



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 PUBLIC HEARING MEETING AGENDA Thursday, October 1, 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. SP2026-010 – Phases 2 & 3 - Continued from August 20, 2026

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 – Phases 2 & 3 - Continued from August 20, 2026

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 – Continued from August 20, 2026

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 – Continued from August 20, 2026

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 – Continued from August 20, 2026

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. S2026-005 – Continued from September 3, 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)

Request for continuance to November 5, 2026

(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.

7. SP2026-019

Property located at **99 Lowell Street (Tax Map 10, Lot 6)**, a site plan application for the redevelopment of the existing municipal parking lot to a mixed use 16-story building with 196 residential units and up to 7,325 sf of commercial space on the first level, and a 330 space, 3-story parking garage, located in the DT-2 Zoning District. *Fuss and O'Neil for the City of Manchester.*

8. S2026-018

Property located at **333 Cohas Avenue (Tax Map 612, Lots 2 and 3)**, a subdivision/lot line adjustment application to annex Parcel A of 9,393 s.f. from Tax Map 612, Lot 2 to Tax Map 612, Lot 3, located in an R-1A Zoning District. *Lavelle Associates for Echelon Development, LLC.*

9. CU2026-010

Property located at **88 Pine Street (Tax Map 112, Lot 5)**, a conditional use permit application for a reduction in onsite parking associated with the redevelopment of an existing commercial property that will result in the construction of a four-story mid-rise building with approximately 8,290 SF of ground-floor commercial space and 167 dwelling units, where 181 parking spaces are required and 172 parking spaces are proposed, located in the DT-1 Zoning District. *Joseph M. Wichert, L.L.S., Inc., for Valley Pine Corporation (Owner), and Commonwealth Collective, LLC.*

10. SP2026-018

Property located at **883 Union Street (Tax Map 53, Lot 5)**, a site plan application for the conversion of an existing three-unit residential dwelling into a four-unit residential dwelling, located in an MX-1 Zoning District. *Joseph M. Wichert, L.L.S., Inc., for Jahanzeb Choudhry.*

11. SP2026-016

Property located at **308 Lake Avenue (Tax Map 56, Lot 31)**, a site plan application for the conversion of an existing mixed-use building with two residential dwelling units into a residential multi-family building with six residential units and all associated improvements, located in an MX-2 Zoning District. *Keach-Nordstrom Associates, Inc. for Three NH Guys, LLC*

12. CU2026-008

Property located at **800 Gold Street (Tax Map 875, Lot 5)**, a conditional use permit application for an Animal Boarding and/or Kenneling Facility, located in a BC-2 Zoning District. *Downtown Dog Lodge, LLC, for Oren H. and Beverly M. Stevens Revocable Trust.*

13. CU2026-009

Property located at **800 Gold Street (Tax Map 875, Lot 5)**, a conditional use permit application for a reduction in onsite parking where 19 parking spaces are required and 13 parking spaces are proposed for an Animal Boarding and/or Kenneling Facility, located in a BC-2 Zoning District. *Downtown Dog Lodge, LLC, for Oren H. and Beverly M. Stevens Revocable Trust.*

14. SP2026-017

Property located at **800 Gold Street (Tax Map 875, Lot 5)**, a site plan application to redevelop the property and existing building into a high-end dog hotel and daycare facility offering three primary services: overnight boarding, dog daycare/play, and dog training, located in a BC-2 Zoning District. *Downtown Dog Lodge, LLC, for Oren H. and Beverly M. Stevens Revocable Trust.*

III. ADMINISTRATIVE MATTERS:

1. Review and approval of the Planning Board minutes of September 3, 2026.
2. Distribution of the Planning Board minutes of September 17, 2026, for review and approval at the meeting of October 15, 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.
