SPECIAL MEETING
BOARD OF MAYOR AND ALDERMEN
(Requested by Mayor Baines)
Zoning Workshop

June 20, 2000 **5:00 PM**

Mayor Baines called the meeting to order.

Mayor Baines called for the Pledge of Allegiance, this function being led by Mr. Verville.

A moment of silent prayer was observed.

The Clerk called the roll.

Present: Aldermen Wihby, Gatsas, Levasseur, Sysyn, Clancy, Pinard, O'Neil, Lopez, Shea, Vaillancourt, Pariseau, Cashin, Thibault, and Hirschmann

Mayor Baines stated we do have some of the members of the Zoning Board with us. Jack, please introduce yourself and the members of the Board that are with you.

Mr. Brady stated I am Jack Brady and I am Chairman of the Zoning Board of Adjustment. I have with me Mr. Andy Verville who is Vice-Chair, Doug Raymond, and Kathy Paine, our Clerk, is here.

Mr. MacKenzie stated good evening Honorable Board members. Tonight we were hoping to give you an opportunity to ask questions but first we are going to get a chance to explain some of the background of growth issues and development issues in the City, what a zoning ordinance is and what the Board of Mayor and Aldermen can do. We are actually not going to get into the details of the zoning ordinance. That can be either for another workshop or directly at a public hearing. That will be a choice of the Board of Mayor and Aldermen as to how far you would want to go at the next meeting. I am going to lead off tonight and talk a little bit about what makes a good community, what are the development issues that are important, what processes are required to make a good community and how zoning plays a part in that. Then, Pam Goucher from our staff is going to talk a little bit more about the language of zoning. The 10 key parts of a zoning ordinance that you should know about that regulate how land development happens in the City. Then, I am going to be back on to talk a little bit more about growth management, what can happen under State law and what some of the issues of growth are in the City right now. I think most of you have handouts. I apologize that at certain points I will have to have my back to you but hopefully you will be able to see around me. I want to ask Alderman Clancy where this is. He always wants to know. This is not Manchester. This is what most people think of when they think of development across the country. This is the type of place that you would see anywhere outside, about a mile outside of any major central city or even nowadays smaller cities. In reaction to this, this provides a service to motorists in particular and you have, again, in every city developed a miracle mile, but a lot of people are saying that they can’t tell when they are here what city, what state or even what part of the

country they are in. Typically you see the same type of development, the same type of fast food restaurants and the same type of stores. One of the goals in each community is to create a sense of community. What makes Manchester different than every other city? I think we have the capability in Manchester to define who we are as a community. Certainly our Millyard is why the City of Manchester is here. The Millyard itself can help define, that is kind of the signature of the City and the more we build on areas like this the more we can define who we are as a community and we have a lot of other unique areas in the City. The corporation housing areas is really unusual in a City this size in the country because it still has the…the industrial revolution created both the Millyard and the corporation housing in many parts of the City. We have a lot of unique homes that were built in that period too. The north end Victorian district, but other parts of the City have unique areas. There are different ways that you can define a sense of community, both in your history, both in your traditions and special place, as well as public places. We want to encourage places where people can get together. I know you can get together at the Mall, but again you are in the Mall and you don't know which Mall you could be in so it is important to have places, particularly public gathering places, that you can say this is Manchester, this is our community, this is where we are. So, number two on the list of the ten important things to make a great city is livable and safe neighborhoods. You can tell from this particular scene, although this is not Manchester, this is actually a neighborhood in Chicago but it takes a few critical ingredients to have a good neighborhood. You have to have places that you are comfortable with, that you are comfortable your kids can play at, safety is a critical issue here but there also has to be neighborhoods that have a little greenery and places where you are comfortable meeting other people. Neighborhoods can be different densities. This is a relatively high-density neighborhood. Here is a West Side neighborhood, the triple-decker neighborhood. Many of these, even though they are very high density are very well kept up and very well used neighborhoods. This is not Manchester, but it is more of a single-family neighborhood in character. There are neighborhood issues that come up. Obviously when you put together different uses if they are incompatible uses it creates a lot of frustration and this is what some of the Boards deal with like the Planning Board and Zoning Board of Adjustment when you have incompatible uses that create frustration for abutters on both sides of the issue – both the residential abutters on one side and the businessman trying to conduct a business on the other side. In neighborhoods, some uses actually are…other uses are preferred in neighborhoods. You have to have appropriate public facilities. You have the new Somerville Fire Station. Church facilities are welcomed into neighborhoods as are corner store. Now this happens to be my own corner store that my kids grew up with and knew the owners and it recently closed. They had trouble competing with some of the super stores, the gas stations/Subway/convenience stores. The third major issue that communities need is a range of housing opportunities. Really, in order to attract people here, to keep people here, to keep your kids here you need housing opportunities that fill a full spectrum. You need nice, large single family homes. You need single family homes in more modest neighborhoods so this is a nice neighborhood on the West Side on Montgomery Street. You need duplex neighborhoods. These are all on the southern part of the City. Here are some apartments that are actually relatively high density, but still have quite a bit of green around them. This is over near Union Street. You also have high-density neighborhoods that provide more affordable housing. This

is actually one of the center city neighborhoods on Auburn Street. You can see to the left the gray building is one of the Neighborhood Housing Services townhouses that were built. You do also occasionally get higher density projects and this one provides a niche in the market, but there are also some difficulties here. You can see the parking right up against the building. There are no green spaces and overhead power. They actually turned this project around. This is better than it was a few years ago. This is in the Log Street area. There are alternative housing types. Here is Silver Towers. It has come out very well as a housing opportunity and they are doing well. I think a lot of us are hoping that we can provide more housing in the Millyard. The next major category that every community needs is economic opportunities. You need places where businesses can grow and you need places where job opportunities exist. We are very fortunate in Southern NH now to have a broad range of housing opportunities, but in order to insure that you have those, you need a range of places that businesses can go. The Millyard, we are finding, is very attractive to some of the new high tech companies and e-com companies, but not every company will go into the Millyard. You need other opportunities. Here you have the Chase building under renovation. Margaritas will be on the first floor but they are starting to lease up the building. Again, different types of companies go in different parts of the City. Here also, this is in Montreal where they took advantage of some of the historic areas and now a lot of small businesses, particularly more entrepreneurial businesses, these are small businesses with one, two or three employees and many of them owner-occupied. This is not in Manchester again, but this is a strip type commercial development. Some are well done. I think this one was well done, but there are others not so well done. Then you need kind of a higher end industrial park area. This happens to be what is called the old Home Insurance Company, know Anthem and these two slides here represent I think what some of the ideas are for the new Hacked Hill Industrial Park. A place that if you don't want to go in the Millyard and you want more of a park setting the City will have that opportunity and can offer that to businesses so that they don't move to the suburbs. The next category is…the fifth category really relates to opportunities for shopping goods. That is really, if you look at why people go on vacation now or what they do on vacation now, one of the main things they do on vacation is shopping. They go to restaurants and they go shopping so a community has to have good shopping opportunities, restaurants and entertainment. Here of course is Newbury Street. We don't have a Newbury Street here in Manchester but this is more of a shopping that people go to as almost recreational travel. They go and have a good time. They shop. Here is a historic shopping area in Montreal. Restaurants are booming in a lot of central cities. Here is an entertainment complex on the shores of Lake Michigan and Chicago which are also attracing a lot of people downtown in older cities. Cultural activities are growing as a magnet to cities. If you look at the City of Boston, the renaissance that Boston has had in the last 10 years, certainly the educational programs have played a major role in Boston as has been the finance but the biggest attraction that Boston has had is its wide range of cultural facilities, its historic areas, and its art galleries. That is why Boston has become in the last 10 years a real world class city. Here is the Guggenheim Museum in New York City. The Museum of Science in Chicago. Public art has become more and more important. Cities like Seattle and Portland, Oregon have really made a comeback based on the arts for example. We have our own unique areas. The Palace Theatre is a real cultural asset although it doesn't have to be a major institution to be an

