



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

Planning & Zoning 589-3090
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April 6, 2026

SPECIAL AGENDA

To: NCPB Members

From: Planning Staff

Re: Regular Meeting and Public Hearing April 15, 2026

Notice is hereby given that a Special Public Hearing of the City of Nashua Planning Board will occur on Wednesday, April 15, 2026 at 6:00 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 14, 2026. Letters should be addressed to City of Nashua, Planning Department, P.O. Box 2019, Nashua, NH 03061. Plans can be viewed online starting April 13, 2026 at <https://nashuanh.portal.civicclerk.com/>. The public may request access via Zoom; contact the Planning Department before 4PM on April 14, 2026, for a link.

- A. Call to Order
- B. Roll Call
- C. Approval of Minutes – April 2, 2026
- D. Communications
- E. Report of Chairman, Committee, & Liaison
- F. Executive Session

OLD BUSINESS – CONDITIONAL USE APPLICATIONS

- 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. **(Tabled to the May 7, 2026 meeting)**

OLD BUSINESS – SITE PLANS

- 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. **(Tabled to the May 7, 2026 meeting)**

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)**

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)**
- A26-0028 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 May 7, 2026, by Applicant request)**

OTHER BUSINESS

1. Review of tentative agenda to determine developments of regional impact.
2. Board of Alderman Referral R-26-019, Relative to Authorizing the Purchase of 14 Mulberry St

DISCUSSION ITEMS

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: May 7, 2026

ADJOURN