



# LEGAL NOTICE CITY OF NASHUA NOTICE OF PUBLIC HEARING

Notice is hereby given that a Public Hearing of the **City of Nashua Zoning Board of Adjustment** will occur on **Tuesday, August 10, 2021**, in Room #208 at Nashua City Hall, 229 Main Street, Nashua, NH, AND via Zoom at the link below. **Members of the public and representatives of the applicant are encouraged to attend the meeting via Zoom.** Real-time public comment can be addressed to the Board utilizing Zoom for remote access or at City Hall in Room #208. To access Room #208, please use the rear City Hall entrance and follow directional signage to the second floor. ADA access is available via the elevator. The Zoom application will allow users to view the meeting and ask questions to the Board. 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 August 10, 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 August 5, 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=MG9ibFBzQUd5WHRJOTNudzl2MDJWZz09>

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. Springs One, LLC (Owner) The Springs Condominium Association (Applicant) 48 Scenic Drive – also known as 701 West Hollis Street - (Sheet F Lot 59)** requesting variance from Land Use Code Section 190-16, Table 16-3, for minimum open space, 50% required, 50.3% existing – 49% proposed – to allow up to 22 units to install 8'x8' permeable paver patios. R9 Zone, Ward 5.

**2. Yu Feng Soon, LLC (Owner) 61 Amherst Street (Sheet 63 Lot 50)** requesting the following: 1) use variance from Land Use Code Section 190-15, Table 15-1 (#90) to allow mixed commercial and residential use where commercial use is primarily on first floor, with dwellings occupancy on second floor in the RB Zone; and, 2) special exception from Land Use Code Section 190-16 (E)(3) (a), Table 16-2, for a minor encroachment of 4 feet into the 7 foot required right side yard setback to construct an exterior staircase to provide access to proposed second story dwelling unit. RB Zone, Ward 3.

**3. Geoffrey Lynch (Owner) 496 Main Dunstable Road (Sheet C Lot 1999)** requesting variance from Land Use Code Section 190-264, to exceed maximum 40% accessory use area, to allow a proposed 4,400 sq.ft house on a newly-created lot that has an existing 3,600 sq.ft barn with a proposed 6,000 sq.ft barn addition. R30 Zone, Ward 5.

## **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.”**