

NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Linda McGhee, Deputy Planning Manager
FOR: October 8, 2020
RE: **New Business #6 - Site Plan**

I. Project Statistics:

Owner: City of Nashua
Proposal: Amendment to NR1405 to show modifications to the school including building additions and upgrade the existing school layout
Location: 207 Manchester Street
Total Site Area: 21.33 acres
Existing Zoning: R18-Suburban Residence
Surrounding Uses: Residential

II. Background Information:

Pennichuck Middle School was constructed in the 1980s. To the north and east are wooded areas, Manchester Street to the west and the Henry Burque Highway to the south. Most of the existing site is currently developed with the school facility, associated infrastructure and existing sports fields. The school has approximately 112 staff members and 639 students enrolled. The school uses 11 buses to transport approximately 435 students and another 228 students walk to and from school. This work is similar to improvements made to Sunset Heights Elementary School in 2003, Charlotte Avenue School in 2006, Birch Hill School in 2007, and Broad Street School in 2014. In May of this year the planning board approved similar changes to Fairgrounds Middle School

III. Project Description:

Proposed modifications to Pennichuck Middle School include a number of building additions, various interior renovations and upgrades to the existing site layout. Site layout changes include a realigned perimeter access road, a new curb cut from Manchester Street for a one-way drive for bus/emergency traffic, a new bus loop along the south side of the building, and additional parking provided to the north and east of the school. The total disturbance for this project will require an Alteration of Terrain permit.

Additional landscaped improvements are proposed around the perimeter of the school and within the reconfigured parking at the parent pick-up/drop off areas.

New storm sewer infrastructure will be installed throughout the site to direct and capture stormwater via pre-cast catch basins with grate inlets, high-density polyethylene (HDPE) storm drain pipes, subsurface infiltration systems and bio retention area. Total impervious cover of

the new developed site after the project is complete will be approximately 6.05 acres and includes an increase of approximately 0.78 acres of impervious area to the existing site.

Traffic Memorandum has been submitted as part of this application

Existing parking on site is 117 spaces with 4 ADA parking spaces; proposed will be 112 spaces with 12 ADA

The following waivers are being requested for this project:

- *Site plans are required to be reproduced on 22" x 34" format; the applicant is proposing 36" x 48"*
- *The maximum curb cut for one-way travel is 15'; the applicant is proposing 20'*
- *Parking aisles shall not contain more than 10 spaces in a row without a planted median and/or island*
- *Existing conditions on site and on abutting properties*
- *Parking spaces are required to be 9' x 20'; the applicant is proposing 9' x 18'*

City staff reviewed the plans; Engineering comments are pending.

Staff Recommendations and Findings:

1. The Planning Board should make a determination that the plan meets, or does not meet, the requirements outlined in the Site Plan NRO § 190-146(D). The Board should review these prior to making a motion. If the Planning Board chooses to disapprove the plan, specific reasons should be given. If the Planning Board chooses to approve this plan, staff recommends the following stipulations be made part of that approval:
2. The request for a waiver of § 190-279, which requires site plans to be reproduced on 22" x 34" format, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.
3. The request for a waiver of § 190-209 A(1), which requires curb cuts for one way traffic to be a maximum width of 15 feet **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.
4. The request for a waiver of § 190-184 D (1) which requires parking aisles not contain more than 10 spaces in a row without a planted median and/or island, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.
5. The request for a waiver of § 190-279 EE, which requires showing existing conditions on and off site, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.

6. The request for a waiver of § 190-193(A), which requires parking spaces be at least 9' x 20', **is/is not granted**, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.
7. Prior to the Chair signing the plan, minor drafting corrections and standard notes will be added to the plan.
8. Prior to the Chair signing the plan, all conditions from the Planning Board approval letter will be added to the cover page of the final mylar and paper copies submitted to the City.
9. Prior to the issuance of a building permit, the electronic copy of the plan will be submitted to the City of Nashua.
10. Prior to the issuance of a building permit, stormwater documents will be submitted to City staff for review and recorded.
11. Prior to the issuance of a building permit, all outstanding engineering comments shall be addressed to the satisfaction of the Engineering Department.
12. Prior to any site disturbance, the Alteration of Terrain Permit for the project shall be approved by NHDES.
13. Prior to any work and a pre-construction meeting, a financial guarantee shall be approved.
14. Prior to the issuance of a certificate of occupancy, all off-site and on-site improvements will be completed.