important draw for the city. You can have things like the St. Patrick's Day Parade as a cultural activity or Glendi as an attraction. Throughout the city you have these type of cultural activities that draw people to the city and make it a good place to live and a place people want to be. Parks and Recreation. Again, some of the cities that have made it they have done it through having a great park system and I know we have been working very hard in the City. We now actually have 10 parks that are under construction. I know there is some frustration at times as to how long it takes, but there is a lot of work into making a park right. We now have 10 parks under reconstruction. That is probably the most work the City has done on parks in the last 40 years. Here is the Bronstein Park that was done over. It is actually a very active park. If you go by there on the weekend, there are soccer games and other activities going on. Kids playgrounds. We have been doing a lot in the City and again people like to have these types of areas in their neighborhoods. It is an attraction and of course many cities have turned to the river, the green spaces, the recreation activities on the river to make it a great place to go to. Education is one of the key features of any great city and not just public schools. You have to work on public schools and get them good, but certainly as I mentioned Boston. Higher education is critical. We have several institutions. No major universities, but we do have seven small colleges that can be, especially if you put them together can be a great draw to this city. There are also alternative types of education. Here even teaching kids how to garden is important. We have places like the NH Art Institute and a lot of other institutions and programs that provide educational opportunities not in the traditional public school sense and they are all very important to each of the cities. Transportation is the tool that shapes how cities grow. We are fortunate now to have an airport. That is our new port of entry. That is the harbor that other cities grew up around 100 years ago, airports are now the places that bring people and goods to a community and the roadways shape how a community grows. The more highways you build typically, circumferential belt or other freeways, you actually draw people to those freeways and away from the cities. So, most of the cities that have come back have used a combination of transportation systems. From roadways, transit facilities, bicycle paths, here the green line and brook line and potentially and this is down near Hobo jungle potentially have transportation or train line back to Manchester. They are bringing it back to Nashua and we know generally what the cost is to bring it back to Manchester. Finally, what we as staff think you need for a city is people. You need diverse people. You need new ideas and you need institutions based upon those people. Those institutions are in every community. It includes the city government and it includes the healthcare organizations. You need those people to make a city work. These are just some shots of people. Now this is Manchester how I remember it when I first came to Manchester. So those are the 10 ingredients that I think the staff feel are important to make a city. Now what are the processes where you can use those ingredients and create those ingredients in any particular city? There are three main ways. There are private investment decisions and a city government does not have a great deal of decision over that, but take a company like Silknet already in Manchester. They have decisions they have to make. They are a rapidly growing company. They could be located in the suburbs. They could be located in southern California. They will make investment decisions of capital and bring the job with them based upon a lot of different criteria. It is important and again we don't have a lot of control over the investment decisions but we have to make a climate in the community that attracts

those businesses. We have to have a reason that they would want to be here. The second major tool for creating these ingredients is the decision that you as a Board make on investing in our public infrastructure. Repair schools. Where we put the money in terms of roadways. How we invest in economic development. Those are tools that the public investment follows. If you build a new sewer line in a particular area of the city, the public investment will follow. If you put a parking garage, if you invest in a Riverwalk or other decisions that you make, private investment will follow those decisions. The more of the decisions you make, the better decisions you make, the better the investment that you will have. Some of the investment, public investment decisions are not necessarily made by you. Some of the largest dollar ones are actually made by the State of NH, particularly transportation. When you look at the cost of putting in an airport access road, which is $75 million or an interchange, those are significantly more funds than actually the city has available to invest. At times, it may be appropriate for the city to make sure that the state investments in the Manchester area are done consistent with what you would like to see done because the dollar investment in transportation is very, very significant. The other way that you can change how a community looks and work towards a particular direction is through growth management. Growth management includes several different things, from regulating subdivisions and new lots; the Planning Board does, to site plan review. Every time a new commercial development comes in, the Planning Board looks at that for certain things. Zoning, which is administered by the Building Department, but when issues do not fall under the zoning ordinance they go to the Zoning Board of Adjustment. Those decisions have an impact n what Manchester looks like. Building codes and a lot of other codes. Life safety codes which are organized and developed by the Fire Department. There are a lot of codes and regulations that ultimately have an impact and sometimes each individual group is working on their own set of codes, but together they can make it difficult for a building to be rehabbed. We have found that out in both doing City Hall over and in the Chase Building. Sometimes the combination of codes make it very difficult to rehab these older buildings, but certainly all well intentioned but it makes it very difficult when you accumulate a lot of the codes together. That is why it is important to try and coordinate a lot of these codes. Also, the codes have an impact on how our neighborhoods look. This is a neighborhood up in the north end that I have always liked. This is Maple Street. You can see here that there is an interesting…in many cities with great streets it is interesting that it is similar distances. The width of the road, the green strip between the road and the sidewalk, sidewalks on both sides, setbacks to the buildings. A lot of the buildings have front porches. Certainly, the trees have an impact. It makes a good neighborhood in this case and even though this neighborhood is particularly hit a little bit by Maple Street with a one-way street system that makes higher speeds and that does have a negative impact, overall if you took away the traffic issue this is a nice neighborhood. The Board has a lot of control over each one of these decisions. The Highway Department decides what the street width is. Parks and Recreation fixes and repairs the trees. Zoning sets the setbacks and the size of the buildings, but if you can get those working together right is when you get the nice neighborhoods. This is a neighborhood that we have recently developed. This is down in the south end of the city. This one you can see is not…certainly the trees will take awhile to develop like in the other neighborhood but you can see some problems here. For one, I think the street is too wide. This is a 36’ wide street and those people have seen

a lot of traffic that…this is Brent Street, a lot of cut through traffic at relatively high speeds. There is less green space. The houses that are built don't have front porches anymore so it has a different feel and character to it. This particular one has a lot of overhead wires as well. I think we have a ways to go in orchestrating our codes and regulations to create better neighborhoods. That is just kind of a slide show to let you eat and warm up. I would be open to any questions on this. I know this is a little bit more subjective. Next we are going to have Pam Goucher talk a little bit more about the 10 pieces. What makes up zoning, what is the key language? We are not going to talk specifically about the Manchester zoning ordinance tonight. We are going to talk primarily about what makes a zoning ordinance because we want to make sure that the Board of Mayor and Aldermen is comfortable before we finalize it and bring it back to the Board that we have answered all of your questions.

Ms. Goucher stated I think I am just going to read this first. I guess it is rather important that you understand what zoning is and sometimes it is difficult to try to determine what factors you want to stress and emphasize so that you can get a better understanding of what it is. It took us some time to try to break this down into what we consider three main ingredients of what zoning is. First of all, zoning is a development control tool that regulates the use, size and intensity of development for the purpose of promoting and protecting public health, safety and welfare. Zoning aims to reduce conflict between incompatible uses of land and buildings with the intent of stabilizing property values. That is one reason why many a time when you have requested the Zoning Board to change a use or look at something different than is being proposed, very often abutters will come and say well this is going to affect land values and it is an issue that comes up and we do need to address it. Finally, zoning and more specifically the zoning ordinance is the mechanism for achieving the land use goals of the master plan. The cities need to have a master plan that they can have that is the guidelines for how they see the city, how they want the city to develop over the next 10-15 years and then we use the zoning ordinance as a tool to try and make sure that we are going to be able to achieve the goals. If our zoning ordinance is not consistent with the land patterns that have been proposed in the master plan, then chances are we are not going to be successful in having a good zoning ordinance and as a result you will often see various requests before Zoning Board because we haven't tied the two together and that is an important element. What we thought we would try to show here tonight is…we call it the language of zoning and basically zoning is a tool for regulating development. If you want to understand why certain businesses or industries or housing develops and is built in certain parts of the City, then you certainly have to have an understanding of the language of zoning. The first thing we have listed here is that as a tool the zoning separates land uses by district and certainly we have what most people think of as three divisions. We have residential land use. We have commercial. We have industrial. Generally, the intent of zoning is to make sure that incompatible uses are separated. You don't want to have an asphalt plant down next to a house. You don't want to see the trucks going by your house. You don't want to smell it. That sort of thing. This is an overall zoning map. It ties into the new ordinance, but this shows the different districts. We have the residential, business and industrial/commercial, etc. Just for you to have an idea, this map over on my right is what we are trying to develop as one portion of the City. We are breaking it down into 12 or 14 maps and it shows the different districts. This particular

