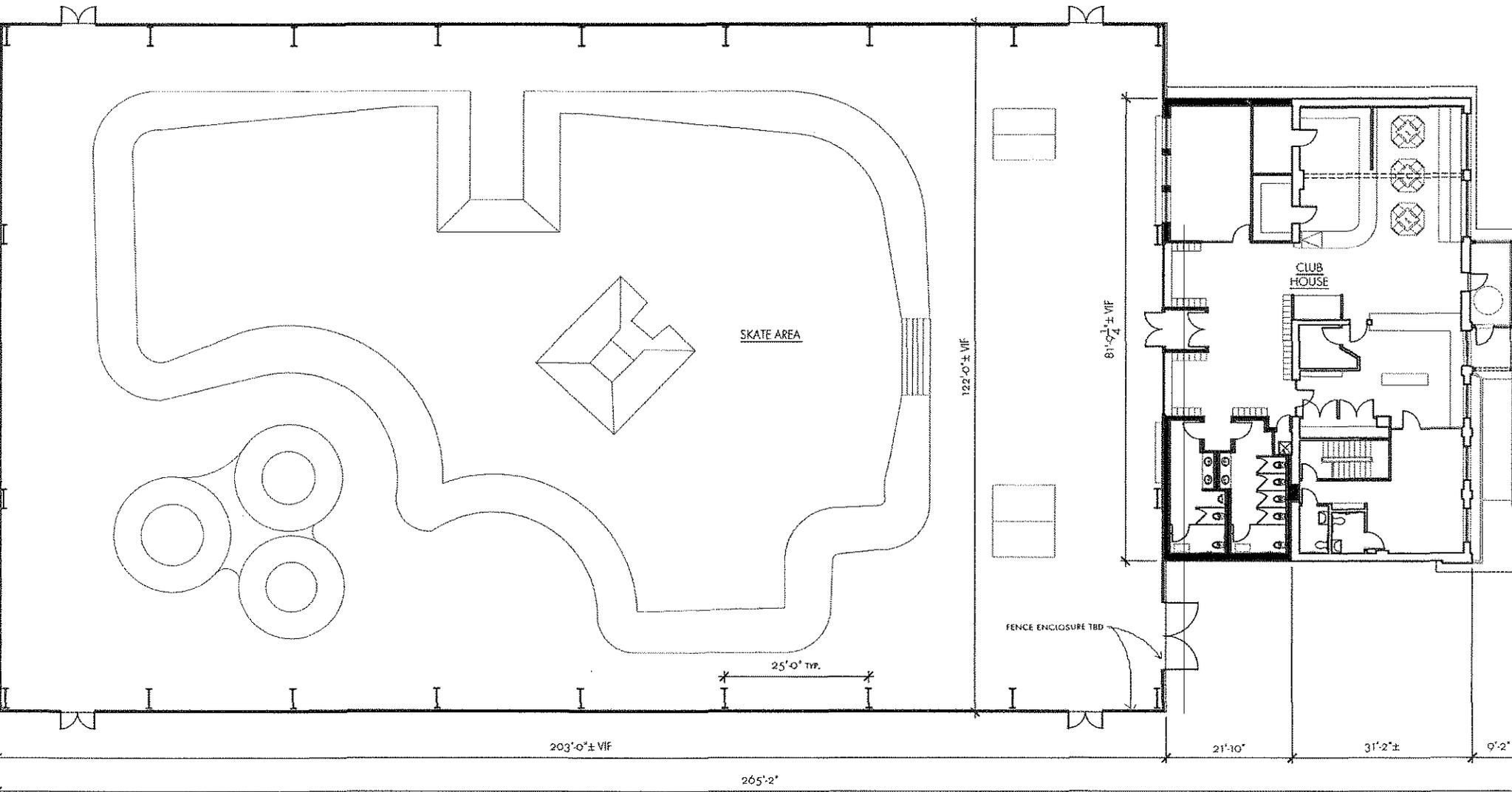
24 JULY 2012



© 2012



DESTEFANO ARCHITECTS ©2012



PROPOSED ADDITION AND RENOVATION TO:
 XMV SKATE PARK
 MANCHESTER, NEW HAMPSHIRE

PROPOSED PLAN OPTION 2
 1/16" = 1'-0"

13 JUNE 2012



Tabled 10/15/12



CITY OF MANCHESTER

Theodore L. Gatsas
Mayor

October 2, 2012

Chairman Ed Osborne
Committee on Lands & Building
c/o Matthew Normand, City Clerk
One City Hall Plaza
Manchester, NH 03101

In Board of Mayor and Aldermen
Date: 10/02/12
On motion of Ald. Osborne
Seconded by Ald. Roy
Voted to refer to the Committee on
Lands and Buildings.

