



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

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

March 10, 2026

AGENDA

To: NCPB Members

From: Planning Staff

Re: Regular Meeting and Public Hearing March 19, 2026

Notice is hereby given that a Public Hearing of the City of Nashua Planning Board will occur on Thursday, March 19, 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 18, 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 16, 2026 at nashuanh.gov. The public may request access via Zoom; contact the Planning Department before 4PM on March 18, 2026, and a link will be provided.

- A. Call to Order
- B. Roll Call
- C. Approval of Minutes – March 5th, 2026
- 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)**
- A26-0015 Trushar & Pashik Patel (Owners), William Bradford (Applicant) requesting conditional use approval for a driving school. The subject property is located at 14A Broad Street. Map 62 - Lot 137. Zoned B Urban Residence (R-B). Ward 4.
- A26-0017 264 Main Dunstable, LLC (Owner), Victor Chavarin (Applicant) requesting conditional use approval for a restaurant without drive-in or drive-through facilities. The subject property is located at 264 Main Dunstable Road. Map 3 – Lot 140. Zoned Local Business (LB). Ward 6.

NEW BUSINESS – SUBDIVISION PLANS

None

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 Presentation

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: April 2, 2026

ADJOURN