



ORDINANCE

AMENDING THE NOTICE PROVISIONS ORDINANCE AND THE HISTORIC DISTRICT PROCEDURE FOR COMMISSION REVIEW

CITY OF NASHUA

In the Year Two Thousand and Twenty-Three

The City of Nashua ordains that Part II “General Legislation”, Chapter 190 “Land Use”, of the Nashua Revised Ordinances, as amended, is hereby further amended as follows:

1. In Part 2 “Zoning Districts and Supplemental Use Regulations”, Article IV “Overlay Districts”, Section 190-22 “Historic Districts”, subsection B (2) (b), delete the struck-through language as follows:

“§ 190-22. Historic Districts.

...

B. Procedure for Commission review.

...

(2) ...

(b) The Commission shall hold a public hearing on all applications. Notice to the applicant and the date and time of the public hearing shall be given to the applicant and every abutting property owner whose property adjoins or is directly across the street or stream from the land under consideration as determined from the records of the City Assessor. Such notice shall be given by certified mail not less than 14 days before the date of the public hearing. ~~A notice of the public hearing shall also be placed in a newspaper of general circulation in the area not less than five days before the date fixed for the hearing.~~ The abutter notification fee shall be any necessary postal fee plus \$3 per abutter. Any application shall require on-site notice in accordance with § 190-126 of this chapter, with the title of the action to read: “HISTORIC DISTRICT APPLICATION.””

2. In Part 3 “Procedures”, Article XIII “Application Review”, Section 190-126 “Notice Provisions”, Table 126-1 “Notice”, delete the struck-through language and add the underlined language as follows:

Table 126-1

Notice

[Amended 8-10-2010 by Ord. No. O-10-25]

(A) Action	(B) Publication	(C) Posting	(D) Mail	(E) Signage
Regulatory Amendments				
Official Map amendment (RSA 674:11)	10 days	10 days, at least <u>2 public places</u>	N/A	N/A
Appeal of permit denial pursuant to Official Map (RSA 674:15)	10 days	10 days at least <u>2 public places</u>	N/A	N/A
<u>Zoning Ordinance Amendments (RSA 675:7)</u>	N/A	<u>10 days, at least 2 public places</u>	<u>10 days</u>	N/A
Building permit	N/A	N/A	N/A	N/A
Certificate of occupancy	N/A	N/A	N/A	N/A
Rezoning (RSA 675:7 <u>675:2</u> , 674:20)	10 days N/A	10 days, at least 2 public places	N/A <u>10 days</u>	5 <u>10 days</u>
Planning Board Applications				
Site plan (RSA 674:1.VI , <u>674:43</u>)	N/A	10 days, at least <u>2 public places</u>	10 days	5 <u>10 days</u>
Subdivision plan (RSA 674:1.VI , <u>674:35</u>)	N/A	N/A <u>10 days, at least 2 public places</u>	10 days	5 <u>10 days</u>
Conditional use permit (RSA 674:21.II)	10 days N/A	10 days, at least <u>2 public places</u>	N/A <u>10 days</u>	5 <u>10 days</u>
Plan revocation (RSA 674:11 <u>676:4-a</u>)	10 days N/A	10 days, at least <u>2 public places</u>	N/A <u>10 days</u>	N/A
Communications towers, regional notification (RSA 12-K:7)	7-21 days	N/A	7-21 days	N/A
Developments of regional impact (RSA 36:57)	N/A	N/A	14 days	N/A
Design review (RSA 676:4.II(db))	N/A	10 days, at least <u>2 public places</u>	10 days	5 <u>10 days</u>
Zoning Board Applications				
Special exception (RSA 676:7 <u>674:33</u>)	5 days	N/A <u>10 days, at least 2 public places</u>	5 <u>10 days</u>	5 <u>10 days</u>

Zoning variances or appeals (RSA 676:7 674:33)	10 5 days	N/A 10 days, at least <u>2 public places</u>	5 10 days	5 10 days
Equitable waiver (RSA 674:33-a)	5 days	N/A 10 days, at least <u>2 public places</u>	5 10 days	5 10 days
<u>Appeals to the Zoning Board of Adjustment (RSA 674:13, 674:15, 676:5)</u>	<u>5 days</u>	<u>10 days, at least 2 public places</u>	<u>10 days</u>	<u>10 days</u>
Historic District Commission Applications				
Historic District Commission	5 days N/A	10 days, at least <u>2 public places</u>	14 days	5 10 days
Conceptual plan (RSA 674:4.II(a))	N/A	N/A	N/A	N/A
Conditional approval of a plan	N/A	N/A	N/A	N/A
Construction plans	N/A	N/A	N/A	N/A
Conceptual plan	N/A	N/A	N/A	N/A
Minor site plan	N/A	N/A	N/A	N/A

3. In Part 3 “Procedures”, Article XIII “Application Review”, Section 190-126 “Notice Provisions”, Subsection C “Contents of notice”, delete the struck-through language and add the underlined language as follows:

“Contents of notice. [References: RSA ~~674:4 I(d)~~ 676:4 I(d)] Other than applications for subdivision or site plan approval (See §§ 190-138 and 190-146), the notice shall state the time, date and place of hearing and a description of the property subject to the application which includes, at a minimum, the following:...”

All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

This legislation shall become effective immediately upon passage.

PASSED BY THE BOARD OF ALDERMEN – DECEMBER 13, 2023

APPROVED BY THE MAYOR – DECEMBER 19, 2023

ATTEST: DANIEL R.C. HEALEY, CITY CLERK