



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

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

December 1, 2025

AGENDA

To: NCPB Members

From: Planning Staff

Re: Regular Meeting and Public Hearing December 4, 2025

Notice is hereby given that a Public Hearing of the City of Nashua Planning Board will occur on Thursday, December 4, 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 December 3, 2025. Letters should be addressed to City of Nashua, Planning Department, P.O. Box 2019, Nashua, NH 03061. Plans can be viewed online starting December 1, 2025 at nashuanh.gov. The public may request access via Zoom; contact the Planning Department before 4PM on December 3, 2025, and a link will be provided.

- A. Call to Order
- B. Roll Call
- C. Approval of Minutes – [November 6, 2025](#)
- D. Communications
- E. Report of Chairman, Committee, & Liaison
- F. Executive Session

NEW BUSINESS – CONDITIONAL/SPECIAL 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 January 8, 2026 meeting by applicant request)**
- A25-0179 EC NH Real Estate Holdings, Inc. (Owner & Applicant) requesting modification of condition #1 of the Conditional Use Permit of a casino gaming facility, originally approved on September 7th, 2023 and subsequently modified on September 19th, 2024. Property is located at 310 Daniel Webster Highway (Pheasant Lane Mall). Sheet A – Lot 733. Zoned General Business / Transit Oriented Development (GB/TOD). Ward 7.
[Site Plan](#)
[Staff Report](#)
[Supplemental](#)
- A25-0181 169 Daniel Webster Realty Trust (Owner & Applicant) requesting Conditional Use Permit approval for medical office space. Property is located at 169 Daniel Webster Highway. Zoned C-Urban Residence (R-C). Map A – Lot 228. Ward 8.

[Site Plan](#)
[Staff Report](#)
[Supplemental](#)

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 January 8, 2026 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)**

[Site Plan](#)
[Staff Report](#)
[Supplemental](#)

A25-0041 Gateway Homes, LLC (Owner & Applicant), requesting site plan approval to construct a 6-unit condominium site plan with associated site improvements. Property is located at 16 Pennichuck Street. Sheet 49 – Lot 120. Zoned RA-Urban Residence. Ward 2.

[Site Plan](#)
[Staff Report](#)
[Architectural Plan](#)
[Supplemental](#)
[Correspondence](#)

A25-0180 Marguerites Place, Inc. (Owner & Applicant) requesting a one-year extension for approved site plan for 15-unit residential with associated site improvements, originally approved on October 17th, 2024. Property is located at 106 Pine Street. Sheet 84 – Lot 134. Zoned C-Urban Residence (R-C). Ward 4.

[Site Plan](#)
[Staff Report](#)
[Supplemental](#)

OTHER BUSINESS

1. Review of [tentative agenda](#) to determine developments of regional impact.
2. Board of Aldermen Referral [R-25-221](#), Relative to Tax Deeded Property Auction.

DISCUSSION ITEMS

Annual get-together at Martha's Exchange Restaurant & Brewery, after adjournment.

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: January 8, 2026

ADJOURN