one is the south central westerly section of Manchester. Now while I say that zoning as a tool separates land uses by district, there are times when what may seem incompatible for uses really is something that we should think of as being compatible. An example of this is down in the Millyard where we have the mixed use district and I think all of us on the Planning staff would be very happy if at some point in the future residential development occurs in some of the Mill buildings because as Bob pointed out earlier, the diversity and having 24-hour kind of activities in certain areas is a plus so while for the most part we separate the districts in the City by specific uses – business, commercial and industrial for example, there are times when it does make sense to have the mix and that is an example of where that would be successful. One of the other things that determines where certain buildings will be or how much land needs to be dedicated for building versus parking is the parking loading requirements. In some cases, like malls for example, the parking requirements are extremely high whereas in an industry the requirements may be somewhat lower depending on the use but all of that comes into play for developers in determining where they are going to be locating their businesses. The zoning ordinance also regulates densities and density is a fairly easy thing to understand I think for the most part. You can take a 10,000 square foot lot somewhere in the City and if you have six units on it you have a density of one dwelling unit per 1,600 square feet where if you take that same 10,000 square foot lot and just put one single family house on it obviously the density is much lower and there are certain parts of the City where we allow greater densities and obviously other parts of the City where the density is much lower. Floor Area Ratio or FAR, one of those expressions maybe you have heard once in awhile and kind of wondered what it is. It basically is the total building floor area on a lot divided by the lot. Now depending on whether or not you have a building that is 5,000 square feet on a 10,000 square foot lot, that would represent an FAR of .5. You might just have the same foot print and go up a second level and have a 10,000 square foot building and a 10,000 square foot lot and you would have an FAR of 1. It is one of those technical terms as we call it, but you need to understand in terms of how some parts of the City allow greater densities and heights of buildings and that is generally if you have…some parts of downtown I believe have an FAR of 5 versus out in the residential areas where you might have an FAR of .25. Minimum setbacks in yards. A majority of the zoning districts in the City set minimum setbacks. That represents the minimum distance from the street line or the sideline to the property line so the building can be situated and placed on the particular lot. Usually, when you get into the more rural residential or suburban residential areas, your setbacks are greater. You may have a front setback of 25’ and a rear setback of 30’ or 40’, whereas some of the areas closer to the City have much more reduced setback requirements. The zoning ordinance also controls signage. It controls the height, the overall size of the sign and in some cases even the messages in terms of whether they are a distraction or not. One of the types of signs that you have seen going up recently are the electronic reader boards. That is something that a lot of people are opposed to and people usually have their preference, but something of that nature and that kind of a sign is not usually appropriate to put close to a busy intersection. You don’t want people to be distracted as they are driving by. Also, the zoning ordinance will…there are certain areas within the City where we have special districts. We have some of the historic districts down in the Millyard. We also have the floodway districts where FEMA controls some of the requirements of what you can or can’t do

in the floodway. The Building Department has to take that into account when they are issuing permits and making sure that the floodways aren't being disturbed. Those special district regulations sometimes determine whether or not a particular development or developer will want to go into that particular area. If there are too many overlay regulations as they see them, that may not be appealing to them. On the other hand, for the protection of some of our natural resources we do need to have some of these overlay districts. The zoning ordinance also determines maximum building height. That, of course, is why taller buildings are usually closer to the center city and as you work away from the City you will see much lower densities and usually hand in hand with that buildings that are lower in height. Number nine up there, times development with infrastructure. What that generally means is that…obviously you need certain infrastructure to have certain buildings. In the outer periphery of Manchester, especially in the southeasterly portion up until recently you haven't had sewer. Well the Cohas Brook Interceptor is in the process of being installed and as a result, homes out there will be able to be built on smaller lots. Presently, the lots need to be larger if they are dependent on septic and wells for example. So, certainly developments can only come into play if the infrastructure is in place and the same goes for roads. South Willow Street has been upgraded as development has grown along there, but without the accompanying infrastructure, whether it is roadways, sewer or water, you can't always have the type of development you want in just any place in the City so the infrastructure does play an important role in determining where developers can build. Number 10 – allows for collection of impact fees and growth management. This will sort of lead into something that Bob wants to get into in a little more detail, but obviously as you know the City of Manchester has impact fees for schools throughout the City and also for fire stations in some parts of the City. Sometimes that is a deterrent to some developers if they feel like it is too costly for them to develop in a certain area of a City and if they don't want to be paying the impact fees that we feel are reasonable for the type of use. I guess that sort of wraps up the 10 points in terms of how we see development being determined by certain language, if you will, of the ordinance and how we can and can't develop in certain parts of the City.

Mr. MacKenzie stated I am going to wrap-up by talking a little bit more about growth management. I know this has been a real issue with the Board. I just want to put out some of the facts. In the packets that you have I have included some information, including some of the State statutes on what a community can and can't do in terms of growth management. Both the actual State statutes and in the back an analysis by Laughlin of what that means a community can do. I did want to provide a little information on our current growth rate. I am going to start the growth management discussion with an area of the City that I think has been fairly controversial. In general, development is…particularly in New England right now development is perhaps the most, along with schools, one of the most divisive and frustrating issues that a community can deal with. All communities now are dealing with the issues of how much do we want to grow, how much business do we want to attract, isn't growth hurting our neighborhoods. These are all issues that the communities are facing and frankly are some of the toughest that you may face. You get an angry call from one of our constituents saying why are they building new houses next door or why are they putting in more commercial development when it just means more traffic. These are not easy questions to answer. I know sometimes you

send them to me and I don't always satisfy them. You can see on this map, this is a map of the City. The purple area is the Green Acres School attendance area. You can tell from this map that is the largest attendance area in the City. It is also the fastest growing area. It has the most homes. It includes Bodwell Road, Cohas Avenue, Corning Road, South Mammoth Road, Megan's Meadows and we have a lot of single family development in that area. Some, not too much, multi-family development so it is clearly, I believe, the fastest growing area of the City. I think there have been a lot of questions. How can our school support that? How can we handle that rate of growth? I guess what I find interesting is when you look at the actual enrollment data for that attendance area and you will see it in your package, this is 1996 and Green Acres School had 714 students, which is a little bit higher than their rated capacity of 695 students. Today, Year 2000, the enrollment is 600 so the Green Acres School, the fastest growing area in the City, enrollment has declined by 114 students.

Alderman Vaillancourt asked why.

Mr. MacKenzie answered part of the change is that the sixth graders have gone onto the middle school system, but it is not all. If you look at K-5 comparisons from those two years, there is still a decline, which is interesting to me. I am curious as to why there is a decline and I will get into why there is one even in the fastest growing area in the City. I want to show you another chart that is perhaps even more perplexing. That is Bakersville. Bakersville, unlike Green Acres School, and there is not a table in your packet but the numbers are 339 students in 1996 and 341 students in March of this year. So where Green Acres lost 114 students, Bakersville actually increased. Again, you may ask why. Bakersville area actually is losing dwelling units so it has reverse growth. Green Acres has a lot of new homes and Bakersville is actually losing homes.

Alderman O'Neil asked what are the projections for four years out, though.

