



City of Nashua
Planning Department
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ZONING BOARD OF ADJUSTMENT
September 2, 2026
AMENDED AGENDA

The following is to be published on ROP September 13, 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, September 22, 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 September 21, 2026. Letters should be addressed to City of Nashua, Planning Department, P.O. Box 2019, Nashua, NH 03061. Plans can be viewed online starting September 15, 2026, at www.nashuanh.gov.

1. 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]**
[TABLED ON 7-28-2026 AND POSTPONED TO 9/22/2026]
2. 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 BY APPLICANT TO 9/22/2026] [PER APPLICANT REQUEST POSTPONED TO 11/10/2026]
3. Karleth Torres (Owner & Applicant) 30 Edwards Street (Sheet 122 Lot 594) requesting variance from Land Use Code Section

190-17 (E) (2) to exceed maximum driveway width, 24 feet permitted - up to 43 feet proposed for a paved driveway expansion within the front setback. RA Zone, Ward 6.

[POSTPONED PER APPLICANT TO 9/22/2026]

4. Datec Tool and Machine, Inc. (Owner) Bolduc Enterprises, LLC (Applicant) 181 East Hollis St (Sheet 24 Lot 50) requesting variance from Section 190-26.1, H. (2) 15-foot maximum front setback required - 104-foot front setback proposed, to construct a 48-unit, 5-story multifamily building and associated site improvements. GI/TOD Zone, Ward 7.
5. Michell Mancini (Owner) Stephanie Sherburne (Applicant) 4 Norwich Rd (Sheet C Lot 620) requesting variance from Land Use Code Section 190-16, Table 16-3 for 5-foot rear setback encroachment, 25-feet proposed - 30-feet required, to construct a 16'x36' home addition. R-9 Zone, Ward 9.
6. Rishi & Namrita Yadav (Owners) 2 Adella Dr (Sheet G Lot 676) requesting variance from Table 16-3 for 15-foot front setback encroachment, 25-feet proposed - 40-feet required, for a 26'x36' attached garage. R-40 Zone, Ward 2.
7. Bisono 413 S Main St, LLC (Owner) 413 South Main Street (Sheet 110 Lot 28) requesting variance from Land Use Code Section 190-15, Table 15-1 (#102) to allow a personal service use. RA 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.