

AGENDA

SPECIAL MEETING BOARD OF MAYOR AND ALDERMEN (PUBLIC HEARING – REZONINGS)

June 4, 2007

6:30 PM
Aldermanic Chambers
City Hall (3rd Floor)

1. Mayor Guinta calls the meeting to order.
2. The Clerk calls the roll.
3. Mayor Guinta advises that the purpose of the special meeting is to hear those wishing to speak in favor of or in opposition to proposed Zoning Ordinances; that the Clerk will present the proposed Zoning Ordinance changes for discussion at which time those wishing to speak in favor will be heard, followed by those wishing to speak in opposition; that anyone wishing to speak must first step to the nearest microphone when recognized and recite his/her name and address in a clear, loud voice for the record, that each person will be given only one opportunity to speak; and any questions must be directed to the Chair.
4. The Clerk presents the first proposed Zoning Ordinance change:

“Amending the Zoning Ordinance of the City of Manchester by extending the Neighborhood Business District (B-1) into an area currently zoned Residential Two Family District (R-2), including two lots, Tax Map 325, Lots 18 and 18A with addresses of 316 and 322 South Main Street and abutting Goffe Street. The intent being that the entirety of these two lots would be in the B-1 District.”
5. Mayor Guinta requests Robert MacKenzie, Director of Planning, make a presentation.

6. Mayor Guinta calls for those wishing to speak in favor.
7. Mayor Guinta calls for those wishing to speak in opposition.
8. The Clerk presents the second proposed Zoning Ordinance change:

“Amending the Zoning Ordinance of the City of Manchester by extending the General Business District (B-2) into an area currently zoned Urban Multifamily District (R-3), being a portion of Tax Map 315, Lot 8 with an address of 116 South Main Street and abutting Walker Street. A majority of the property is currently zoned B-2 and the petition would extend the B-2 to include the entire lot.”
9. Mayor Guinta requests Robert MacKenzie, Director of Planning, make a presentation.
10. Mayor Guinta calls for those wishing to speak in favor.
11. Mayor Guinta calls for those wishing to speak in opposition.
12. The Clerk presents the third proposed Zoning Ordinance change:

“Amending the Zoning Ordinance of the City of Manchester by extending the General Business District (B-2) into an area currently zoned Residential One Family District (R-1B), being a portion of Tax Map 381, Lot 47 with an address of 466 South Willow Street and abutting South Lincoln, South Willow and Parkview Streets. A majority of the property is currently zoned B-2 and the petition would extend the B-2 to include the entire lot.”
13. Mayor Guinta requests Robert MacKenzie, Director of Planning, make a presentation.
14. Mayor Guinta calls for those wishing to speak in favor.

15. Mayor Guinta calls for those wishing to speak in opposition.

16. Mayor Guinta advises that all wishing to speak having been heard, the testimony presented will be referred to the Committee on Bills on Second Reading to be taken under advisement with reports to be made to the Board of Mayor and Aldermen at a later date.

17. Mayor Guinta advises that this being a special meeting of the Board, no further business can be presented and a motion to adjourn would be in order.

March 20, 2007
In Board of Mayor and Aldermen.

February 17, 2007

On motion of Alderman Lopez, duly seconded by Alderman Forest, it was voted to refer to the Cmte. on Bills on Second Reading and to public hearing on a date and time to be determined by the City Clerk.

The Board of Mayor and Aldermen
One City Hall Plaza
Manchester, NH


City Clerk

Re: 316 and 322 S Main Street, Manchester

Gentlemen,

Enclosed, please find a request for an Amendment to the Zoning Map

1. A description of the area for which the amendment is proposed

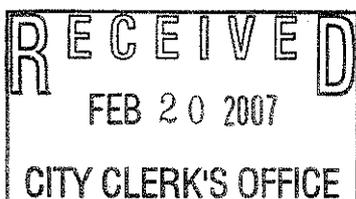
South Main Street has historically evolved into a vibrant commercial artery of the West of Manchester. The block located between Milford St. and Woodbury St. contain no less than ten businesses ranging from gas station to locksmith, optometrist, Blakes', convenient store to a barber shop, dental office and the VNA. A large CVS pharmacy is to be opened at the corner of Woodbury St. later this year. Only five private or tenement dwellings now remain on this commercial way. Most of the properties on S Main St. are zoned R2 while a mixture of B1 and B2 are intertwined.

