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Nashua housing project seeks school impact fee waiver

The legislative season is winding down, but Nashua officials have a few more consequential decisions to make at their final meeting of the full Board of Aldermen on Monday night.

One matter facing the board is whether to grant a request from the developers of Hayden Green Condominiums to waive school impact fees for the age-restricted housing project.

North Concord Street Properties LLC, which built the condos on former Pennichuck land known as Parcel F, is petitioning the city to return the \$5,456 worth of school impact fees it has already paid and waive all such fees in the future.

In addition to paying property taxes, residential developers are required to pay the city a one-time impact fee for each new housing unit. The money is intended to support capital costs at city schools.

In the case of Hayden Green, the school impact fee calculates to \$496 per unit. With 85 units, the project would potentially bring in \$42,160 in school impact fees for the city.

Under Nashua's land use codes, an applicant may petition the Board of Aldermen for a full or partial waiver of the fees if a development includes elderly housing and isn't likely to require additional educational facilities.

Through their attorney, the developers are arguing school-age children aren't likely to reside at Hayden Green, which is one of the first age-restricted detached developments in Nashua. It is designated as a 55-and-older community, meaning at least 80 percent of the units must be occupied by at least one person who is 55 or older.

Planning officials and the city's Community Development Division are recommending that the aldermen grant the request.

The Board of Aldermen is scheduled to vote on Hayden Green's petition at its final meeting of the year at 7:30 p.m. Monday.

– JIM HADDADIN

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