



# 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 BUSINESS MEETING AGENDA Thursday, September 17, 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. Presentation of Manchester's Draft Transit-Oriented Development Plan Presentation by Kathleen Onufer, AICP of Goody Clancy, Ben Carlson, AIA, LEED AP of Goody Clancy, and James Vayo, AICP, of Southern NH Planning Commission.**
- III. BUSINESS MEETING:**
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.*  
**[Staff Recommendation]**
- 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.*  
**[Staff Recommendation]**
- 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.*  
**[Staff Recommendation]**
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.*  
**[Staff Recommendation]**

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.* **[Staff Recommendation]**
4. **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. 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 23, 2020, August 5, 2020 and August 20, 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.**