1. Zoning Board Of Adjustment Regular Webex Agenda

Documents:

20200609 ZBA AGENDA.PDF
May 26, 2020

The following is to be published on ROP May 31, 2020, under the Seal of the City of Nashua, Public Notice Format 65 MP 51.

The Zoning Board of Adjustment will meet on Tuesday, June 9, 2020 via WebEx. Real-time public comment can be addressed to the Board utilizing WebEx virtual meeting software for remote access. This will allow users to view the meeting and ask questions to the Board via the chat function. The public is also encouraged to submit their comments via email (planning@nashuanh.gov) to the Department email or by mail (please make sure to include your name/address and comments) by 5:00 p.m. on June 9, 2020 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 June 4, 2020, at www.nashuanh.gov in the Calendar or Agendas and Minutes.

To access WebEx: https://nashuanh.webex.com/nashuanh/j.php?MTID=m686503c55530dfc8c6734012e0cbbf74

Meeting number/access code: 710 470 705 - Password: NUsvsKyS548

To join by phone: 1 (408) 418-9388 - Meeting number/access code: 710 470 705

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

1. Paul D. & Dusuba Koroma (Owners) 26 Canal Street (Sheet 42 Lot 74) requesting use variance from Land Use Code Section 190-15, Table 15-1 (#15) to maintain an existing dwelling unit on first floor - one commercial unit and three residential units already existing. LB Zone, Ward 3.

2. Wilmar, LLC (Owner) Colbea Enterprises, LLC (Applicant) 4 Blackstone Drive (Sheet H Lot 520) requesting the following variances: 1) from Land Use Code Section 190-108 (C)(1) to exceed maximum wall sign area, 150 sq.ft permitted - 155 sq.ft proposed; and, 2) from Land Use Code Section 190-108 (E)(2) to exceed maximum number of wall signs, 3 permitted -
5 proposed - for proposed gas station/convenience store. GB Zone, Ward 2.

3. Alla Mark Properties, LLC c/o John L. Randall, Mgr. (Owner) TMC CF New England, LLC c/o Shannon Netherton, Deal Management Director (Applicant) 452 Amherst Street (Sheet H Lot 143) requesting use variance from Land Use Code Section 190-15, Table 15-1 (#93) to allow a convenience store/gas station where 75% of the building gross floor area is otherwise required to be reserved for uses in the “industrial and manufacturing” category. PI/MU Zone, Ward 2.

4. B & A Construction, LLC, (Owner) Joshua & Caleb Becker (Applicants) 32 Groton Road (Sheet D Lot 265) requesting use variance from Land Use Code Section 190-15, Table 15-1 (#90) to remove three non-conforming structures and construct a new barn/workshop/office for a carpentry shop with an accessory residential unit on second floor. R40 Zone, Ward 5.

5. Southland Corporation (Owner) 7-Eleven Inc. (Applicant) 367 Amherst Street (Sheet G Lot 652) requesting the following variances: 1) from Land Use Code Section 190-108 (C)(1) to exceed maximum wall sign area, 90 sq.ft permitted - 122.3 sq.ft proposed; and, 2) from Land Use Code Section 190-108 (E)(2) to exceed maximum number of wall signs, 3 permitted - 4 proposed - to remove and replace signage at existing convenience store/gas station, GB Zone, Ward 2.

OTHER BUSINESS:

1. Review of Motion for Rehearing:

   70 Berkeley Street

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."