

**SPECIAL MEETING  
BOARD OF MAYOR AND ALDERMEN  
(PUBLIC HEARING)**

**September 30, 1998**

**6:30 PM**

Mayor Wieczorek called the meeting to order.

Mayor Wieczorek called for the Pledge of Allegiance, this function being led by Alderman Pinard.

A moment of silent prayer was observed.

The Clerk called the roll.

**Present:** Aldermen Clancy, Pinard, O'Neil, Girard, Rivard, Pariseau,  
Cashin, Thibault, Hirschmann

**Absent:** Aldermen Wihby, Klock, Reiniger, Sysyn, Shea

Mayor Wieczorek advised that the purpose of the public hearing is to hear comments upon the proposed resolutions and budget authorization relating to the acquisition of the Hackett Hill property; that the Clerk shall present the proposed resolutions and budget authorization at which time the Finance Director, Industrial Agent and Planning Director shall be requested to make presentations following which those wishing to comment will be heard; that anyone wishing to speak must first step to the nearest microphone when recognized and recite his/her name and address in a clear, loud voice for the record; that each person will be given only one opportunity to speak and any questions must be directed to the Chair.

The Clerk presented the proposed resolutions and budget authorization:

“A Resolution authorizing the establishment of the Hackett Hill Property Acquisition and Development Account.”

“Authorizing Additional Bonds, Notes or Lease Purchases in the amount of One Million Two Hundred Ten Thousand Dollars (\$1,210,000) for the 1999 CIP 650599 UNH Land Acquisition.”

“Amending the 1999 Community Improvement Program transferring, authorizing and appropriating funds in the amount of Four Million One Hundred Sixty Three Thousand Three Hundred Ninety Nine Dollars (\$4,163,399) for the 1999 CIP 650599 UNH Land Acquisition.”

“A Resolution authorizing the Finance Officer to make certain advances of funds in support of the Acquisition of the Hackett Hill Property in the amount of One Million Four Hundred Thirty Two Thousand Six Hundred and Sixty Six Dollars (\$1,432,666).”

“A Resolution Directing the Manchester Development Corporation (“MDC”) to (i) Assign or cause the Assignment to the City of All Right, Title and Interest in Any Mortgages Granted by University Center Associates (“UCA”) to MDC on Property Located in the Millyard, so-called, and (ii) Cause the assignment by MDC, Inc., of all Right, Title and Interest in a Certain Demand Note Issued to MDC, Inc. by UCA, in Connection With UCA’s Development of Property Located in the Millyard, Each of Which Acts is Necessary in Connection with the Acquisition and Development of the Hackett Hill Property, so-called, by the City.”

1999 CIP Budget Authorization:  
650599 UNH Land Acquisition - Revision #1

Mayor Wieczorek requested the staff to proceed with a presentation.

Mr. Clougherty stated as many of you know, we have been dealing with the concept of trying to get something done on Hackett Hill for a number of reasons for the past 20 years. Just by way of recognition, I think it is important to acknowledge the people that have been involved in getting this project to this point. In addition to my staff and the people in our office, Jay Taylor and the people in his office; Tom Clark and the City Solicitor’s staff have been helpful and involved in the process; Bob MacKenzie and the Planning Department have been helpful; Frank Thomas and Tom Bowen have been really very helpful in helping us to assess the infrastructure. We appreciate the input from Bill Craig and Kenny Edwards at the Housing and Redevelopment Authority and their role in helping with the appraisals and perhaps playing a role down the road here. We have had assistance from our Bond Council, as well as Peter Roach at the McLane firm to tackle some of the local real estate issues. I want to acknowledge the role of the Development Corporation, as well as that of David Barnes and the staff at the Development Corporation. We especially want to thank John Madden for his patience and attention to this whole process. On the State side, we have had input from the University, as you know, Mayor, from Chancellor Farrell, President Litzel, from Ron Rogers, the Legal Counsel for the University System, from Brad Curry, the Vice Chancellor and Treasurer of the University, Candace Quirby, the Director of Finance for the University of NH, and from especially Carol Lacroix, the Dean of UNH, Manchester who I understand is here tonight and would like to make a few comments. We also want to thank and recognize the Governor and her staff for helping us get through a piece of this deal that involved the reverter right and we certainly acknowledge her role, as well as that of Councilor Normand and the assistance of Leon Kennison of the D.O.T. What we would like to do tonight is walk through a time-table, go through a brief explanation of what the project consists of, and try to open it up to comments. I think it is important for the Board to be cognizant of the time-table that we are following here. Some of the key dates we think are important to keep in front of the Board so that you understand the time-table we are working on, October 6 which is next Tuesday, is when we have the bond resolutions and all the

