



City of Nashua
Planning Department
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ZONING BOARD OF ADJUSTMENT

JUNE 23, 2026

AMENDED AGENDA

The following is to be published on ROP June 14, 2026 under the Seal of the City of Nashua, Public Notice Format 65 MP 51. Notice is hereby given that a Public Hearing of the City of Nashua Zoning Board of Adjustment will occur on Tuesday, June 23, 2026, at 6:30 p.m. in the 3rd floor auditorium at Nashua City Hall, 229 Main St, Nashua, NH. 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 4:00 p.m. on June 22, 2026. Letters should be addressed to City of Nashua, Planning Department, P.O. Box 2019, Nashua, NH 03061. Plans can be viewed online starting June 19, 2026, at www.nashuanh.gov.

1. Peter Breen & John Thomas Breen (Owners) 3 March Street (Sheet A Lot 476) requesting variance from Land Use Code Section 190-16 (E)(2)(a)(4), to encroach an additional 1 foot into the 25 foot required front yard setback for a protective overhang roof over front door, where a 3-foot extension is permitted. RA Zone, Ward 7.
2. Pedro Filgueira & Karla Chamoun (Owners) 8 Parker Drive (Sheet C Lot 346) requesting variance from Land Use Code Section 190-16, Table 16-3, to encroach 6 feet into the 40 foot required front yard setback to construct a 6'x8' front entryway addition. R40 Zone, Ward 5.
3. Andrew Rissler & Lori-Ann Dionne (Owners) 55 Conant Road (Sheet C Lot 2980) requesting variance from Land Use Code Section 190-16, Table 16-3 to encroach 6 feet into the 30 foot required rear yard setback to remove an existing 10'x12' deck and replace it with a 14'x20' deck. R9 Zone, Ward 5.
4. Clint & Mary S. Licqurish (Owners) 19 Vista Way (Sheet D Lot 23) requesting special exception from Land Use Code Section 190-112 to work in a 40-foot critical wetland buffer to

remove 21 trees identified as a danger to the house. R40 Zone, Ward 5. **[POSTPONED PER APPLICANT REQUEST TO 7-28-26]**

5. Mayra E. & Jorge Gomez (Owners) 6-8 Mulberry Street (Sheet 82 Lot 2) requesting variance from Land Use Code Section 190-16, Table 16-3, to encroach 6 feet into the 20 foot required rear yard setback to construct an attached 11'x20' home addition. RC & D-1/MU Zones, Ward 4.
6. Brian & Dawn Mrotek (Owners) 53 Langholm Drive (Sheet C Lot 482) requesting variance from Land Use Code Section 190-264 to exceed maximum accessory use area, 40% permitted, 31% existing - 55% proposed, to construct a 10'x20' shed and a 10'x16' shed. R9 Zone, Ward 7.
7. EJR Homes, Inc. (Owner) 6 Arlington Street (Sheet 26 Lot 21) requesting variance from Land Use Code Section 190-16, Table 16-3 for minimum land area, 4,825 sq.ft exists, 6,970 sq.ft required - to convert a single-family home into a two-family home. RC Zone, Ward 7.

OTHER BUSINESS:

1. Review of upcoming agenda to determine proposals of regional impact.
2. Approval of Minutes for previous hearings/meetings.
3. Review of Bylaws.

**"SUITABLE ACCOMMODATIONS FOR THE SENSORY IMPAIRED
WILL BE PROVIDED UPON ADEQUATE ADVANCE NOTICE."**