



# 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, October 1, 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.**

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

**II. PUBLIC HEARING:**

*(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. S2020-005**

Properties located at 300 Karatzas Avenue (Tax Map 747, Lot 6) and land at Tax Map 743, Lot 1B, an application for a subdivision to adjust the common lot line between the two lots, resulting in one lot of 161,241 SF and one lot of 575,578 SF in the R-1A Zoning District. *Eric C. Mitchell & Associates, Inc. for Jean Gagnon.*

**2. PDSP2020-006**

Properties located at 534 and 550 Old Wellington Road (Tax Map 645, Lots 4 and 5), an application to merge two lots totaling approximately 1.78 acres and to construct 20 townhouse units with associated site improvements in the R-SM Zoning District. *Granite Engineering, LLC for the Kevin H. Bourgeois Revocable Trust.*

**3. CU2020-013**

Property located at 55 Huse Road (Tax Map 625, Lot 56), an application for a conditional use permit to construct a 750 SF accessory dwelling unit within a new home to be constructed in the R-1B Zoning District. *John Stergioulis*

**III. LIMITED BUSINESS MEETING:**

1. **CU2020-013**

Property located at 55 Huse Road (Tax Map 625, Lot 56), an application for a conditional use permit to construct a 750 SF accessory dwelling unit within a new home to be constructed in the R-1B Zoning District. *John Stergioulis*

**IV. ADMINISTRATIVE MATTERS:**

1. Review and approval of the Planning Board Minutes of September 3, 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.**