Matthew Normand City Clerk

RE: Watershed Land

Dear Chairman Osborne,

I would respectfully request that the Committee on Lands and Buildings, in conjunction with the Manchester Water Works, explore the necessity for deeming any watershed land as surplus for the purpose of placing the land into a conservation easement.

Attached is the correspondence from Tom Bowen referencing the intent of the Manchester Water Works.

Regards,

Ted Gatsas

Theodore L. Gatsas
Mayor

cc: Board of Aldermen
Tom Bowen, Executive Director, Manchester Water Works

TLG/swp



MANCHESTER WATER WORKS
281 LINCOLN ST., MANCHESTER, NEW HAMPSHIRE 03103-5093 Tel. (603) 624-6484

BOARD OF WATER COMMISSIONERS

PAUL G. LESSARD
President

WILLIAM A. BEATON
Clerk

DYLAN R. CRUESS
BERNARD G. GARRITY, JR.
PHILLIP SAPIENZA
KIMBERLEY L. GRISWOLD

Ex Officio
HON. THEODORE L. GATGAS
Mayor

THOMAS M. BOWEN, P.E.
Director and Chief Engineer

DAVID PARIS
Asst. Director

September 28, 2012

Board of Mayor and Aldermen
c/o City Clerk's Office
City of Manchester
One City Hall Plaza
Manchester, NH 03101

RE: WATERSHED LAND

Dear Members of the Board of Mayor and Aldermen:

This letter is to advise that the Board of Water Commissioners at their meeting on Thursday, September 27, 2012 authorized department staff to explore the feasibility of placing Manchester Water Works watershed land into permanent conservation easement. This is a complex issue, one which needs to be explored fully before a final decision is made. Following discussions with the City Solicitor the Board has authorized staff to engage the McLane Law Firm to assist us in this pursuit.

Sincerely,

Thomas M. Bowen, P.E.
Director

TMB:cd

cc: Paul Lessard, President, Board of Water Commissioners
David Paris, Assistant Director

POSTED RULES
FOR THE PROTECTION OF THE PURITY OF THE WATER AND ICE OF
LAKE MASSABESIC OR ANY POND, RESERVOIR OR STREAM TRIBUTARY THERETO
OR THE WATERSHED AREA AND LAND OF THE MANCHESTER WATER WORKS

