



City of Nashua
Planning Department
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ZONING BOARD OF ADJUSTMENT

JULY 28, 2026

AMENDED AGENDA

The following is to be published on ROP July 19, 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 28, 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 27, 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 24, 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 8/11/2026 PER APPLICANT REQUEST]**
2. 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 TO 7-28-2026 ZBA MEETING/ CONSERVATION COMMISSION 2nd OPINION REQUEST]**
2. Kathleen Yourell Wallace Rev. Living Trust, Kathleen Yourell Wallace, Trustee (Owner) 12 Brinton Drive (Sheet 49 Lot 224) requesting special exception from Land Use Code Section 190-

112 to work in 75-foot prime wetland buffer of Supply Pond to replace an existing 10'x12' deck with a new deck, same size. RA Zone, Ward 2.

[POSTPONED PER APPLICANT TO 8-11-2026]

4. 230 Pine Street, LLC (Owner) Raphael Fraga (Applicant) 230 Pine Street (Sheet 101 Lot 105) requesting variance from Land Use Code Section 190-16, Table 16-3 for minimum land area, 9,016 sq.ft existing - 18,669 sq.ft required, to convert a two-family dwelling into a three-family dwelling, by converting space in attic. RB Zone, Ward 6. **[APPROVED BY ZBA ON 9-27-2022, NO PERMIT APPLIED FOR ADDITIONAL UNIT]**
POSTPONED PER APPLICANT REQUEST TO 8-25-2026
5. John A. Panos (Owner) 62 Chestnut Street (Sheet 81 Lot 73) requesting variance from Land Use Code Section 190-31 to encroach 10 feet into the 20 foot required front yard setback (abutting public bike/rail trail) to install an 8'x10' shed. RC Zone, Ward 4.
6. Carol S. Pietravallo Revocable Trust (Owner) Joe Landry, Build Savvy, LLC (Applicant) 23 Russell Street (Sheet 8 Lot 90) requesting variance from Land Use Code Section 190-31 to exceed height of detached garage within 10 feet of side and rear setbacks, 12 feet permitted - 13 feet proposed - to remove an aging detached garage and construct a new detached garage with hobby space located 6 feet from right side and rear property lines. RA 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."