

NASHUA CITY PLANNING BOARD  
STAFF REPORT

TO: Nashua City Planning Board  
FROM: Linda McGhee, Deputy Planning Manager  
FOR: March 4, 2021  
RE: **New Business - Project A20-0157 Site Plan**

**I. Project Statistics:**

Owner: City of Nashua  
Applicant: Renaissance Downtowns at Nashua, LLC  
Proposal: Site plan for mixed use development  
Location: 40 Bridge & 10 Sanders Street  
Total Site Area: 3.579 acres  
Existing Zoning: GI/MU-General Industrial/Mixed Use  
Surrounding Uses: Industrial, commercial, residential

**II. Background Information:**

The site is currently an empty field that is the former location of the Johns Manville Industrial Plant. The property is located on the north side of Bridge Street, adjacent to Sanders Street. The site is mostly grass with some gravel parking areas. A levee is located to the north of the site to protect the land during flood events.

Phase I of Renaissance's Bridge Street project was completed in 2018. The board approved a plan to convert a previously approved restaurant to residential units, add a dog park and 19 space parking lot in February 2019. Since that approval, all work has been completed.

**III. Project Description:**

The Bridge Street Waterfront Revitalization Phase II project proposes to develop two existing City parcels into 177 residential dwelling units. A clubhouse, fitness area, cybercafé and a dog park are also proposed. The dwelling units are designed as rental units and being developed as studios, one and two bedroom units. The site is also being designated to have several publicly accessible spaces including a public plaza at the corner of Sanders and Bridge, an art walk along Sanders Street public Right-of-Way and a dog park at the end of Sanders Street. The site's accessibility to Phase I will allow its residents to take advantage of the access to the riverfront levee walk.

A total of 267 parking spaces (7 handicapped spaces) will be provided. The parking stalls adjacent to the buildings are to be constructed of porous pavement. This includes parallel parking stalls located on Sanders Street. Travel lanes will be comprised of impervious pavement but graded so that stormwater flows onto the porous pavement areas. Roof drains will convey stormwater from each outermost rooftop face to drainage lines that connect to underground storage chambers. There are no basements in any of the buildings.

An updated traffic analysis has been completed for the Bridge Street Phase II development and a minor traffic impact is anticipated with this development proposal. In order to minimize back-ups on Bridge Street due to cars turning left onto Sanders Street, a left turn lane has been added.

The three new buildings will contain the following units with parking spaces located underneath:

Building A (4 Sanders Street)	69 units	31 parking spaces
Building B (5 Sanders Street)	48 units	27 parking spaces
Building C (6 Sanders Street)	60 units	33 parking spaces
Total	177 units	91 parking spaces

The café, clubhouse and fitness center will be located in Building A.

Several waivers are being requested as part of this project. The first is for parking space dimensions; 20' length is required, 18' length is proposed. The second waiver is for geometric design. Vertical granite curbing is proposed instead of sloped granite. The proposed roadway width is 24' instead of 28'. Finally, waivers are being requested for an existing conditions plan and for a stormwater management report.

Within the Mixed Use Districts, all site plans submitted to the planning board for approval shall be accompanied by a site plan suitability report and is subject to the provisions of the code. The report has been attached for the Board's review. In approving any site plan under the provisions of this section, §190-23F, the planning board may vary the dimensional requirements of the underlying zone.

City staff reviewed the plans; comments are attached.

#### **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 § 190-146(D) and §190-23F. 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:

1. The request for a waiver of § 190-193(A), which sets minimum dimensional requirements for parking spaces, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.
2. The request for a waiver of § 190-208(B)(2) which requires granite slope curbs on each side of the street and (C) which requires roadway width of 28' **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- 279(EE), which requires an existing conditions plan, **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 § 190-279(CC) for an Alteration of Terrain permit from New Hampshire Department of Environmental Services in lieu of a stormwater management report, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation. This is to include both the private road and Bancroft Street.
5. Prior to the Chair signing the plan, the lots shall be merged.
6. Prior to the Chair signing the plans, all comments in an e-mail from Mark Rapaglia, Inspector/Investigator dated February 3, 2021 shall be addressed to the satisfaction of the Fire Marshal's Office
7. Prior to the Chair signing the plan, all addresses will be shown on the plan.
8. Prior to the Chair signing the plan, all comments in an e-mail from Joe Mendola, Street Construction Engineer dated November 24, 2020 shall be addressed to the satisfaction of the Division of Public Works.
9. Prior to the Chair signing the plan, all comments in an e-mail from Wayne Husband, P.E., Senior Traffic Engineer dated February 25, 2021 shall be addressed to the satisfaction of the Division of Public Works.
10. Prior to the Chair signing the plan, minor drafting corrections will be made.
11. 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.
12. Prior to any site disturbance, the Alteration of Terrain and Shoreland Permit for the project shall be approved.
13. Prior to any work and a pre-construction meeting, a financial guarantee shall be approved.
14. Prior to the issuance of a building permit, the electronic copy of the plan will be submitted to the City of Nashua.
15. Prior to the issuance of the first building permit, all easements and stormwater documents will be submitted to City for review and approval and recorded at the Registry of Deeds at the applicant's expense.
16. Prior to the issuance of a Certificate of Occupancy, an easement will be given to the City for the bus stop and sidewalk for review and approval and recorded at the Registry of Deeds at the applicant's expense.

17. Prior to the issuance of the first Certificate of Occupancy , all on-site improvements shall be substantially completed, provided that paving may be completed to base course and landscaping may be completed as seasonally permitted; and further provided that a financial guarantee will be required for any work remaining.
18. Prior to the issuance of the final Certificate of Occupancy, an as-built plan locating all roads, driveways, units, buildings, utilities, and landscaping shall be completed by a professional New Hampshire licensed engineer or surveyor and submitted to Planning and Engineering Departments. The as-built plan shall include a certification by a NH licensed professional engineer that all construction was generally completed in accordance with the approved site plan and applicable regulations.
19. Prior to the issuance of the final Certificate of Occupancy, all off-site and on-site improvements will be completed.