



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, September 17, 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. S2026-016 – Continued from September 3, 2026

Property located at **4 Bremer Street (Tax Map 182, Lot 13)**, a subdivision application for the subdivision of one lot into two, where the parent Lot 13 will remain with a single-family house and the new Lot 13A will have three townhouse units, which are not considered with this application. *Joseph M Wichert, L.L.S., Inc., for Stephen Jenkins, Jr.*

III. BUSINESS MEETING:

1. 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)

2. S2026-016

Property located at **4 Bremer Street (Tax Map 182, Lot 13)**, a subdivision application for the subdivision of one lot into two, where the parent Lot 13 will remain with a single-family house and the new Lot 13A will have three townhouse units, which are not considered with this application. *Joseph M Wichert, L.L.S., Inc., for Stephen Jenkins, Jr.*

3. S2024-011 Extension

Property located at **30 Bryant Road (Tax Map 809, Lot 1)**, a request for an additional 6-month extension to conditions precedent for the conditionally approved subdivision, proposing to subdivide an existing lot of 31.04 acres with existing wetlands, into nineteen (19) buildable lots and a new city street, in an R-S Zoning District. *Cory Hill for Bryant Road Development, LLC.*

4. 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 August 20, 2026.
2. Distribution of the Planning Board minutes of September 3, 2026, for review and approval at the meeting of October 1, 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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