2. A statement of the purpose and intent of the proposed amendment

The two lots in question No. 325/18 and 325/18A are flanked by a B2 zone and large B1 across the street. The properties located at 316 South Main Street and at 322 South Main Street are both 100x100 foot lots situated in the southeast corner of South Main Street and Goffe Street. The property at 316 is improved with a two story house and a garage and the property at 322 is improved by a 3-family and a parking lot used for the overflow from the dental office. In 2006 the ZBA approved the parking lot at 322 South Main St. for commercial use to complement the growing needs of the community for Urgent dental care. The land is in the R2 zone. Although built in 1890 as a residence, in the early 1960s the first floor was converted to a dental office and has been used as such continually from that time until the present. The purpose and intent of the proposed amendment is to simply allow expansion of the dental practice to the second floor of the building. We are requesting a change of zoning to B1 or B2.

3. A property tax map showing existing zoning districts and the changes and modifications as proposed in the amendment

Please see next page



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4. An evaluation of the impact of the proposed amendment within the affected district(s) and on existing adjacent neighborhoods.

There has been no changes in the nature of the activities and the dental office continues to operate as it has in the last 45 years or so. There will be no impact aside from the increased parking capacity that was granted by the ZBA, which has allowed more off street parking and the benefit of keeping the busy corner that comprises TD Banknorth, Blake's and Darling Garage clear of patient vehicles. In fact, the parking lot has greatly improved the appearance of the neighborhood since it has removed the clutter and debris of the old garage that lay there for years.

5. A statement of the impact of the proposed amendment on the City's economy, environment, municipal services, and municipal facilities

Amoskeag Family Dentistry has become the premier *urgent dental care walk-in clinic of the Greater Manchester area* providing access to city residents since 2001 and helping to relieve local hospital ER's congestion of dental emergencies. The practice is a proud provider to the Manchester health department's *TAKE FIVE* program since it's inception and cater's to working class families and uninsured patients across the city. It's impact to the city's municipal services is evident.

6. The names, addresses, tax map number and lot number of all abutting property owners and all properties on the opposite side of the City street;

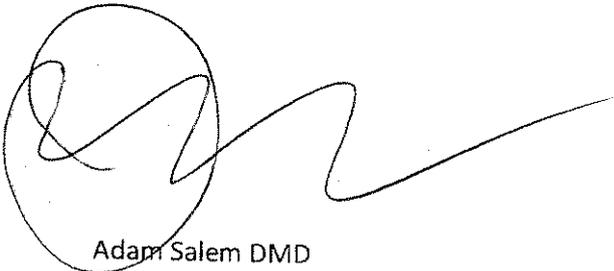
Rousseau, Donald	296 S Main St.	320/0018
Power Test Rlty Co. Ltd. Part	16 Milford St	539/0007
Brown, Joseph E,	106 Goffe St.	325/0017C
322 S Main Street Rlty Mgmt.	322 S Main St.	325/0018A
346 S Main Street Rlty Mgmt.	346 S Main St.	325/0019

Please note that all abutters approve Dr. Salem's efforts and have signed a petition included.

7. A non-refundable fee shall be submitted to cover the costs of notification of the public hearing

Check enclosed.

Sincerely,

A handwritten signature in black ink, consisting of a large, stylized initial 'A' followed by a long, sweeping horizontal line that ends in a small upward flick.

Adam Salem DMD

316 S Main street

Manchester, NH 03102

January 25, 2007

Dear Board of Aldermen,

I support Dr. Salem's efforts to have 316, 322 and 346 S Main Street re-zoned commercial. As you know between Goffe's St. and Woodbury there are only one 3 family tenement that is not commercial.

