

**MANCHESTER PLANNING BOARD  
PUBLIC HEARING & LIMITED BUSINESS MEETING AGENDA**

Thursday, June 4, 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. ***(Continued from March 5, 2012)***

**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  
*(At the request of the applicant, this item is again postponed.)*

B. ***(Continued from May 7, 2015)***

**S-04-2015**

Property located at 1056 and 1234 River Road (Tax Map 420, Lot 1), an application to subdivide Lot 1, (YDC property), with an area of approximately 152.8 acres, into four new lots. Lot 1 will be reduced to approximately 148 acres and three new lots (of 45,000 SF, 93,287 SF and 42, 547 SF) along River Road will be created. Richard D. Bartlett & Associates, LLC for the State of NH Division for Juvenile Justice Services

*(The subdivision has been revised so that only one new lot of 93,287 SF will be created out of Lot 1.)*

C. ***(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-09-2012 (Amendment 2015)**

Property located at 377 Island Pond Road (Tax Map 824, Lot 20N), an application to remove a condition of approval of the subdivision, previously modified and approved on June 20, 2013. CLD Consulting Engineers, Inc. for Sisters of Holy Cross

**2. SP-22-2014**

Property located at 2108 River Road (Tax Map 557, Lot 5), a site plan application for the construction of 39 parking spaces adjacent to an athletic field. T.F. Moran, Inc. for The Derryfield School

**3. SP-26-2014 (Amendment)**

Property located at 34 Beech Street (Tax Map 357, Lots 9), an application to amend a condition of approval (regarding preservation of an existing tree) for a previously approved site plan for a wholesale distribution and storage facility. H.L. Turner Group for F.W. Webb Company

**4. SP-09-2015**

Property located at 698 Beech Street (Tax Map 1, Lot 5), a site plan application for a Change of Use from the Jewish Federation of Greater Manchester to a private elementary school. Dennis Mires, P.A., The Architects, for North End Montessori School

**CU-06-2015**

Property located at 698 Beech Street (Tax Map 1, Lot 5), an application for a Conditional Use Permit for a reduction in parking from 84 parking spaces required to 26 parking spaces proposed. Dennis A. Mires, P.A., The Architects, for North End Montessori School

**5. SP-10-2015**

Property located at 97 Brown Avenue (Tax Map 462, Lot 5), a site plan application for a 3-story self-storage facility of approximately 115,500 SF with associated site improvements. CLD Consulting Engineers for Bluebird Self Storage

**CU-07-2015**

Property located at 97 Brown Avenue (Tax Map 462, Lot 5), an application for a Conditional Use Permit for a reduction in required parking from 116 parking spaces required to 25 parking spaces proposed. CLD Consulting Engineers for Bluebird Self Storage

**6. SP-11-2015**

Property located at One Sundial Avenue, Unit 2 (Tax Map 435, Lot 5), a site plan application for a Change of Use from dormitories to 54 apartment units in the upper three floors of the southern unit at Sundial Center, including landscaping and entry area improvements. T.F. Moran, Inc. for SMC Management Corporation

**7. CU-08-2015**

Property located at 581 Second Street (Tax Map 332-A, Lot 3), an application for a Conditional Use Permit for a reduction in required parking from 177 parking spaces required to 155 parking spaces provided in a mixed-use shopping center. Hinckley, Allen & Snyder LLP for Garde Realty, LLC and Puritan Hills Realty, LLC

**8. CU-09-2015**

Property located at 175 Wilson Street (Tax Map 282, Lot 36), an application for a Conditional Use Permit to allow the operation of a convenience store in the R-3 Zoning District. Adeel Tahir for Arif Ali

**CU-10-2015**

Property located at 175 Wilson Street (Tax Map 282, Lot 36), an application for a Conditional Use Permit for a reduction in required parking from 13 parking spaces required to 5 parking spaces provided. Adeel Tahir for Arif Ali

**9. CU-11-2015**

Property located at 788 Chestnut Street (Tax Map 37, Lot 2), an application for a Conditional Use Permit for a reduction in required parking from 6 parking spaces required to one on-site parking space provided. (This is a single family home proposed for conversion into a commercial office use in an R-2/Professional Overlay Zoning District.) John Splendore for United Property Holdings, LLC

**III. LIMITED BUSINESS MEETING:**

**1. S-03-2015**

Property located at 50 Pine Avenue (Tax Map 793, Lot 7A), an application to subdivide Lot 7A, with an area of 42,994 SF, into three new single family residential lots: Lot 7A will be reduced to approximately 15,959 SF, Lot 7A-A will have approximately 11, 602 SF, and Lot 7A-B will have approximately 15,595 SF. Jeffrey Land Survey, LLC for Redlink Holding Co., LLC

***[Staff Recommendation]***

**2. CU-09-2015**

Property located at 175 Wilson Street (Tax Map 282, Lot 36), an application for a Conditional Use Permit to allow the operation of a convenience store in the R-3 Zoning District. Adeel Tahir for Arif Ali

**CU-10-2015**

Property located at 175 Wilson Street (Tax Map 282, Lot 36), an application for a Conditional Use Permit for a reduction in required parking from 13 parking spaces required to 5 parking spaces provided. Adeel Tahir for Arif Ali

**3. CU-11-2015**

Property located at 788 Chestnut Street (Tax Map 37, Lot 2), an application for a Conditional Use Permit for a reduction in required parking from 6 parking spaces required to one on-site parking space provided. (This is a single family home proposed for conversion into a commercial office use in an R-2/Professional Overlay Zoning District.) John Splendore for United Property Holdings, LLC

**IV. ADMINISTRATIVE MATTERS:**

1. Review and approval of the Planning Board Minutes of May 7, 2015 and May 21, 2015.
2. Review of new application for Determination of Completeness and Regional Impact.
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.  
The order of the agenda is subject to change on the call of the Chairman.**