



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, December 14, 2021, at 6:30 p.m.** at Nashua City Hall, Nashua, NH. Real-time public comment can be addressed to the Board utilizing Zoom for remote access or at City Hall. ADA access is available via the elevator. The public can 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 December 14, 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 December 9, 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. Robin Thapa (Owner) Sudip K. Pant (Applicant) "L" Bowers Street (Sheet 25 Lots 22-24) requesting variance from Land Use Code Section 190-16, Table 16-3 for minimum lot frontage, 50 feet required – 0 feet proposed, to construct a two-family dwelling. RB Zone, Ward 7. **[TABLED FROM THE NOVEMBER 23, 2021 MEETING.]**

2. SAT Sr. Limited Partnership & Allanach Associates Realty, LLC (Owner) BodyWorx Therapy LLC (Applicant) 76 Northeast Boulevard (Sheet C Lot 2024) requesting use variance from Land Use Code Section 190-15, Table 15-1 (#102) to allow a therapeutic massage therapy business. PI Zone, Ward 9.

3. 505 West Hollis, Unit 211, LLC (Owner) Kathryn Snyder (Applicant) 505 West Hollis Street, Unit 211 (Sheet E Lot 1387) requesting use variance from Land Use Code Section 190-15, Table 15-1 (#110) to allow a real estate office in a multi-tenant building. PI Zone, Ward 5.

4. John J. Flatley Company (Owner) 200 Innovative Way (Sheet A Lot 798) 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 variances for the proposed sign that were denied by the ZBA on 9-28-2021; and, if so: requesting variances from Land Use Code Section 190-103, Table 103-10: 1) maximum sign area, 150 sq.ft permitted, each face of dual-sided billboard sign proposed for 150 sq.ft each for a total of 300 sq.ft; 2) to permit the proposed billboard sign to have an electronic message center, where electronic message centers are not permitted; and, 3) variance from Land Use Code Section 190-103 (D)(2)(b) to allow a billboard 235 feet from a residential zone, where a minimum of 400 feet is required. PI Zone, Ward 8.

5. John J. Flatley Company (Owner) Attorney Gerald Prunier, Prunier & Prolman, P.A. (Applicant) "L" Dozer Road (Sheet A Lots 58, 768, 67, 68 and 990, Sheet 132 Lots 1 and 85 and Sheet 114 Lot 231) requesting special exception from Land Use Code Section 190-115 to work in a critical wetland and wetland buffer for the development of a Conservation subdivision consisting of 58 single family homes, along with associated improvements. R18 & R40 Zones, Ward 8.

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."**