



CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

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Planning & Land Use Management
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MANCHESTER PLANNING BOARD PUBLIC HEARING / LIMITED BUSINESS MEETING Thursday, July 16, 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. 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.

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

II. PUBLIC HEARING:

(Continued Item)

1. 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.* **[Request by applicant to continue until July 23, 2020]**

(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.

2. S2020-009

Property located at 644 Grove Street (Tax Map 126, Lot 38), an application to subdivide an existing parcel of 10,035 SF into two lots of 5,017 SF and 5,018 SF in the R-2 Zoning District. *Joseph M. Wichert, LLS for The RHK Street Bell Properties, LLC.*

3. S2020-010

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Property located at 376 Harvard Street (Tax Map 348, Lot 25), an application to subdivide an existing parcel of 13,311 SF into two lots of 5,164 SF and 8,147 SF in the R-3 Zoning District. *Joseph M. Wichert, LLS for The Hargis Family Trust.*

4. **CU2020-007**

Property located at 51 High Street (Tax Map 7, Lot 14-A), an application for a reduction in required on-site parking from 9 spaces required to 4 provided for the use of congregate housing in the C-1 Zoning District. *Andrew H. Sullivan, Esq. for Paul & Suzanne Dilulio.*

SP2020-010

Property located at 51 High Street (Tax Map 7, Lot 14-A), an application to change the use of a 2,693 SF building from office to congregate housing in the C-1 Zoning District. *Andrew H. Sullivan, Esq. for Paul & Suzanne Dilulio.*

5. **SP2020-011**

Property located at 738 Hooksett Road (Tax Map 566, Lot 10), an application to construct a new 5,046 SF freestanding ConvenientMD Urgent Care facility along with associated site improvements in the B-2 Zoning District. *Hinckley, Allen, and Snyder, LLP, and Bohler Engineering for ConvenientMD.*

6. **SP2020-014**

Property located at 180-200 Woodbury Street (Tax Map 332A, Lot 2), an application to add up to 15 dwelling units to an existing apartment building with 108 units by renovating common interior space in the B-2 Zoning District. *Fuss and O'Neil for Carisbrook NH Associates, LLP.*

7. **PDSP2020-004**

Property located at 655 S. Willow Street (Tax Map 437, Lot 2), an application to construct a 70 SF concrete pad for an Automated Teller Machine (ATM) and canopy within the existing parking lot in the B-2 Zoning District. *Fuss and O'Neil for People's United Bank.*

III. LIMITED BUSINESS MEETING:

(Tabled Item)

1. **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]**

2. **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.* **[Staff Recommendation]**

IV. ADMINISTRATIVE MATTERS:

1. Review and approval of the Planning Board Minutes of April 30, 2020, May 21, 2020, June 4, 2020 and June 18, 2020.
2. 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.**