



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

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

June 4, 2026

AMENDED AGENDA

To: NCPB Members

From: Planning Staff

Re: Regular Meeting and Public Hearing June 4, 2026

Notice is hereby given that a Public Hearing of the City of Nashua Planning Board will occur on Thursday, June 4, 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 June 3, 2026. Letters should be addressed to City of Nashua, Planning Department, P.O. Box 2019, Nashua, NH 03061. Plans can be viewed online starting June 1, 2026 at <https://nashuanh.portal.civicclerk.com/>. The public may request access via Zoom; contact the Planning Department before 4PM on June 3, 2026, for a link.

- A. Call to Order
- B. Roll Call
- C. Approval of Minutes – [May 21, 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 25, 2026 meeting by applicant request)**

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 25, 2026 meeting by applicant request)**

[Staff Report](#)

[Site Plan](#)

[Supplemental](#)

[Elevations Phase I](#)

[Elevations Phase II](#)

[Public Correspondence – Support](#)
[Public Correspondence - Opposition](#)
[Traffic Study](#)

NEW BUSINESS – SUBDIVISION PLANS

A26-0077 Bentley Family Trust (Owner), Marathon Building & Development, LLC (Applicant) requesting approval for a 2-lot subdivision. The property is located at 55A Middle Dunstable Road. Map B – Lot 1614. Zoned B Suburban Residence (R-18). Ward 9.

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

A26-0071 24 Simon Street Development Corporation (Owner & Applicant) requesting approval for a 2-lot subdivision. The property is located at 24 Simon Street. Map E – Lot 401. Zoned Park Industrial (PI). Ward 4.

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

NEW BUSINESS – SITE PLANS

A26-0070 Gar-Bar Realty Trust (Owner & Applicant) requesting a one-year extension of site plan approval, originally granted May 15, 2025, to construct a 65,100-sqft, 4-story, 40-unit multi-family building and associated site improvements. Property is located at 24 East Otterson. Sheet 18 – Lot 75. Zoned Downtown-3/MU-Mixed Use Overlay (D-3/MU) & C-Urban Residence (RC). Ward 7.

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

A26-0084 Mulberry Street Nashua, LLC (Owner & Applicant) requesting one-year extension of site plan approval for a 67,000-sqft, 5-story, 64-unit multifamily development with associated site improvements, originally granted June 5th, 2026. The property is located at 11-13 Mulberry Street. Sheet 28 – Lot 26. Zoned Downtown (D-1) and Mixed-Use Overlay (MU). Ward 4.

[Staff Report](#)
[Plan](#)
[Supplemental](#)
[Public Correspondence](#)

OTHER BUSINESS

1. Review of [tentative agenda](#) to determine developments of regional impact.
2. Referral from Board of Aldermen [O-26-013](#), Amending the Zoning Map By Rezoning Land Along Northeastern Boulevard And Industrial Park Drive To Highway Business (HB)

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 25, 2026

ADJOURN