Mr. MacKenzie answered for four years out, what is happening and I will get to it with this chart, what is happening is that enrollments are impacted not as much by development as by traditional demographic trends. I hope you can see this chart. There is a copy of this in your package. This runs from 1960. This is births to Manchester residents. We actually have more births in the City, but a lot of them are suburban people who come into our hospitals. This is births for Manchester residents. 1961 was the peak of the baby boom generation. After World War II, America saw a rising birth rate and a rising number of births and that continued from 1950 until 1961 then it peaked. In Manchester, we had 2,100 births of new students. Then the baby boom generation stopped. It declined until 1976 when it was almost cut in half so you can see how the baby boom generation has had a tremendous impact on a lot of things. Then something else interesting happened. The baby boom generation started to have kids and it is not that they had more kids, it is just that there were so many more of the baby boom generation that even if they had two kids on average per family there were still a lot of kids coming into the system so we have what we call the baby boom echo. The baby boom echo was an increase in births up to 1,824 in 1990. We have had and I guess I am part of the baby boom generation. I

stopped having kids and we passed through so now we have a decline in births in the City. It has declined by about 300 per year from a peak of 1,824 down to about 1,500 per year. You can see what this does to the school system. When this large bulge came through in 1960 and in the 1970's we were fortunate that we had a parochial school system that really almost half of the kids in the entire City went to parochial school but then they declined. When the enrollments started to decline, they declined and we lost a lot of the schools so we have been relatively unprepared for the growth during the early 1980's. Now the peak was in 1990. Those kids now are in the middle school system. The middle school system is peaking right now, but what you also see is there has been a decline in elementary schools. Even in fast growing areas like Green Acres, we have had a decline in enrollment and it is primarily due to the demographics rather than new growth from building. The decline, I believe, will level off. We do have some projections that show elementary declining a little more but then leveling off. Middle school will peak this year or next year and then decline. High schools we are going to have trouble with for the next five or six years. They are going to continue to increase. Right now they are relatively at capacity. These demographic trends are what are affecting a lot of things. Now you may ask me about Bakersville and why did that school increase. The other major factor in determining impact is immigration. We have actually had a lot of immigration in the City. Not as much of an impact as births, but there has been an impact from immigration. We have seen a lot of immigration into the center city area. Back when we had 25% vacancy rates in the center city, we had a lot of absorption capability so we didn't build more units and actually neighborhood schools that have seen perhaps more impact than Green Acres are Bakersville and Beech Street and Wilson. We have had a lot of new immigration come into the Center City and that has had perhaps in the Center City more impact than growth itself. Those are the two demographic trends that are shaping how the City looks. The birth rate, which is declining, and immigration which now has been leveling off because frankly there are no more places for people to move into. Building permit data is another topic that I want to talk about. This chart, I think, kind of struck me once we put it together because I know there were a lot of questions raised about growth, what is happening in the City, what is happening in the surrounding areas. In 1980, there was roughly 500 new dwelling units. During the boom years of the 80's, we had well over 1,000 new dwelling units constructed each year, both single-family and multi-family. We hit a peak of 1,630 new units in one year. The problem was that that was development that…there were several new areas rezoned in the City – Wellington Hill, Bodwell Road, and Hackett Hill. They were rezoned to high density. We had a tremendous amount of development but frankly and unfortunately the demand wasn't there. You can see that it peaked in the 1980's. Those were the boom years. By 1990 and 1991 there were virtually no new housing units being built in the City. The banks shut off. The banks that were left because we lost most of the major banks in Manchester pretty much because of land speculation. They lost a lot of money on the land speculation that happened in the 1980's but when they shut off the funding for new buildings we lost…in fact one year we had fewer than 100 new units built in the City of Manchester. What is interesting is that that has not really picked up again. The latest year, 1999, we have only had a net increase and when I say net increase that is actually new dwelling units minus the demolitions that we have. We actually have quite a few units each year demolished for various commercial projects or new residential projects. Last year, 1999, we

only had 136 new dwelling units net in the City. We did check the data and Leon helped us out for what is happening this year. We do have, through the first half of this year, roughly 99 new units but we also lost almost half of that in terms of demolition. So far this year, we have only had 50 new units. Now what is that doing to the City?

Alderman Lopez asked are you referring to single family homes or are you calling it a new unit if it is 36 apartments. Could you clarify that?

Mr. MacKenzie answered I am talking about dwelling units, which could be a single-family home or could be one apartment in a complex. Again, a good chunk of these in the 1980's, more than half of those were probably apartments or condominiums. Most of the new development in the 1990's is single-family homes.

Alderman Levasseur asked what about occupancy rate. Do you have data on occupancy rate for the boom, after the boom and at present? If we have 136 new dwelling units built but our occupancy rate is at 90% or 95%…do you have any information on that?

Mr. MacKenzie answered that is what I would like to have had, but I am going to draw you what subjectively…I do have some occupancy rate data for the last three years but I don't have it throughout the period. Let me show you what I think happened. Back in 1980, we had modest vacancy rates, which as we started to build in the 1980's the vacancy rate went up. We started to have a lot more units. By the time we were overbuilding in the community and 1989 is kind of when the bubble burst. That wasn't the worst of the recession, but we were building far too many units in 1989 than we had demand for. People were actually moving out of town so suddenly we had a jump in the vacancy rate and by 1991 there were parts of the City, particularly the central city, that had 20% - 25% vacancy rates, which is when we had the toughest times. That is when our tax base dropped by ¼ because the bubble burst and we had vacant units and nobody was buying land anymore. Our assessed valuation dropped from $4.6 billion to $3.6 billion.

Alderman Levasseur asked do we know how many units we do have.

Mr. MacKenzie answered yes. We have roughly 44,000 dwelling units in the City.

Alderman Gatsas stated I certainly don't want to be controversial, but in 1985 the vacancy rate was probably less than 4%.

Mayor Baines asked what year are you talking about.

Alderman Gatsas answered 1985. That was probably the biggest boom in the real estate market that there was. There were four projects built in 1985 and 1986 that probably exceeded 50% of those numbers.

Mr. MacKenzie replied yes. I am drawing a line here of roughly 5% vacancy rate. Again, I am estimating what the vacancy rates are.

Alderman Gatsas stated you are going to 1,630 units and I am saying that the vacancy rate on those units…I bet there were probably 1,100 to 1,300 of those units multi-family.

Mr. MacKenzie replied probably a little bit less than that.

Alderman Gatsas stated I think I have a pretty good explanation because I think I sold about 700 of them. My bet is that you were probably up over 1,100 to 1,300 units and at that point the vacancy factor was 5% because real estate was selling at probably $40,000 a unit. If you are saying it is 5% and that line is that low on your chart, I don't think it is right.

Mr. MacKenzie replied again, we can get the data. We did track the data during the 1980's, but frankly what has happened in the last couple of years because there have been no appreciable units built since 1991, somewhere in here there is a line that you would draw that says that keeps you at a reasonable vacancy rate and there is no magic number for reasonable vacancy rate, but 3%-4% is a reasonable rate. What has happened the last couple of years with no units being developed and our economy slowly coming back, our vacancy rates have gone like this. Three years ago the vacancy rates according to NH Housing Finance Authority were 2.7%. The last year that they took it, which was relatively recently, the vacancy rates were .8%. I think you probably hear a little bit about people trying to find apartments. The rents have jumped significantly and yes there are pros and cons. The pros are that there is a little bit more investment in some of the older buildings because they can get higher rents now and they can put a little bit more money into the building. The con is that it is getting tougher for a young family, a family that has just joined the Fire Department and the wife is a schoolteacher, it is getting tough to find a two-bedroom or three-bedroom apartment at any reasonable rate. The rents have jumped significantly. That is an issue. We try to keep everything in moderation, but recently with the growth trends we have a very, very small vacancy rate and the problem is that the vacancy rate is at a point where it is almost negligible. There are always units that are being rehabbed so those aren't available for use right now. We have fire damaged buildings. We have a lot of other reasons why there are always a small chunk of units not available. I am not sure if .8% is there, but it is almost to the point where we have virtually a negligible vacancy rate and that is why you have seen the rents jump, particularly in the last 12 months. These are issues that we wanted to make you aware of because I think the Board is going to be hit on the other side of the growth issue with the issue of how do we provide additional affordable housing. How can we have businesses grow if we don't have housing to put our workers in? That is an issue that is going to keep coming up. We see a lot of problems now with your homeless shelters, our transitional housing is full basically. Single-family housing is also tight.

