

NASHUA CITY PLANNING BOARD  
STAFF REPORT

TO: Nashua City Planning Board  
FROM: Linda McGhee, Deputy Planning Manager  
FOR: June 16, 2022  
RE: New Business – Project A22-0088 – Site Plan

Owner/Applicant: Rivier University  
Proposal: Site plan amendment to show Phase 1 for Rivier Village Student Housing  
Location: L & 439 South Main St, 1 Clement St, 11, 15 & 17 Oldfield St & 1 Weld St  
Total Site Area: 4.37 acres (103,090 sf)  
Total Campus Area: 43.32 acres  
Existing Zoning: RA-Urban Residence  
Surrounding Uses: Residential and commercial

## **II. Background Information:**

Established in 1933 in Hudson, New Hampshire, Rivier College moved in 1941 to the present campus site in Nashua and officially became Rivier University on July 1, 2012. Numerous improvements have been made to the site over the years. In 2014 approval was given for the demolition of Florence Hall, new entry signage, pedestrian crosswalks, and reconfiguration of the parking lots. In 2017 Rivier made enhancements to their campus along the Clement Street Corridor. The project included realigning pedestrian walkways and improved operational efficiency, new façade treatment of the Dion Center Clement Street entrance and a canopy over the door at the north end of Trotter Hall. In July 2018 the Planning Board approved Phase 1 of their East Campus Improvements which were upgrades to the athletics facilities and in November 2018 the board approved Phase II for the construction of the Science Center.

On March 22, 2022 the applicant appeared before the Zoning Board of Adjustment and received several variances to allow this project to move forward.

Approval letters, staff reports and minutes are attached.

## **III. Project Description:**

The proposal is for work proposed for the Rivier Village Student Housing, Phase 1. Rivier's goal is to construct two apartment which provide housing for upper division Rivier students. The building will be designed with sloping roofs and façade. For materials, the buildings will be consistent with the other buildings on Rivier's Campus. Each will be 2 ½ stories and will house 37 students. An existing 34 parking space lot along Clement Street will be demolished and it will be replaced with a 108 car parking lot. Pedestrian access to and within the development will provide new sidewalks and curbing. Site elements remain the same as previous Rivier projects: granite, new concrete walkways, new LED site lighting, upgraded landscaping and sod.

A Stormwater Management Report was submitted as part of this application.

An Anticipated Traffic Effects letter dated April 21, 2022 was submitted to the Division of Public Works which summarizes the project as they relate to traffic and circulation (see attached).

Some minor waivers are being requested. A letter from Tim Maness, RLA dated April 21, 2022 addresses the waivers.

City staff has 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). 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:

1. The request for a waiver of NRO § 190-279 (B), (F), and (S), which requires scale, dimension and square footage of all buildings and structures, and building and structures and driveways on abutting parcels **is/is not granted**, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.
2. Prior to the Chair signing the plan, minor drafting corrections will be made.
3. Prior to the Chair signing the plan, the lots shall be merged.
4. Prior to the Chair signing the plan, all comments in an e-mail dated May 23, 2022 from Mark Rapaglia, Inspector/Investigator shall be addressed to the satisfaction of the Fire Marshal's Office.
5. Prior to the Chair signing the plan, all comments in a letter dated \_\_\_\_\_ from Joe Mendola, Street Construction Engineer shall be addressed to the satisfaction of the Division of Public Works.
6. Prior to the issuance of a building permit the electronic copy of the plan shall be submitted to the Planning Department.
7. Prior to the issuance of a building permit, the existing structures shall be razed.
8. Prior to the issuance of a building permit, stormwater documents shall be submitted to City for review and approval and recorded at the Registry of Deeds at the applicant's expense.
9. Prior to any site disturbance, the Alteration of Terrain Permit for the project shall be approved by NHDES.
10. Prior to any work and a pre-construction meeting, a financial guarantee shall be approved.

11. Prior to the issuance of a certificate of occupancy, all on and off site improvements will be completed.
12. Prior to the issuance of a Certificate of Occupancy, an as-built plan locating all 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.
13. All stipulations of the Zoning Board of Adjustment dated March 22, 2022 are incorporated herein.