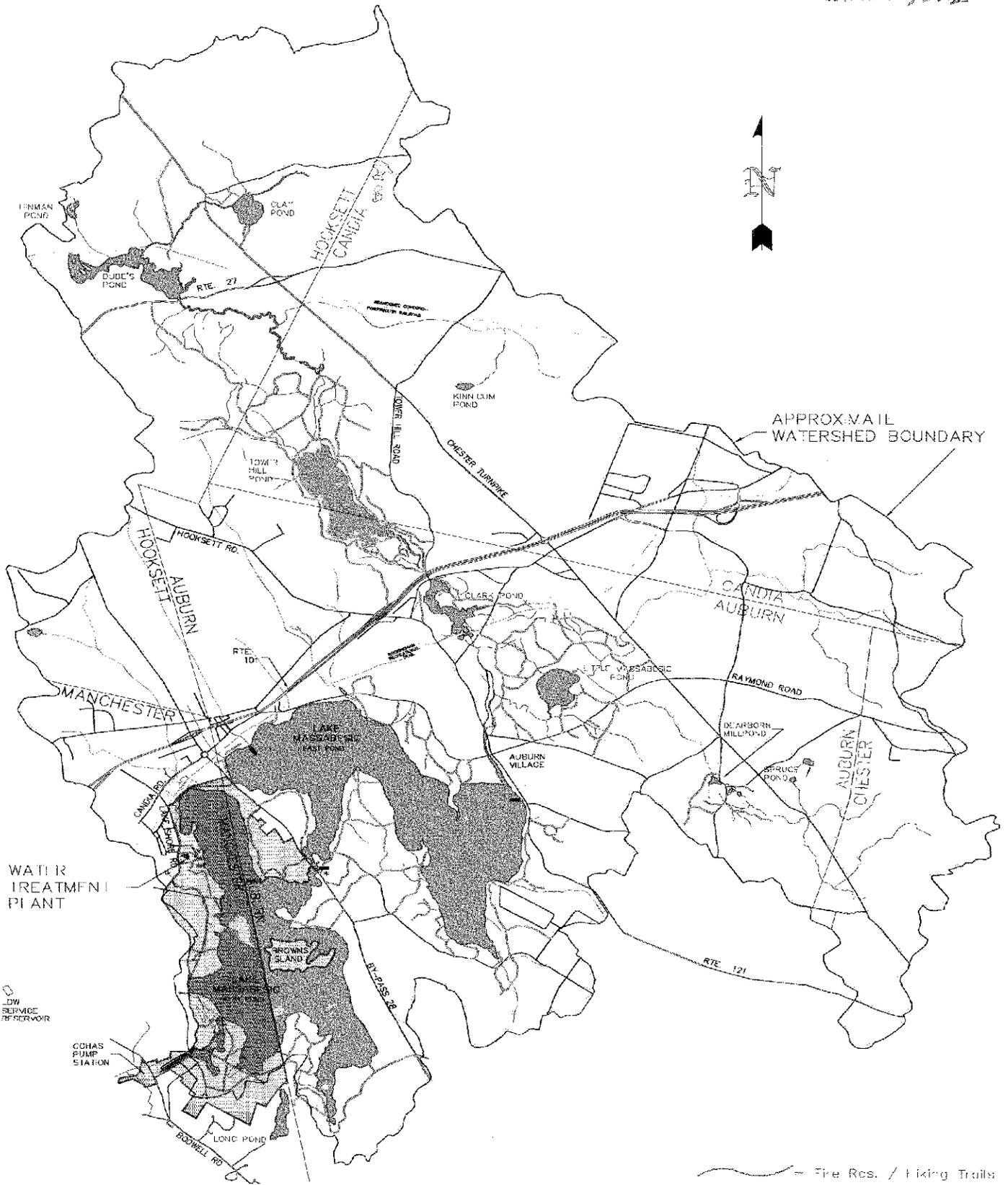
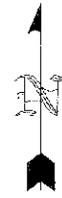
THIS IS A PUBLIC WATER SUPPLY, PLEASE KEEP IT CLEAN!!

RULE(S) ENV-WS 386.47 ADOPTED BY N.H. DEPARTMENT OF ENVIRONMENTAL SERVICES
NOVEMBER 30, 2005 IN ACCORDANCE WITH RSA 485:24

