



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

Planning & Zoning 589-3090
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October 30, 2025

AMENDED AGENDA

To: NCPB Members

From: Planning Staff

Re: Regular Meeting and Public Hearing November 6, 2025

Notice is hereby given that a Public Hearing of the City of Nashua Planning Board will occur on Thursday, November 6, 2025 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 November 5, 2025. Letters should be addressed to City of Nashua, Planning Department, P.O. Box 2019, Nashua, NH 03061. Plans can be viewed online starting November 3, 2025 at nashuanh.gov. The public may request access via Zoom; contact the Planning Department before 4PM on November 5, 2025, and a link will be provided.

- A. Call to Order
- B. Roll Call
- C. Approval of Minutes – [October 16, 2025](#)
- D. Communications
- E. Report of Chairman, Committee, & Liaison
- F. Executive Session

NEW BUSINESS – CONDITIONAL USE PERMITS

- A25-0164 City of Nashua, Division of Public Works (Owner & Applicant) Requesting conditional use permit approval to construct a 127,555-sqft garage and maintenance facility, with associated site improvements. Property is located at 840 West Hollis Street. Sheet D – Lot 54. Zoned A-Suburban Residence (R30) and C-Suburban Residence (R9). Ward 5. **(Postponed to the December 4, 2025 meeting by applicant request)**

NEW BUSINESS – SITE PLANS

- A25-0165 City of Nashua, Division of Public Works (Owner & Applicant) Requesting site plan approval to construct a 127,555-sqft garage and maintenance facility, with associated site improvements. Property is located at 840 West Hollis Street. Sheet D – Lot 54. Zoned A-Suburban Residence (R30) and C-Suburban Residence (R9). Ward 5. **(Postponed to the December 4, 2025 meeting by applicant request)**
- A25-0162 Brothers of The Sacred Heart of New England, Inc (Owner & Applicant). Requesting a one-year extension plan to show an athletic field complex along with associated site improvements. The Applicant is also requesting amendment to site plan approval to incorporate construction

phasing plans. Property is located at 40 Groton Road. Sheet D – Lot 7. Zoned Rural Residence (R-40). Ward 5. **(Postponed to the December 4, 2025 meeting by applicant request)**

OTHER BUSINESS

1. Review of [tentative agenda](#) to determine developments of regional impact.
2. Board of Aldermen Referral [O-25-073](#), Amending the Land Use Code Regarding Approved Subdivision Exemptions. [Legislative Summary](#)
3. Board of Aldermen Referral [O-25-074](#), Amending the Land Use Code Regarding Family Day-Care Facilities.
4. Board of Aldermen Referral [O-25-075](#), Amending the Land Use Code Regarding On-Site Parking Requirements for Residential Uses.
5. Board of Aldermen Referral [O-25-076](#), Amending the Land Use Code by Amending the Accessory Dwelling Unit Ordinance and Definition of Dwelling Unit, Accessory.
6. Board of Aldermen Referral [O-25-077](#), Amending the Land Use Code Regarding Unrelated Households.

DISCUSSION ITEMS

Memo re: [Inclusionary Zoning](#)

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: November 20, 2025

ADJOURN