



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

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

January 23, 2026

AGENDA

To: NCPB Members

From: Planning Staff

Re: Regular Meeting and Public Hearing February 5, 2026

Notice is hereby given that a Public Hearing of the City of Nashua Planning Board will occur on Thursday, February 5, 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 February 4, 2026. Letters should be addressed to City of Nashua, Planning Department, P.O. Box 2019, Nashua, NH 03061. Plans can be viewed online starting February 2, 2026 at nashuanh.gov. The public may request access via Zoom; contact the Planning Department before 4PM on February 4, 2026, and a link will be provided.

- A. Call to Order
- B. Roll Call
- C. Approval of Minutes – January 8, 2025
- D. Communications
- E. Report of Chairman, Committee, & Liaison
- F. Executive Session

NEW BUSINESS – CONDITIONAL/SPECIAL USE PERMITS

A25-0200 Silver Lining Development, LCC (Owner), Doug Seppala (Applicant) requesting a 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.

NEW BUSINESS – SITE PLANS

A25-0215 Arc Source/Nichols Realty, LLC (Owners & Applicants), requesting site plan approval for the construction of a 50-unit multi-family development with associated site improvements. Property is located at 60 Crown Street. Map 24 – Lot 49. Zoned General Industrial / Transit Oriented Development Overlay (GI / TOD). Ward 7. **(Postponed to February 5, 2026)**

A26-0005 Lofts 34, LLC (Owner & Applicant) requesting site plan amendment to renovate existing commercial building space into 9 residential units. Property is located at 44 Franklin Street. Map 78 – Lot 89. Zoned General Industrial / Mixed Use (GI/MU). Ward 3. **(Postponed to February 5, 2026)**

NEW BUSINESS – SUBDIVISION PLANS

- 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 February 5, 2026)**
- A25-0214 Friartown Properties, LLC (Owner & Applicant), requesting subdivision approval for a 2-lot subdivision. Property is located at 72 Linwood Street. Map 103 – Lot 245. Zoned B Urban Residence (R-B). Ward 6. **(Postponed to February 5, 2026)**

OTHER BUSINESS

1. Review of tentative agenda to determine developments of regional impact.
2. Re-Code Update

DISCUSSION ITEMS

1. PEDC Re-Code Presentations
 - a. October 9, 2024: Land Use Code
 - b. April 15, 2025: Building Types, District, and Density
 - c. June 5, 2025: Redevelopment Overlay Districts
 - d. August 21, 2025: Mobility & Parking
 - e. August 26, 2025: Inclusionary Zoning
 - f. September 16, 2025: Zoning Map & Green Score
 - g. September 29, 2025: Use Table & Site Standards

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: February 19, 2026

ADJOURN