



**City of Nashua**  
**Planning Department**  
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Nashua, New Hampshire 03061-2019

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August 3, 2026

**PACKET AGENDA**

To: NCPB Members

From: Planning Staff

Re: Regular Meeting and Public Hearing August 6, 2026

Notice is hereby given that a Public Hearing of the City of Nashua Planning Board will occur on Thursday, August 6, 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](mailto:pb@nashuanh.gov) or by mail (please make sure to include your name/address and comments) by 4PM on August 5, 2026. Letters should be addressed to City of Nashua, Planning Department, P.O. Box 2019, Nashua, NH 03061. Plans can be viewed online starting August 3, 2026 at <https://nashuanh.portal.civicclerk.com/>. The public may request access via Zoom; contact the Planning Department before 4PM on August 5, 2026, for a link.

- A. Call to Order
- B. Roll Call
- C. Approval of Minutes – July 9, 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](#)

[July Traffic Study](#)

[Proposed Traffic Mitigation Measures – Memo](#)

[Proposed Traffic Mitigation Measures – Plans](#)

[Peer Review Memo – BETA Group](#)

- 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 September 3<sup>rd</sup>, 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 August 6, 2026 meeting by applicant request)**

### **NEW BUSINESS – CONDITIONAL USE PERMITS**

- A26-0112 Jonathan Leake & Alex Nikulin (Owners), Andrew H. Sullivan (Applicant) requesting conditional use approval for a 3-unit multi-family building. Property is located at 7 Haines Street. Map 19 – Lot 36. Zoned B Urban Residence (RB). Ward 7.

[Staff Report](#)

[Supplemental](#)

[Correspondence - Opposition](#)

- A26-0134 17 Marshall, LLC / D Lines Auto Spot, LLC (Owner / Applicant) requesting conditional use approval for a car care center. Property is located at 17 Marshall Street. Map 29 – Lot 48. Zoned General Industrial (GI). Ward 7.

[Plan](#)

[Staff Report](#)

[Supplemental](#)

### **NEW BUSINESS – SUBDIVISION PLANS**

- A26-0109 57 Factory Street, LLC (Owner & Applicant) requesting a 2-unit condominium subdivision. Property is located at 57 Factory Street. Map 78 – Lot 17. Zoned Downtown 1 / Mixed Use (D1/MU). Ward 4.

[Plan](#)

[Staff Report](#)

[Supplemental](#)

### **NEW BUSINESS – SITE PLANS**

- A26-0133 The Community Council of Nashua, NH / Greater Nashua Mental Health (Owner / Applicant) requesting site plan approval for a 3-story medical office building, with associated site improvements. Property is located at 44 Simon Street. Map E – Lot 2247. Zoned Park Industrial (PI). Ward 4.

[Plan](#)

[Staff Report](#)

[Supplemental](#)

[Presentation Materials](#)

## **OTHER BUSINESS**

1. Review of [tentative agenda](#) to determine developments of regional impact.
2. Board of Aldermen Referral [O-26-022](#), Establishing the Video Display Signs Overlay District.
3. Board of Aldermen Referral [R-26-051](#), Relative to Auctioning Tax Deeded 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: September 3, 2026**

## **ADJOURN**