



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

Planning & Zoning 589-3090
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March 2, 2026

AGENDA PACKET

To: NCPB Members

From: Planning Staff

Re: Regular Meeting and Public Hearing March 5, 2026

Notice is hereby given that a Public Hearing of the City of Nashua Planning Board will occur on Thursday, March 5, 2026 at 7:00 PM at the Nashua City Hall located at 229 Main Street, Nashua, NH. The public may submit their comments in advance of the meeting via email pb@nashuanh.gov or by mail (please make sure to include your name/address and comments) by 4PM on March 4, 2026. Letters should be addressed to City of Nashua, Planning Department, P.O. Box 2019, Nashua, NH 03061. Plans can be viewed online starting March 2, 2026 at nashuanh.gov. The public may request access via Zoom; contact the Planning Department before 4PM on March 4, 2026, and a link will be provided.

- A. Call to Order
- B. Roll Call
- C. Approval of Minutes – [February 5th, 2025](#)
- D. Communications
- E. Report of Chairman, Committee, & Liaison
- F. Executive Session

NEW BUSINESS – CONDITIONAL USE APPLICATIONS

- A26-0026 John J. Flatley (Owner & Applicant) requesting conditional use approval for a flex space (office and warehouse building) with no outside storage. The property is located at L Shakespeare Rd. Map A – Lot 986. Zoned Park Industrial (PI). Ward 8. **(Postponed to April 2, 2026 by Applicant request)**

NEW BUSINESS – SUBDIVISION PLANS

- A26-0006 Conote, LLC (Owner & Applicant) requesting approval for a 7-lot subdivision, with associated stormwater improvements. The property is located at 164 Tinker Road. Map G – Lot 443. Zoned Rural Residence (R-40). Ward 2.

[Subdivision Plan](#)
[Staff Report](#)
[Supplemental](#)
[Public Correspondence](#)
[Presentation Materials](#)

NEW BUSINESS – SITE PLANS

- A26-0010 John J. Flatley (Owner & Applicant) requesting approval of a site plan amendment to move a proposed building forward 40’ and update associated grading and site improvements. The property is located at L Shakespeare Rd. Map A – Lot 986. Zoned Park Industrial (PI). Ward 8. **(Postponed to April 2, 2026 by Applicant request)**
- A26-0012 ARBI Farms, LLC (Owner & Applicant) requesting conditional use and site plan approval for
A26-0013 a 41,000 SF charitable gaming facility, five-story parking garage, and associated site improvements. The property is located at 11 Tara Boulevard. Map A. Lot 333. Zoned Park Industrial (PI). Ward 8. **(Postponed to April 2, 2026 by Applicant request)**

OTHER BUSINESS

1. Review of [tentative agenda](#) to determine developments of regional impact.

DISCUSSION ITEMS

1. Re-Code Update

NONPUBLIC SESSION

The Planning Board will need to make a motion to enter into a Nonpublic Session under RSA 91-A:3, II (e) for consideration or negotiation of pending claims or litigation which has been threatened in writing or filed against the public body.

NEXT MEETING: March 19, 2026

ADJOURN