



# CITY OF MANCHESTER

## PLANNING AND COMMUNITY DEVELOPMENT

PLANNING & LAND USE MANAGEMENT  
BUILDING REGULATIONS  
CODE ENFORCEMENT DIVISION  
COMMUNITY IMPROVEMENT PROGRAM  
ZONING BOARD OF ADJUSTMENT

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Director

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Deputy Director Building Regulations

### MANCHESTER PLANNING BOARD LIMITED PUBLIC HEARING / BUSINESS MEETING AGENDA Thursday, June 18, 2020 – 6:00 PM

**\*\* REVISED \*\***

**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. LIMITED PUBLIC HEARING:**

*(Continued Items)*

**1. SP2020-005**

Property located at 310 Second Street (Tax Map TPK3, Lot 60), a site-plan application to change the use for a landscape yard with retail sales, in addition to a tree service company, and associated site improvements in the B-2 Zoning District. *Joseph M. Wichert, L.L.S. for James S. McDowell.*

**2. 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.*

**III. BUSINESS MEETING:**

**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.*

**[Staff Recommendation]**

**S2020-008**

2. 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.* [Staff Recommendation]

3. **S2019-004**

Property located at 2108 River Road (Tax Map 557, Lot 5), a remand of an application to subdivide one lot of approximately 87 acres into 1 lot of approximately 71 acres and 17 additional, buildable lots that would be accessed from a new extension of Arthur Avenue in the R-1A Zoning District. *Joseph M. Wichert, L.L.S. for C and D Realty Trust.* [Staff Recommendation]

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. **CU-01-2018**

Property located at 55 Edward J. Roy Drive (Tax Map 645, Lot 34B), a remand of a conditional-use-permit application to allow the use of an automotive service station in the B-1 Zoning District. *Greenman-Pedersen, Inc. for Z-1 Express and Shop n' Save, Mass*

**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 Zoning District. *Greenman-Pedersen, Inc. for Z-1 Express and Shop n' Save, Mass* [Staff Recommendation]

**S2020-006**

Property located at 55 Edward J. Roy Drive (Tax Map 645, Lot 34B), a subdivision application to subdivide one lot of approximately 7.4 acres into two lots of approximately 3.9 and 3.4 acres in the B-1 Zone. *MHF Design Consultants, Inc. and Z-1 Express for Victory Distributors, Inc.* [Staff Recommendation]

6. **Review of new applications for Regional Impact and comment by the Manchester Conservation Commission.**

**IV. ADMINISTRATIVE MATTERS:**

1. **Review and approval of the Planning Board Minutes of April 30, 2020 and May 21, 2020.**
2. **Any other business items from the Planning Staff or Board Members.**