

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 A22-0089 Conditional Use Permit

Owner/Applicant: Rivier University
Proposal: Conditional Use Permit
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 I 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.

III. Project Description:

This proposal is for a conditional use permit for the work proposed for Rivier University Village Student Housing, Phase 1. Rivier's goal is to construct two apartment-style residences. There are nine approval criteria for a conditional use permit found in NRO § 190-133(F). The applicant addresses the criteria in a letter from Tim Maness, RLA dated April 21, 2022 (see 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 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