



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 27, 2026

PACKET AGENDA

To: NCPB Members

From: Planning Staff

Re: Regular Meeting and Public Hearing April 2, 2026

Notice is hereby given that a Public Hearing of the City of Nashua Planning Board will occur on Thursday, April 2, 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 April 1, 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 30, 2026 at <https://nashuanh.portal.civicclerk.com/>. The public may request access via Zoom; contact the Planning Department before 4PM on March 26, 2026, for a link.

- A. Call to Order
- B. Roll Call
- C. Approval of Minutes – [March 19, 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 May 7, 2026 by Applicant request)**
- A26-0013 ARBI Farms, LLC (Owner & Applicant) requesting conditional use and site plan approval for 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)**

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 May 7, 2026 by Applicant request)**

- A26-0012 ARBI Farms, LLC (Owner & Applicant) requesting conditional use and site plan approval for 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)**
[Plan](#)
[Staff Reports](#)
[Elevations Phase I](#)
[Elevations Phase II](#)
[Supplemental](#)
[Traffic Study](#)
[Correspondence](#)
- A26-0027 Roscommon Investment, LLC (Owner & Applicant) requesting site plan approval to allow a parking lot expansion for the Tulley Automotive facility. The subject property is located at 147 Daniel Webster Highway. Map A – Lot 987. Zoned General Business (GB). Ward 7.
[Plan](#)
[Reports](#)
[Supplemental](#)
- A26-0028 Bishop Guertin Highschool, Inc. (Owner & Applicant) requesting site plan approval for improved athletic fields and accompanying structures along with associated parking and site improvements. The subject property is located at 194-196 Lund Road. Map 106 – Lot 16. Zoned C Suburban Residence (R-9). Ward 6. **(Postponed to the May 7, 2026 meeting by applicant request)**

OTHER BUSINESS

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

DISCUSSION ITEMS

None

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: May 7, 2026

ADJOURN