

# FOUGERE PLANNING & DEVELOPMENT Inc.

## Mark J. Fougere, AICP

253 Jennison Road Milford, New Hampshire 03055

phone: 603-315-1288

email: fougereplanning@comcast.net

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During the July Planning Board meeting, a few Planning Board members raised concerns relative to the number of school age children (SAC) that may reside within the proposed apartment residence given that there will be 40 three bedroom units. To address these concerns, I offer the following:

We reviewed two additional mill apartment complexes (Table One) in Nashua and Manchester. Lofts 34 (200 units) in Nashua has 21 three bedroom units and 3 four bedroom units; there are 3 school children residing at this complex. Lofts at Mill West (290 units) in Manchester has 19 three bedroom units and 1 four bedroom unit; there are 3 school age children that reside at this complex. These two complexes total 490 units and 6 school age children which equates to a per unit SAC ratio of .012 (6/490). If we apply this ratio to the subject property, an estimated 1.8 school children (150 x .012) is found.

Table One

Lofts 34	Nashua	SAC
One Beds	43	
Two Beds	133	
Three beds	21	
Four Beds	3	
Total	200	3

  

Lofts Mill West	Manchester	SAC
Studio	1	
One Beds	18	
Two Beds	251	
Three beds	19	
Four Beds	1	
Total	290	3

As we noted in our Fiscal Impact Report, mill buildings are not attractive to families with school age children. These former industrial uses do not have the surrounding environments that are conducive to families. This is clear from a review of over 1,000 apartment units, Table Two, regardless of how many three or four bedroom units existings in the complex.

Table Two

Property	Location	Units	SAC	SAC/Unit
Mill Place West	Concord	21	0	0.000
Emerson Mills	Pembroke	71	0	0.000
Newmarket Mills	Newmarket	112	0	0.000
Exeter Mills	Exeter	143	2	0.014
Canal Street	Somersworth	87	1	0.011
Colonel Mill	Keene	89	1	0.011
<b>Average</b>		<b>523</b>	<b>4</b>	<b>0.008</b>
<b>Proposed</b>	<b>Allenstown</b>	<b>150</b>	<b>1.15</b>	
<b>Lofts 34</b>	Nashua	200	3	0.015
<b>Lofts at Mill West</b>	Manchester	290	3	0.010

The fiscal report is estimating 10 -14 school age children, which is very conservative given the data found in the market place. It is highly unlikely that such enrollments levels will be found in the proposed Allenstown project once the project is fully occupied.