



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

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

August 28, 2026

PACKET AGENDA

To: NCPB Members

From: Planning Staff

Re: Regular Meeting and Public Hearing September 3, 2026

Notice is hereby given that a Public Hearing of the City of Nashua Planning Board will occur on Thursday, September 3, 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 September 2, 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 31, 2026 at <https://nashuanh.portal.civicclerk.com/>. The public may request access via Zoom; contact the Planning Department before 4PM on September 2, 2026, for a link.

- A. Call to Order
- B. Roll Call
- C. Approval of Minutes – [August 6, 2026](#)
- D. Communications
- E. Report of Chairman, Committee, & Liaison
- F. Executive Session

OLD BUSINESS – SUBDIVISION PLANS

- 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 3rd, 2026 meeting by Applicant request)**
[Plan](#)
[Staff Report](#)
[Supplemental](#)

NEW BUSINESS – SUBDIVISION PLANS

- A26-0154 78 Amherst Street, LLC (Owner), Family Realty Investments, LLC (Owner & Applicant) requesting site plan and condominium subdivision approval to merge both lots and construct two duplexes, for a total of ten condominium units on one lot. Property is located at 3-13 Putnam Street & 78 Amherst Street. Map 62 – Lots 83 & 85. Zoned B Urban Residence (R-B). Ward 2. **(Postponed to the September 17, 2026 meeting)**

NEW BUSINESS – SITE PLANS

- A26-0153 78 Amherst Street, LLC (Owner), Family Realty Investments, LLC (Owner & Applicant) requesting site plan and condominium subdivision approval to merge both lots and construct two duplexes, for a total of ten condominium units on one lot. Property is located at 3-13 Putnam Street & 78 Amherst Street. Map 62 – Lots 83 & 85. Zoned B Urban Residence (R-B). Ward 2. **(Postponed to the September 17, 2026 meeting)**

OTHER BUSINESS

1. Review of [tentative agenda](#) to determine developments of regional impact.
2. Re-Code & Site Plan Thresholds [Presentation](#)

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 17, 2026

ADJOURN