

During FY 2003/2004, 15 commercial site plans were reviewed and approved, compared to the same number (15) approved during the previous year. The total number of applications for land use development in the 2003-2004 fiscal year was 43 versus 26 in the previous year.

Merrimack River Access

The Nashua Regional Planning Commission (NRPC) completed the Riverwalk Phase II Report in December 2000, as requested by the Planning Board. Riverwalk Phase I & II Reports are available for review at the Community Development Department Office in Town Hall. The Planning Board is now attempting to overcome several obstacles with the assistance of the NRPC and citizen volunteers to implement portions of the Riverwalk Trail System.

Impact Fees

In September 2003, the Planning Board hired the engineering firm, VHB, Inc. to update the impact fees assessed on all new development, relative to implementing traffic safety and capacity enhancement improvements along Hudson's three highway corridors (Rt. 3, Rt. 102 and Rt. 111). This system was last reviewed in 1995 and is often referred to as the "CAP" (Cost Allocation Procedure) fee. In the summer of 2004, VHB completed the impact fee update, with the new fees pending adoption as of the fall of 2004.

Zoning Ordinance

The Planning Board considered several amendments to the Zoning Ordinance during a number of "workshop" sessions and public hearings. Ultimately, 11 zoning amendments, 3 rezoning petition amendments and 3 Town Code amendments were submitted for inclusion on the 2004 Town Warrant. Except for one of the rezoning petition amendments, all of the aforementioned amendments were approved by the voters in the March election.

Master Plan

The Planning Board is making substantial progress with the comprehensive update to the Master Plan, which is presently scheduled for completion in the spring of 2005. At each monthly Planning Board workshop, the board devotes a substantial amount of time to review and critique the chapters included in the Master Plan Update. To date, the Nashua