Darling's Tire and Auto Repair

Philip White

Blake's Restaurant

Goodman

All Safe Lock

Dr. Roger Collins Optometric

Raymond Collins MD

Dicky's Sub

Donald Ross

Deb's Barber Shop

Debbie Magron

R & J Convenient Store

Kenner

364 S Main street

390 S Main street

Jack White

butlers

Joe Brown

17 MILFORD - Joe Brown

346 S Main

[Signature]

322 S Main

[Signature]

4

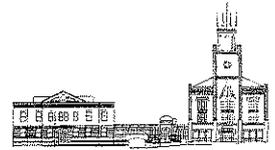


Robert S. MacKenzie, AICP
Director

CITY OF MANCHESTER

Planning and Community Development

Planning
Community Improvement Program
Growth Management



Staff to:
Planning Board
Heritage Commission
Millyard Design Review Committee

March 16, 2007

Mr. Leo Bernier
City Clerk
One City Hall Plaza
Manchester, NH 03101

Re: *Technical Review for Rezoning Petition – 316 & 322 South Main Street*

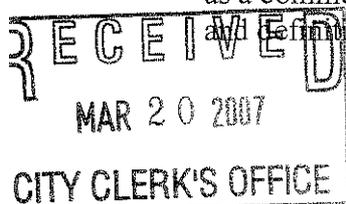
Dear Mr. Bernier:

In accordance with the policy on rezoning requests, the following information is provided in consideration of a rezoning request filed by the owner of two adjacent parcels at 316 and 322 South Main Street, known as Tax Map 325/Lots 18 and 18A. The subject parcels are located on the easterly side of South Main Street adjacent to, and south of, Goffe Street. Both of the parcels are currently zoned *Residential (R-2)*. The applicant is requesting that the properties be rezoned to *General Business (B-2)* or *Neighborhood Business (B-1)*.

The parcel located at 316 South Main Street is approximately 10,000 square feet in area. The two-story wood frame building on the property is under variance for use as a dentist's office. The parcel located at 322 South Main Street is also 10,000 square feet in area. There is a three-family wood frame building on this property, as well as overflow parking for the dental office on the adjoining lot. There are multi-family residences as well as a variety of businesses and offices surrounding the properties.

While the subject properties are currently zoned *Residential (R-2)*, properties on the northerly side of Goffe Street are zoned *General Business (B-2)*, and properties on the westerly side of South Main Street (across from the subject properties) are zoned *Neighborhood Business (B-1)*. Continuing southerly along South Main Street, for a distance of approximately 500 feet, another area zoned *Neighborhood Business (B-1)* can be found. This is the site of the former Sully's superette, the site of the recently approved drugstore, at the intersection of Woodbury Street and Boynton Street.

The 1993 master Plan for the City of Manchester identifies this area of South Main Street as a commercial spine for the medium density housing surrounding it. While the purpose and definition of the *General Business District* ("...a mixture of commercial uses and



One City Hall Plaza, Manchester, New Hampshire 03101
Phone: (603) 624-6450 Fax: (603) 624-6529
E-mail: planning@ManchesterNH.gov
www.ManchesterNH.gov

personal and business services that have a community-wide or regional market...”) is probably not appropriate for these parcels, the purpose and definition of the *Neighborhood Business District* (“...primarily intended to allow small scale retail, business and professional services and offices that provide convenience to neighborhood residents...”) could be considered.

Rezoning the two subject parcels to *B-1* would loosely connect them to the *B-1* district immediately across South Main Street. Due to the current uses of properties along South Main Street in this area on both the east and west sides of South Main Street, it would be reasonable to evaluate the appropriateness of extending the *Neighborhood Business District (B-1)* to cover additional properties.

From a technical perspective, the petition to rezone parcels at 316 and 322 South Main Street may be forwarded to the Board of Mayor and Aldermen for consideration. Consistent with the policy for rezoning petitions, I am forwarding a copy of this report and the petition to the Planning Board, the Building Department and the Office of the City Solicitor for their comment.

The Planning Director or I will be available to answer any questions that the Board may have.

Respectfully Submitted,



Pamela H. Goucher, AICP
Deputy Planning Director

C: Planning Board
Building Department
Office of the City Solicitor

Planning Department Technical Review Map



1. This map was prepared by the City of Manchester Planning & Community Development Department (D. Beauchesne) on March 20, 2007.

