



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 16, 2026

PACKET AGENDA - AMENDED

To: NCPB Members

From: Planning Staff

Re: Regular Meeting and Public Hearing September 17, 2026

Notice is hereby given that a Public Hearing of the City of Nashua Planning Board will occur on Thursday, September 17, 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 16, 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 14, 2026 at <https://nashuanh.portal.civicclerk.com/>. The public may request access via Zoom; contact the Planning Department before 4PM on September 16, 2026, for a link.

- A. Call to Order
- B. Roll Call
- C. Approval of Minutes – [September 3, 2026](#)
- D. Communications
- E. Report of Chairman, Committee, & Liaison
- F. Executive Session

NEW BUSINESS – CONDITIONAL USE PERMITS

- A26-0178 78 Amherst Street, LLC (Owner), Family Realty Investments, LLC (Owner & Applicant) requesting site plan and conditional use permit approval to merge both lots and construct two duplexes, for a total of ten condominium units on one lot. Property is located at 3-13 Putnam Street & 78 Amherst Street. Map 62 – Lots 83 & 85. Zoned B Urban Residence (R-B). Ward 2.
[Staff Report](#)
[Site Plan Set](#)
[Architectural Plan Set](#)
[Supplemental Materials](#)
- A26-0170 EC NH Real Estate Holdings (Owner & Applicant) requesting a modification of condition #1 of a Conditional Use Permit approved on September 7th, 2023 and amended on September 5th, 2024, and December 11th, 2025. Property is located at 310 Daniel Webster Highway. Map A – Lot 733. Zoned General Business (GB). Ward 7.
[Staff Report](#)
[Application](#)
[Supplemental Materials](#)

- A26-0164 C&J Properties, LLC (Owner), Kyle Cataldo (Applicant) requesting conditional use approval of a vehicle repair and service business. Property is located at 444 Amherst Street. Map H – Lot 44. Zoned Park Industrial / Mixed Use (PI/MU). Ward 1.
[Staff Report](#)
[Plans](#)
[Supplemental Materials](#)

NEW BUSINESS – SUBDIVISION PLANS

- A26-0154 78 Amherst Street, LLC (Owner), Family Realty Investments, LLC (Owner & Applicant) requesting site plan, conditional use permit, and condominium subdivision approval to merge both lots and construct two duplexes, for a total of ten condominium units on one lot. Property is located at 3-13 Putnam Street & 78 Amherst Street. Map 62 – Lots 83 & 85. Zoned B Urban Residence (R-B). Ward 2.
- 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.
(Postponed to the October 1st, 2026 meeting by Applicant request)
- 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

- A26-0153 78 Amherst Street, LLC (Owner), Family Realty Investments, LLC (Owner & Applicant) requesting site plan, conditional use permit, and condominium subdivision approval to merge both lots and construct two duplexes, for a total of ten condominium units on one lot. Property is located at 3-13 Putnam Street & 78 Amherst Street. Map 62 – Lots 83 & 85. Zoned B Urban Residence (R-B). Ward 2.
- 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)
[Staff Report](#)
[Site Plan Set](#)
[Architectural Plan Set](#)
[Supplemental Materials](#)
[NHDES Alteration of Terrain Application & Drainage Report](#)
[RSA 674:79-80, as amended by HB 631 and HB 1588](#)
[Public Comment](#)
- A26-0186 Northeastern SPE LLC (Owner and Applicant) requesting minor site plan amendment to place 36 self-storage containers on-site. Property is located at 111 Northeastern Boulevard. Map 140 – Lot 1. Zoned Park Industrial (PI). Ward 6.
[Staff Report](#)

[Plan](#)
[Application](#)

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 1, 2026

ADJOURN