Mayor Baines asked is there any evidence out there…one of the things that I have had a number of people talk to me about was multiple families living in single units. Is that an issue that the

Building Department is dealing with or an issue that we know is a significant problem in the community right now.

Mr. MacKenzie answered I have a lot of subjective stories but I would ask Leon and by the way we have been working on a draft zoning ordinance. We have had a technical group that included Leon LaFreniere, Max Sink, Tom Arnold and Jay Taylor who have worked on the technical aspects of the ordinance.

Mr. LaFreniere stated I am not sure I understood the question.

Mayor Baines replied I hear anecdotally stories that you have multiple families living in single unit apartments and I am wondering what sense you have of that issue.

Mr. LaFreniere stated we have experienced some of that. We discover that both from the standpoint of our certificate of compliance program with the residential rental units, as well as through the administration of the zoning ordinance and the limitations in the zoning ordinance with regard to the number of families that can occupy a structure. It is not my sense that it is a pervasive problem from the standpoint of throwing this demographic data askew from the standpoint of causing there to be population spikes in certain areas of the City. It is a problem from an administration standpoint. I think it is a direct result of the limited housing opportunities that are out there, but I don't have the sense that it has reached the type of level where it is necessarily impacting the information that we have been discussing this evening in terms of the capacities that the zoning ordinance tries to anticipate and promote and provide for in the community.

Alderman Vaillancourt stated I would like to take you back to Green Acres School just to make a point for a moment because I think it was about in fifth grade where I could have learned to do this problem. I don't want you to leave this Board or with anyone the impression that this rate has gone down because if you take 714, that is K-6?

Mr. MacKenzie replied yes.

Alderman Vaillancourt responded you divide that by 7 and that is 102. Then if you subtract 102, that would be per class, then you are down to something that would be statistically insignificant with the declines. When you say there is a decline, I don't want you to really leave the impression that there is a decline.

Mr. MacKenzie replied I think I was clear that this was not going to include the factor of the sixth grade change, but there are 100 fewer students in the building. There is room for 100 students or 100 fewer students in the building. If you factor out the change to the middle school, the sixth graders, I think there were 92 sixth graders in the year of the conversion so there was a decline of perhaps 20 students in that district in that four year period.

Mayor Baines asked are you looking at the building capacity as the building was built because you know there have been changes in programs, especially the deaf program and some of the other special programs that are at Green Acres that take space that might not be reflected in the capacity issue.

Mr. MacKenzie answered yes. I didn't look at the most recent NASDAQ, but the last capacity we had done included the hard of hearing program, and the special education programs that were factored down to capacity. So, the capacity at that time and that was a couple of years ago, was about 680 students.

Alderman Shea stated I think, Bob, in regards to Bakersville they have added some special needs classes there as well, which would impact their enrollment. I don't know whether the upgrading of Elmwood Garden as well has caused more students to go to Bakersville.

Alderman Lopez asked, Bob, I wonder maybe to help me understand a little bit in reference to the Master Plan do we have a Master Plan. How old is it and how often do we change the Master Plan in reference to zoning and is there a fee involved when somebody does zoning? Could you update me on that?

Mr. MacKenzie answered sure. There was a Master Plan that was developed by the Planning Board consistent with State law and was adopted in 1993. So, it is now seven years old. Ideally, you would be updating a Master Plan every five years, but there has been a lot on everybody's plate I suspect. In terms of the other issue of rezoning, yes. If an applicant requests a rezoning like Public Service's rezoning request that will be coming in later, the only fee that they provide are the fee for the newspaper notice. While the Board has talked about perhaps charging a fee, they have not adopted one and it is not irregular. Typically, the Board might see six rezonings a year so it is not a large number of rezonings that do come in, but there is no fee other than the newspaper notice.

Alderman Thibault stated what Leon was just talking about regarding multi families living in single dwelling units, I have a problem with that. In my area I have an awful lot of three and six apartment buildings and what happens when you have three or four families living in one unit is you end up with such an amount of garbage at these places that they just about fill up a truck every time the truck gets there once a week or twice a week. The garbage is strewn all over the area and when the wind picks up, the garbage just flies all over the area. This is the biggest problem I see with multi families in these single-family units. It creates so much garbage that it is unbelievable. They can never put enough barrels to take care of…like if you have 15 families living in a six apartment building.

Mayor Baines asked, Alderman, is it your sense that the problem is greater than the perception that has been given.

Alderman Thibault answered yes it is in my opinion in my area because I have an awful lot of three and six and nine apartment buildings. In an area like that, this is where the problem comes in.

Alderman Wihby stated first of all the Master Plan, I thought we just funded one a couple of years ago and it was sitting on a shelf waiting for us to vote on it.

Mr. MacKenzie replied the difference between a Master Plan…the Master Plan kind of takes a broad view of the City. How many more fire stations do we need? How generally should a community develop? The zoning ordinance is really what implements that Master Plan. It is much more specific. That says you can only put single family homes in this particular neighborhood. That is the one that has taken now about three years to develop and has been available to the Board. It did come to a hearing last fall, but there were some technical issues with the newspaper notice that it was pulled back and there were a lot of other things on the plate of the Board and that is why we will be bringing it back based upon a schedule that you would like to see to look at that. The zoning ordinance that we are using is dated from 1965.

Alderman Wihby asked when you show these charts on Bakersville and Green Acres, basically you are showing those just to show that there is no total impact because of the population increase in south Manchester. What we are seeing in schools is they are trying to reduce class size and make more rooms in that building. We are not looking at that, right?

Mr. MacKenzie answered we get a lot of questions. Every time the Planning Board has a new application when we deal with development projects we get questions like how can you be approving any more houses when they are adding 100 or 200 kids to each of these schools. I think I just wanted to make sure that you understood that whereas most people think that Green Acres might have added 300 new students in the last four years because of the growth, that is not necessarily the case. I just want to provide factual information to the Board.

Alderman Wihby stated if you look at that chart, how about because of class size decreases. Doesn't that matter? Did you lower the capacity because there are fewer kids in a class?

Mr. MacKenzie replied the school has had a program to reduce class size. I know that my son was in a class of 33 at Smyth Road School and they had 700 kids back then. Now Smyth Road has 398 students. I think they have tried to reduce class size and that has been important, but if you measure class size according to State standards. They say you can have 25 kids in a K-2 and 30 kids in a 3-6. Those are normally how you develop capacity standards. I think they have been, for example at Green Acres the average class size has been reduced from 25 students down to 22 and that is a good program.

Alderman Wihby stated what I am getting at is when we hear that we are impacting…all of this development in South Manchester is impacting Green Acres and you are trying to show that that

is not necessarily true because there are less kids than there were before, right. That is what that graph shows?

Mr. MacKenzie replied yes.

Alderman Wihby asked now at the same time there are fewer kids in a classroom so when they talk about impacting, I don't think they are necessarily talking about the number of kids in the school. They are saying well jeez there are 20 rooms now and everybody is sitting on top of each other because we have made them smaller or whatever, is that taken into consideration when you look at the total number in the school. Just because there are 600 now and 700 last time if the size of the classroom is smaller and that is what they are all complaining about that everybody is sitting on top of each other.

Mr. MacKenzie answered it is not that they are not using any classrooms. The decline from 714 to 600 means that you have fewer kids per class.

Mayor Baines stated just to follow-up with Alderman Wihby, especially the Title VI funding which reduced class sizes in Grades 1, 2 and 3 would have that kind of impact that you are talking about. Let's say you had two first grades well now you might have three.

Alderman Wihby asked so there are more rooms in these buildings now.

Mayor Baines answered you might have the same number of rooms being utilized with fewer kids per class to keep the class sizes down, especially accommodating the reductions from Title VI and the mainstreaming that is going on putting the special education students in the classrooms with tutors and support staff. You may have more people in the classroom, but the number of students may be smaller.

