



**The Zoning Board of Adjustment** will meet on **Tuesday, April 13, 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](mailto: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 April 13, 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 April 9, 2021, at [www.nashuanh.gov](http://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. United Greek Orthodox (Owner) Mark A. Cloutier, Parish Council President (Applicant) 500 West Hollis Street (Sheet E Lot 71)** requesting Use Variance from Land Use Code Section 190-15, Table 15-1 (#240) to allow a licensed child care center within the existing church building. R9 Zone, Ward 5.

**2. Daniel Tine & Jodi Grant (Owners) 15 Dudley Street (Sheet A Lot 63)** requesting the following variances: 1) from Land Use Code Section 190-264 to exceed maximum accessory use area, 40% permitted – 71.6% proposed, to construct a detached 30'x30' single-story garage; and, 2) from Land Use Code Section 190-192 (C) to exceed maximum driveway width, 24 feet permitted, 24 feet existing – an additional 20' wide driveway proposed for a total width of 44 feet. RA Zone, Ward 7.

**3. Brittney M. & Kyle S. Cavagnaro (Owners) 83 Dublin Avenue (Sheet 53B Lot 4)** requesting the following: 1) special exception from Land Use Code Section 190-15, Table 15-1 (#3) to allow an accessory (in-law) dwelling unit above existing attached garage; and, 2) Variance from Land Use Code Section 190-32 (B)(1) to exceed maximum size of accessory dwelling unit, 750 sq.ft allowed – 1,082 sq.ft proposed. R9 Zone, Ward 1.

**4. Vivian Adams (Owner) "L" Deerwood Drive (Sheet H Lot 103)** requesting variance from Land Use Code Section 190-16, Table 16-3, for minimum lot frontage, 105 feet required – 0 feet proposed – to construct a single-family home on a non-conforming lot of record. R30 Zone, Ward 1.

**5. Nashua Landing, LLC (Owner) Dick Anagnost (Applicant) 2 East Spit Brook Road (Sheet A Lots 218, 1019, 1020)** requesting special exception from Land Use Code Section 190-115 (A) to work in the critical wetland and wetland buffer of Spit Brook for temporary and permanent impacts to construct a retail building and fueling facility, along with associated parking, utility connections, stormwater management and landscaping. GB/MU TOD Zones, Ward 7.

**6. Nashua Landing, LLC (Owner) 2 East Spit Brook Road (Sheet A Lots 218, 1019, 1020)** requesting the following variances: 1) from Land Use Code Section 190-108 (E)(2), to exceed maximum number of wall signs, 3 permitted, 8 proposed (4 on Costco building, 4 on gas canopy); 2) from Land Use Code Section 190-108 (C)(1) to exceed maximum wall sign area, 150 sq.ft permitted – 1,148.40 sq.ft proposed (1,065 sq.ft on Costco building, 83.40 sq.ft on gas canopy); 3) from Land Use Code Section 190-101, Table 101-7 to exceed maximum ground sign height for sign #1, 40 feet permitted, 90 feet proposed, 4) to exceed maximum ground sign height for sign #2, 40 feet permitted, 85 feet proposed; 5) to exceed maximum area for sign #1, 150 sq.ft permitted, 630 sq.ft proposed, and 6) to exceed maximum area for sign #2, 150 sq.ft permitted, 630 sq.ft proposed; 7) from Land Use Code Section 190-97 (B)(1) for maximum area of electronic changing message sign for sign #1, 52 sq.ft permitted, 315 sq.ft proposed, and 8) to exceed maximum area of electronic changing message sign for sign #2, 52 sq.ft permitted, 315 sq.ft proposed, 9) from Land Use Code Section 190-97 (B)(2) three lines of text only permitted for sign #1 - full color flex face with graphics proposed, 10) three lines of text only permitted for sign #2 – full color flex face with graphics proposed; and, 11) from Land Use Code Section 190-103 (A)(1) to allow both proposed ground signs #1 and #2 to be off-premises signs. GB/MU TOD Zones, Ward 7.

**OTHER BUSINESS:**

1. Review of Motion for Rehearing:  
49 Buckmeadow Road
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."**