resolutions coming back to the Board for action that will allow us to move forward. October 15 is the due diligence deadline. That is the last day at which as a result of our analysis of the Hackett Hill property, we would make some changes or ask for a change. If there are no changes on October 15, October 31 is the deadline we are looking for to do the closing simultaneously on the University Center as well as Hackett Hill. We would expect that if everything went well and we were able to complete that, that we would initiate a master plan study in the fall of this year. It will be completed by the spring. At the same time, there would be some zoning actions undertaken and that would conclude in the summer of 1999 for possible development operations. We are going to cover tonight, basically, as I said a little chronology of how we have got here to this deal, what the deal consists of, I will talk about the appraised values and the different phased in approaches that we presented to you. Jay is going to talk about a break even analysis. Bob MacKenzie will give you the master plan and an overview of how we expect to approach the land and then we anticipate some input from the public. Included in your handouts are a number of benchmarks and key dates involving the development of the University system. I am not going to go through all of those because you have them and you are able to thumb through them. Suffice to say, since 1972 when the land was purchased by the University for development of a community college or urban college system, there have been some changes. The University today is looking to be more of an urban campus in the downtown Millyard area and I think it is the City's willingness and interest in having them be downtown in concert with our interest in trying to do a number of things on the hill, that have been able to get us to this project this evening. As far as deal, we are going to talk in subsequent screens here about the different appraisals that were done. We are going to remind you of how we came to some of the numbers in the deal. We are going to talk about the transition and the actual transaction Phase I which requires the acquiring of the bulk of the land on the hill from the University Center Associates and then the University acquiring the University Center from the City. Then, we will remind the Board that we have a Phase II that may occur in a couple of years that would involve a smaller piece that is the French Hall portion of the property. This is a slide that the Board has seen before. What it does is it lays out all the different, where the numbers come from. As you know, as public entities, the City and the University have to rely on appraisals. The City had its appraisals done for French Hall and the surrounding acres which are developable land and undevelopable land, and the infrastructure which is the roads and parking lot that is already there and came up to a figure. The University had their consultants provide them with an appraisal. You can see that there was a big difference. Most of it in the infrastructure area. So what we decided was to jointly hire an independent third party, CLD. They came in and did an appraisal and we settled on a price that was reasonable for both parties. We also had a current appraisal that was available to us on the University Center that was done by the University Center Associates of which the Development Corporation is a member of and that came in at \$2.6 million. What we are proposing is Phase I cost of \$7 million whereby the City would purchase Hackett Hill. We would purchase the University Center and we would have some expenditures related to our due diligence of the properties and legal costs to draw up the purchase and sales and things of that nature. The

sources of funds for Phase I would be the bond issue, which is what we are asking you to approve on Tuesday, Air Park proceeds which are proceeds as a result of the land that we have been able to sell from the Air Park Industrial Park and advances of funds of \$1.4 million. That you may recall is...part of this deal is we have to go out and buy UNH and after we buy UNH or buy the property on Hackett Hill, we are going to come back and pay back the City's share of debts and get paid back. The issue of bond to basically move dollars around the table doesn't make much sense so what we are asking here is for the authority to advance those funds knowing that they are going to come back as part of this simultaneous transaction that we are going to be concluding and that will save the City the authorization and the expenses of a bond and everything else associated with that. So we are trying to keep what we have for a bond size to a minimum and this is a recommendation of the Bond Council. In Phase II we talk about French Hall and the purchase of the eight and a half acres. That will happen in a couple of years and, again, what we would expect is to use a combination of bond proceeds and federal funds there.

Alderman Thibault asked on the bond on Phase I, the \$4,110,000, does that include the cost of getting the bond.

Mr. Clougherty answered right. Because this will be a general fund bond, that would be included part in the issue and we may actually pick up some of that out of Tom's and my budget for incidentals. We have some costs that we use to pay Bond Council for things that are City-wide, but not Enterprise related. So we may use some of that.

Alderman Thibault stated I mean the interest for this bond is already included in there.

Mr. Clougherty replied no. That would just be the principal amount.

Alderman Thibault asked do you have a rough idea as to what that bond would cost.

Mr. Clougherty answered usually it is at least half of the debt service so it would be another few million over a 20 year period. The next portion that we are going to present to you is a break even analysis. Jay has done a review of some of the industrial development projects that the City has done in the past and is going to give his rationale as to why this is a good project for the City.

Mr. Taylor stated there are two sheets in the handout. I want to go to the second one first. It has all of the industrial park information just so I can show you how we go...again, you have seen all of these numbers before but just by way of review, in order for us to determine whether or not financially this project makes any sense at all, we needed to find some benchmark from which we could determine whether or not the numbers add up. So what I did here was take a look at the Brown Avenue Industrial Park results, the Grenier Industrial Park results and the results of

the Manchester Air Park development to date in order to give us some idea of how the performance has been on these projects. Even though these are not exactly what we are talking about doing on Hackett Hill, they are as close as what we can come up with and I would rather use figures that I can justify the rationale for.

