



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 LIMITED PUBLIC HEARING / BUSINESS MEETING AGENDA Thursday, August 20, 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. LIMITED PUBLIC HEARING:

(Continued Item)

1. CU2020-010

Property located at 374 Merrimack Street (Tax Map 127, Lot 32), an application for a reduction in required on-site parking from 12 spaces required to 6 provided for the use of multifamily housing in the R-2 Zoning District. *Joseph M. Wichert, LLS, Inc. for 380- 382 Merrimack Street, LLC.*

SP2020-016

Properties located at 374 Merrimack Street (Tax Map 127, Lot 31) and 380-382 Merrimack Street (Tax Map 127, Lot 32), a site-plan application to reconstruct a demolished, 6-unit, residential structure, with associated site improvements in the R-2 Zoning District. *Joseph M. Wichert, LLS, Inc. for 380-382 Merrimack Street, LLC.*

III. BUSINESS MEETING:

1. CU2020-010

Property located at 374 Merrimack Street (Tax Map 127, Lot 32), an application for a reduction in required on-site parking from 12 spaces required to 6 provided for the use of multifamily housing in the R-2 Zoning District. *Joseph M. Wichert, LLS, Inc. for 374 Merrimack BL, LLC and 380-, 382 Merrimack Street, LLC.*

SP2020-016

One City Hall Plaza, Manchester, New Hampshire 03101
Phone: (603) 624-6450 or (603) 624-6475 Fax: (603) 624-6529 or (603) 624-6324
E-Mail: pcd@manchesternh.gov www.manchesternh.gov

Properties located at 374 Merrimack Street (Tax Map 127, Lot 31) and 380-382 Merrimack Street (Tax Map 127, Lot 32), a site-plan application to reconstruct a demolished, 6-unit, residential structure, with associated site improvements in the R-2 Zoning District. *Joseph M. Wichert, LLS, Inc. for 374 Merrimack Street BL, LLC and 380-382 Merrimack Street, LLC.*

[Staff Recommendation]

2. **SP2019-010 (Amendment)**

Property located at 252 Willow Street (Tax Map 733 Lot 19), a site plan amendment to incorporate program changes, modified impact fees, removal of structures for soil remediation, reduction of first floor commercial space and replacement with (4) micro-hotel units, (3) studio units, and (4) one-bedroom units to this 4-story (w/ basement) multi-use mill building and associated site improvements in the RDV Zone. *Fuss & O'Neill for The Factory on Willow, LLC.*

[Staff Recommendation]

3. **SP2019-003 (Amendment)**

Property located at 55 W. North Street (Tax Map 165 Lot 13 & 14), a site plan amendment for pedestrian light poles proposed for a walking path servicing the previously approved 40 vehicle surface parking lot to support the Courville at Manchester facility in the R-3 Zone. *Keach-Nordstrom Associates, Inc. for Ole Blue Eyes-Manchester, LLC.*

[Staff Recommendation]

4. **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.*

[Staff Recommendation]

5. 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 July 16, 2023.
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.**