



# CITY OF MANCHESTER

## PLANNING AND COMMUNITY DEVELOPMENT

Planning & Land Use Management  
Building Regulations  
Community Improvement Program  
Zoning Board of Adjustment

Leon L. LaFreniere, AICP  
Director

Pamela H. Goucher, AICP  
Deputy Director Planning & Zoning

Matthew M. Sink  
Deputy Director Building Regulations

### MANCHESTER PLANNING BOARD PUBLIC HEARING / BUSINESS MEETING December 05, 2013 – 6:00 p.m. City Hall, Third Floor – Aldermanic Chambers

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I. The Chairman calls the meeting to order and introduces Planning Board Members and Planning Staff.

II. PUBLIC HEARING:

***(New Subdivision, Site Plan and Conditional Use Permits)***

*With respect to the applications below, 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 the Staff that the Planning Board accept the applications and conduct a public hearing. A motion would be in order.*

1. **S-23-2013**

Property located at 887 Cilley Road and South Kilby Street (Tax Map 414, Lot 51), an application to subdivide one parcel into three new lots, with the existing single-family dwelling remaining on Lot 51 with 8,080 SF and two new lots (one with 7,545 SF and one with 7,526 SF) being created. Joseph M. Wichert, LLS for Tyler R. Beaudet

2. **S-24-2013**

Property located at 627 Calef Road, Blackstone Street and Dudley Street (Tax Map 544, Lots 64, 83 & 83A), an application to consolidate and re-subdivide three parcels into three new lots (one with 8,974 SF for a proposed two-family dwelling, one with 8,714 SF and one with 8,973 SF). The existing two-family dwelling will be razed. Joseph M. Wichert, LLS, Inc. for 39 Bremer Street, LLC

3. Presentation by Matt Moore of Manchester Community College for a proposed 196-space parking lot and an 18-space extension to an existing parking lot. (The request for a public hearing is consistent with RSA 674:54 I and II, Governmental Land Uses.)

**III. BUSINESS MEETING:**

*(Tabled from November 21, 2013)*

**1. S-21-2013**

Property located at Hermit Road and Bodwell Road (Tax Map 888, Lot 10), an application to subdivide one parcel into two lots. Lot 10 will be reduced to 1,215,987 SF (27,915 acres) and proposed Lot 10-C will be created with 65,910 SF for a single family residential lot with frontage on Hermit Road. The proposed lot is to be serviced by a septic system and on-site well. John G. Cronin for Onwood Properties, LLC **[Staff Report]**

*(Current Items)*

**2. S-23-2013**

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**3. S-24-2013**

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**IV. ADMINISTRATIVE MATTERS:**

1. Review of proposed signage at 232 Frontage Road, consistent with condition of Planning Board approval of July 18, 2013.
2. Review and approval of the Planning Board Minutes of October 3, 2013; October 16, 2013 and November 6, 2013.
3. Review of new applications for Determination of Completeness and Regional Impact.
4. Any other business items from Planning Staff or Board Members