Alderman Wihby stated when they talk about an impact though, they are talking about that small little classroom could have more people in it. That is the impact, not necessarily that there is no room in the building. There is no room in the building because we have lowered the number of students in the classroom and we have had these extra classrooms put in and have tried one-on-one with some of the students.

Mayor Baines replied that is my sense. Do you agree with that, Mr. MacKenzie?

Mr. MacKenzie responded yes. Ideally you would have a relatively small class size, but if you had more growth right now it would be growth not necessarily impacting the capacity of the school but your class size would start to go back up again.

Alderman Wihby stated that is where the argument is.

Mayor Baines replied that is it.

Alderman Shea stated just as an example, at Hallsville when they removed the two sixth grades they put in two special needs classes so even though it had fewer students because the special needs kids would probably run about 15 as contrasted to 25, you would still need that space. I want to support what Alderman Thibault said. In my ward, many of the inner city people have come into Ward 7 and there are multi families existing in apartments in various places. In other words, what I am saying is there may be three or four different families living in an area where perhaps only one family should reside and that has caused problems not only with garbage but has impacted social living habits as well, whether they be related to alcoholism or abuse or other things so the fact that we have cleaned out or tried to clean out the inner City by Neighborhood Housing, somehow or other these people have moved in and because of the high rents involved they have combined with others so we do have a problem in Ward 7 as he has in Ward 11 and I am not sure if there are other impacts in Ward 5 too.

Alderman Levasseur stated it is an interesting point that you bring up, but constitutionally when you try to make ordinances that take families apart from each other…if you are blood related you cannot make ordinances that reduce the amount of people that live in apartments. If those apartments are…I mean this is a Constitutional, fundamental right because I just did a case study on that actually. I agree because I have an apartment and it is the same way. You let four people move in and the next thing you know six are living there. This is a problem. In going back to the Title VI issue, are we mandated to do that? Are we getting the money from the Federal government to conform or are we not getting the money to conform?

Mayor Baines replied on that program, you are getting the money that pays for the teachers and benefits that go along with those positions.

Alderman O'Neil stated, Bob, you still haven't answered my question about projecting four years out specifically with Green Acres. I find it hard to believe… a majority of these homes that are being built are at least three bedroom if not four and people aren't buying three and four bedroom homes because they don't have kids.

Mr. MacKenzie replied what has happened is you have had more units coming into Green Acres in the last four years than you will have in the next four. You have had Megan's Meadows and Rose Gate come in, which combined are probably close to 400 single family homes. So those have hit particularly in the last four years and to some extent the last six years so you have had the greatest growth already at Green Acres. You have a couple of more projects that have come in that may be approved by the Planning Board, but they will not be as significant as what we already had.

Alderman O'Neil asked how many were just built on Corning Road.

Mr. MacKenzie answered 64. Those are all completed.

Alderman Levasseur asked how many bedrooms do they have.

Mr. MacKenzie answered I think they are all three bedroom houses.

Alderman O'Neil stated you have an application that is in I believe for 95 houses. Any others?

Mr. MacKenzie replied there is a small one that started construction on South Mammoth Road of about 21 single-family homes across from Demers. The Karen Street application is recommended to be down scaled from 11 to 6.

Alderman O'Neil stated just adding this all in you are talking about 200 units.

Mr. MacKenzie stated the Rose Gate, the 64, is already built and occupied. The kids are already in that one. The only ones we are aware of are the 95 Lamontagne and perhaps 20 other scattered projects.

Alderman Gatsas asked the rezoning that we did in 1995, is that the last time we rezoned. Is that what you are telling me?

Mr. MacKenzie answered 1965 is the last time the Board adopted a new zoning ordinance. It has been amended a lot of times.

Alderman Gatsas asked how many areas of R-4 zoning are there left in the City.

Mr. MacKenzie answered I think there are perhaps just about zip in terms of vacant land of R-4.

Alderman Gatsas asked so the next largest would be R-3B.

Mr. MacKenzie answered R-3 is the next one.

Alderman Gatsas asked what is the zoning along River Road.

Mr. MacKenzie answered that is R-3A.

Alderman Gatsas asked so that density is a little bit higher than any place else.

Mr. MacKenzie answered yes.

Alderman Gatsas asked and there is no other R-3A land in the City.

Mr. MacKenzie answered the only one left is being proposed or has been proposed for a hotel and that is on the west side off of Riverfront Drive.

Alderman Gatsas asked so we will never see the 1,630 units ever in the City again because all of the R-4 land is gone.

Mr. MacKenzie answered the only large chunks we have left are Countryside, not Countryside but Hackett Hill. On Hackett Hill there is land left. They did develop a good chunk but there is land left on upper Hackett Hill, which is way on the left hand corner and there are a couple of small sites on Wellington Hill. In fact, we are seeing a plan coming in for Wellington Hill. I don't believe we will see the 1,600 units, no.

Alderman Thibault stated talking about zoning again and what Alderman Levasseur was saying also isn't there already on the books that no more than three unrelated people can live in an apartment.

Mr. MacKenzie replied I believe so. Leon would be able to answer that better, but I believe it is something like that. Leon, does it say no more than three unrelated individuals or four?

Mr. LaFreniere responded it is three. It was four up until the late 80's and then the Board made a modification to three.

Alderman Thibault asked can we enforce that.

Mr. LaFreniere answered yes.

Alderman Thibault asked in other words if we can prove that five unrelated people are in an apartment we can downscale that and make two of them disappear.

Mayor Baines answered I don't know if you can do it that way. I don't think that is what he meant. Just for clarification on that, let's say you have a three-room apartment. Are there any limits to the number of people you can have in three rooms, Leon?

Mr. LaFreniere answered on a residential rental property, the housing ordinance does have limitations in terms of the amount of square footage that has to be provided per resident and that does govern to a certain extent, the number of people that can occupy any particular dwelling unit. Those restrictions are relatively liberal in terms of the amount of square footage that is required per person so we do have, especially in the older built up sections of the City, a lot of the larger apartments with larger sized rooms that can meet the requirements of the ordinance for a greater number of people. That is when the zoning ordinance comes into play and we have that vehicle as a tool to try to control these densities with the definition of family. Now the definition of family as Alderman Levasseur indicated, is not quite so simple as to say there are three unrelated people because the definition of relation goes a little bit further and we have to go into depth sometimes to determine what the actual relationship is between parties and dwelling units. Also, as I had tried to indicate before, I don't believe that it is necessarily a problem and we haven't experienced it to be a problem with regard to the issues that Bob has

been speaking about from an Administration standpoint. It is quite a big challenge because of the fact that it is difficult for us to go into a dwelling unit and determine who actually is occupying…we are running into the same sorts of issues that the census takers are running into in terms of trying to determine who lives where, what their residence is and who actually occupies a dwelling unit at any particular time. From an administration standpoint it is still a bit of a challenge to determine who the three people are that actually live in an apartment or if there are greater numbers because obviously people are anxious to tell us different stories when they go out and try to enforce the regulations.

Alderman Vaillancourt stated just by way of informing the Board of something I learned in the first month I was here, you sent me some data when I asked about the growth in South Manchester and I was absolutely stunned to learn and maybe you can send the same data to everyone, but a new single family residence I was thinking would lead to two new children. It is not two, it is not one, and it is not even half a child. What is your projection based on the data that you have gathered for each new single family residence? About ¼ of a child isn't it?

Mr. MacKenzie answered yes. The data that we got from actual numbers in Manchester and this was a couple of years ago, but that data doesn't change too much, I think was .37 public school students per new single family home. I know some people think 2 students, but if you think about it, there are 44,000 dwelling units in the City and 17,000 students. So, you do not have a direct relation. Yes, you do have more kids in new single family homes, but what we find interesting in Manchester is a lot of places like Trolley Crossing where you have starter homes, people have young kids and kids start to grow up and they get to be school age and they move out of town. Then you have another new young couple moving in. That happens very frequently so a lot of these are starter homes and you don't really get that final impact on the schools that you might think you do.

