



CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

Planning and Land Use
Building Regulation
Code Enforcement
Community Improvement Program

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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

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

II. LIMITED PUBLIC HEARING:

1. 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)

2. 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)

3. 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.*

4. PDSP2025-004 – Extension Request

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. 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

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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)

2. 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)

3. 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)

4. 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)

5. 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)

6. 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)

7. 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)

8. 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.*

9. 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.*

10. 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.
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