



**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, July 26, 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 July 25, 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 July 21, 2022, at www.nashuanh.gov in the Calendar or in Agendas and Minutes.

Join **Zoom Meeting**:

<https://us02web.zoom.us/j/87329155928?pwd=MG9ibFBzQUd5WHRJOTNudzl2MDJWZz09>

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. Shannon Melanson (Owner) 45 Langholm Drive (Sheet C Lot 406)** requesting variance from Land Use Code Section 190-264 for accessory use area, 40% permitted, 62% existing – 78% requested – to construct a 16'x16' pool cabana onto rear of existing detached garage. R9 Zone, Ward 9. **[TABLED FROM 6-28-2022 MEETING]**.
- 2. Kristen & Stephen Morrill (Owner) 7 Meredith Drive (Sheet F Lot 163)** requesting variance from Land Use Code Section 190-17 (E) to exceed maximum driveway width, 24 feet permitted, 19 feet existing – 44 feet proposed. R9 Zone, Ward 1. **[TABLED FROM 6-28-2022 MEETING]**.
- 3. 7 Coliseum Avenue Associates Limited Partnership (Owner) 7 Coliseum Avenue (Sheet E Lot 260)** requesting variance from Land Use Code Section 190-42, Table 42-2 for minimum dwelling units per acre, 12 units per acre/48 units permitted, 141 units existing – 173 units proposed – to construct an attached 5-story, 32 unit addition. GB Zone, Ward 1. **[POSTPONED FROM THE JULY 12, 2022 MEETING.]**
- 4. Robert E. & Janice K. Earley (Owners) 16 Swart Terrace (Sheet 48 Lot 72)** requesting variance from Land Use Code Section 190-44 to exceed maximum fence height, 6 feet permitted, 6 feet existing – 8 feet proposed for 90 foot section along rear property line. RA Zone, Ward 3.
- 5. Roeun & Tina Man (Owners) 18 Langholm Drive (Sheet C Lot 478)** requesting special exception from Land Use Code Section 190-47 (B) for a major home occupation for an in-home studio/salon/spa. R9 Zone, Ward 9.
- 6. M. Hogan Bristol Family Revocable Trust, Marie McClennan, Trustee (Owner) 972 West Hollis Street (Sheet D Lot 116)** requesting variance from Land Use Code Section 190-264 to exceed maximum accessory use area, 40% permitted - 137% proposed, to construct a detached 28'x40' garage with attic storage. R9 Zone, Ward 5.
- 7. Jigna & Sachin Patel (Owners) 69 Cherrywood Drive (Sheet C Lot 2755)** requesting the following variances: 1) from Land Use Code Section 190-17 (E)(1), to exceed maximum driveway width, 24 feet permitted, 32 feet existing; and, 2) from Land Use Code Section 190-31 to encroach 4 feet into the 6 foot required rear and right side yard setbacks to maintain an existing 13'x13' shed. R40 Zone (FUOD Overlay), Ward 5.
- 8. Douglas Dichard & David Bibeau (Owners) 60 Lund Street (Sheet 102 Lot 216)** requesting the following variances from Land Use Code Section 190-16, Table 16-3: 1) from new Lot 216: minimum lot area, 6,000 sq.ft required - 5,178 sq.ft proposed, 2) minimum lot depth, 80 feet required – 71 feet proposed; 3) from new Lot 216-1: minimum lot area, 6,000 sq.ft required – 5,178 sq.ft proposed, and, 4) minimum lot depth, 80 feet required – 67 feet proposed – all requests to subdivide one lot into two lots, existing house to remain on lot and construct one new single-family house. RB Zone, Ward 6.
- 9. John Lehoullier (Owner) 61-A Pennichuck Street (Sheet 49 Lot 48)** requesting the following: 1) variance from Land Use Code Section 190-16, Table 16-3 for minimum lot area, 10,000 sq.ft existing, 21,780 sq.ft required; and, 2) special exception from Land Use Code Section 190-15, Table 15-1 (#6) to convert 61-A Pennichuck Street from a single-family dwelling to a two-family dwelling, for a total of three dwelling units on the property. RA Zone, Ward 3.

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.”