



CITY OF MANCHESTER
PLANNING AND COMMUNITY DEVELOPMENT

Leon L. LaFreniere, AICP
Director

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

Pamela H. Goucher, AICP
Deputy Director Planning & Zoning

Michael J. Landry, PE, Esq.
Deputy Director Building Regulations

MANCHESTER PLANNING BOARD
PUBLIC HEARING / LIMITED BUSINESS MEETING
Thursday, February 06, 2020 – 6:00 PM
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. Review of new applications for Regional Impact and comment by the Manchester Conservation Commission.**
- III. PUBLIC HEARING:**

(Re-opened at the request of the applicant)

1. CU2019-023

Property located at 100 Byron Street (Tax Map 435, Lot 9B), a conditional-use-permit application for a reduction in required on-site parking in the RDV Zone. *Fuss & O'Neill for Nylon Corporation of America.*

SP2019-032

Property located at 100 Byron Street (Tax Map 435, Lot 9B), a site plan application for a proposed 9,150 SF, 5-story building addition along the north side of the existing Nylon Corporation facility in the RDV Zone. *Fuss & O'Neill for Nylon Corporation of America.*

(Postponed from January 2, 2020)

2. SP2019-045/PD2019-003

Property located at 1045 Hanover Street (Tax Map 488, Lot 14), a site plan application for a proposed 4,800 SF retail development with associated site improvements. The new structure will be located on the same lot as the Dunkin' Donuts building in the R-1B Zone. *TFMoran, Inc for HSMN LLC.*

(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 the Staff that the Planning Board determine the applications complete and conduct a public hearing. A motion would be in order.

3. **S2020-001**
Property located at 90 Huse Road (Tax Map 507, Lot 89), an application to subdivide an existing parcel of 35,059 SF into two lots of 17,190 SF and 17,869 SF in the R-1B Zone. *Joseph M. Wichert, LLS for Shawn G. Fournier.*
4. **S2020-002**
Property located at 464 Amherst Street (Tax Map 85, Lot 1), an application to subdivide an existing parcel of 16,943 SF into two lots of 9,784 SF and 7,159 SF in the R-2 Zone. *S&H Land Services, LLC for Diamond Hill NH Properties, LLC*
5. **SP2020-001**
Property located at 150 Spruce Street (Tax Map 54, Lot 20), a site plan application to change the use from a lock shop to a food processing facility in the R-3 Zone. *Jameson Small for Organization for Refugee and Immigrant Success (ORIS).*

CU2020-001

Property located at 150 Spruce Street (Tax Map 54 Lot 20), a conditional use permit to allow a reduction in required on-site parking from five spaces required to three spaces provided in the R-3 Zone. *Jameson Small for Organization for Refugee and Immigrant Success (ORIS).*

IV. LIMITED BUSINESS MEETING:

(Current Items)

1. **SP2020-001**
Property located at 150 Spruce Street (Tax Map 54, Lot 20), a site plan application to change the use from a lock shop to a food processing facility in the R-3 Zone. *Jameson Small for Organization for Refugee and Immigrant Success (ORIS).*

CU2020-001

Property located at 150 Spruce Street (Tax Map 54 Lot 20), a conditional use permit to allow a reduction in required on-site parking from five spaces required to three spaces provided in the R-3 Zone. *Jameson Small for Organization for Refugee and Immigrant Success (ORIS).*-

IV. ADMINISTRATIVE MATTERS:

1. Review and approval of the Planning Board Minutes of December 19, 2019, and January 2, 2020.
2. Any other business items from the Planning Staff or Board Members.

<p>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.</p>
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