

NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Linda McGhee, Deputy Planning Manager
FOR: October 8, 2020
RE: **New Business #1 - Conditional Use Permit**

Owner: City of Nashua
Proposal: Conditional Use Permit to construct 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. 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.

III. Project Description:

The proposal is for a conditional use permit for modifications to the school includes a number of building additions, interior renovations and upgrades to the existing site layout. The change to the school is only permitted conditionally in the R18 Zone. There are nine approval criteria for a conditional use permit found in NRO § 190-133(F). The applicant addresses the criteria in the attached letter.

City Staff reviewed the plans; there are no outstanding issues.

IV. Staff Recommendations and Findings:

The Planning Board should make a determination that the plan meets, or does not meet, the requirements outlined in the Site Plan NRO Section 190-133(F). The Board should review these prior to making a motion. If the Planning Board chooses to disapprove the plan, they should state specific reasons. If the Planning Board chooses to approve this plan, the staff recommends the following stipulation be made part of that approval:

None