

1. 20201013 ZBA Agenda

Documents:

[20201013 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

September 28, 2020

The following is to be published on ROP October 4, 2020, under the Seal of the City of Nashua, Public Notice Format 65 MP 51.

The Zoning Board of Adjustment will meet on Tuesday, October 13, 2020, at 6:30 PM via **Zoom**. Real-time public comment can be addressed to the Board utilizing Zoom 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) before 5:00 p.m. on October 13, 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 October 7, 2020, at www.nashuanh.gov in the Calendar or Agendas and Minutes.

To access Zoom Meeting

<https://us02web.zoom.us/j/83462830606?pwd=VGZHOU0xZW4xdk5VdGdpQ0w5Uys5UT09>

Meeting ID: **834 6283 0606**

Passcode: **558398**

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

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

1. City of Nashua (Owner) Tim Cummings, Director of Economic Development, City of Nashua (Applicant) 44 Broad Street (Sheet 71 Lot 2) requesting use variance from Land Use Code Section 190-15, Table 15-1 (#116), to allow for construction of a new building for retail use. [APPROVED BY ZBA 3-28-17 BUT HAS EXPIRED]. GI/HB Zone, Ward 4.
2. Duane R. Pealo (Owner) 33 Lock Street (Sheet 43 Lot 88) requesting special exception from Land Use Code Section 190-15, Table 15-1 (#3) to allow an accessory (in-law) dwelling unit within existing house. RC Zone, Ward 3.

3. Elizabeth J. Lu & Matthew E. Plante (Owners) "L" Roby Street (Sheet 126 Lot 103) requesting the following: 1) special exception from Land Use Code Section 190-115 to work within the 75-foot prime wetland buffer of Salmon Brook; and the following variances from Land Use Code Section 190-16, Table 16-3: 2) for minimum lot frontage, 60 feet required - 0 feet proposed, and, 3) for minimum lot width, 75 feet required - 0 feet proposed - all requests to construct a single-family house on vacant lot without paved frontage. RA Zone, Ward 6.
4. Scott M. Cusson (Owner) 7 Pinehurst Avenue (Sheet B Lot 647) requesting variance from Land Use Code Section 190-16, Table 16-3 to encroach 5 feet into the 20 foot required front yard setback to construct a 10'x44' roofed farmers porch. R9 Zone, Ward 8.
5. Estate of Marlene M. Brown (Owner) Forcier Contracting & Building Services, Inc. (Applicant) 5 Berkshire Street (Sheet 61B Lot 29) requesting the following variances from Land Use Code Section 190-16: for Lot A: 1) minimum lot area, 7,500 sq.ft required - 6,000 sq.ft proposed; 2) minimum lot width, 75 feet required - 60 feet proposed; for Lot B: 3) minimum lot area, 7,500 sq.ft required - 6,211.45 sq.ft proposed; and, 4) minimum lot width, 75 feet required, 60 feet proposed - all requests to remove existing nonconforming garage and subdivide property into two residential lots. RA Zone, Ward 4.
6. Riverside Properties of Nashua, Inc. (Owner) Kathy Farland, Stepping Stones (Applicant) 1C Pine Street Extension (Sheet 77 Lot 11) requesting use variance from Land Use Code Section 190-15, Table 15-1 (#253) to utilize a portion of existing building for a drop-in center for homeless youth. GI/MU Zone, Ward 4.
7. Marie Hogan Bristol Family Revocable Trust (Owner) Marie McClennan (Applicant) 972 West Hollis Street (Sheet D Lot 116) requesting variance from Land Use Code Section 190-17 (B) to exceed maximum number of principal structures per lot, one permitted, two proposed - to keep existing house and construct a new house in back of lot. R9 Zone, Ward 5.
8. Jane Lorentz, Tropical Side (Owner) 6 Kinsley Street (Sheet 97 Lot 4) requesting use variance from Land Use Code Section 190-15, Table 15-1 (#52) to convert previous use of a bridal/tailor shop to a convenience store. RC Zone, Ward 4.

9. Kerry Parker (Owner) 15 Sixth Street (Sheet 87 Lot 108) requesting the following variances from Land Use Code Section 190-31: 1) to encroach 4 feet into the 6 foot required side yard setback (northernmost property line); and, 2) to encroach 4 feet into the 6 foot required side yard setback (westernmost property line) - to remove two existing sheds and construct a new 12'x20' shed. RB Zone, Ward 4.

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."