



CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

Planning and Land Use
Building Regulation
Code Enforcement
Community Improvement Program

Jeffrey D. Belanger, AICP
Director

Nicola Strong
Deputy Director – Planning & Zoning

Michael J. Landry, PE, Esq.
Deputy Director – Building Regulations

MANCHESTER PLANNING BOARD PUBLIC HEARING MEETING AGENDA Thursday, September 3, 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. PUBLIC HEARING:

1. S2026-005 – Continued from August 5, 2026

Property located at **Wellington Road (Tax Map 860, Lot 30)**, a subdivision application for the creation of 34 new buildable lots with new public roads and a wetland crossing, in the Lake Massabesic Protection Overlay and R-1A Zoning District. *Granite Engineering, LLC for Manchester Water Works.* (Reviewed under current zoning ordinance)

2. PDSP2024-002 – Compliance Hearing – Continued from August 20, 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)

(New Items)

With respect to the following applications, appropriate materials have been submitted to invoke the jurisdiction of the Board. Although additional information may be required prior to final consideration, it is the recommendation of Staff that the Planning Board determine the applications complete and conduct a public hearing. A motion would be in order.

3. IMP2026-001

Property located at **275 Jewett Street (Tax Map 79, Lot 31, 31A, & 32)**, an impact fee waiver request from school and fire impact fees associated with the conversion of a school building into 36 affordable housing units. *York Hallsville Building, LLC and Fuss & O'Neill for City of Manchester.*

4. 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.*

5. 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*.

III. ADMINISTRATIVE MATTERS:

1. Review and approval of the Planning Board minutes of August 5, 2026.
2. Distribution of the Planning Board minutes of August 20, 2026, for review and approval at the meeting of September 17, 2026.
3. Planning Board nominations for Southern New Hampshire Planning Commissioners.
4. 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.
