



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

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

ZONING BOARD OF ADJUSTMENT

6:30PM, SEPTEMBER 10, 2019

AMENDED AGENDA

1. Weston Associates Development Company, Inc. (Owner) 546 Amherst Street (Sheet H Lot 179) requesting special exception from Land Use Code Section 190-115 (B) to work within the 40-foot critical wetland buffer of Round Pond to remove existing building and construct two new buildings. GB/PI Zones, Ward 2.
2. Linda Beaudoin (Owner) 2 Chaucer Road (Sheet B Lot 1615) requesting the following variances: 1) from Land Use Code Section 190-264, to exceed maximum accessory use area, 40% permitted, 43% proposed; and, 2) from Land Use Code Section 190-31 (A)(1), to exceed maximum height of an accessory structure within 10 feet of side and rear property lines, 12 feet permitted, 20 feet proposed - both requests to construct a 25'x40' detached garage. R18 Zone, Ward 8.
3. Elizabeth Colebrooke (Owner) 632 South Main Street (Sheet A Lot 271) requesting the following variances from Land Use Code Section 190-16, Table 16-3: 1) to encroach 8.1 feet into the 25 foot required front yard setback; and, 2) to encroach 1.9 feet into the 10 foot required side yard setback - both requests to construct an attached 24'x30' garage. RA Zone, Ward 7.
4. Laurie J. Kopka (Owner) 5 Lynde Street (Sheet 65 Lot 54) requesting variance from Land Use Code Section 190-16, Table 16-3, to encroach 4 feet into the 10 foot required right side yard setback to construct a 12'x18' three-season porch. RA Zone, Ward 3.
5. David & Steven Linatsas, Trustee of the Linatsas Family Trust (Owner) Ali Bird (Applicant) 1 Hardy Street (Sheet 62 Lot 152) requesting use variance from Land Use Code Section 190-52 (A) for a fenced in area for outdoor use for a dog day care. LB Zone, Ward 4.
6. William & Linda M. Porter (Owners) Ken Grant (Applicant) 30 Caron Avenue (Sheet 49 Lot 79) requesting variance from Land Use Code Section 190-16, Table 16-3, to encroach 8 feet into

the 25 foot required front yard setback to construct an attached 8'x12' farmers porch. RA Zone, Ward 3.

7. Andre J. Quirion (Owner) 55-57 Williams Street (Sheet 21 Lot 66) requesting the following variances: 1) from Land Use Code Section 190-16, Table 16-3 for minimum open space, 35% required, 25% proposed; and, 2) from Land Use Code Section 190-193 for minimum parking space dimensions, 9'x20' required, 8'x18' proposed - both requests to construct a 6-space parking lot for an existing 3-family dwelling. RB Zone, Ward 7.

OTHER BUSINESS:

1. Review of Motion for Rehearing:
9 East Pearl Street (from 7-23-19 denial).
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."