

7:00 PM

Aldermanic Chamber

1. ROLL CALL
2. PUBLIC HEARING

PUBLIC HEARING**O-26-013****AMENDING THE ZONING MAP BY REZONING LAND ALONG NORTHEASTERN BOULEVARD AND INDUSTRIAL PARK DRIVE TO HIGHWAY BUSINESS (HB)**

TESTIMONY

REGULAR MEETING

3. PUBLIC COMMENT
4. DISCUSSIONS AND/OR PRESENTATIONS
 - Land Use Code Update
5. COMMUNICATIONS

From: Sam Durfee, AICP, Planning Manager

Re: Referral from Board of Aldermen on Ordinance O-26-013 amending the zoning map by rezoning land along Northeastern Boulevard and Industrial Park Drive to Highway Business (HB)

6. PETITIONS
7. UNFINISHED BUSINESS
8. NEW BUSINESS – RESOLUTIONS
9. NEW BUSINESS – ORDINANCES

O-26-013

Endorsers: Mayor Jim Donchess
Alderman John Sullivan
Alderman Patricia Klee
Alderman Vengerflutta Smith
Alderman-at-Large Michael B. O'Brien, Sr.
Alderman Richard A. Dowd
Alderman Tim Sennott
Alderman-at-Large Shoshanna Kelly
Alderman-at-Large Lori Wilshire

AMENDING THE ZONING MAP BY REZONING LAND ALONG NORTHEASTERN BOULEVARD AND INDUSTRIAL PARK DRIVE TO HIGHWAY BUSINESS (HB)

10. TABLED IN COMMITTEE
11. GENERAL DISCUSSION
12. PUBLIC COMMENT

13. REMARKS BY THE ALDERMEN

14. ADJOURNMENT



ORDINANCE

AMENDING THE ZONING MAP BY REZONING LAND ALONG NORTHEASTERN BOULEVARD AND INDUSTRIAL PARK DRIVE TO HIGHWAY BUSINESS (HB)

CITY OF NASHUA

In the Year Two Thousand and Twenty-six

The City of Nashua ordains that Chapter 190 “Land Use”, Part 2 “Zoning Districts and Supplemental Use Regulations”, Article 2 “Generally”, Section 190-12 “Zoning map”, is hereby amended by changing the zoning designation of the below described land to Highway Business (HB):

5.2 acres (more or less) of certain tracts, parcels, or portions thereof, of land situated in the City of Nashua, Hillsborough County, State of New Hampshire a portion of the Industrial Park Drive ROW, all of lots B-237B (20 Industrial Park) and B-2268 (13 Northeastern Boulevard), a portion of lot B-1257 (11 Northeastern Boulevard), a portion of lot B-237A (9 Northeastern Boulevard), and a portion of the Everett Turnpike ROW, as bounded and described as follows:

Beginning at a point at the center line of the intersections of Industrial Park Drive, Northeastern Boulevard and Bowman Lane, coincidental with the C Suburban Residence (R-9) and Park Industrial (PI) district boundary, thence;

Northeasterly by the centerline of Industrial Park Drive approximately 636 feet to the center of the cul-de-sac, thence;

Northeasterly approximately 50 feet, to the property boundary shared by Lot B-3082 (8 Industrial Park Drive) and Lot B-237B (20 Industrial Park Drive), thence;

N 40°-46’-50” E, a distance of 206.10 feet along said property line to the edge of the F. E. Everett Turnpike Right-Of-Way, thence;

Northeasterly, perpendicular to the alignment of the F. E. Everett Turnpike Right-Of-Way, approximately 145 feet, to a point which intersects with the PI and R-9 district boundary, thence;

Southeasterly approximately 245 feet along the PI and R-9 district boundary to the intersection of the PI, R-9 and Highway Business (HB) district boundaries, thence;

Southwesterly approximately 736 feet along the PI and HB district boundary, thence;

