

1. Zoning Board Of Adjustment Regular Meeting Agenda(PDF)

Documents:

[20220712 ZBA AGENDA.PDF](#)



City of Nashua
Planning Department
229 Main Street
Nashua, New Hampshire 03061-2019

Planning & Zoning 589-3090
Fax 589-3119
WEB www.nashuanh.gov

June 28, 2022

The following is to be published on ROP July 3, 2022, under the Seal of the City of Nashua, Public Notice Format 65 MP 51.

Notice is hereby given that a Public Hearing of the City of Nashua Zoning Board of Adjustment will occur on Tuesday, July 12, 2022, at 6:30 p.m. in the 3rd floor auditorium at Nashua City Hall, 229 Main St, Nashua, NH and Zoom via the link below. Members of the public can submit their comments via email to (planningdepartment@nashuanh.gov) or by mail (please make sure to include your name/address and comments) by 5:00 p.m. on July 11, 2022 and read into the record at the appropriate time. Letters should be addressed to City of Nashua, Planning Department, P.O. Box 2019, Nashua, NH 03061. Plans can be viewed online starting July 8, 2022, at www.nashuanh.gov in the Calendar or in Agendas and Minutes.

Join Zoom Meeting:

<https://us02web.zoom.us/j/87329155928?pwd=MG9ibFBzQUd5WHRJOTNudzI2MDJWZz09>

Meeting ID: **873 2915 5928**

Passcode: **431294**

To join by phone: **1 (929) 436-2866**

If you are not able to connect to **Zoom**, contact the Planning Department at (603) 589-3056.

1. 7 Coliseum Avenue Associates Limited Partnership (Owner) 7 Coliseum Avenue (Sheet E Lot 260) requesting variance from Land Use Code Section 190-42, Table 42-2 for minimum dwelling units per acre, 12 units per acre/48 units permitted, 141 units existing - 171 units proposed - to construct an attached 5-story, 30 unit addition. GB Zone, Ward 1.
2. Jeanne F. McGuinness Rev. Trust (Owner) 38 Sanborn Drive (Sheet E Lot 458) requesting variance from Land Use Code Section 190-16, Table 16-3 to encroach 8 feet into the 30 foot required rear yard setback to construct an attached 14'x16' family room addition. R9 Zone, Ward 1.
3. Property Possible, Inc. (Owner) 49 Buckmeadow Road (Sheet C Lot 18) requesting special exception from Land Use Code Section 190-115 to work in the 75-foot prime wetland buffer

of Old Ridge Road Wetlands and in a 40-foot critical wetland buffer to construct an 11-unit residential conservation subdivision development, along with associated improvements. R40 Zone, Ward 5.

4. Peter H. Maccini (Owner) 1080 West Hollis Street (Sheet D Lot 41) requesting variance from Land Use Code Section 190-264 for accessory use area, 40% allowed, 75% existing - 164% proposed, to construct an attached one-story 34'x34' garage addition on the rear of existing detached garage. R30 Zone, Ward 5.
5. Thomas & Justine Bergin (Owners) 17 Winchester Street (Sheet F Lot 956) requesting special exception from Land Use Code Section 190-115 to maintain recently constructed driveway in 75-foot prime wetland buffer of the Nashua River. R9 Zone, Ward 1.
6. Heritage Baptist Church of Nashua, Inc. (Owner) Pastor Larry C. Hileman (Applicant) 105 Lock Street (Sheet 41 Lot 49) requesting special exception to expand approved non-conforming use by changing school from grades 1-12 to K-12. GI/TOD Zone, Ward 3.

OTHER BUSINESS:

1. Review of Motion for Rehearing:
2. Review of upcoming agenda to determine proposals of regional impact.
3. Approval of Minutes for previous hearings/meetings.

"SUITABLE ACCOMMODATIONS FOR THE SENSORY IMPAIRED
WILL BE PROVIDED UPON ADEQUATE ADVANCE NOTICE."