Alderman Girard asked under 1997 real estate tax revenue for the Brown Avenue Industrial Park it is \$65,000 down there. Is that accurate?

Mr. Taylor answered no I don't think so. Now that you pointed it out, I don't think that is accurate. It is probably a typo. It is probably something like 10 times that. It is probably more like \$650,000. I don't have the actual number but I am sure it is not \$65,000. You are right. What I would like to focus your attention on are the columns which talk about gross project costs for all of these industrial parks. Gross project cost is basically the cost of acquiring the property and doing whatever development is done to the project. The land sale proceeds is the second element of that and from the gross project cost you deduct the land sale proceeds in order to get to a net project cost. If you take a look across the column there, the net project cost for the three projects range from \$1.43 million up to \$2.5 million and I will show you on the next slide how that relates to what we are talking about here. Then going down to the total assessed value, you can see that the values range from \$21 million up to \$27 million and Manchester Air Park which is only about half developed at this point is still at \$12 million which gives us, going way down to the assessed value per acre, which is really what I want to talk about and that is what we can expect to get for an acre of developed land once we go up onto Hackett Hill.

Alderman Girard asked the average.

Mr. Taylor answered yes, the average is the number I am using here. I have applied the averages from these three existing developments that we have a clear track record on to 150 acres which is what we are estimating that we will have to develop up on Hackett Hill. Taking the gross project cost of \$7.2 million which is only the acquisition cost in this case and using what I view as a very conservative number of \$40,000 per acre for a sale price which I think we can approve upon but if I am going to make a mistake I would rather be on the conservative side, that yields \$6 million in land sale revenue which gives us, if you will, a net project cost of \$1.2 million which is well within the range of the three projects we have already done in the past and as I have said before I think we can come closer to a break even here once we get to the time of selling land. Keep in mind that we are not going to be selling land for probably another year out. Currently, the market value for industrial land is somewhere around \$50,000 an acre so I think we are going to be close to being able to hit that break even point. If you look at the assessed value, the total projected assessed value, again based on the three projects, we are looking at a potential for \$46 million which at today's tax rate yields \$1.45 million. Certainly not an insignificant amount of new revenue. Then going down to the next column which is employment, again based on the performance of the three parks already, we can project

somewhere around 4,100 jobs up there. Basically that is the analysis. We think we are in the ballpark with what we have done in the past. We think these numbers are reasonable and we think we can justify the expense.

Alderman Girard asked you expect that these will be new jobs and new facilities in the community. In other words, you don't expect people or companies to locate from existing industrial facilities.

Mr. Taylor answered I am not saying these are new jobs. I am saying this is total employment. Some of these could, in fact, we have had some interest already from a couple of companies who might consider relocating there and these would be existing jobs that would go up there. However, I can also tell you that in a couple of instances these are jobs that we may lose outside the City if we don't have a place to put them.

Alderman Girard stated my question is a little more specific, though, to the industrial parks. Are these expressions of interests from companies in an industrial park or are they are in other industrial zones and they just don't have the room to expand.

Mr. Taylor replied they are not in any industrial park at the moment.

Mr. Clougherty stated at this time what we would like to have is Bob MacKenzie walk through a little bit about the master plan process and what we see as important for the property. We will begin a master plan in the fall/spring of 1998/1999.

Mr. MacKenzie stated I wanted to give a very quick tour of this site. Many of you are probably familiar with this site, but for the general public we are talking about roughly 833 acres on the northwest part of the City. You can see it encompasses, this is the northwestern part of the City. This is the Goffstown town boundary and Hooksett boundary. You can see that the site here, outlined in bold, encompasses a good portion of the entire northwestern portion of the City. It includes the existing French Hall, which is located right here that you are probably familiar with and an access road that was built a number of years ago anticipating a much larger campus, a roadway that extends up and ends right at this point. Then there is a smaller network or roads that go up around on a hillside here and here, plus parking lots which have been developed in anticipation of a major campus on that hill. The Highway Department has cooperated with us in terms of reviewing all that infrastructure and making sure it was usable and it is fairly usable with some upgrades that will be required. Again, if you look at the site, there are a number of white areas here. Those are existing wetlands and some of those fairly unique wetlands. The area in black are the hilly areas and there is some topography. This is different than East Industrial Park. This is different than a Brown Avenue Industrial Park and will likely call for a different type of market and marketing plan for this area. You can also see that the F.E. Everett Turnpike extends right here with a partial interchange located in this area. Hackett Hill Road

