



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
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MANCHESTER PLANNING BOARD

PUBLIC HEARING & LIMITED BUSINESS MEETING AGENDA

Thursday, August 6, 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:

(Continued from June 18, 2015)

1. S-06-2015

Property located at 855 Candia Road (Tax Map 478, Lot 8), an application to subdivide one lot of approximately 10.9 acres into two lots of approximately 1 and 9.9 acres, with a Dunkin' Donuts to remain on the smaller lot and a 105-unit, multifamily development to be constructed on the larger lot. TFMoran, Inc. for Candia Realty, LLC

SP-12-2015/PD-04-2015

Property located at Candia Road (Tax Map 478, Lot 8-1), a site plan and planned development application for a 105-unit, multifamily development comprised of three residential buildings and a clubhouse, with associated site improvements on the newly created lot of 9.9 acres. TFMoran, Inc. for Candia Realty, LLC

SP-13-2015

Property located at 855 Candia Road (Tax Map 478, Lot 8, an amendment to a previously approved site plan to modify the parking lot of a Dunkin' Donuts. TFMoran, Inc. for Candia Realty, LLC

(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.

2. S-09-2012 (Amendment)

Property located at 377 Island Pond Road (Tax Map 824, Lots 20N-20W), also known as the Lavender Lane Subdivision. The applicant is requesting a two-year extension of a condition of approval regarding the removal of two buildings by a date certain, as approved on the recorded subdivision plan. CLD Consulting Engineers, LLC for Sisters of the Holy Cross

SP-20-2015/ PD-07-2015

Property located at 377 Island Pond Road (Tax Map 824, Lot 20), a site-plan and planned-development application to amend a previously approved site plan. The applicant proposes maintaining the existing Health, Manor and Community Center building and building a new 2,800 SF maintenance building in a location consistent with the previous approval. The amended plan will no longer include the previously approved 40-unit Community Living addition. CLD Consulting Engineers, LLC for Sisters of the Holy Cross

3. S-10-2015

Property located at 454 Island Pond Road (Tax Map 716, Lot 34A), a subdivision application for the creation of two new lots. The proposal is to create a lot of approximately 73,954 SF for an existing child care facility, and to create a lot of approximately 12,918 SF for the existing single-family residence. CLD Consulting Engineers, LLC for Sisters of the Holy Cross

4. S-11-2015

Property located at Cole Street and 675 and 685 Coolidge Avenue (Tax Map and Lot Numbers 838-47, 838-1, and TPK 6-5), an application for a lot-line adjustment between TPK 6, Lot 5 and Map 838, Lot 47 and a consolidation of TPK 6, Lot 5 and Map 838, Lot 1, resulting in one buildable lot of approximately 2.84 acres. Joseph M. Wichert, LLS, Inc. for Jessica Manoukian

PD-06-2015

Property located at 685 Coolidge Avenue (TPK 6-5), an application for a planned development to construct six, single-family dwelling units on the same lot as two existing single-family dwelling units, with associated site improvements. Northpoint Engineering, LLC for Jessica Manoukian

5. SP-18-2015

Property located at 1111 South Willow Street (Tax Map 438, Lot 9), an application to amend a previously approved site-plan for a proposed 2,700 SF addition, relocated parking, a new pylon sign located at the John E. Devine Drive entrance, and associated site improvements. TF Moran, Inc. for The Stonewood Companies, Inc.

6. CU-15-2015

Property located at 70 Kelley Street (Tax Map 182, Lot 36), a conditional-use-permit application for a reduction in required on-site parking for a proposed congregate-housing use. The request is to provide three on-site parking spaces where 10 are required. Denis Mires, PA. for Ryan Gagne

III. LIMITED BUSINESS MEETING:

(Tabled from May 21, 2015 – Applicant requests that items continue to remain on Table)

1. SP-08-2015/PD-05-2015

Property located at 53 Mammoth Road (Tax Map 716, Lot 1B), an application to construct a two-story community building with approximately 4,100 SF adjacent to an existing church, with associated site improvements. Joseph M. Wichert, LLS, and Rokeh Consulting, LLC for Faith Baptist Church (owner)

CU-04-2015

Property located at 53 Mammoth Road (Tax Map 716, Lot 1B), an application for a Conditional Use Permit for a church use in the R-1B Zoning District. Joseph M. Wichert, LLS, and Rokeh Consulting, LLC for Faith Baptist Church (owner)

CU-05-2015

Property located at 53 Mammoth Road (Tax Map 716, Lot 1B), an application for a Conditional Use Permit for a reduction in parking from 87 parking spaces required to 80 spaces proposed. Joseph M. Wichert, LLS, and Rokeh Consulting, LLC for Faith Baptist Church (owner)

(Items from July 16, 2015)

2. S-07-2015

Property located at 371 Campbell Street (Tax Map 565, Lot 4) and 42 Poplar Street (Tax Map 565, Lot 6), an application to adjust the lot line between lots 565-4 and 565-5 and subdivide lot 565-6 into two new lots. S&H Land Services for Mary & Marc Lussier and Laura M. Chalifour

[Staff Recommendation]

3. S-08-2015

Property located at 293 South Mammoth Road (Tax Map 705, Lot 23), an application to subdivide one parcel of approximately 7.84 acres into two parcels of approximately 7.14 and 0.7 acres. Bedford Design Consultants, Inc. for Calvin B. Frost

[Staff Recommendation]

4. SP-14-2015

Property located at 321 Kelley Street (Tax Map 309, Lot 16), and application for the addition of approximately 1,376 SF for a service-bay expansion and associated site improvements. Duval Survey for Bob & Sons Automotive

[Staff Recommendation]

5. SP-15-2015

Property located at 1500 South Willow Street (Tax Map 666A, Lot 3), an application for an amendment to an existing site-plan to install two chargers for electric vehicles on two concrete pads in a parking lot. The application also proposes the installation of a switchgear, a transformer, and a concrete pad adjacent to the main mall building. SAI Communications for MNH, LLC – Simon Property Group

[Staff Recommendation]

6. SP-16-2015

Property located at 299 Pepsi Road (Tax Map 717, Lot 11), an application for a building addition of approximately 3,000 SF, modified vehicular circulation, a 114-space parking field, and associated site improvements. TF Moran, Inc. for Freed's Bakery **[Staff Recommendation]**

(Current Items)

7. CU-15-2015

Property located at 70 Kelley Street (Tax Map 182, Lot 36), a conditional-use-permit application for a reduction in required on-site parking for a proposed congregate-housing use. The request is to provide three on-site parking spaces where 10 are required. Denis Mires, PA. for Ryan Gagne

8. SP-18-2015

Property located at 1111 South Willow Street (Tax Map 438, Lot 9), an application to amend a previously approved site-plan for a proposed 2,700 SF addition, relocated parking, a new pylon sign located at the John E. Devine Drive entrance, and associated site improvements. TF Moran, Inc. for The Stonewood Companies, Inc.

IV. ADMINISTRATIVE MATTERS:

1. Review and approval of the Planning Board Minutes of July 16, 2015.
2. Request for additional one year extension for Giorgio's Ristorante on Granite Street (SP-15-2013).
3. Any other business items from the Planning Staff or Board Members.

The order of the agenda is subject to change on the call of the Chairman.