

EXPANDED DRAFT MEETING SUMMARY
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ZONING BOARD OF ADJUSTMENT PUBLIC HEARING AND MEETING
Tuesday, June 9, 2026

A public hearing of the Zoning Board of Adjustment was held on Tuesday, June 9, 2026 at 6:30 PM, at City Hall.

Jay Minkarah, Chair, asked for a Roll Call:

Jay Minkarah, Chair
Josh Nehiley, Vice Chair
JP Boucher
Rob Shaw
Steve Lionel
Joseph Patry - Alternate

Carter Falk, Deputy Planning Manager

Mr. Minkarah explained the Board's procedures, stating that the public is encouraged to submit their comments for future meetings via email to the Planning Department, which is zb@nashuanh.gov, or by mail, at P.O. Box 2019, Nashua, NH, 03061. Mr. Minkarah identified the points of law required for applicants to address relative to variances and special exceptions. Mr. Minkarah explained how testimony will be given by applicants, those speaking in favor or in opposition to each request, as stated in the Zoning Board of Adjustment (ZBA) By-laws.

- 1. Salt Creek Properties, LLC & Cutter Place Properties, LLC (Owners) Mac Milford Realty, LLC c/o Andrew Ciardelli (Applicant) 34 Buckmeadow Road (Sheet C Lot 350) requesting the following: 1) use variance from Land Use Code Section 190-15, Table 15-1 (#193) to allow a self-storage facility; and, 2) special exception from Land Use Code Section 190-115 to work in a 40-foot wetland to permanently impact 1,124 sq. ft of wetland and 45,889 sq. ft of wetland buffer to construct a 39,700 sq. ft self-storage facility consisting of six buildings, along with associated site improvements. R40 Zone, Ward 5.**

Voting on this case:

Jay Minkarah
Josh Nehiley
JP Boucher

Steve Lionel

Rob Shaw

MOTION by Mr. Lionel to postpone this case, including the use variance and the special exception, to a date certain of July 14, 2026, per applicants request.

SECONDED by Mr. Shaw.

MOTION CARRIED UNANIMOUSLY 5-0.

2. **Blue Coral Canal, LLC (Owner) Anand Mahendrakar (Applicant) 20 Canal Street (Sheet 42 Lot 47) requesting use variance from Land Use Code Section 190-15, Table 15-1 (#15) to add one additional residential unit to an existing three-unit building - two additional units were approved by the Zoning Board on 4-28-2026 and not constructed, bringing the total to six residential units. LB Zone, Ward 3.**

Voting on this case:

Jay Minkarah

Josh Nehiley

JP Boucher

Steve Lionel

Rob Shaw

Michael Corda, Benchmark Designs, LLC, 39 East Dunstable Road, Nashua, NH. Mr. Corda stated that his client was granted two additional units in the garage this April, and they've come up with a better solution for him, by adding one more unit, bringing it up to six units. He said with the addition of the new unit, it would be balancing off the building aesthetically, and there is plenty of parking for all units, and there is a much better fire safety situation between the units now. He said that three of the units will have two means of egress off the back of the building, plus, it has inside stairwells, and a side entrance for two of the units. He said that there is an open concept, plenty of parking, there are 13 parking spaces.

Mr. Corda said that one unit has one bedroom, and the other two have two bedrooms. He said that the proposal will solve a lot of issues with the building, as it will remove the flat roofs and will have better fire safety.

Mr. Shaw asked if there would be any change to the size of the units from the two recently approved.

Mr. Corda said yes, one of the units was the existing garage, and it was going to be modified, on the back of the second floor, there is a flat roof, and they've extended out over the back of that first floor unit, creating a new fire safety area along the back of the building that picks up the existing building. He said that the new unit would go over the part of the building that has that flat roof.

Mr. Shaw asked what the dimensions are for the three units being added, and how many bedrooms each unit would have.

Mr. Corda said one of the units will have one bedroom, at 507 square feet on the lower level of the garage, the upstairs unit above the garage would have two bedrooms, at 759 square feet, and the newer unit on the left side will have two bedrooms, at 615 square feet.

Mr. Corda passed out some newer drawings to the Board, and stated that they have had the property surveyed, and submitted the plan showing all the property boundaries.

SPEAKING IN FAVOR:

No one.

SPEAKING IN OPPOSITION OR WITH QUESTIONS OR CONCERNS:

No one.

END OF PUBLIC HEARING, BEGINNING OF PUBLIC MEETING:

Mr. Nehiley said that he is in favor of the application, it's a very interesting building, there is a lot of parking there, and adding in this additional apartment solves safety issues with this building, and it's adding in housing stock, and they're using the same basic building footprint. He said that the houses are a little tight in this area, there is a lot of parking, and is in favor.

Mr. Minkarah agreed, and it is consistent with the density and character of the area.

MOTION by Mr. Nehiley to approve the use variance application on behalf of the owner as advertised. Mr. Nehiley stated that the granting of the variance would not be contrary to the public interest, because housing in this area is relatively dense, and having a six-unit building is in character with other buildings in and around the area.

Mr. Nehiley said that the request is within the spirit and intent of the Ordinance, because this is a higher density area and the applicant has designed it to solve some fire safety issues by adding another unit to the building, without changing the footprint of the building.

Mr. Nehiley stated that substantial justice will be served, in that the request is in character with other houses in the neighborhood, and there is no reason to deny this based on a higher density, and there is more than enough parking for this building to support the six proposed units.

Mr. Nehiley stated that the Board has no reason to believe that the property values of surrounding properties will be diminished, and the Boards general knowledge of this area indicates that property values will not be diminished.

Mr. Nehiley stated that that for unnecessary hardship, as noted from when the applicant was here before, this is a house with a very interesting shape and an unused garage, and the City is trying to add housing stock, especially of this size units as starter stock, it is consistent with what the City is trying to do in this area, and the lot, in whole, is a relatively larger lot in this area.

SECONDED by Mr. Shaw.

MOTION CARRIED UNANIMOUSLY 5-0.

MISCELLANEOUS:

REGIONAL IMPACT:

The Board did not see any cases that would have Regional Impact.

MINUTES:

May 26, 2026:

MOTION by Mr. Nehiley to approve the minutes, waive the reading, and place the minutes in the file.

SECONDED by Mr. Patry.

MOTION CARRIED UNANIMOUSLY 5-0.

REHEARING REQUESTS:

None.

Mr. Shaw stated that this will be his last meeting, and is resigning from the Board.

ADJOURNMENT:

MOTION by Mr. Lionel to adjourn the meeting at 6:47 p.m.

Submitted by: Mr. Falk, Clerk.

CF - Taped Hearing