comes up. There are several residences interspersed here along with a larger residential development, Countryside Village and Hillcrest Terrace is located up here. So that is a quick sketch of this particular site. We will be getting into the master plan process fairly soon if the Board approves this. Our goal, of course, is to make sure that we put the roadways in the proper places, that we maximize the potential to the City, not just in terms of industrial development but other factors as well that I will be talking about here. In this case, we have also talked about taking a slightly different tact and adding a real estate expert into that master plan process so we know that the type of...we may want to market to a specific type of company that would be interested in this site and this would give us some more savvy in terms of making sure that we make our biggest bang for the buck in this particular area. We have outlined in your package a series of goals for the project and a series of public purposes that I think are important. I am not going to run through every particular slide. I did want to highlight some of these key public purposes because there is more than just economic development here. There are a lot of other issues that can be satisfied with this particular project. Certainly, education. UNH is represented here tonight. The goal of consolidating the UNH campus into one will benefit their college and make it easier for the students going to that university and it will offer other opportunities. It will allow better interaction between UNH and perhaps our school system, with US First and their activities and other enterprises in the Millyard and as I said before, will fulfill the mission of UNH-Manchester, which is to combine and provide a number of services to the students of Manchester. Going on to the next topic, economic development, I am going to flow it right back to UNH. UNH also has an economic benefit in the Millyard consolidating the entire campus. Many communities that have had a major rebirth, if you look at a Burlington, VT or a Providence, RI, one of the key factors in that rebirth is the universities and the colleges. They bring their own vitality. They create spin-off economic development from shops to restaurants. We think it will also have that additional spin-off and certainly as we work on the Riverwalk, bringing this facility down adjacent to the Riverwalk will have a number of benefits to work together. As Jay has mentioned, it will broaden the City's tax base. As you probably know, the City has lost a quarter of its tax base in the last 10 years because of the recession that we had. We lost almost a billion of our taxable base and even though that has turned around a little bit in the last two years, it has not turned around very much. This is the last opportunity to add any major land to our tax base. The City does lose taxable land each year to non-profits and other governmental organizations. This is the biggest opportunity that the City has to broaden its land tax base. It also provides additional room for different types of commercial development. We have talked before about industrial development, but this particular parcel lends itself better to being a high quality corporate office park, research and development park, and with some light manufacturing. Since it is not a flat piece of land, you are not going to have a number of flat manufacturing firms, but you can have a lot of other types of firms interested in this type of space and it will give Manchester something it has not had, a high prestige, high quality corporate office park so that we can compete with some of the suburbs that have developed some of these parks. It will, of course, offer the employment opportunities that the other industrial parks have. We have to keep building the job opportunities and I think Jay has talked

about some of those jobs that were created in the other areas. I have talked about the taxable base, the UNH presence in the Millyard, and providing an opportunity for a trained labor force. The next area I would like to talk about is conservation, environmental. We have recognized that this area of the City actually has a fairly complex and unique wetlands complex. There is an area that I mentioned before that extends around here that are wetlands are that have a mix of Atlantic White Cedar, Black Gum and Rhododendron colonies that has been recognized of State-wide and perhaps even global importance. We recognize that this might be a benefit for conservation and also for educational purposes because areas like this, certainly in southern NH, are extremely rare and unique. We are proposing and have been working with a number of groups from the EPA to the State Department of Environmental Services, to the Nature Conservancy to set aside this green area shown here. We would, in fact, sell this green area here with the proceeds to go back towards other development prospects in the entire site. So the green area we are proposing, it is almost 300 acres in size, as a conservation zone. That would protect 100% of these unique environmentally sensitive areas. We have also shown some pink areas here adjacent to those that we will consider development sites, but also will do that because they are very close to some of these unique wetlands, we are going to in the master plan show those as sensitive development sites that we may have to do certain unique things like controlling storm water run off and limiting the amount of impervious coverage on those sites. So we are working with a number of groups to finalize these negotiations and include this in the entire package. The next item I wanted to talk about is recreation. Certainly there is a tremendous recreation demand in the City. We see that conservation areas as offering a nice passive recreation. There is a very nice trail complex through that entire area, certainly benefiting the employees of any future corporate office park, industrial park in that area, but the rest for the citizens of the City as well. There is potential as well, in other parts of the site, given that the topography is rough and areas that may not be suitable for intensive development, also pose an opportunity if we need it in the future for other types of recreational parks. We have not pinned that down yet, but we will as we work on the master plan. The next item is municipal services and as you may know, the City currently has a temporary fire station on Hackett Hill Road. We have looked for a couple of years for sites to purchase for a permanent station. We recognize that we need a permanent station. It is a couple of years off, but identified in the CIP Program and we had actually set aside \$200,000 for the purchase of a fire station site. If this particular deal goes through, we will not have to expend that money. That will be \$200,000 worth of savings that could be contributed towards the construction of that new fire station. There are other municipal utility systems that this will assist. The City would take over the water tower and that water distribution system that the University owns and that may have potential benefits for areas even outside of the UNH site. We also may have land left over that could be used for future public purposes that aren't defined yet. For example, there is no specific need for a school currently in that portion of the City, but in the future if Countryside Village grows or we have the need for an alternative school or a special needs school this is certainly an area of the City that we can turn to as a reserve and examine this site for a potential school site. So there are a number of municipal services and utilities that this area would

