



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

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ZONING BOARD OF ADJUSTMENT

AUGUST 11, 2026

AMENDED AGENDA

The following is to be published on ROP August 2, 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, August 11, 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 August 10, 2026. Letters should be addressed to City of Nashua, Planning Department, P.O. Box 2019, Nashua, NH 03061. Plans can be viewed online starting August 6, 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 - POSTPONED TO THE 8/11/2026 MEETING-POSTPOND TO THE 8/25/2026 MEETING PER APPLICANT 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 12' x 24' deck. RA Zone, Ward 2.
3. The Kumar Family Rev. Liv. Trust (Owners) 12 Annabelle Court (Sheet C Lot 2900) requesting variance from Land Use Code

Section 190-17 (E) (2) to exceed maximum driveway width, 24 feet permitted - up to 29 feet proposed, for a driveway addition on right side of existing driveway. R40/FUOD Zone, Ward 9.

4. Edward J. Paquin, Trustee of the Edward J. Paquin Revocable Trust (Owner) "L" East Hobart Street (Sheet 129 Lot 13) requesting the following variances from Land Use Code Section 190-16, Table 16-3: 1) for minimum lot frontage, 60 feet required, 37 feet proposed; and, 2) for minimum lot width, 75 feet required, 51 feet proposed; and, 3) special exception from Land Use Code Section 190-156, Table 15-1 (#6) to allow a duplex residential building. RA Zone, Ward 7.
5. Nathan Delyani (Owner) Kelsie Delyani (Applicant) 568 S. Main Street (Sheet A Lot 114) requesting variance from Land Use Code Section 190-264 to exceed maximum accessory use area, 40% permitted - 50.8% proposed - to construct a 120 sq.ft shed. RA Zone, Ward 7.
6. Robert G. Roberge (Owner) 30 Merrimack Street (Sheet 63 Lot 11) requesting variance from Land Use Code Section 190-264 to exceed maximum accessory use area, 40% permitted - 78% proposed - to construct a 30' x 35' three-car garage. RA Zone, Ward 3.
7. Rachel Surette & Justin Drohan (Owners) 19 Dublin Avenue (Sheet 53 Lot 56) requesting variance from Land Use Code Section 190-209 (C) to allow a driveway within 50 feet of an intersection - 38 feet proposed, to remove existing driveway off of Dublin Avenue and construct new 24-foot wide driveway off of Dixville Street. R9 Zone, Ward 1.
8. Blue Coral Cross, LLC (Owner) Anand Mahendrakar (Applicant) 19 Cross Street (Sheet 42 Lot 115) requesting variance from Land Use Code Section 190-16, Table 16-3 for minimum land area, 6,110 sq.ft exists - 20,909 sq.ft required - to convert an existing 3-unit residential building into a 6-unit residential building. RC Zone, Ward 3.

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."