



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 24, 2025

AGENDA

To: NCPB Members

From: Planning Staff

Re: Regular Meeting and Public Hearing January 8, 2026

Notice is hereby given that a Public Hearing of the City of Nashua Planning Board will occur on Thursday, January 8, 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 January 7, 2026. Letters should be addressed to City of Nashua, Planning Department, P.O. Box 2019, Nashua, NH 03061. Plans can be viewed online starting January 5, 2026 at nashuanh.gov. The public may request access via Zoom; contact the Planning Department before 4PM on January 7, 2026, and a link will be provided.

- A. Call to Order
- B. Roll Call
- C. Approval of Minutes – December 4, 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.
- A25-0213 The Courtland, LLC, c/o Gal Peretz (Owner & Applicant) requesting conditional use approval for a condominium conversion of existing density that does not conform to the land use regulations. Property is located at 36-38 Courtland Street. Map 66 – Lot 50. Zoned B Urban Residence (R-B). Ward 3.
- A25-0203 Eastpoint Properties, LLC (Owner), Richard Lindof (Applicant), requesting conditional use approval for a barber shop. Property is located at 114 Perimeter Road Unit D. Map E – Lot 1509. Zoned Airport Industrial (AI). Ward 1.
- A25-0200 Silver Lining Development, LCC (Owner), Doug Seppala (Applicant) Proposed Special Use Permit to allow the construction of a single-family home with access from a paper street. Property is located 16 East Glenwood Street & “L” Linton Street. Map 129 – Lots 187 & 259. Zoned A-Urban Residence (R-A). Ward 7. **(Postponed to January 22, 2026)**

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.
- A25-0205 New England Performance Cars Prop, LLC (Owner & Applicant) requesting site plan approval for building and site improvements to existing auto dealership. Property is located at 170 Main Dunstable Road. Map E – Lot 30. Zoned Highway Business (HB). Ward 6.
- A25-0206 City of Nashua (Owner & Applicant) requesting site plan approval for the construction of a 1-story, 4,583 SF building and greenhouse, with associated site improvements. Property is located at 107 Amherst Street. Map 60 – Lot 14. Zoned A Urban Residence (R-A). Ward 2.
- A25-0201 YMCA of Greater Nashua (Owner & Applicant) requesting a twelve (12) month extension for site plan approval as granted on November 21, 2024. Property is located at 90 Northwest Boulevard. Map H – Lot 648. Zoned Park Industrial (PI). Ward 1.
- A25-0204 ZJBV Properties, LLC (Owner & Applicant) requesting a twelve (12) month extension for site plan approval as granted on March 6, 2025. Property is located 159 Temple Street. Maps 38/39 – Lots 31, 38, & 47. Zoned General Industrial/Transit Oriented Development (GI/TOD). Ward 7.

NEW BUSINESS – SUBDIVISION PLANS

- A25-0212 The Courtland, LLC, c/o Gal Peretz (Owner & Applicant) requesting approval for a 4-unit condominium subdivision. Property is located at 36-38 Courtland Street. Map 66 – Lot 50. Zoned B Urban Residence (R-B). Ward 3.
- A25-0185 Doug Seppala, Silver Lining Development, LCC (Owner & Applicant) requesting approval for a boundary plan and 3-lot subdivision. The property is located 16 East Glenwood Street. Map 129 – Lot 187. Zoned A Urban Residence (R-A). Ward 7. **(Postponed to January 22, 2026)**

OTHER BUSINESS

1. Review of tentative agenda to determine developments of regional impact.

DISCUSSION ITEMS

1. Nashua Re-Code presentation and discussion.
2. Capital Improvements Program (CIP) Report Draft

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 22, 2026

ADJOURN