



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

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

July 2, 2026

PACKET AGENDA

To: NCPB Members

From: Planning Staff

Re: Regular Meeting and Public Hearing July 9, 2026

Notice is hereby given that a Public Hearing of the City of Nashua Planning Board will occur on Thursday, July 9, 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 July 8, 2026. Letters should be addressed to City of Nashua, Planning Department, P.O. Box 2019, Nashua, NH 03061. Plans can be viewed online starting July 6, 2026 at <https://nashuanh.portal.civicclerk.com/>. The public may request access via Zoom; contact the Planning Department before 4PM on July 8, 2026, for a link.

- A. Call to Order
- B. Roll Call
- C. Approval of Minutes – [June 4, 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 August 6, 2026 meeting by applicant request)**

[Staff Report](#)

[Site Plan](#)

[Supplemental Documents](#)

[Elevations Phase I](#)

[Elevations Phase II](#)

[Public Correspondence – Support](#)

[Public Correspondence - Opposition](#)

[June Traffic Study](#)

[Proposed Traffic Mitigation Measures – Memo](#)

[Proposed Traffic Mitigation Measures – Plans](#)

[July 7, 2026 Peer Review Memos – BETA Group](#)

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 August 6, 2026 meeting by applicant request)**

NEW BUSINESS – SUBDIVISION PLANS

- A26-0104 Trustees of the Arlington Street Methodist Church (Owner & Applicant) requesting approval of a two-lot subdivision. Property is located at 63 Arlington Street. Sheet 21 – Lot 67. Zoned B-Urban Residence (RB). Ward 7.
[Staff Report](#)
[Plans](#)
[Supplemental Documents](#)
- A26-0103 Kelly A. McAllister (Owner & Applicant) requesting approval for a 2-lot subdivision. Property is located at 28 Lincoln Avenue. Map 9 – Lot 18. Zoned B-Urban Residence (RB). Ward 7.
(Postponed to the August 6, 2026 meeting by applicant request)

NEW BUSINESS – SITE PLANS

- A26-0132 Property Possible, Inc. (Owner & Applicant) requesting a one-year site plan approval extension, originally granted on July 13, 2023, and amendment to include project phasing details in the plan set. The property is located at 103 Temple Street, Sheet 37-Lot 6, Zoned GI-General Industrial / TOD-Transit Oriented Development, Ward 4.
[Staff Report](#)
[Plans](#)
[Supplemental Documents](#)

OTHER BUSINESS

1. Review of [tentative agenda](#) to determine developments of regional impact.
2. Board of Aldermen Referral [O-26-019](#), Incorporating the Environmental Health Department Subdivision Review Fee with the Other Subdivision Plan Review Fees.
3. Board of Aldermen Referral [R-26-047](#), Authorizing Amended and Restated Master Development Agreement and Fourth Amendment to Purchase and Sale Agreement with Lansing Melbourne Group, LLC Regarding “Nimco” Site.
4. Board of Aldermen Referral [R-26-046](#), Authorizing the Sale of Surplus Property.

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: August 6, 2026

ADJOURN