



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

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

September 17, 2026

AGENDA

To: NCPB Members

From: Planning Staff

Re: Regular Meeting and Public Hearing October 1, 2026

Notice is hereby given that a Public Hearing of the City of Nashua Planning Board will occur on Thursday, October 1, 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 30, 2026. Letters should be addressed to City of Nashua, Planning Department, P.O. Box 2019, Nashua, NH 03061. Plans can be viewed online starting September 28, 2026 at <https://nashuanh.portal.civicclerk.com/>. The public may request access via Zoom; contact the Planning Department before 4PM on September 30, 2026, for a link.

- A. Call to Order
- B. Roll Call
- C. Approval of Minutes – September 17, 2026
- D. Communications
- E. Report of Chairman, Committee, & Liaison
- F. Executive Session

NEW BUSINESS – CONDITIONAL USE PERMITS

- A26-0194 Paul Francis Development Group, LLC (Owner & Applicant) requesting a Conditional Use Permit to convert a duplex to 2-unit condominium. Property is located at 8 Blue Hill Ave. Map E – Lot 216. Zoned A-Urban Residence (R-A). Ward 4.

NEW BUSINESS – SUBDIVISION PLANS

- A26-0160 Paul Francis Development Group, LLC (Owner & Applicant) requesting a 2-unit condominium subdivision through the conversion of an existing residential property. Property is located at 8 Blue Hill Ave. Map E – Lot 216. Zoned A-Urban Residence (R-A). Ward 4. **(Withdrawn)**
- A26-0167 Crimson Properties, LLC (Owner & Applicant) requesting a 2-lot subdivision. Property is located at 66 Concord Street. Map 27 – Lot 66. Zoned B Urban Residence (R-B). Ward 3. **(Postponed to the October 1st, 2026 meeting by Applicant request)**

NEW BUSINESS – SITE PLANS

- A26-0166 Merrit Place, LLC (Owner & Applicant) requesting site plan approval for a 44-unit townhouse development, with associated site improvements. Property is located at 8 Merrit Parkway. Map C – Lot 2544. Zoned Suburban Residence / Flexible Use Overlay District (R-30/FUOD). Ward 5. **(Postponed to the October 1st, 2026 meeting by Applicant request)**
- A26-0155 Datec Tool & Machine, Inc. (Owner), Bolduc Enterprises, LLC (Applicant) requesting site plan approval to construct a 48-unit multifamily building, with associated site improvements. Property is located at 181 East Hollis Street. Map 50 – Sheet 24. Zoned General Industrial / Transit Oriented Development (GI/TOD). Ward 7.

OTHER BUSINESS

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

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: October 15, 2026

ADJOURN