



CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

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

Leon L. LaFreniere, AICP
Director

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Deputy Director Building Regulations

MANCHESTER PLANNING BOARD

PUBLIC HEARING AGENDA

Thursday, March 5, 2015 – 6:00 PM
City Hall, Third Floor – Aldermanic Chambers

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

II. PUBLIC HEARING:

A. *(Compliance Hearing)*

CU-22-2015

Property located at 195 McGregor Street, a request to conduct a compliance hearing to address a condition of the Planning Board approval on August 18, 2011 for an additional 112 multi-family residential units where 178 units were previously approved in the AMX zoning district.

Brady Sullivan Millworks

B. *(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-28-2014

Property located at 388 Elgin Avenue (Tax Map 556, Lot 105) and at Tax Map 283, Lot 49, Tax Map 556, Lot 37 and Tax Map 556, Lot 106, an application for consolidation and subdivision to create 31 buildable single family residential lots with public improvements and proposed conservation easements. Northpoint Engineering, LLC for Marshall-Davis Investments, LLC

[Staff Report]

2. S-01-2015

Property located on Mooresville Road (Tax Map 855, Lot 1), an application to subdivide a parcel into two new building lots (proposed Lot 1 with 50,796 SF and proposed Lot 1A with 38,229 SF) fronting on Mooresville Road. Both proposed lots are to be serviced by municipal water and individual onsite septic systems. Joseph M. Wichert L.L.S., Inc. for Alan H. Yeaton

[Staff Report]

3. SP-01-2015

Property located at 2305 Brown Avenue (Tax Map 783, Lot 1-D), an application to demolish an existing vacant convenience store of approximately 3,000 SF and replace it with a retail strip mall of approximately 5,098 SF with associated site improvements. T.F. Moran, Inc. for Brownchester, LLC **[Staff Report]**

4. SP-02-2015

Property located at 2297 Brown Avenue (Tax Map 783, Lot 1-E), an application to demolish an existing Dunkin' Donuts of approximately 510 SF and build a new Dunkin' Donuts of approximately 2,166 SF with associated site improvements. T.F. Moran, Inc. for Browndun Realty, LLC **[Staff Report]**

5. CU-02-2015

Property located at 150 Beech Street (Tax Map 267, Lot 9), an application for a Conditional Use Permit to allow the expanded use of a beauty salon in an R-3 Zoning District. Marcel Croteau **[Staff Report]**

C. (Court Remand)

SP-37-2006/PD-15-2006

Property located at 715 Massabesic Street (Tax Map 656, Lots 1, 2, 3, 12 & 22), a site plan and planned development application to construct two buildings with a total of 14 residential townhouse units in the R-2 zoning district. (On remand from Hillsborough Superior Court)

III. LIMITED BUSINESS MEETING:

(Tabled from December 18, 2014)

1. S-22-2014

Property located at 723/725 Union Street (Tax Map 33, Lot 33), a subdivision application to subdivide one lot into two, resulting in a 5,235 SF parent lot and a 4,794 remainder parcel, each with existing structures to remain. The existing single family home located at 723 Union Street proposes a 4.5 ft. wide, 2 story addition. Steve Freeman for John Ploss

(Current Items)

2. CU-02-2015

Property located at 150 Beech Street (Tax Map 267, Lot 9), an application for a Conditional Use Permit to allow the expanded use of a beauty salon in an R-3 Zoning District. Marcel Croteau

IV. ADMINISTRATIVE MATTERS:

1. Review and approval of the Planning Board Minutes of February 19, 2015.
2. Letter from Manchester-Boston Regional Airport regarding the relocation of Ammon Drive.
3. Any other business items from the Planning Staff or Board Members.