Alderman Levasseur stated there are 44,000 dwelling units in the City of Manchester. Not all of the residents in those dwelling units come from Manchester so that number is probably lower because you have some students coming from the outskirts. I don't know if you based it on the 44,000, but it would be lower than that wouldn't it. How many outside students do we have? 1,000?

Mr. MacKenzie answered a little over 2,000 I believe.

Alderman Levasseur stated take that down to 15,000 and it is a lot less than you think.

Alderman Lopez stated, Mr. MacKenzie, I would like to go back to the Master Plan. You indicated that in the Master Plan there is about six rezonings and the only fee that they pay is for an article in the newspaper. Is that what you said to me?

Mr. MacKenzie replied rezoning applications, again PSNH is coming in tonight and the only fee they paid was to have a newspaper notice put in the paper.

Alderman Lopez asked how does that relate to impact fees for let's say if somebody were to build a home or something. There is something wrong here isn't there?

Mr. MacKenzie answered the only impact fees that are paid and those primarily go to schools, the impact fees have been paid by new residential construction and not commercial or industrial.

Alderman Lopez stated but if we have a Master Plan and somebody wants to rezone something, I think there ought to be a fee for rezoning that Master Plan. I think maybe that is an area that we have to take a look at. I think if I remember correctly some of the Aldermen on this Board in the 80's talked about it.

Mr. MacKenzie replied the Board can do that.

Alderman Pariseau stated with the applicant coming in for the rezoning like PSNH, they are not affected or charged for the rezoning fee but if and when they sell that property, that company that comes in would be charged not an impact fee but say we need roads down off of Gold Street or that sort of stuff like Home Depot coming into Manchester. They paid $125,000 for the sidewalk along Gold Street. That sort of stuff is chargeable or part of the conditions I guess, to that developer coming in to build whatever is going to go in that rezoned area.

Alderman O'Neil stated let's talk about Rose Gate. You said we have already seen the impact from the schools on that. What if families buying those homes have kids two, three and four years old? We haven't seen the impact on that then?

Mr. MacKenzie replied again the impacts that we see from these developments are not as large as you would first think. Megan's Meadows, which had over 200 single-family homes, had literally hundreds of little kids. I remember being down there a number of times and they typically turn over perhaps every five years on average. I won't say in every case but on average and frequently when you have starter homes the people will move out to suburban areas so we may not have seen the total impact.

Alderman O'Neil stated we have been concentrating specifically on schools, but what about other City services. We are going to build a fire station and it is going to cost us $1.5 million to build and it is going to cost us $600,000 or $700,000 a year to man.

Alderman Pariseau stated well the people who live there need protection.

Alderman O'Neil replied I am not disagreeing that they need protection. All I am saying is that this great impact in South Manchester has required more services then before in the City. When would any of us think that we would be building a new fire station in a new area? The tradition has been closing fire stations.

Mr. MacKenzie responded yes, there will be more demands for public facilities, particularly a fire station, which is under design and also potentially parks. I think there is a need for parks but you do have to understand that the decision made that created most of the development in South East Manchester was made 15 years ago by the Board of Mayor and Aldermen when they rezoned an industrial area, which is all of Bodwell Road area to single family high density and multi family. That is the major impact. That is the decision that was made and I think we have to address the facilities demanded by those decisions made a number of years ago.

Alderman O'Neil stated we talked briefly about it and I brought up that I was told that in Bedford they have a particular development where they may be able to build 50 or 100 homes, but they only allow 5 of them to be built in a year. Is that allowable under State law?

Mr. MacKenzie replied yes. You can do timing of development and I would note if I can just as an aside that there were twice as many new dwelling units in Bedford, which is a town with 10% of the City's population, as there were in Manchester last year.

Alderman O'Neil asked have we ever done "timing."

Mr. MacKenzie answered no.

Alderman O'Neil asked would you propose that we consider doing timing.

Mr. MacKenzie answered I hate to do this, but I am going to ask you the question. If you look at the number of dwelling units permitted last year and what is happening with our housing market, if you propose timing or if you propose increases in impact fees, you will reduce the number of dwelling units, which will reduce the vacancy rate further and then we have a whole other series of problems. I don't have an answer for you, but I would like to come back and listen to your issues with that because you are going to have to weigh the issue. If you further restrict housing units and have no new housing units built in the City you are going to have a lot worse affordable housing problem, you are going to have a whole lot worse homeless/transitional problem and a lot worse doubling up of families. That is an issue for you to weigh.

Alderman Gatsas stated I had an interesting situation. I went to Green Acres about three weeks ago. I was visiting with a class of 26 kids and I look at the data that you have given us with the number of births and if you took 12 years and multiplied that out it is somewhere around 20,000 students that you would assume would be matriculating through our school system. That would be an assumption you would make. At Green Acres, we did a little survey and the first question was if you were born in Manchester stand up. Out of 26 kids, 6 kids stood up. The next question was if your parents were born in Manchester stay standing. Those 6 kids sat down. Obviously the trend of births…either we are losing a drastic number of those births leaving Manchester and with a follow-up to Alderman O'Neil then they are either coming in with more children that are not showing the impact in your studies because that would tell you that any one

point of 26 kids and I have to believe the trend has to follow the City and I find it unusual in that school because of the new building that is going on that if you take a look at Smyth Road School you would think that would be the school busting at the seams because of Currier Hill, because of Wellington Hill, because of Croteau Court, because of the other multi-family developments that are there. You would think that is the school that would have the most growth in it in the last 12 years because as I said probably 400 of those units or 700 of those units were built in the Smyth Road School area and you are not seeing that impact there so there has to be something wrong with what you are seeing.

Mr. MacKenzie responded there are no easy answers. I will say that Green Acres is very attractive to commuters who commute to Eastern MA and like to come to Megan's Meadows. What you don't see is a lot of in and out migration. There might be 5,000 new people that move into the City each year and maybe 5,500 that move out so in that particular year you might have lost 500, but you do have a lot of immigration and a lot of out migration. I think that what you have to look at in the elementary school system is there are 1,300 fewer kids this year than there were four years ago in total in the City. Now the majority of that is the sixth graders moving in, but maybe 1,000 of those students were switched to the middle school. You will still have 300 fewer kids just because of change in demographics in the elementary school system. That is the lowering of the birth rate. Immigration does have an impact and I can't explain the particular numbers in that classroom, which is interesting.

Alderman Hirschmann stated the births I think are just a percentage of what you have to look at. The immigration is very big. The English as a Second Language Program. The Bosnian people.

Mayor Baines stated the largest groups are Bosnian and Vietnamese. There are 62 different languages in this City.

Alderman Hirschmann stated I went to Parkside, which is a feeder to West High. We turned it into a middle school and tried to take kids from Alderman Cashin's ward and some from my ward and put them in a middle school and those kids will all end up at West High and every child born in Bedford is going to end up at West High so you should be looking at their numbers as well. What I found in going over to Parkside was there are kids from China and Taiwan and it is like an international city over there. A lot of those children live in homes in my ward and the teachers are doing an amazing job but the school is full. We built that big wing to accommodate things, but we didn't build another cafeteria. Going on that, I just think the immigration part is bigger than you think. That is the point that I wanted to make. The thing that I really wanted to talk about is the proposed zoning map. I don't know if we have gotten to that yet.

Mr. MacKenzie replied I guess at some point I would like to talk to the Board or have the Board decide what type of schedule you would like to see. We wanted to raise a lot of issues and raise some options to you.

Mayor Baines stated I suggest that perhaps you can get together with Alderman Cashin and myself and talk about putting a schedule together to discuss zoning.

Alderman Hirschmann stated what I wanted to do with that issue is the thought and care that is being put into that new plan, I know for a fact that this Board has discussed in the past three years that fee for rezoning. If we are going to go to this extent and say this is how the City should be zoned, there absolutely should be a fee for someone coming in next week who wants to change the map. Whether it is industrial or commercial. There are certain zones that we will come to a conclusion that these should be the zones and then next month a hotel shows up and wants to come in and change a zone and then we have to change the map and laws and that is a big thing. There should be a fee charged for that to happen.