benefit. Finally, I wanted to talk about transportation. Certainly, if you know this particular area of the City there is a limited access on and off the highway system. UNH recognized that if they were to expand they were going to have to improve their access to the highway system and we recognize that any significant development in this area also may have to have improvements in terms of access to the highway system. Those improvements would benefit not just this UNH parcel, but the entire northwestern portion of the City and City officials have been in discussion with the State Department of Transportation about possible options for providing additional access. So that concludes my summary of the master planning process. We are ready to get going and hit the ground running if the Board approves this entire process.

Alderman Girard asked how much more room does Countryside Village have to grow and how many more units can they put up there.

Mr. MacKenzie answered at one time there was a plan to put 3,200 dwelling units up on Countryside Village. That plan will never, I don't believe, ever happen but certainly given the scope of the land area that is up there, you could potentially see another 1,000 dwelling units in that area in the next 20 years.

Alderman Girard asked how many are there now.

Mr. MacKenzie answered I think there is a little bit more than 900 in the apartment complex and Hillcrest Terrace has a couple of hundred units. That is an elderly housing project.

Alderman Pariseau asked do we have an idea of what the upgrades to services in that are going to cost and will it offset the tax base increase. You know we are looking at doing all this other stuff and I don't think that we are going to come out even for a number of, 40 years, maybe.

Mr. MacKenzie answered one of the pluses about this site, typically the City has developed industrial parks and they have gone in for a fairly long period to develop the infrastructure to support the industrial development. The positive thing about this site is that much of that infrastructure is already there. So you have a main access road with all utilities, electricity, sewer and water. You even have an area with parking lots and additional utilities in here. It is likely that this is the first area that would be developed and that there are sites along this spine that could be sold off for development purposes. So in effect initially there will be only a limited amount of upgrading to those existing streets, cleaning those up and we do have estimates at this point for how much that will be but compared to past projects, relatively speaking, there is a very minor amount that has to go into new streets and upgrading municipal systems in order to make this work. Once the City starts to sell parcels, it is possible that if they want to expand on the roadway network or add additional sites, the revenues or proceeds from those land sales could then be geared towards additional improvements. I think that has been our plan from the outset.

Mr. Clougherty added one of the things we are doing now as part of the due diligence process, Alderman, is having the Water Department and Highway Department and consultants take a look at that infrastructure and make sure that it is in good condition and we are not going to have to spend a lot more money to do some upgrades and repairs and I think the preliminary feedback we are getting is that the University has taken good care of it.

Alderman Pariseau asked but we don't have an idea of this stage of the ballgame what the financial impact would be on the taxpayers to provide that kind of service, the upgrades to the roadways.

Mr. Clougherty answered I think what we have concluded is that if you were able to develop the 150 acres more or less in the area for the types of development that Bob has talked about, that you will be able to offset any of those types of development services that we are going to need like perhaps the school and fire station whereas if we didn't do this project, that is money that we wouldn't need.

Alderman Clancy asked what services do they have on Hackett Hill Road. I know they have water but when they develop all these acres of land are we going to be able to have water and sewage. I don't think there is gas up there.

Mr. Taylor answered the water and sewer lines go up that access road all the way to the top of the hill right now.

Mayor Wieczorek requested that any resident wishing to speak come forward to the nearest microphone, clearly state their name and address when recognized, and give their comments.

Tom Sommers, 540 Commercial Street, Manchester, NH stated I am the President of Costello, Lomasney & Denapoli, Inc., and I am here in support of the project. As a business man, I feel this project will add to the revitalization of downtown. I also feel that it will open up business opportunities for the City of Manchester, both downtown and in the Hackett Hill area. This project will be a catalyst for expanding the tax base for Manchester. Thank you.

Carol K. Lacroix, Dean of UNH at Manchester, 400 Commercial Street, Manchester, NH stated thank you for giving me the opportunity to speak this evening. I have been involved with this project since the beginning. The faculty and students are looking forward to the new expanded campus and we believe that this is the right direction for all. The UNH mission began in 1992 with the creation of a campus at Hackett Hill. We want to change with the times and I ask you to support this project. Thank you.

