CITY OF MANCHESTER
PLANNING AND COMMUNITY DEVELOPMENT

Planning and Land Use
Building Regulation
Code Enforcement
Community Improvement Program

Jeffrey D. Belanger, AICP
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MANCHESTER PLANNING BOARD
LIMITED PUBLIC HEARING AND BUSINESS MEETING AGENDA
Thursday, August 20, 2026 – 6:00 PM
City Hall, Third Floor – Aldermanic Chambers
Revised August 10, 2026

I. The Chair calls the meeting to order and introduces Planning Board members and Planning staff.

II. LIMITED PUBLIC HEARING:

1. ***Request to amend the continuance date for SP2026-010, CU2026-004, S2026-011, SP2026-011 and CU2026-005, per letter from Brian Pratt, PE, Fuss & O'Neill, received August 10, 2026.***

The following Public Hearings for SP2026-010, CU2026-004, S2026-011, SP2026-011 and CU2026-005, will occur only if the request is granted.

2. SP2026-010
Property located on **1279 South Willow Street (Tax Map 875, Lot 10)**, **55 John E. Devine Drive (Tax Map 438, Lot 7B), 115 John E. Devine Drive (Tax Map 438, Lot 7), 970 Gold Street (Tax Map 875, Lot 7) and 1050 Gold Street (Tax Map 875, Lot 11)**, a new site plan application for the redevelopment of five lots (formerly three lots) into a single lot of record for a proposed 73,240 sq. ft. (formerly 63,175 sq. ft.) Charitable Gaming Facility with 1,086 parking spaces (formerly 562) and the associated site improvements, in a BC-2 Zoning District. *Fuss & O'Neill, Inc. for Granite State Poker Alliance, LLC.* (Reviewed under Current Zoning Ordinance)

3. CU2026-004
Property located on **1279 South Willow Street (Tax Map 875, Lot 10)**, **55 John E. Devine Drive (Tax Map 438, Lot 7B), 115 John E. Devine Drive (Tax Map 438, Lot 7), 970 Gold Street (Tax Map 875, Lot 7) and 1050 Gold Street (Tax Map 875, Lot 11)**, a conditional use permit is for a reduction in required parking due to the phasing of construction. The applicant seeks to keep the existing facility until the new facility is granted occupancy, at such time the existing facility is to be razed and the remainder of the parking field would be completed, in a BC-2 Zoning District. *Fuss & O'Neill, Inc. for Granite State Poker Alliance, LLC.* (Reviewed under Current Zoning Ordinance)

4. S2026-011
Properties located at **1265 South Willow Street and 55 John E. Devine Drive (Tax Map 438, Lots 6 and 7B)**, a subdivision application to adjust the abutting lot lines located between Lots 6 and 7B, where Lot 7B is to allocate 11,683 SF in area to Lot 6, resulting in a new total lot area of 41,659 SF for Lot 6, in a BC-2 Zoning District. *Fuss and O'Neill, Inc. for Aranosian Oil Company, Inc. and Granite State Poker Alliance, LLC.* (Reviewed under Current Zoning Ordinance)

5. SP2026-011
Property located at **1265 South Willow Street (Tax Map 438, Lot 6)**, a site plan application to raze a former fueling station and construct a new fueling station with a convenience store, drive-through restaurant, and a new fueling canopy providing five double-sided fuel pumps and one kerosene pump, with associated site improvements, in a BC-2 Zoning District. *Fuss and O'Neill, Inc. for Aranosian Oil Company, Inc.* (Reviewed under Current Zoning Ordinance)

6. CU2026-005
Property located at **1265 South Willow Street (Tax Map 438, Lot 6)**, a conditional use permit application to reduce on-site parking from the 19 spaces as required to 14 spaces provided, in a BC-2 Zoning District. *Fuss and O'Neill, Inc. for Aranosian Oil Company, Inc.* (Reviewed under Current Zoning Ordinance)

7. PDSP2024-002 – Compliance Hearing – Continued from August 5, 2026
Property located at **Orange Street & Pearl Street (Tax Map 41, Lot 3A),** an compliance hearing for the architectural details of the proposed 457 space, steel frame parking deck. This is associated with the NeighborWorks development including a 4-story, 125-unit apartment building , and (12) 3-story townhouses, in the CBD Zoning District. *Built Form Architecture for the City of Manchester and NeighborWorks Southern New Hampshire.* (Reviewed under Previous Zoning Ordinance)

