



**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, May 28, 2024, at 6:30 p.m.** in the 3rd floor auditorium at Nashua City Hall, 229 Main St, Nashua, NH. Should anyone require access via Zoom, contact our office before 4:00PM on Friday, May 24, 2024, and a link will be provided. 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 May 27, 2024. Letters should be addressed to City of Nashua, Planning Department, P.O. Box 2019, Nashua, NH 03061. Plans can be viewed online starting May 24, 2024, at www.nashuanh.gov.

1. Boisvert Family Rev. Trust (Owners) Danny & Michelle Boisvert (Applicants) 7 Century Road (Sheet G Lot 386) requesting special exception from Land Use Code Section 190-15, Table 15-1 (#3) to allow an accessory (in-law) dwelling unit in lower level of existing house. R18 Zone, Ward 2.

2. Harbor Homes, Inc. (Owner) 75-77 Northeastern Boulevard (Sheet 140 Lot 33) requesting special exception from Land Use Code Section 190-119(B) to allow expansion of office space in existing building, which was initially contemplated to house a permitted sanitarium treatment facility which was not established, and allow space at 77 Northeastern Boulevard to be used as office space, whether or not associated with uses listed in the "industrial and manufacturing" category. PI Zone, Ward 6.

3. Duratti & Hvizda Investment Trust (Owner) Kenneth Duratti & Karen Hvizda (Applicants) 4 Serenity Lane (Sheet B Lot 3193) requesting variance from Land Use Code Section 190-16, Table 16-3 to encroach 5 feet into the 40-foot required rear yard setback to add an 8'x16' deck extension onto existing attached rear yard deck. R18 Zone, Ward 9.

4. Stellos Family Investment Properties, LLC (Owner) 115 Northeastern Boulevard (Sheet 140 Lot 52) requesting the following variances: 1) from Land Use Code Section 190-19 (A)(3)(b) to allow a loading dock area to face a public street; and, 2) from Land Use Code Section 190-16 (F)(4) to allow a total of 14 parking spaces in the 30-foot required front yard setback along Congress Street after a proposed lot subdivision with a new building, associated site work and paving. PI Zone, Ward 6.

5. Dana Georges, LLC (Owner) Roland Fong (Applicant) 67 Groton Road (Sheet D Lot 134) requesting variance from Land Use Code Section 190-17 (B) to exceed maximum number of principal structures allowed per lot, one permitted, five existing [per 7-27-2021 ZBA approval], six proposed - to detach existing farmhouse from three-unit barn. R40 Zone, Ward 5.

6. The James K. Stellos Revocable Trust (Owner) Daniel M. Flores, P.E., SFC Engineering Partnership, Inc. (Applicant) 2 & "L" Oldfield Road (Sheet A Lots 270 & 322) requesting variance from Land Use Code Section 190-17 (B) to exceed maximum number of principal structures allowed per lot, one permitted, four single-family detached units proposed. RA Zone, Ward 7.

7. Nolene Ann & Clifford Picone (Owners) 17 Sagamore Road (Sheet C Lot 863) requesting variance from Land Use Code Section 190-94 (G) to exceed maximum driveway width, 19 feet existing, 24 feet permitted – request to allow curb-cut to remain as is, and construct driveway partially located within the 20 foot required front yard setback to traverse around side of house to connect to proposed new attached three-car garage, thereby exceeding maximum 24-foot driveway width within the front yard setback. R9 Zone, Ward 5.

8. City of Nashua (Owner) "L" Spit Brook Road, Roby Park (Sheet B Lot 2189) requesting special exception from Land Use Code Section 190-115 to work in a critical wetland buffer to remove trees and brush, install nine wooden pedestrian bridges, tee pads, disc chain baskets, directional signage, wetland markers and trash barrels for a proposed 18-hole disc golf course. R18 Zone, Ward 9. .

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."