Brenda Bhatti, 169 Joliette Street, Manchester, NH stated I am an ecology consultant and graduate student at UNH. I am very concerned about the 800+ acres of land at Hackett Hill Road if this project gets approved. There are a lot of wetlands at Hackett Hill Road which need to be protected. There is sensitive plant life that requires certain levels of sunlight and various vegetation for their continued growth. I hope that the various levels of government and environmental organizations will review the proposal and implement a plan that will address all of these issues. Thank you.

Pat Mattson, 144 W. Webster Street, Manchester, NH stated I am opposed to this project. I just read in today's newspaper about the meeting. I don't believe that enough review has been completed for a project of this magnitude. I am a professor at UMass/Lowell in the field of environmental protection. I am familiar with the area of Hackett Hill Road. There are a lot of endangered species and vegetation that are very sensitive to change. I have great concern that certain environmental groups were not notified about this plan.

Mr. MacKenzie stated that they have been working with the EPA, Conservation Commission and other various environmental groups from the start of this plan.

Tom Schwieger, Chamber of Commerce, Manchester, NH stated I think that the basic proposal is a very exciting one. One that will provide a research and office development area. A type of area that this community has never had and opportunity to have as one of its major assets. I think also what it does for the University of New Hampshire and as the previous speaker had mentioned, the entire downtown area and Millyard, makes that a winner as well as the students who will be attending the University and the citizens of this community. What really impressed me in listening to the presentation tonight was that there is a planning process that has taken place and will continue to take place that is also sensitive to the environmental and ecological concerns that many people have, previous to my being here, expressed. I think it is one of the most exciting developments to come down the pike for the City of Manchester in quite some time and I look forward to seeing its full development in the years ahead. Thank you.

Liz Harvey, 184 Jones Road, Hillsborough, NH stated I have right here in my hand a report that I was the primary contract botanist and helped to prepare an ecological inventory of Manchester, NH. I would like to read just a small portion of it. Just a couple of paragraphs to put this into perspective, what it is that you are considering, so that you understand that that part of Manchester is not the only part that was ecologically significant. At one time Manchester exhibited a wealth of natural community diversity and rare plants. Much of this natural habitat has been altered and destroyed by urban development. However, some exemplary and unique natural communities still exist in very good and even pristine conditions. Twenty-eight rare plant stations remain in Manchester consisting of 14 different species. Twenty-seven stations, consisting of 24 different species were not relocated and are considered historic, if not extricated. Thus, only 14 of the original 38 native rare plant species of Manchester are presently

known to be extinct. One of Manchester's most significant natural areas investigated over the last decade and further characterized during this study was the Atlantic White Cedar basin swamp complex found in the northwest end of Manchester. This swamp complex exhibits a unique association for the region with Atlantic White Cedar, Black Gum, and Giant Rhododendron all growing together. The cedar swamp is one of the best in the State and includes some of the oldest trees of any kind in the State with its venerable *nisacylvatica*, Black Gum trees, and one of the largest state populations of Rhododendron Maximum, Giant Rhododendrons. Recent development just north of this natural community complex may contribute to degradation of these wetlands and without successful implementation and protection from a management plan for this area, the future quality and integrity of these special natural communities could be at risk. Thank you.

Richard Hazelton, 351 Hackett Hill Road, Manchester, NH stated my concern is the traffic and how is this going to affect my property. Bottom line.

Mayor Wieczorek replied you heard them say that we were going to be doing a study once we consummate everything so that we will develop a master plan for the area and we will try to address all of those issues.

Alderman Girard stated at a prior discussion of this project, didn't this Board ask the staff involved to take a look at potentially purchasing some of the residential properties adjoining the park if, in fact, the impacts were going to be too great.

Mr. Taylor responded my sense is that this would be one of the issues that we would address as part of the master plan study to see what, if any, adjacent properties make sense to try to include for the sake of continuity and secondarily if we find that there are issues in that regard, we also need to consider them as part of the rezoning effort because the zoning categories on one side of Hackett Hill Road and the other may be very different and we may find it advantageous, for whatever reason, to combine those categories.

Alderman Girard asked in other words you are looking at the surrounding area to make sure that appropriate action will be taken.

