



The Zoning Board of Adjustment will meet on Tuesday, February 9, 2021, 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 February 9, 2021 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 February 2, 2021, 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**

Passcode: **431294**

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. Ernest & Constance Gagnon Family Trust (Owner) JLS Holdings, LLC, by its Attorney, Thomas Hildreth, McLane Middleton Law Firm (Applicant) 49 Buckmeadow Road (Sheet C Lot 18) requesting use variance from Land Use Code Section 190-15, Table 15-1 (#148) to allow a landscaping business and landscaping equipment storage. R40 Zone, Ward 5. **[TABLED TO THE 2-9-2021 ZBA MEETING]**

2. First Church of Christ Scientist (Owner) Crimson Properties, LLC (Applicant) 115 Concord Street (Sheet 48 Lot 49) requesting use variance from Land Use Code Section 190-15, Table 15-1 (#15) to remove existing church and construct a multi-family building with 10 units. RA Zone, Ward 3. **[POSTPONED FROM THE 1-26-21 MEETING BY APPLICANT REQUEST]**

3. O'Glesian Farm, LLC, Denis Gleeson (Owner) Deborah A. Gleeson (Applicant) 10 Groton Road (Sheet D Lot 621) requesting variance from Land Use Code Section 190-101, Table 101-7, to exceed maximum number of ground signs, 1 permitted, 2 requested - to install a four sq.ft sign on each side of proposed stone walls at driveway entrance. R40 Zone, Ward 5.

4. Hartwell Brook Condo's (Owner) PSNH d/b/a Eversource Energy (Applicant) Hartwell Brook Drive, generally between 553 & 559 South Main Street (Sheet A Lot 323) requesting special exception from Land Use Code Section 190-115 (A)(1) for temporary work in an "other" wetland buffer to access transmission line pole for overhead wire replacement work. RA Zone, Ward 7.

5. State of New Hampshire (Owner) Timothy Sullivan (Applicant) 52 & 54 Baldwin Street (Sheet 62 Lots 228 & 229) requesting variance from Land Use Code Section 190-16, Table 16-3, for minimum land area, 12,445 sq.ft required, 8,518.2 sq.ft proposed after lot line relocation - to construct a two-family dwelling unit on Lot 228. RB Zone, Ward 4.

6. Rocky B. Hanson (Owner) 52 West Glenwood Street (Sheet 127 Lot 97) requesting the following variances from Land Use Code Section 190-16, Table 16-3: 1) to encroach up to 4 feet into the 25 foot required rear yard setback; and, 2) to encroach 3.5 feet into the 10 foot required left side yard setback – both requests to construct an attached 14'x18' one-story garage addition in back of existing garage. RA Zone, Ward 7.

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."