



**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**  
**BUSINESS MEETING AGENDA**  
**Thursday, February 20, 2020 – 6:00 PM**  
**City Hall, Third Floor – Aldermanic Chambers**

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

**II. BUSINESS MEETING:**

*(Current Items)*

**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.*

**[Staff Recommendation]**

**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.*

**[Staff Recommendation]**

**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.*

**[Staff Recommendation]**

**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.*

**[Staff Recommendation]**

*(Tabled from March 15, 2018)*

5. **SP-01-2018**  
Property located at 55 Edward J. Roy Drive (Tax Map 645, Lot 34B), a site plan application to construct a retail motor fuel outlet with eight fuel dispensers / 16 fuel pumps and a 6,500 SF building, including two fast food restaurants and convenience store with onsite parking, loading, landscaping, and lighting in the B-1 Zone. *MHF Design Consultants, Inc. and Z-1 Express for Victory Distributors, Inc.*
6. Review of new applications for Regional Impact and comment by the Manchester Conservation Commission.

**III. ADMINISTRATIVE MATTERS:**

1. Review and approval of the Planning Board Minutes of January 2, 2020, January 16, 2020 and February 6, 2020.
2. Update of the Master Plan.
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.**