



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

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

May 7, 2026

AMENDED PACKET AGENDA

To: NCPB Members

From: Planning Staff

Re: Regular Meeting and Public Hearing May 7, 2026

Notice is hereby given that a Public Hearing of the City of Nashua Planning Board will occur on Thursday, May 7, 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 May 6, 2026. Letters should be addressed to City of Nashua, Planning Department, P.O. Box 2019, Nashua, NH 03061. Plans can be viewed online starting May 4, 2026 at <https://nashuanh.portal.civicclerk.com/>. The public may request access via Zoom; contact the Planning Department before 4PM on May 6, 2026, for a link.

- A. Call to Order
- B. Roll Call
- C. Approval of Minutes – [April 15, 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. **(Postponed to the May 21, 2026 meeting by applicant request)**

[Staff Report](#)

[Site Plan](#)

[Supplemental](#)

[Elevations Phase I](#)

[Elevations Phase II](#)

[Public Correspondence – Support](#)

[Public Correspondence - Opposition](#)

[Traffic Study](#)

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. **(Postponed to the May 21, 2026 meeting by applicant request)**

NEW BUSINESS – CONDITIONAL USE APPLICATIONS

- A26-0026 John J. Flatley (Owner & Applicant) requesting Conditional Use Permit 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 21, 2026 by Applicant request)**
- A26-0056 Elizabeth Righter Trust (Owner), Kayla Jarry (Applicant) requesting Conditional Use Permit approval for personal services. The property is located at 39 Simon Street. Unit 15. Map E – Lot 824. Zoned Park Industrial (PI). Ward 4.
[Plan](#)
[Staff Report](#)
[Supplemental](#)
- A26-0055 The Cadieux Family Revocable Trust (Owner), Regenerative Roots Association (Applicant) requesting Conditional Use Permit approval for a community food services facility. The property is located at 51 ½ Kinsley Street. Map 84 – Lot 126. Zoned C Urban Residence (R-C). Ward 4.
[Staff Report](#)
[Supplemental](#)

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 21, 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 21, 2026, by Applicant request)**
[Plan](#)
[Staff Report](#)
[Supplemental](#)
[Public Correspondence – Opposition](#)
[Public Correspondence – Support](#)
- A26-0057 The E&G Realty Trust (Owner), Alex Nacopoulos (Applicant) requesting site plan approval for a 2,800 square foot restaurant with drive-in or drive-through facilities, with associated site improvements. The property is located at 331 & 333 Amherst Street. Map G – Lots 70 & 74. Zoned General Business (GB). Ward 2.

[Site Plan](#)
[Staff Report](#)
[Supplemental](#)

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 21, 2026

ADJOURN