



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

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

March 30, 2022

The following is to be published on ROP April 3, 2022, under the Seal of the City of Nashua, Public Notice Format 65 MP 51.

Notice is hereby given that a Public Hearing of the City of Nashua Zoning Board of Adjustment will occur on Tuesday, April 12, 2022, at 6:30 p.m. in the 3rd floor auditorium at Nashua City Hall, 229 Main St, Nashua, NH and Zoom via the link below. Members of the public can submit their comments via email to (planningdepartment@nashuanh.gov) or by mail (please make sure to include your name/address and comments) by 5:00 p.m. on April 11, 2022 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 April 7, 2022, at www.nashuanh.gov in the Calendar or Agendas and Minutes.

Join Zoom Meeting:

<https://us02web.zoom.us/j/87329155928?pwd=MG9ibFBzQUd5WHRJOTNudzI2MDJWZz09>

Meeting ID: **873 2915 5928**

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

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

1. Daniel & Nicole Campbell (Owners) 34 Whitford Road (Sheet C Lot 1642) requesting special exception from Land Use Code Section 190-16 (E) (3) (a) for a minor encroachment to encroach up to 5 feet into the 20 foot required right side yard setback to construct an attached 28' x 27.5' garage addition with rooms above. R30 Zone, Ward 5.
2. Edward A. Brousseau (Owner) 141 West Hollis Street (Sheet 87 Lot 4) requesting variance from Land Use Code Section 190-44 to exceed maximum fence height, 6 feet permitted - 8 feet proposed, for the entire 163 foot length of west side of lot. RB Zone, Ward 4.
3. 45 Broad Street Properties (Owner) Jillian Arsenault (Applicant) 45 Broad Street (Sheet 61 Lot 169) requesting variance from Land Use Code Section 190-16, Table 16-3, for

minimum open space, 50% required, 50% existing - 33% proposed, to add additional parking spaces to north and east side of existing garage. RA Zone, Ward 4.

4. Lawrence Berger (Owner) 5 Scotia Way (Sheet C Lot 1736) requesting the following: 1) A determination whether a material change of circumstances affecting the merits of the application has occurred, or that the application is for a use that materially differs in nature and degree from the variance for a driveway that was denied by the ZBA on 7-28-2020; and, if so: 2) variance from Land Use Code Section 190-17 (E) (1) to exceed maximum driveway width, 24 feet permitted, 19 feet existing - an additional 10 foot wide driveway proposed on right side of lot, for a total width of 29 feet. R9 Zone, Ward 5.
5. Weverson Araujo (Owner) 65-67 Gilman Street (Sheet 94 Lot 74) requesting use variance from Land Use Code 190-15, Table 15-1 (#102) to allow an esthetician's office in a portion of a first floor unit within a three-unit building. RB Zone, Ward 6.

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."