

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

Documents:

[20220712 ZBA AGENDA - AMENDED.PDF](#)



City of Nashua
Planning Department
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ZONING BOARD OF ADJUSTMENT

JULY 12, 2022

AMENDED AGENDA

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. James A. Cooper & Connor Feathers (Owners) 302-A & 302-B Pine Street (Sheet 102 Lot 179) requesting variance from Land Use Code Section 190-17 (E)(1) to exceed maximum driveway width, 24 feet permitted, no pavement existing - 48 feet proposed for duplex/condex, where each unit is requesting 24 feet in width. RB Zone, Ward 6. **[TABLED FROM THE JUNE 14, 2022 MEETING]**
2. 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. **[POSTPONED TO THE JULY 26, 2022 MEETING.]**
3. 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.
4. 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.

5. 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.
6. 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.
7. 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."