- (d) Any person violating these rules so established shall in accordance with RSA 485:26 be guilty of a misdemeanor if a natural person, or guilty of a felony if any other person.
- (f) Manchester Water Works' Watershed Patrol Officers may enter on any land or property within the Lake Massabesic watershed for the purpose of investigating watershed sanitation and other sources of potential water contamination.
- (l) (1) A person shall not deposit any dead animal or parts thereof, food or any article perishable or decayable, kitchen waste, swill, garbage, or human waste on or within 200 feet of the waters or ice of Lake Massabesic or any pond, reservoir or stream tributary thereto.
- (i) (2) A person shall not deposit any hazardous waste on or within 200 feet of the waters or ice of Lake Massabesic or any pond, reservoir or stream tributary thereto.
- (m) (1) A person shall not bathe, wade, swim, water ski or perform any similar water contact activity, on or within the water of Lake Massabesic or any pond, reservoir or stream tributary thereto.
- (m) (2) A person shall not use a sunfish, sailfish, sail board, ski craft as defined in RSA 270:73, V, or other craft which, in the judgment of Watershed Patrol Officers, makes extensive bodily contact with the water unavoidable in Lake Massabesic or any pond, reservoir or stream tributary thereto.
- (o) (1) A person shall not operate an all terrain vehicle (ATV) or other off highway recreational vehicle (OHRV) other than a snow traveling vehicle as defined in RSA 215 A:1, in or on Manchester Water Works' property or the water or ice of Lake Massabesic or any pond, reservoir, or stream tributary thereto, and then only in non-restricted areas at the operator's own risk.
- (o) (2) A person shall not break bottles or throw trash of any description into Lake Massabesic or any pond, reservoir or stream tributary thereto or the watershed area and property of the Manchester Water Works.
- (p) (1) The Back or West Pond of Lake Massabesic is closed to all activities north of Fire Point and west of the Auburn town line as marked by floats and signs.
- (q) (1) A person shall not enter upon or remain on Manchester Water Works' property between the hours of 8 pm and 8 am.
- (q) (2) A person shall not place in or adjacent to Manchester Water Works' waste containers, any garbage, refuse or trash of any kind brought from home, camp or place of business.
- (q) (3) A person shall only use self-contained charcoal type fires, as opposed to open flame fires and then only in the designated public picnic area adjacent to Rtn 28 Bypass.
- (q) (4) A vehicle shall not obstruct emergency access gates and violators shall be subject to towing at owner's expense.
- (q) (5) A person shall not, without permission, enter restricted areas that have been so posted "NO TRESPASSING".
- (q) (6) A person shall obey in matters governed by this section, all requests made by Watershed Patrol Officers on Manchester Water Works' property.
- (s) (1) A person shall not tent or camp nor use overnight trailers, campers or houseboats on Manchester Water Works' property or the water or ice of Lake Massabesic.
- (s) (2) (a) A person shall control by leash all dogs and other pets while on Manchester Water Works' property; (b) shall not leave such unattended, (c) shall not permit such pets in the water or on the beach, and (d) pet owners shall be required to pick up and properly dispose of their pets' waste.
- (s) (3) A person shall not remove or damage or deface any structure, sign, plant, tree, or natural feature on Manchester Water Works' property.
- (s) (4) A person shall not feed ducks, geese, seagulls, or other waterfowl on Manchester Water Works' property.
- (t) (1) A person shall not operate a motor vehicle other than a snow traveling vehicle on the ice of Lake Massabesic.
- (t) (2) A person shall not race power boats or snow traveling vehicle on the water or ice of Lake Massabesic.
- (t) (3) A person shall not operate any power boat or snow traveling vehicle at a rate of speed in excess of 35 miles per hour on water or ice of Lake Massabesic.
- (t) (4) A person shall not place a mooring in Lake Massabesic without a mooring permit issued by the Manchester Water Works.
- (t) (5) A person shall not place a dock in Lake Massabesic without a dock permit issued by the Manchester Water Works.
- (t) (6) a. A person shall not allow a boat to remain moored in Lake Massabesic after November 30th of each year; and
- (t) (6) b. Manchester Water Works may remove any boat moored in Lake Massabesic after November 30th of each year at the owner's expense

RULES ADOPTED BY THE MANCHESTER WATER WORKS' BOARD OF WATER
COMMISSIONERS JANUARY 4, 2006.

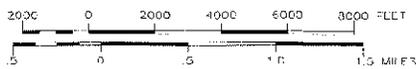
- 1. A person shall not sell food, drink, or merchandise of any kind on Manchester Water Works' property.
- 2. A person shall not ride horseback in public use areas of Manchester Water Works' property.
- 3. A person shall not possess or consume any alcoholic beverages or controlled substances on Manchester Water Works' property.
- 4. A person operating a motor vehicle on Manchester Water Works' property shall use only designated parking areas, abide by traffic control as indicated by signs, and use reasonable speed.
- 5. If a pet becomes objectionable, its owner shall remove it from Manchester Water Works' property.
- 6. A person shall not conduct a special group activity on Manchester Water Works' property or the water or ice of Lake Massabesic without first obtaining approval from the Board of Water Commissioners.



WATER TREATMENT PLANT

LOW SERVICE RESERVOIR

COHAS PUMP STATION



MANCHESTER WATER WORKS WATERSHED LAND

MANCHESTER, CANDIA, AUBURN, HOOKSETT, AND CHESTER

- Fire Res. / Hiking Trails
- Public Boat Launch
- No Trailers Car Top Only
- Restricted MWW Land
- VWW Land
- Restricted Lake Area