



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 9, 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 August 8, 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 August 4, 2022, at www.nashuanh.gov in the Calendar or in 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. John Andrew Orr-Skirvin & Robert Skirvin-Orr (Owners) 27 Scott Avenue (Sheet B Lot 302)** requesting special exception from Land Use Code Section 190-15, Table 15-1 (#3) to allow an accessory (in-law) dwelling unit in basement. R18 Zone, Ward 8.
- 2. Virgil Zaporteza (Owner) 107 Westwood Drive (Sheet B Lot 844)** requesting special exception from Land Use Code Section 190-15, Table 15-1 (#3) to allow an accessory (in-law) dwelling unit in basement. R9 Zone, Ward 9.
- 3. Etchstone Properties, Inc, Thomas Nathan Tessier, Trustee of the TNT Realty Trust, Mauro A. & Janet L. Accomazzo, Brian P. & Yvonne A. Brady, Gordon C. & Doris A. Rollins (Owners) 35 Groton Road, Units 14, 22, 24 & 25 (Sheet D Lot 35)** requesting Equitable Waiver pursuant to RSA 674:33-a relative to Land Use Code Section 190-115 (D) to allow 7 constructed septic systems, each servicing an existing single-family home, to be located within 125 feet of a wetland, with all located more than 75 feet from a wetland. R40 Zone, Ward 5.
- 4. 25-27 Elm Street Capital, LLC (Owner) 18-30 Gillis Capital LLC (Applicant) 18-30 Gillis Street (Sheet 27 Lot 12)** requesting the following variances from Land Use Code Section 190-16, Table 16-3: 1) for minimum land area, 41,524 sq.ft existing, 124,456 sq.ft required; and, 2) for minimum open space, 35% required, 46% existing – 30% proposed – to construct a new 9-unit, 2-story multi-family building with associated improvements on a lot with an existing 11-unit multi-family building. RB Zone, Ward 7.
- 5. Keith & Kimberly Girouard (Owners) 8 Mizoras Drive (Sheet B Lot 1396)** requesting variance from Land Use Code Section 190-16, Table 16-3, to encroach 6 feet into the 20 foot required right side yard setback to construct an attached 22'x28' second story addition over garage approved by ZBA on 5-24-2016; also, requesting to amend special condition that the garage to be a single-level garage. R18 Zone, Ward 8.
- 6. Shaun & Laura Nelson (Owners) 35 Sullivan Street (Sheet 61 Lot 112)** requesting variance from Land Use Code Section 190-17 (E) to exceed maximum driveway width, a maximum of 24 feet permitted - 12 feet existing (on Amherst Street), an additional 12 foot wide curb opening proposed on Amherst Street leading to a 60 foot wide driveway located within the front yard setback. RA Zone, Ward 2.

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.”