8. SP2026-014 – Continued from August 5, 2026
Property located at **434 Hevey Street (Tax Map 193, Lot 4),** a site plan application for the conversion of an existing two-family building into four multi-family residential units with associated site improvements, in an MX-2 Zoning District. *Keach-Nordstrom Associates, Inc. for Chaskarandeep Singh.* (Reviewed under Current Zoning Ordinance)

9. SP2025-020 & CU2025-022 – Extension Request
Property located at **275 Hooksett Road (Tax Map 913, Lot 21),** a three-month extension request for an approved site plan application for the construction of a car wash facility and a conditional use application for the reduction of parking where 45 parking spaces are provided where 89 would be required and 17 stacking spaces are provided where 20 are required. *Keach-Nordstrom Associates, Inc. for State Motors.*

10. PDSP2025-004 – Extension Requst
Property located at **Wellington Hill Road (Tax Map 645, Lot 39)**, a 3-month extension request for the conditionally approved planned development and site plan application for a six building, 22-unit townhouse style development, with associated site improvements, in the former R-SM Zoning District. *Granite Engineering, LLC, for Brook Hollow Corporation.*

III. BUSINESS MEETING:

1. SP2026-010
Property located on **1279 South Willow Street (Tax Map 875, Lot 10)**, **55 John E. Devine Drive (Tax Map 438, Lot 7B), 115 John E. Devine Drive (Tax Map 438, Lot 7), 970 Gold Street (Tax Map 875, Lot 7) and 1050 Gold Street (Tax Map 875, Lot 11)**, a new site plan application for the redevelopment of five lots (formerly three lots) into a single lot of record for a proposed 73,240

sq. ft. (formerly 63,175 sq. ft.) Charitable Gaming Facility with 1,086 parking spaces (formerly 562) and the associated site improvements, in a BC-2 Zoning District. *Fuss & O'Neill, Inc. for Granite State Poker Alliance, LLC.* (Reviewed under Current Zoning Ordinance)

2. CU2026-004

Property located on **1279 South Willow Street (Tax Map 875, Lot 10)**, **55 John E. Devine Drive (Tax Map 438, Lot 7B), 115 John E. Devine Drive (Tax Map 438, Lot 7), 970 Gold Street (Tax Map 875, Lot 7) and 1050 Gold Street (Tax Map 875, Lot 11)**, a conditional use permit is for a reduction in required parking due to the phasing of construction. The applicant seeks to keep the existing facility until the new facility is granted occupancy, at such time the existing facility is to be razed and the remainder of the parking field would be completed, in a BC-2 Zoning District. *Fuss & O'Neill, Inc. for Granite State Poker Alliance, LLC.* (Reviewed under Current Zoning Ordinance)

3. S2026-011

Properties located at **1265 South Willow Street and 55 John E. Devine Drive (Tax Map 438, Lots 6 and 7B)**, a subdivision application to adjust the abutting lot lines located between Lots 6 and 7B, where Lot 7B is to allocate 11,683 SF in area to Lot 6, resulting in a new total lot area of 41,659 SF for Lot 6, in a BC-2 Zoning District. *Fuss and O'Neill, Inc. for Aranosian Oil Company, Inc. and Granite State Poker Alliance, LLC.* (Reviewed under Current Zoning Ordinance)

4. SP2026-011

Property located at **1265 South Willow Street (Tax Map 438, Lot 6)**, a site plan application to raze a former fueling station and construct a new fueling station with a convenience store, drive-through restaurant, and a new fueling canopy providing five double-sided fuel pumps and one kerosene pump, with associated site improvements, in a BC-2 Zoning District. *Fuss and O'Neill, Inc. for Aranosian Oil Company, Inc.* (Reviewed under Current Zoning Ordinance)

5. CU2026-005

Property located at **1265 South Willow Street (Tax Map 438, Lot 6)**, a conditional use permit application to reduce on-site parking from the 19 spaces as required to 14 spaces provided, in a BC-2 Zoning District. *Fuss and O'Neill, Inc. for Aranosian Oil Company, Inc.* (Reviewed under Current Zoning Ordinance)

