



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 15, 2026

PACKET AGENDA

To: NCPB Members

From: Planning Staff

Re: Regular Meeting and Public Hearing May 21, 2026

Notice is hereby given that a Public Hearing of the City of Nashua Planning Board will occur on Thursday, May 21, 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 20, 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 18, 2026 at <https://nashuanh.portal.civicclerk.com/>. The public may request access via Zoom; contact the Planning Department before 4PM on May 20, 2026, for a link.

- A. Call to Order
- B. Roll Call
- C. Approval of Minutes – [May 7, 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 June 4, 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 June 4, 2026 meeting by applicant request)**
(See A26-0013)

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, Innovative Way Extension. Map A – Lot 986. Zoned Park Industrial (PI). Ward 8. **(Postponed to May 21, 2026 by Applicant request)**
(See A26-0010)

NEW BUSINESS – SUBDIVISION PLANS

- A26-0062 Marsh Road, LLC (Owner & Applicant) requesting a 5-unit condominium subdivision conversion of an existing 5-unit multi-family residence. The property is located at 60 Lake Street. Map 60 – Lot 61. Zoned C Urban Residence (R-C). Ward 6.
[Staff Report](#)
[Plan](#)
[Supplemental](#)

NEW BUSINESS – SITE PLANS

- A26-0010 John J. Flatley (Owner & Applicant) requesting site plan approval for a 48,000 sqft. flex space building, with associated grading and site improvements. The property is located at L Shakespeare Rd, Innovative Way Extension. Map A – Lot 986. Zoned Park Industrial (PI). Ward 8. **(Postponed to May 21, 2026 by Applicant request)**
[Staff Report](#)
[Plan](#)
[Supplemental](#)
[Architectural Elevations](#)
[Public Correspondence](#)
- 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](#)

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: June 4, 2026

ADJOURN