



City of Nashua
Planning Department
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ZONING BOARD OF ADJUSTMENT

AUGUST 25, 2026

AMENDED AGENDA

The following is to be published on ROP August 16, 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 25, 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 24, 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 19, 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-POSTPONE TO THE 8/25/2026 MEETING PER APPLICANT REQUEST]**
2. 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**

3. Carolyn Russell (Owner) 9 Hughey Street (Sheet 127 Lot 68) requesting variance from Land Use Code Section 190-264 to exceed maximum accessory use area, 40% permitted - 59% requested, to erect a swimming pool with safety deck/ledge around it totaling 20'x32'. RB Zone, Ward 4.
4. Ayer Rd, LLC (Owner) 3 Ayer Road (Sheet G Lot 12) requesting the following: 1) Use variance from Land Use Code Section 190-15, Table 15-1 (#6), to allow five duplex residential buildings in the R18 Zone, 2) from Land Use Code Section 190-17 (B), to allow more than one principal structure per lot, 1 permitted - 5 duplex buildings proposed; and, 3) from Land Use Code Section 190-16, Table 16-3, for minimum land area, 65,925 sq.ft exists - 174,240 sq.ft required - all requests to remove all dilapidated buildings and vehicles and redevelop the lot with five duplex residential buildings and associated site improvements. R18 Zone, Ward 2.
[POSTPONED PER APPLICANT TO 9/22/2026]
5. Robert W. Champagne, Trustee of the Champagne Family Revocable Trust of 2026 (Owner) 22 Conant Road (Sheet C Lot 177) requesting variance from Land Use Code Section 190-44 to exceed maximum height for a portion of a 170 foot long retaining wall, 6 feet permitted, between 1.5' - 9' proposed. R9 Zone, Ward 9.
6. Dream Homes Corp. (Owner) Cronin, Bisson & Zalinsky, P.C. (Applicant) 93 East Hollis Street (Sheet 26 Lot 39) requesting variance from Land Use Code Section 190-15, Table 15-1 (#45) to sell automobiles, in conjunction with an existing auto repair and service facility. 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."