6. SP2022-011 - Compliance Hearing

Property located at **351 Chestnut Street (Tax Map 73, Lot 001),** a compliance hearing for the previously approved and constructed, five-story apartment building with a total of 98 dwelling units, at the site of the former Manchester Police Department, in the Central Business District (CBD). *Market Square Architects for Lincoln Avenue Communities.* (Reviewed under Previous Zoning Ordinance)

7. PDSP2024-002 – Compliance Hearing

Property located at **Orange Street & Pearl Street (Tax Map 41, Lot 3A),** an compliance hearing for the architectural details of the proposed 457 space, steel frame parking deck. This is associated with the NeighborWorks development including a 4-story, 125-unit apartment building , and (12) 3-story townhouses, in the CBD Zoning District. *Built Form Architecture for the City of Manchester and NeighborWorks Southern New Hampshire.* (Reviewed under Previous Zoning Ordinance)

8. SP2026-007 - Amendment
Property located at **192 Mammoth Road (Tax Map 319, Lot 29),** an application to amend the conditions of approval for the conversion of an existing two-family building into four multi-family residential units with associated site improvements, in an MX-2 Zoning District. *Joseph M. Wichert L.L.S, for 192 Mammoth Road LLC.* (Reviewed under Current Zoning Ordinance)

9. S2026-015
Property located at **975 Cedar St, Auburn Street and 1040 Auburn Street (Tax Map 379, Lots 6A, 15 & 16),** a subdivision application for a lot line adjustment, where new Lot 6A will have 28,794 SF, new Lot 16 will have 8,811 SF, and Lot 15 will be divided and merged with the other parcels resulting in a reduction in lots from three to two, in an MX-1 Zoning District. *Joseph M Wichert, L.L.S., Inc., for The JEN Homestead Revocable Trust.* (Reviewed under Current Zoning Ordinance)

10. SP2026-015
Property located at **159 Union Street (Tax Map 270, Lot 39A),** a site plan application for the addition of 4 new units to an existing 3-unit building in an MX-2 Zoning District. *Joseph M. Wichert L.L.S., Inc. for GPS Properties.* (Reviewed under Current Zoning Ordinance)

11. SP2023-015 - Amendment
Property located at **25 Lowell Street (Tax Map 9, Lot 7),** an application to amend a previously approved site plan in order to redevelop the existing parking lot into a new 71-space private parking lot with related site landscaping on a parcel containing 73 residential dwelling units and first floor commercial space in the Central Business District (CBD). *Keach-Nordstrom Associates, LLC for 25 Lowell Street, LLC.* (Reviewed under Previous Zoning Ordinance)

12. SP2026-014
Property located at **434 Hevey Street (Tax Map 193, Lot 4),** a site plan application for the conversion of an existing two-family building into four multi-family residential units with associated site improvements, in an MX-2 Zoning District. *Keach-Nordstrom Associates, Inc. for Chaskarandeep Singh.* (Reviewed under Current Zoning Ordinance)

13. SP2025-020 & CU2025-022
Property located at **275 Hooksett Road (Tax Map 913, Lot 21),** a three-month extension request for an approved site plan application for the construction of a car wash facility and a conditional use application for the reduction of parking where 45 parking spaces are provided where 89 would be required and 17 stacking spaces are provided where 20 are required. *Keach-Nordstrom Associates, Inc. for State Motors.*

14. PDSP2025-004
Property located at **Wellington Hill Road (Tax Map 645, Lot 39)**, a 3-month extension request for the conditionally approved planned development and site plan application for a six building, 22-unit townhouse style development, with associated site improvements, in the former R-SM Zoning District. *Granite Engineering, LLC, for Brook Hollow Corporation.*

15. Review of new applications for Regional Impact and comment by the Manchester Conservation Commission.

IV. ADMINISTRATIVE MATTERS:

1. Review and approval of the Planning Board minutes of July 16, 2026.

2. Distribution of the Planning Board minutes of August 5, 2026, for review and approval at the meeting of September 3, 2026.

3. Any other business items from the Planning Staff or Board Members.

Full text of the agenda items is on file for review in the Planning & Community Development Department.