



# CITY OF MANCHESTER

## PLANNING AND COMMUNITY DEVELOPMENT

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### MANCHESTER PLANNING BOARD PUBLIC HEARING / LIMITED BUSINESS MEETING Thursday, June 4, 2020 – 6:00 PM

**Due to the emergency orders issued by the Governor and on the guidance of public health officials, there will be no physical location in which to attend the meeting. You will be able to view and hear the meeting on Manchester Public TV, either on Channel 22 or on MPTV's website. You will be able to offer public comment on the application by calling 603-792-6737 or by emailing [planningboard@manchesternh.gov](mailto:planningboard@manchesternh.gov). You may also attend the meeting through our webinar software by sending an email to the aforementioned address on the day of the meeting and requesting an invitation to participate. The phone line and email will be monitored by staff up to, and during, the public hearing.**

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

**II. PUBLIC HEARING:**

*(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.*

**1. S-11-2016 Amendment**

Property located at 116 Scenic Drive (Tax Map 216, Lots 2U, 2T, 2W and 2S), an application to amend the previous conditions of approval, for the removal of fencing around an existing infiltration basin in an R1-A Zoning District. *Fuss & O'Neill for Stabile Homes at Manning Hill and Deams Buell.*

**2. S2020-008**

Property located at 1394 Belmont Street (Tax Map 912, Lot 30), a subdivision application of Tax Map 912, Lot 30 for the creation of one new buildable lot of 9,379 SF in an R1-B Zoning District. *Sandford Surveying & Engineering, Inc. for Miriam S. Sargent.*

**3. SP2020-008**

Property located at Dunbar Street and Sundial Avenue (Tax Map 435, Lot 1B), a site-plan application for the construction of a 160-unit, multifamily building with associated site improvements in the RDV Zoning District. *Hayner/Swanson, Inc. for Brady Sullivan Properties, Inc. and Velcro USA, Inc.*

4. **SP2020-009**  
Property located at 170 Baker Street (Tax Map 734, Lot 1), a site-plan application to raze the two existing commercial buildings and construct a new, 5,430 SF drive-thru bank with two drive-thru lanes and a separate ATM/Dropbox area in the RDV and B-2 Zoning Districts.  
*Nobis Group for Bangor Savings Bank.*

5. **CU2020-006**  
Property located at 909 E. Industrial Drive (Tax Map 727, Lot 23A), a conditional use permit application to allow bulk fuel storage for distribution within the IND Zoning District.  
*Greenman-Pedersen, Inc for Campeau Family Investments.*

**PDSP2020-003**

Property located at 909 E. Industrial Drive (Tax Map 727, Lot 23A), a site-plan and planned development application to add an overhead canopy and above ground propane fuel storage tanks in the IND Zoning District. *Greenman-Pedersen, Inc for Campeau Family Investments.*

6. **SP2019-046**  
Property located at 333 March Avenue (Tax Map 438, Lot 2), a site plan application for the addition of a 12,960 SF freestanding fleet maintenance garage building, new site access, reconfigured parking, and associated site improvements in the IND Zoning District. *Holden Engineering & Surveying, Inc. for RLR Investments, Inc.*

**III. LIMITED BUSINESS MEETING:**

1. **CU2020-006**  
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*Greenman-Pedersen, Inc for Campeau Family Investments.*

**PDSP2020-003**

Property located at 909 E. Industrial Drive (Tax Map 727, Lot 23A), a site-plan and planned development application to add an overhead canopy and above ground propane fuel storage tanks in the IND Zoning District. *Greenman-Pedersen, Inc for Campeau Family Investments.*  
**[Staff Recommendation]**

**IV. ADMINISTRATIVE MATTERS:**

1. Review and approval of the Planning Board Minutes of March 5, 2020 and April 30, 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 &amp; Community Development Department. The order of the agenda is subject to change on the call of the Chairman.</p>
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