



# 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, October 24, 2023, 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 (zb@nashuanh.gov) or by mail (please make sure to include your name/address and comments) by 5:00 p.m. on October 23, 2023. Letters should be addressed to City of Nashua, Planning Department, P.O. Box 2019, Nashua, NH 03061. Plans can be viewed online starting October 18, 2023, at [www.nashuanh.gov](http://www.nashuanh.gov).

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**

**1. David & Alina McAlpine Rev Trust of 2017 (Owners) 101 Conant Road (Sheet C Lot 691)** requesting the following: 1) variance from Land Use Code Section 190-31 to encroach up to 4 feet into the 6 foot required left side yard setback; and, 2) variance from Land Use Code Section 190-264 to exceed maximum accessory use area, 40% permitted – 44% proposed – both requests to construct a detached one-level 24'x24' two-car garage. R9 Zone, Ward 5.

**2. Holly Ann Boyer (Owner) 6 Crowley Avenue (Sheet 29 Lot 51)** requesting the following: 1) special exception from Land Use Code Section 190-119 (A)(4) to expand a non-conforming use by constructing a single-level 14'x27' addition to rear of house; and, 2) variances from Land Use Code Section 190-16, Table 16-3 to encroach 8 feet into the 10 foot required left side yard setback, and 3) to encroach 6 feet into the 10 foot required right side yard setback for the addition. GI Zone, Ward 7.

**3. Cambridge Holdings, Inc. (Owner) Tedd Cherry (Applicant) 55 Lake Street, U-1-8 (Sheet 99 Lot 30)** requesting use variance from Land Use Code Section 190-15, Table 15-1 (#222) to allow an indoor recreation use for a rage cage/paint splatter room. RC Zone, Ward 6.

**4. CJ Investments, LLC (Owner) Andy Erickson (Applicant) 29 Kinsley Street (Sheet 82 Lot 83)** requesting the following variances: for 29 Kinsley Street: 1) From Land Use Code Section 190-46 (D) to allow a halfway house within one-quarter mile of any existing halfway house, correctional facility, orphanages, children's homes or similar, adult day care facilities, hotels, motels or any schools at any level; from Land Use Code Section 190-16, Table 16-3: 2) minimum lot area, 5,000 sq.ft of land required, 3,977 sq.ft proposed, 3) for minimum lot depth, 75 feet required, 65.85 feet proposed, and 4) to encroach 4 feet into the 7 foot required side yard setback; and, for adjacent house to the north on same lot, a.k.a. 86 Chestnut Street: 5) minimum lot area, 6,970 sq.ft required – 2,291 sq.ft proposed, 6) minimum lot depth, 75 feet required – 66 feet proposed, 7) minimum lot frontage, 50 feet required – 34.6 feet proposed, 8) minimum lot width, 50 feet required – 34.6 feet proposed, 9) to encroach 3.8 feet into 7 foot required right side yard setback, and 10) to encroach 11.6 feet into the 20 foot required rear yard setback – all requests to subdivide existing lot into two lots - using 29 Kinsley Street for a halfway house and the other building (a.k.a. 86 Chestnut Street) as a two-family residential structure RC Zone, Ward 4.

**5. NEH Realty, LLC (Owner) Regent Park Associates (Appellant) 91 Deerwood Drive (Sheet H Lot 90)** requesting Appeal of Administrative Decision pursuant to Land Use Code Section 190-136 (B) that at appeal was submitted within the thirty-day time frame as prescribed in the Zoning Board of Adjustment By-Laws (#15). PI Zone, Ward 1.

#### **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.”**