



City of Nashua
Planning Department
229 Main Street
Nashua, New Hampshire 03061-2019

Planning & Zoning 589-3090
Fax 589-3119
WEB www.nashuanh.gov

ZONING BOARD OF ADJUSTMENT

JULY 14, 2026

AMENDED AGENDA

The following is to be published on ROP July 5, 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, July 14, 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 July 13, 2026. Letters should be addressed to City of Nashua, Planning Department, P.O. Box 2019, Nashua, NH 03061. Plans can be viewed online starting July 10, 2026, at www.nashuanh.gov.

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. **[POSTPONED FROM 7/14/2026 MEETING TO 7/28/2026 PER APPLICANT REQUEST]**
2. Brock & Barbara Putney (Owners) 3 Creek Place, Unit 113 (Sheet F Lot 32) requesting special exception from Land Use Code Section 190-112 to work in a 40-foot wetland buffer greater than 9,000 sq.ft to remove and replace an existing 10'x10' deck with a new deck, same size. R18 Zone, Ward 1.
3. James & Brenda Stewart (Owners) 10 Ohio Avenue (Sheet H Lot 36) requesting variance from Land Use Code Section 190-264 to exceed maximum accessory use area, 40% permitted, 60%

proposed - to construct a new 14'x22' shed/garage. R9 Zone, Ward 7.

4. Joshua & Elizabeth Zellers (Owners) 38 Roy Street (Sheet 107 Lot 16) requesting special exception from Land Use Code Section 190-112 to work in the 75-foot prime wetland buffer of Salmon Brook to remove an existing deck and construct a new one that is 20 sq.ft larger than the previous one. RA Zone, Ward 6.
5. Humane Society for Greater Nashua Corporation (Owner) Kim Pyszka, Harvey Construction (Applicant) 24 Ferry Road (Sheet G Lot 39) requesting the following variances from Land Use Code Section 190-108 (C)(8): 1) to allow two wall signs, where one is permitted in lieu of a ground sign, one ground sign exists; and, 2) to exceed maximum wall sign area, 6 sq.ft permitted, 68.7 sq.ft proposed. R18 Zone, Ward 2.
6. John A. Koutsos Rev. Trust, John A. Koutsos, Trustee (Owner) 3 East Dunstable Road (Sheet 126 Lot 43) requesting variance from Land Use Code Section 190-264 to exceed maximum accessory use area, 40% permitted - 49% proposed - to construct a 993 sq.ft addition to existing carriage house. RA Zone, Ward 6.
7. David C. Bertrand (Owner) 203 Kinsley Street (Sheet 87 Lot 174) requesting variance from Land Use Code Section 190-16 (E)(1) to exceed maximum driveway width, 22 feet existing, 24 feet permitted - an additional 12'-6" feet proposed off of New Dunstable Road for a total width of 34'-6" feet. RA Zone, Ward 6.
8. Robert Spezzaferri (Owner) 2 Candia Street (Sheet H Lot 282) requesting variance from Land Use Code Section 190-16 (E)(2) to exceed maximum driveway width, 19 feet existing, 37'-10" proposed, with the proposed extra driveway width located 10 feet away from front property line, while maintaining existing curb-cut opening. R9 Zone, Ward 2.
9. Matthew & Tessa Feehan (Owners) 121 Lille Road (Sheet B Lot 969) requesting the following variances from Land Use Code Section 190-16, Table 16-3: 1) For existing lot B-969: to allow existing house to encroach 5 feet into 20-foot required right side yard setback; For proposed lot B-969-1: 2) minimum lot size, 18,000 sq.ft required - 10,807 sq.ft proposed, 3) minimum lot frontage, 100 feet required - 71 feet proposed, 4) minimum lot width, 120 feet required - 71.3 feet proposed, and 5) minimum right and left side yard

setbacks, 20 feet required, 10 feet proposed for both - all requests to subdivide one lot into two lots and construct a new single-family home. R18 Zone, Ward 8.

10. Gary & Emily Duvall (Owners) 54 Baldwin Street (Sheet 62 Lot 229) requesting the following variances from Land Use Code Section 190-31: 1) to encroach 10'-1" into the 20 foot required front yard setback; and, 2) to encroach 5 feet into the 6 foot required right side yard setback to construct 18'x20' carport. RB Zone, Ward 3.

11. The John E. & Kenneth N. Bois Rev. Trust (Owners) Roscommon Investments, LLC (Applicant) 247 Main Dunstable Road (Sheet E Lot 17) requesting the following: 1) Use Variance from Land Use Code Section 190-15, Table 15-1 (#262) to allow a parking lot as a principal use; and, 2) variance from Land Use Code Section 190-16, Table 16-3 for minimum open space, 50% required - 47% proposed - to construct a 335-space parking lot with an associated 4,020 sq.ft management building not open to the public for vehicle inventory management serving an auto dealership. R9 Zone, Ward 5.

[WITHDRAWN BY APPLICANT]

12. Zacharopoulos Family Rev. Trust (Owners) Saleh Alharbi (Applicant) 94-94½ Kinsley Street (Sheet 94 Lot 15) requesting use variance from Land Use Code Section 190-15, Table 15-1 (#137) to allow a convenience store/smoke shop in the LB Zone. LB Zone, Ward 6.

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."