



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

Planning & Zoning 589-3090
Fax 589-3119
WEB www.nashuanh.gov

February 27, 2019

JKS Realty, LLC and LJJ Realty, LLC
20 Trafalgar Square
Suite 602
Nashua, NH 03063

RE: JKS Realty, LLC & LJJ Realty, LLC (Owners) "L" Fairmount Street & "L" Hutchinson Street (Sheet 62 Lot 100 & Sheet 127 Lot 131) requesting special exception from Land Use Code Section 190-114 & 284 to encroach into the 40-foot wetland buffer at two separate locations to construct access driveways for a four-building, 183-unit multi-family development. RC Zone, Ward 4.

To whom it may concern;

Your recent application for the above referenced special exception request was APPROVED by the Zoning Board of Adjustment on February 26, 2019, with the following stipulations/reasons for granting:

- 1) Use listed in the Table of Uses, Land Use Code Sections 190-114 and 190-284.
- 2) Use will not create undue traffic congestion or unduly impair pedestrian safety.
- 3) Will not overload public water, drainage or sewer or other municipal systems - only drainage was discussed tonight in relation to the area where the access driveway would be located.
- 4) All specific special regulations will be satisfied - the nine wetland special conditions will be met, and the request received a positive recommendation from the Conservation Commission.
- 5) Use will not impair the integrity or be out of character with the neighborhood, and will not be detrimental to the health, morals or welfare of residents.

Special Conditions:

1. Approved by Conservation Commission at their 12-4-18 meeting, with five (5) stipulations of approval.

IMPORTANT INFORMATION:

Per RSA 677:2, any party to the action or proceedings, or any person directly affected by any order or decision of the Zoning Board of Adjustment may apply for a rehearing within 30 calendar days following the date of decision. Building permits issued during this appeal period are at the sole risk of the owner/applicant.

A variance or special exception shall be null and void two (2) years from the date of its approval if, within this period a building permit or sign permit has not been secured or, in the case of a variance or special exception relating to lot area, preliminary or final subdivision/site plan approval, is not obtained. Proper permits are required before the erection of any sign, construction, or subdivision/site plans are commenced.

Granting of the variance or special exception does not relieve the owner/applicant of the requirement to obtain Planning Board approval for site plan, preliminary or final subdivision of land. Please contact the Planning Department to determine whether Planning Board approval will be necessary.

The Zoning Board of Adjustment appreciates your cooperation in this matter. Should you have any questions regarding this notice, please contact Carter Falk at 589-3090.

Respectfully,



ZONING BOARD OF ADJUSTMENT
City of Nashua, New Hampshire

CF/cf