



City of Nashua
Planning Department
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ZONING BOARD OF ADJUSTMENT

6:30PM, JANUARY 14, 2020

AMENDED AGENDA

1. Unit Owners Association of the Villages at Kessler Farms Condominium (Owner) Pennichuck Water Works, Inc. (Applicant) 69 Kessler Farm Drive (Sheet G Lot 592) requesting special exception from Land Use Code Section 190-15, Table 15-1 (#278) to replace an existing water tank with a new one 11.33 feet taller, in same location. R9 Zone, Ward 2.
2. Jose Mendez & Angela Laro (Owners) Angela Laro (Applicant) 13 Alder Drive (Sheet 139 Lot 112) requesting special exception from Land Use Code Section 190-47 (B) to allow a major home occupation for an in-home day care for 12 children. R9 Zone, Ward 6.
3. Santa Tejada (Owner) 3 Lyons Street (Sheet 19 Lot 86) requesting the following variances: 1) From Land Use Code Section 190-31, to encroach 14 feet into the 20 foot required front yard setback to construct a 15'x20' detached pool house; and, 2) from Land Use Code Section 190-264, to exceed maximum accessory use area, 40% permitted, 76% existing - 109% proposed. RB Zone, Ward 7.
4. Albert F. Monaco (Owner) 39 Amherst Street (Sheet 63 Lot 27) requesting the following variances: 1) From Land Use Code Section 190-192 (C) to exceed maximum driveway width, 24 feet allowed - 40 feet requested; 2) to exceed maximum 50% of front yard paved - 66% proposed; and, 3) from Land Use Code Section 190-16, Table 16-3 for minimum open space, 35% required - 33% proposed. RB Zone, Ward 3.

OTHER BUSINESS:

1. Review of Motion for Rehearing:

"L" Silver Drive
1 Hardy St

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."