Mayor Baines asked what Committee would discuss something like that, Alderman Cashin.

Alderman Cashin answered Bills on Second Reading or CIP I guess.

Mayor Baines stated we have about 15 minutes left before we have to end this meeting because we have the Rezoning Hearing.

Alderman Clancy stated people down in Southeast Manchester are all just waiting now. The CSO is coming in down there so they are all starting to sell their land. Now these builders down there like the one who wants to build 95 houses, now that they are going to have the combined sewer overflow, nobody is going to have septic tanks and they are going to have smaller lot sizes and more houses down there. Now my theory is if that is going to have an impact on the schools we should put a moratorium on how many houses we can build. Now you said we never did that before. If one guy wants to build 95 houses down there between Corning Road and South Mammoth Road, I thought we were looking at that for a park at one time.

Mr. MacKenzie replied the Board, and you do have a couple of options, could potentially do both. One is the timing issue and we could discuss that. The growth you could limit a particular area, particular developer, or number of building units per year. The other is that ironically that area, which is zoned I-1B, which normally allows 7,500 square foot lots but it doesn't if you don't have sewer so for the last 20 or 30 years they have had to build at 21,000 square feet. Now that the City is putting in sewer, they can go down to 7,500.

Alderman Levasseur stated every action has a reaction and if you put a moratorium on building in the City of Manchester, the surrounding towns and cities will increase their buildings. They will build more houses, collect more taxes and still send their children to our schools so your affect is going to be less tax money for our City and you are still going to get more kids coming into our schools because they are not going to build their own schools. You have to be careful on the moratorium. One question I want to ask is about Hackett Hill Road. Are you talking about any more residential development up there and what is your plan for the amount of revenue that will be coming in from taxes? Have you figured that out?

Mr. MacKenzie responded you will see on this map that there is a large green chunk. Under the proposed one, that is a special district. A research park development district, which would provide for high end industrial and corporate space. That is currently zoned residential so we would be recommending switching from residential RS to this research park. The other question I might defer to Jay Taylor. I know that he has looked at some of the potential for assessed valuation. Do you have that number off the top of your head, Jay, as to increase in assess valuation potential from that area?

Mr. Taylor stated I don't have that information.

Mr. MacKenzie stated I believe the consultant working perhaps has that number and we could provide that to the Board.

Mayor Baines asked why don't we try to ascertain that and get that information to the Board.

Alderman Cashin stated Alderman Levasseur mentioned students living in Hooksett and coming into Manchester. We do not lose money on students coming into Manchester.

Alderman Levasseur stated I don't want to be misquoted. I don't want us to kick the students out.

Alderman Cashin stated what I heard from you and correct me if I am wrong is that if we put a moratorium on the surrounding towns are going to build residential housing and their students will come to our schools. Fine, but they also pay us for their students so it is a win-win for us. One, it doesn't cost us anything for the students and we make money on it.

Alderman Levasseur replied I am not arguing with that. I am just trying to say…I agree with Alderman O'Neil. He is worried about the impact on the schools from the surrounding areas is going to be. By putting a moratorium on, it is still going to be the same impact. The difference is you are not going to have them building houses here.

Alderman Cashin responded the point I am trying to make is we do okay with outside students coming in and we can't afford to lose them.

Alderman Levasseur replied I agree with you.

Alderman Cashin stated I am hearing around town that we are thinking about that and it is dangerous and it scares me.

Mayor Baines stated it scares me too and we have a meeting on Thursday night to discuss that.

Alderman O'Neil asked, Bob, going back about a year ago or 18 months ago there was a draft out on the revised zoning ordinance, correct, and I think it heads us in the right direction. You mentioned then and you mentioned again tonight trying to create less dense lots and maybe more of these 1-A's as opposed to these 1-B's. I think it is unfortunately sad when you drive down 93 and you see the developments behind Burger King or you come up and see the construction that is going on off of Wellington Hill. One of the things that I think was a big plus with that that I remember stuck out in my mind was with regards to Webster Street for instance. I think and I am guessing that most if not all of the businesses there are operating on variances. It cleans up those types of zones in the City of Manchester and I think that is a step in the right direction because every time they try to change something it becomes a war so I think that is a step in the right direction.

Alderman Shea stated I think, Bob, that several months ago I submitted something to you or to Tom regarding a fee for people who do change the zoning. I don't know where that is, but that was submitted several months ago if you recall. The second point I want to make is that Alderman Gatsas mentioned Smyth Road and the new developments, but I think the impact of Currier Hill as well as Wellington Hill is not on Smyth Road but on Weston School. Weston has a greater amount of students then they formerly did. Smyth Road's school district was cut in the area where the housing is those kids at one time went to Smyth but now go to Weston. I think you will find that there are quite a few students there.

Alderman Wihby stated every day that goes by, the plan that we have is just sitting there and it is getting older and we are still doing other rezonings. We have one today that we are looking at. The same thing is going to happen. The longer we wait, the more we are going to change and the more we change the more the plan doesn't work.

Mayor Baines replied I agree with you. We need to look at a schedule to get this out there for public hearing and debate and I am going to work with Mr. MacKenzie and Mr. Cashin to develop a schedule to get this done.

Alderman Wihby stated to follow-up on Alderman O'Neil's question, are you going to recommend going 1-A in that area. Is it 1-A in the recommendation?

Mr. MacKenzie replied it is not on this particular recommendation, but it has been discussed before. There is a lot of impact when you change zoning. There is impact on existing owners and future owners and you have to balance that. I think on balance, that may be an area that could be down zoned but when you do that if you have someone on a 7,500 square foot lot that used to be legal and then he goes and puts a carport in next year and the zoning has changed, he might have to go to the Zoning Board of Adjustment. You have to weigh those changes.

Alderman Levasseur stated as the Ward 3 Alderman of downtown, I think if there is any lack of space throughout the City there is not a lack of space in Ward 3 and if anything can be done to lessen the restrictions…there are a lot of second, third, fourth and fifth floors that are empty

downtown and part of a really good City is to have more of the youth and the college people in the City to fill up these places. If we can do anything and you as a Mayor I hope will get on top of this to lessen some of the restrictions and increase the zoning to get this area filled up. It would add to the vibrancy of this downtown.

Mayor Baines replied just to comment on that, I do have a major housing task force that has been working with some experts in housing and that is one of the issues we are looking at because a number of urban centers, including Pittsburgh, have done some unique things in terms of being able to use some of the older edifices and with different changes have been able to rehabilitate and bring people back to the downtown area. There are a lot of young people right now that want to move into the downtown area. A young 24-year-old gentleman working at Fidelity came down to see me. He spent the whole day scoping downtown. He wants to live downtown and you are going to get more and more demands like that and those are the type of people we want downtown to make more traffic to attract some retailers back into the area.

Alderman Levasseur responded a perfect example is this young guy, Chris Morgan, he has a three family right here on Dean Avenue that was a completely empty building that wasn't doing anything and now it is three beautiful apartments and there is no parking for them, but they make adjustments. There are some plans in effect that you can park down here with a permit. He has renovated his building. It was a $75,000 building and it is now assessed for $140,000 so these kinds of things and I know the Planning Board and such can get involved in this…these buildings are here and they are empty and they could be filled up.

Mayor Baines replied that is something I would like to work with you on.

Alderman Gatsas stated this thing has been sitting around for two years and I certainly understand that you are going to look at it right way, but I would like to make a motion at this time that we get this zoning proposal in front of us before October 1.

Mayor Baines replied we are talking sooner than that. I am talking about this summer. I am looking at a much faster timetable than that because I agree with you. I think we need to move forward with this.

This being a special meeting of the Board, no further business can be presented, and on motion of Alderman Cashin, duly seconded by Alderman Pariseau, it was voted to adjourn.

A True Record. Attest.

City Clerk