



CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

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

Leon L. LaFreniere, AICP
Director

Pamela H. Goucher, AICP
Deputy Director Planning & Zoning

Michael J. Landry, P.E., Esq.
Deputy Director Building Regulations

MANCHESTER PLANNING BOARD PUBLIC HEARING / LIMITED BUSINESS MEETING AGENDA Thursday, September 3, 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. S2020-014

Properties located at 242 and 250 Mammoth Road (Tax Map 170, Lots 2, 3, 4A, 5, 5C, 6, 7, and 8), an application to consolidate eight (8) existing lots of record and then create two new lots of 67,560 SF and 42,852 SF in the B-2 Zoning District. *VHB for Timothy R. Boisvert.*

SP2020-017

Property located at 740 Massabesic Street (Tax Map, Lot 8), an application to raze and reconstruct a new 4,500 SF, 1-story, social club with associated site improvements in the B-2 Zoning District. *VHB for Timothy R. Boisvert.*

SP2020-018

Properties located at 242 and 250 Mammoth Road (Tax Map 170, Lot 2), an application to construct a new 14,712 SF CVS Pharmacy with a drive-thru, and associated site improvements in the B-2 Zoning District. *VHB for Timothy R. Boisvert.*

2. PDSP2020-005

Properties located at 675 Coolidge Avenue (Tax Map 838, Lot 1), 685 Coolidge Avenue (Tax Map TPK6, Lot 5), and Tax Map 838, Lot 47, a site-plan and planned development application for 11 dwelling units (9 new dwelling units and 2 existing dwelling units), a private drive, and associated site improvements, in the R-1B Zoning District. *Keach-Nordstrom Associates, Inc. for Coolidge Avenue Estates, LLC.*

[Request to postpone to October 1, 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.

1. **S2020-015**

Properties located at 170 Baker Street and 40 Willow Street (Tax Map 734, Lot 1 and Lot 3), an application for a lot line adjustment to annex 1,202 SF from Lot 3 to Lot 2 creating one lot of 69,043 SF and one lot of 34,893 SF within the B-2 Zoning District. *Nobis Group for Bangor Savings Bank.*

SP2020-009 Amendment

Property located at 170 Baker Street (Tax Map 734, Lot 1), a site plan application to amend a previously approved site-plan (SP2020-009) by adding approximately 1,202 SF of lot area from an abutting property in the RDV and B-2 Zoning Districts. (Revisions to site plan heard at public hearing on June 4, 2020). *Nobis Group for Bangor Savings Bank.*

2. **S2020-016**

Properties located at 155 & 185 Head Street (Tax Map 525, Lots 11 & 12), a subdivision application to adjust the lot line between two lots, resulting in approximately 8,200 SF being conveyed from Lot 11 to Lot 12, with no new buildable lot to be created in the R-1B Zoning District. *S & H Land Services for Labore Revocable Trust.*

3. **S2020-017**

Properties located at 500 and 534 Old Wellington Road (Tax Map 645, Lots 3 & 4), a subdivision application to adjust the lot line between two lots, resulting in approximately 18,743 SF being conveyed from Lot 3 to Lot 4, with no new, buildable lot to be created, in the R-SM Zoning District. *Joseph M. Wichert, LLS, Inc. for the Kevin H. Bourgeois Revocable Trust.*

4. **CU2020-011**

Property located at 106 Boynton Street (Tax Map 578, Lot 5), a conditional use permit for an accessory dwelling unit above a primary residence in an R-2 Zoning District. *Susan Lafond, Ashley & Mark Martin.*

CU2020-012

Property located at 106 Boynton Street (Tax Map 578, Lot 5), a conditional use permit for a reduction in required parking where 3 spaces are required and 2 spaces are provided in an R-2 Zoning District. *Susan Lafond, Ashley & Mark Martin.*

5. **SP2019-041 Amendment**

Property located at 1888 South Willow Street (Tax Map 852, Lot 2B), a site-plan application to amend a previously approved site plan (SP2019-041) by proposing to not install landscape islands as per the approved plan in the B-2 Zoning District. *VHB for Tidal Creek LLC.*

6. **CU2020-008**

Property located at 220 Londonderry Turnpike (Tax Map 870, Lots 51, 51A, and 51B), an application for a reduction in required on-site parking in the B-2/LMPOD Overlay Zoning District. *Keach-Nordstrom Associates for ATS Equipment, Inc.* **[Previously postponed, incomplete]**

SP2020-013

Property located at 220 Londonderry Turnpike (Tax Map 870, Lots 51, 51A, and 51B), an application for the renovation of an existing 15,345 SF building and associated site improvements for an equipment rental storage yard in a B-2/LMPOD Overlay Zoning District. *Keach-Nordstrom Associates for ATS Equipment, Inc.* **[Previously postponed, incomplete]**

III. LIMITED BUSINESS MEETING:

1. **CU2020-011**

Property located at 106 Boynton Street (Tax Map 578, Lot 5), a conditional use permit for an accessory dwelling unit above a primary residence in an R-2 Zoning District. *Susan Lafond, Ashley & Mark Martin.*

CU2020-012

Property located at 106 Boynton Street (Tax Map 578, Lot 5), a conditional use permit for a reduction in required parking where 3 spaces are required and 2 spaces are provided in an R-2 Zoning District. *Susan Lafond, Ashley & Mark Martin.* **[Staff Recommendation]**

IV. ADMINISTRATIVE MATTERS:

1. Review and approval of the Planning Board Minutes of July 23, 2020.
2. Any other business items from the Planning Staff or Board Members.