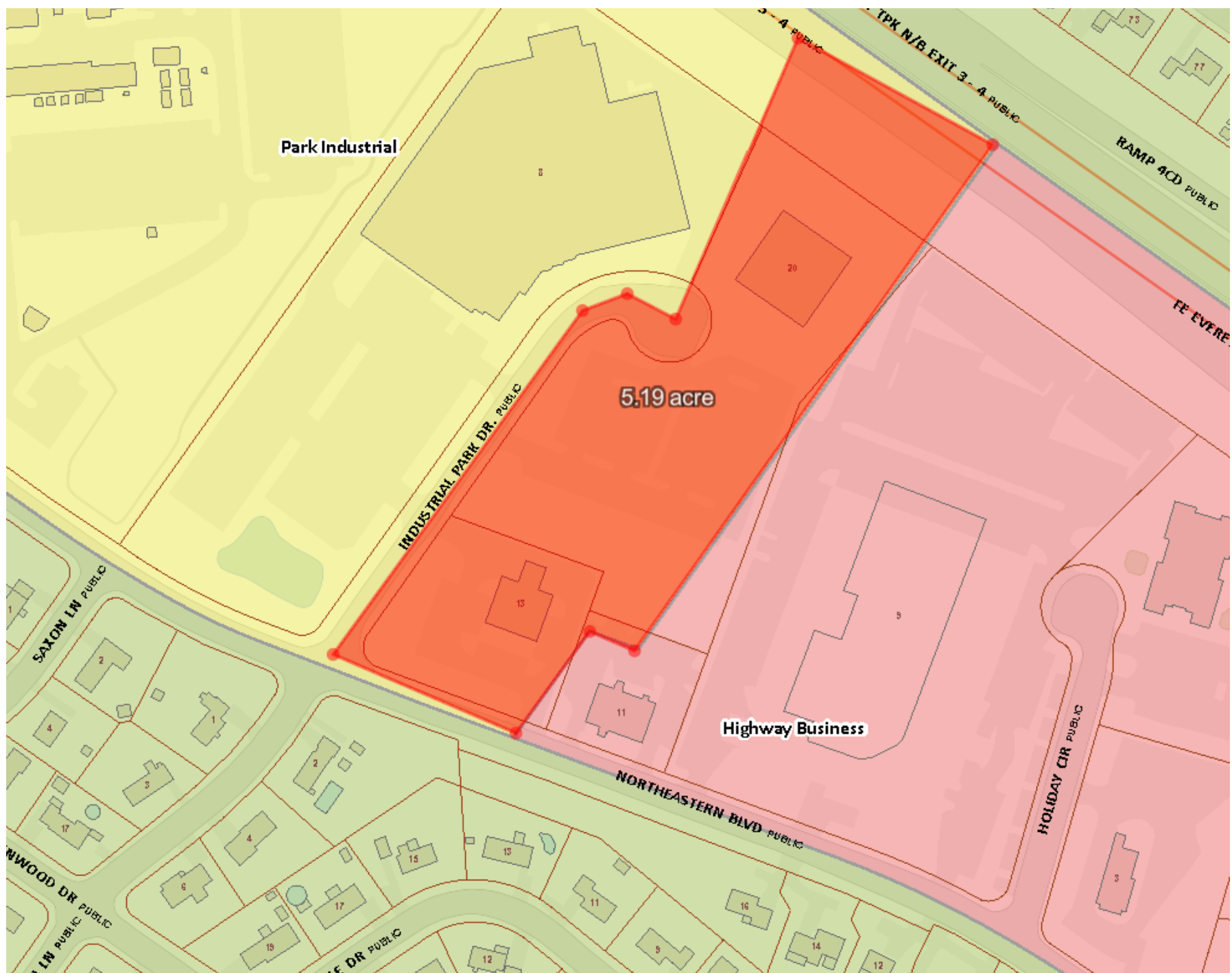
Westerly approximately 62 feet along the PI and HB district boundary, thence;

Southwesterly approximately 155 feet along the PI and HB district boundary to a point at the centerline of Northeastern Boulevard, coincidental with the intersection of the PI, R-9 and HB district boundaries, thence;

Westerly approximately 240 feet along the centerline of Northeastern Boulevard, coincidental with the PI and R-9 district boundary to the point of the beginning.

All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

This legislation shall take effect upon passage.



LEGISLATIVE YEAR 2026

ORDINANCE:

O-26-013

PURPOSE:

**Amending the Zoning Map By Rezoning Land Along
Northeastern Boulevard And Industrial Park Drive to
Highway Business (HB)**

ENDORSERS:

**Mayor Jim Donchess
Alderman John Sullivan**

**COMMITTEE
ASSIGNMENT:**

**Planning and Economic Development Committee
Planning Board**

FISCAL NOTE:

None.

ANALYSIS

NRO 190-12B provides that “[a]ny change in the location of boundaries of a zoning district hereafter made through amendments of this Part 2 shall be indicated by the alteration of the Zoning Map, and the map, as altered, is declared to be a part of Part 2.”

For informational purposes, a map showing the location of the proposed change is attached.

State statute (RSA 675:2) and NRO Section 190-132 require a public hearing and referral to the city planning board. The public hearing is conducted by the aldermanic planning and economic development committee with notice published in a newspaper of general circulation and posted in two public places at least ten calendar days prior to the date of the hearing. (Notice period does not include the day notice is posted or the day of the public hearing. RSA 675:7, I). See RSA 675:7, I-a for notice requirements to individual owners for changes that affect 100 or fewer properties. A favorable vote of two-thirds of all the members of the board of aldermen present and voting would be required if a protest petition is filed pursuant to RSA 675:5.

Approved as to form:

Office of Corporation Counsel

By: /s/Celia K. Leonard

Date: May 21, 2026



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

Planning & Zoning 603 589-3090
WEB www.nashuanh.gov

MEMORANDUM

Date: June 4, 2026

To: Ald. Lori Wilshire, President, Board of Aldermen
Jim Donchess, Mayor

From: Sam Durfee, AICP, Planning Manager

RE: Referral from the Board of Aldermen on Ordinance O-26-013 amending the zoning map by rezoning land along Northeastern Boulevard and Industrial Park Drive to Highway Business (HB)

At the Nashua City Planning Board's regularly scheduled meeting of June 4, 2026, the Planning Board voted unanimously to make a **favorable** recommendation to the Board of Aldermen on O-26-013.

If you have any questions concerning this notification, please contact me at 589-3090 or via durfees@nashuanh.gov.

cc: Donna Graham, Legislative Assistant
Daniel Healey, City Clerk
Bob Bollinger, Chair, NPCB