

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

Documents:

[20200714 ZBA AGENDA.PDF](#)



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

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

June 30, 2020

The following is to be published on ROP July 5, 2020, under the Seal of the City of Nashua, Public Notice Format 65 MP 51.

The Zoning Board of Adjustment will meet on Tuesday, July 14, 2020 at 6:30 PM via WebEx, with a possible spillover date of Wednesday, July 15 at 6:30 PM if necessary. 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 (planningdepartment@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 July 14, 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 July 10, 2020, at www.nashuanh.gov in the Calendar or Agendas and Minutes.

To access WebEx:

July 14th meeting link:

<https://nashuanh.webex.com/nashuanh/j.php?MTID=mbee470507cccd15ec3dfef7c701ffc7>

Meeting number/access code: **129 528 6935**

Password: **etP3RquSH49**

July 15th meeting link:

<https://nashuanh.webex.com/nashuanh/j.php?MTID=m6071441cdf0316edb10742a6e961e043>

Meeting number/access code: **129 472 2055**

Password: **rdMvA6BeF62**

To join by phone: 1 (408) 418-9388

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

1. Merrissa Galliano (Owner) 22 Vespa Lane (Sheet G Lot 312) requesting variance from Land Use Code Section 190-264 to exceed maximum accessory use area, 40% permitted, 50% existing - 75% requested - to erect an 18 foot round above ground swimming pool. R18 Zone, Ward 3.

2. Energy North Natural Gas, Inc., c/o Liberty Utilities (Owner) 25 Van Buren Street & 38 Bridge Street (Sheet 41 & 39 Lots 11 & 26) requesting special exception from Land Use Code Section 190-112 to work within the 75-ft prime wetland buffer of the Nashua River to install an impermeable cap as required by the NHDES remedial action plan, including regrading, repaving and expanding the site's existing parking lot, and improve the stormwater management system. GI Zone, Ward 7.
3. Carol A. Muldoon (Owner) 79 Allds Street (Sheet 20 Lot 73) requesting special exception from Land Use Code Section 190-47 (B) to allow a major home occupation for a hair salon. RB Zone, Ward 7.
4. Pennichuck Water Works & Pennichuck Water Works, Inc. (Owners) GSSG New Hampshire, LLC (Applicant) "L" Ferry Road, "L" Westland Avenue, "L" Stanwood Drive, "L" Appledore Street, "L" Marlboro Street, "L" Independence Avenue, "L" Claredon Street, and 206 Concord Street (Sheet 52 Lots 1, 7, 14, 23, 24, 28, 39, 49, 61, 65, 81, 82, 85, 96, 97, 104 and 118) requesting special exception from Land Use Code Section 190-24 (F)(3) to allow underground electric utility construction, relocate existing fencing, improve surface of existing gravel drive along Old Harris Road, and tree clearing within a portion of the Conservation Zone to allow for a proposed solar array project (allowed use). R18 Zone, Ward 3.
5. Nashua Housing & Redevelopment Authority (Owner) Boston Capital Corporation/Richard Mazzocchi and Nashua Housing & Redevelopment Authority (Applicant) 41 Central Street (Sheet 80 Lot 89) requesting the following variances from Land Use Code Section 190-16, Table 16-3: 1) to encroach 8 feet into the 10 foot required front yard setback (at one location on Pine Street), and to encroach 3 feet into the 10 foot front yard setback (along Central Street) in two locations; 2) to exceed maximum side yard setback, 20 foot maximum allowed, 70 feet proposed along easterly property line; 3) minimum open space, 35% required - 28% proposed, 4) to exceed maximum residential density, 48 dwelling units exist, 52 dwelling units permitted - 216 dwelling units proposed, 5) to exceed maximum floor area ratio, 1.0% allowed - 1.4% proposed, and; 6) from Land Use Code Section 190-16 (F)(4) to allow parking in front yard setback, 10 feet allowed, 0 feet proposed (along Myrtle Street) - all requests to redevelop the property from 48 dwelling units to 216

dwelling units, located in four 4-story buildings. RC Zone, Ward 4.

6. Rivier University (Owner) John Parker (Applicant) 436 South Main Street (Sheet 1 Lot 1) requesting variance from Land Use Code Section 190-102 to exceed maximum wall identification sign area, 12-sqft permitted - 58-sqft proposed for the Science and Innovation Center building. R9 Zone, Ward 7.
7. Freestone Holdings, LLC (Owner) Mallia Hair Studio (Applicant) 28 Charron Avenue (Sheet E Lot 1350) requesting use variance from Land Use Code Section 190-15, Table 15-1, (#35), to allow a hair salon in which less than 75% of the building is used for industrial and manufacturing uses. AI Zone, Ward 1.
8. Douglas J. Dichard (Owner) 6 White Avenue (Sheet 35 Lot 75) requesting variance from Land Use Code Section 190-16, Table 16-3 for minimum land area, 5,834 sq.ft existing - 6,970 sq.ft required - to remove existing garage and construct a two-family residential building. RC Zone, Ward 4.
9. The Trabucchi Family Trust (Owner) Robert Trabucchi (Applicant) 7 Berkeley Street (Sheet 47 Lot 79) requesting the following variances from Land Use Code Section 190-31: 1) to encroach 2 feet into the 6 foot required right side yard setback, and; 2) to encroach 2 feet into the 6 foot required rear yard setback - both requests to construct a 12'x18' shed. RA Zone, Ward 3.
10. Kreg & Danielle Jones (Owners) 5B Berkeley Street (Sheet 47 Lot 93) requesting special exception from Land Use Code Section 190-15, Table 15-1 (#3) to allow an accessory (in-law) dwelling unit within rear of existing house. RA 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."