Mr. Taylor answered we will as part of the master plan and until we do that, we really can't answer that question. Will there be more traffic? Yes. How many cars a day? I can't answer that at this point but in the long-term if we are going to shift the emphasis to the Dunbarton Road side because of a potential for access to the highway system, my view is that the traffic generated as a result of this development would probably in the long-term be more focused on the Dunbarton Road side. Now is traffic going to increase on Hackett Hill Road absent this development? Absolutely. I live on top of Hackett Hill. I go there everyday. I know what the traffic is. It is not going to get less even if we don't do anything here. I think that the presence

of this development is probably going to be a long-term benefit to Hackett Hill Road because it probably is going to resolve some of the issues that are there now that are not likely to get resolved without this. That is my own opinion.

Mr. Hazelton stated basically they widened the road already once. I put rocks by my fence because people are just going right over them. Traffic is serious, serious. I can't even watch TV in my living room without shutting the windows. It is just unbelievable. Totally unbelievable and they are still building. The corner of 3A and Hackett Hill, that is huge. How many accidents a week happen there. It is incredible and then you put something like that. This is my front door. I don't live anywhere else in the City. This is my front door. I want to know how is this going to affect my property. I moved there because I did live on King Street which was in the City. Again, I moved out. I wanted to get out a little bit. The change of temperature and everything and it is coming to me and I am really concerned. Definitely. It is unbelievable. I get home from work and I can't even watch TV in my living room now. I have to close my window and they already widened the road once. I see there are stakes in my yard for surveys already. I am really concerned and basically with these meetings here, I read about it in the paper. Am I supposed to? How else am I supposed to hear about this? You have been doing this for months?

Mayor Wieczorek replied years.

Mr. Hazelton responded years that is fine. What about me? I have been there for years.

Mayor Wieczorek stated I think I have talked to you on the phone so I think you were aware of it.

Mr. Hazelton replied somebody told me today because I read it in the paper. That is why I am here. I mean if there is going to be this big deal, this big project. What about us?

Mr. Hazelton continued stating you are looking at two pieces of property. Not 20, not 50. You are looking at two pieces of property and the neighbors as it is they didn't get anything in the mail today. Mr. Masters called me and asked me if I knew anything about it. Years, months you have been planning this? Come on. What about me? What about me? I am just a little guy.

Alderman Hirschmann stated I have spoken with Mr. & Mrs. Hazelton at varying times and they did request that their parcel be considered for purchase by the City and I did bring in that letter to the Board and I believe that the City is going to consider the rezoning or the purchase or both.

Mr. Hazelton stated right and this is all part of a master plan. Will I be aware of the meetings for when this master plan comes out or do I read it in the paper?

Alderman Hirschmann stated if you want to rescind that, you tell me now and I will rescind that for you if you want to keep living there.

Mr. Hazelton stated I want to know.

Alderman Hirschmann stated you want your property sold. You sent us a letter saying you would like us to consider it. Is that what you want?

Mr. Hazelton replied that is right and that is the last we heard of it.

Mayor Wieczorek responded that is because we haven't done anything further.

Mr. Hazelton replied that is why I am here because I really don't know unless I read it in the paper and I don't feel that is right for this big project.

Mayor Wieczorek stated well you are not going to get a decision here tonight.

Mr. Hazelton stated I am just letting you know that I am aware of what is going on and you will see me here from now on. That is how I found out about today's meeting, from the paper and again this is my front door. My kids, my yard.

Alderman Girard asked is there a way that Mr. Hazelton and the other affected property could be on a mailing list or whatnot to notify them of meetings and things like that so they don't have to read about it in the newspaper.

Mayor Wieczorek stated his concern is he would like to get out of there is the way I understand it.

Mr. Hazelton replied I want to know what is going on. Basically, yes.

Mayor Wieczorek stated how are we going to make a decision if neither of us know.

Mr. Hazelton responded that is why I am here letting you know about the traffic. I do live there. I live at 351 Hackett Hill, not all over the City. That is my front door. That is where I like to have coffee in the morning. I go home there. I don't work there.

Alderman Girard stated I guess my question is, is when meetings are going to be held and this topic is going to be discussed, can the two abutters there receive a letter from the City Clerk's Office so he doesn't have to read about it in the newspaper. I am not suggesting that there was

any information that could have been sent earlier. I think that he was concerned that he didn't know about this until he heard it from a neighbor after reading it in the newspaper.

Alderman Pariseau stated I would leave that up to the Planning Board, or Planning Department. They can notify two abutters when some type of discussion about Hackett Hill comes up. We don't even know what is going on. If the University system stayed there and expanded, you would have 10,000 cars going up there. I don't think this industrial park is going to be generating as much traffic as the university would have if they expanded.

Mr. Hazelton replied would have. I have been there since 1990 and it has been empty. I have walked the whole property. I have been there. I live there. That is where I live. I just want to be aware of what is going on.

