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

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November 18, 2025

The following is to be published on ROP November 30, 2025 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, December 9, 2025, 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 December 8, 2025. Letters should be addressed to City of Nashua, Planning Department, P.O. Box 2019, Nashua, NH 03061. Plans can be viewed online starting December 5, 2025, at www.nashuanh.gov.

1. City of Nashua (Owner) Division of Public Works (Applicant) 848 West Hollis Street (Sheet D Lot 54) requesting special exception from Land Use Code Section 190-112 to impact two "other" wetland areas (man-made drainage swales) totaling approximately 3,992 sq. ft to facilitate the construction of the proposed Department of Public Works Garage and Maintenance Facility project. R9 & R30/GMZ Zones, Ward 5. **[POSTPONED FROM 11-25-2025 ZBA MEETING]** **[PACKET]**

2. Progress Realty Trust (Owner) 84 Lake Street (Sheet 102 Lot 4) requesting the following variances from Land Use Code Section 190-16, Table 16-3: 1) to exceed maximum number of stories, 2½ permitted - 3 proposed; and, 2) for minimum land area, 40,040 sq. ft existing, 261,360 sq. ft required – to construct a 30-unit multi-family building [ZBA approved a 3-story, 24-unit multi-family building on 5-24-2022]. LB/RB Zones, Ward 6. **[APPROVED BY ZBA ON 1-9-2024, ABOUT TO EXPIRE, REQUESTING TWO-YEAR EXTENSION OF EXACT SAME REQUEST]** **[PACKET]**

3. Southern New Hampshire Regional Medical Center (Owner) Justin Parker, Classic Signs, Inc., (Applicant) 8 Prospect Street (Sheet 31 Lot 22) requesting variance from Land Use Code Section 190-108 (C)(6) to exceed maximum wall sign area per City right-of-way for the following three right-of-way's: 100 sq. ft allowed, 143.87 sq. ft proposed for Prospect Street; 2) 100 sq. ft allowed, 255.8 sq. ft for Dearborn Street; and, 3) 100 sq. ft allowed, 211.08 sq. ft proposed for Medical Center Drive. D-1/MU Zone, Ward 7. **[PACKET]**

4. Joshua Naughton, Trustee of the 169 Daniel Webster Revocable Trust (Owner) Optima Dermatology (Applicant) 169 Daniel Webster Highway (Sheet A Lot 228) requesting the following variances: 1) from Land Use Code Section 190—108 (C)(8), to allow a second wall sign of 32 square feet, where no wall sign is permitted, but one wall sign exists of 32 square feet, approved by variance on 9-27-05; and the following variances from Land Use Code Section 190-101, Table 101-7; 2) to exceed maximum ground sign size, 10 sq. ft permitted, 64 sq. ft exists from 9-27-05 variance – 93.25 sq. ft proposed; and, 3) to exceed maximum ground sign height, 8 feet permitted, 12'-6" existing from 9-27-05 variance – 15'-9" proposed. RC Zone, Ward 8. **[PACKET]**

5. Jacob Diamond (Owner) 13 Fulton Street (Sheet 100 Lot 13) requesting variance from Land Use Code Section 190-32 (B)(1) to exceed maximum size of accessory dwelling unit, 750 sq. ft permitted, 1,000 sq. ft proposed for an accessory dwelling unit on first floor of existing house. RC Zone, Ward 6. **[PACKET]**

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.

4. **Public Meeting ONLY:** 36 Granite Street – to provide meaningful findings of fact from Housing Appeals Board (HAB) based on only the certified record as existed before ZBA hearing on 9-26-2023 (per Docket No. 226-2025-CV-00145).

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