Mr. MacKenzie stated the Board of Mayor and Aldermen does not notify people as abutters as the Planning Board would. You would certainly be notified of any immediate construction that might occur by the Planning Board by certified mail. I think in this particular case we recognize that there are a couple of discreet abutters that through the master planning process we will want to contact and discuss options. I think those options would be brought back to the Board for discussion. We recognize that there is potential for some impact, certainly traffic, and we want the opportunity to have the time to work those issues out.

Ronald Masters, 354 Hackett Hill Road, Manchester, NH stated what is the 8.8 acres that you are not going to do anything to until the Year 2000. What does that include?

Mr. Taylor answered that is an estimate of the land that immediately surrounds French Hall which I think would include the two parking areas, one that is immediately adjacent to French Hall and the other one that is on the other side of the access road that goes up the hill.

Mr. Masters asked it would be adjacent to me.

Mr. Taylor answered the one parking lot would be adjacent to you and the other parking lot would be on the other side of the access road going in.

Mr. Masters asked does that go to the brook or just in back of the hall or you don't know.

Mr. Taylor answered the parking lot itself goes to the edge of your property.

Mr. Masters stated I mean the 8.8 acres.

Mr. Taylor replied that is what I am talking about. Those two parking areas make up the 8.8 acres and part of that goes up to your property line and part of it is on the other side of the access road.

Mr. Masters asked now would that be industrial too when it is rezoned and how is that going to...

Mr. Taylor answered that would be the same zoning category as what we are proposing for the remainder at this point.

Mr. Masters asked what will that do to me.

Mr. Taylor answered unless the City finds some alternate use, public use for that property in the interim which is a possibility. Lets suppose, for example, that the City in the next three years decides it needs a school for some reason. Well there is a school there. I can't categorically tell you it is going to be a particular use. The intent is to develop it as the rest of the property, but it may change into a public use.

Mr. Masters stated I guess what I am worried about is if I stay there are my taxes going up or are they going down. Am I going to be taxed industrial for the land I got if I stay there?

Mr. Taylor replied it probably depends if the zoning category includes your property I would assume you would be taxed as a non-conforming use not as an industrial use. If you, at some point, say you would like to be bought out maybe that is something we can consider to as with the other gentleman who just spoke and that is something you would have to tell us at some point.

Mr. Masters stated at this point I don't know. It looks like I am safe for two years anyway if they are not going to develop French Hall.

Mr. Taylor replied there is a chance though, that the parcel on the uphill side of you could be developed fairly quickly because that has direct access on Hackett Hill. That is another issue.

Mr. Masters responded then I am concerned.

Mr. Taylor stated I am just trying to be up front with you.

Lionel Dechute, Half Moon Pond Road, Washington, NH stated I have had the privilege to review the document that Liz Harvey referred to, the ecological inventory of Manchester, NH and I simply wanted to bring to everyone's attention if you didn't know already, that there is another rare species on the property that would not be included by the conservation designation

and that is the Sweet Goldenrod, Saladago Adora. I was just curious if Mr. MacKenzie was aware of that population. It is to the west and north of the landfill next to Dunbarton Road. It is the largest known population of this plant in the City of Manchester. Are you aware of that?

Mr. MacKenzie answered no, I am not.

Mr. Dechute stated it is something to be aware of in the event of future development and I just had a quick question. I was curious in the designation of the conservation area was a specific buffer set to the south of the wetlands that takes into account the hydrology of the wetland system?

Mr. MacKenzie replied our attempt was to actually preserve the entire watershed that flowed into those wetland compounds and in some cases we were not able to do that because there are areas that UNH already constructed within that watershed but we would certainly be saving, in some cases, there are several different watersheds there and in some cases 75% of that watershed would be protected.

Mr. Dechute stated but I saw the map with the shaded area of the green, the conservation area, and it appeared that it went simply to the southern shore of the wetlands without any sort of a buffer onto the land. Is that true?

Mr. MacKenzie replied there is land buffers around all of the wetland complexes.

Alderman Cashin stated can I just suggest, Bob, that you meet with the environmentalists and go over the map with them to try to ease whatever concerns they might have. We are not going to be able to solve all their problems, but at least we could make an attempt.

Mr. MacKenzie replied we have been meeting almost round the clock the last two weeks with various environmental groups.

Alderman Thibault stated I have walked through that whole area with some of those people and I can understand their concerns and I certainly want to say that I would like to have it looked at very carefully also because there are some really beautiful places in that area that should not be touched.

Mayor Wiczorek stated they won't be.

Mayor Wiczorek advised that all wishing to speak having been heard, all comments shall be taken under advisement with actions to be considered by the Board of Mayor and Aldermen at a later date.

On motion of Alderman Pariseau, duly seconded by Alderman Rivard, the meeting was adjourned.

A True Record. Attest.

City Clerk