0 25 50 100 150 200 Feet

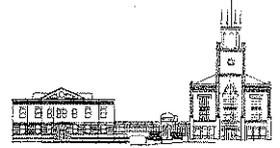


4



CITY OF MANCHESTER

Planning and Community Development



Robert S. MacKenzie, AICP
Director

Planning
Community Improvement Program
Growth Management

Staff to:
Planning Board
Heritage Commission
Millyard Design Review Committee

May 30, 2007

Mr. Leo Bernier, City Clerk
City of Manchester
One City Hall Plaza
Manchester, NH 03101

Re: *Planning Board Comments on rezoning requests: 116 South Main Street; 316 & 322 South Main Street and 466 South Willow Street*

Dear Mr. Bernier:

In accordance with the procedures on rezoning requests, the Planning Board has reviewed the above three rezoning requests and would like to offer the following comments:

116 South Main Street: The Planning Board, while recognizing that the property is split by the zoning boundary had some concerns about the potential impact of business activities on the backyards of residential properties on Walker Street (and perhaps the adjacent Piscataquog Trail). The Board would suggest that should the Board of Mayor and Aldermen wish to approve this request, that either the proposed Business zoning line be pulled back 25 feet from the residential properties on Walker Street or the BMA require the project to come to the Planning Board for site plan review so that an appropriate buffer and screening be implemented.

316 & 322 South Main Street: The Planning Board believes that these lots may be more appropriately zoned B-1 as requested. They also believed that the Board of Mayor and Aldermen may, at some point, want to consider rezoning the entire section of South Main Street from these properties down to Woodbury Avenue.

466 South Willow Street: The Planning Board again recognizes that the zone line crosses the property and makes a portion of the lot unusable. They did question the possible impact on adjacent residential properties, however. As in 116 South Main Street, the Planning Board suggests that should the Board of Mayor and Aldermen wish to approve this request, the BMA require the project to come to the Planning Board for site plan review so that an appropriate buffer and screening be implemented to protect the adjacent residential properties.

I will be available at your next meeting if you have any questions.

Sincerely,

Robert S. MacKenzie, AICP
Director of Planning and Community Development

C: Planning Board Chairman

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One City Hall Plaza, Manchester, New Hampshire 03101
Phone: (603) 624-6450 Fax: (603) 624-6529
E-mail: planning@ManchesterNH.gov
www.ManchesterNH.gov

SANDFORD

SURVEYING AND ENGINEERING Inc.

597 NEW BOSTON ROAD BEDFORD, NH 03110-4111

ejssurvey@aol.com

fax (603) 472-6604

voice (603) 472-2265

February 27, 2007

Board of Mayor and Alderman
One City Hall Plaza
Manchester, NH 03101

May 15, 2007.

In Board of Mayor and Aldermen.
On motion of Alderman Smith, duly
seconded by Alderman Thibault, it
was voted to refer to the Cmte. on
Bills on Second Reading and to Public
Hearing on June 4, 2007 at 6:30 PM.

Re: Proposed Zoning Map Amendment for Dave's Auto, 116 So. Main Street, Map 315 / Lot 8

Scott Brainerd

City Clerk

I am writing on behalf of David Larivee, owner of the above referenced property, to request a change in the location of the B - 2 / R - 3 zone line. The line currently runs through a portion of his property where his auto repair business, Dave's Auto, currently operates. He would like to adjust the line such that the entire property falls within the B - 2 zone. Attached are copies of tax maps of the area as well as a recent survey plan (Lot Line Adjustment Plan, approved last year by the Planning Board) and list of abutting property owners.

RECEIVED
FEB 27 2007
CITY CLERK'S OFFICE

Mr. Larivee has operated his business at this location for many years. He feels he can better utilize his property and run his business more efficiently if the entire lot falls under the same zone. Approximately 7,120 SF or 24% of his lot is presently zoned residential. His proposal is to move the line to run along the perimeter of his lot.

We believe this change would have little affect on the surrounding neighborhood. The business is currently operating on the premises and would continue to operate in the same manner, with the rezoned area possibly to be used for parking or future re-location of a building. That portion of the property presently abutts a multi-family parking lot, a pedestrian trail and the backs of two residential lots.

Similarly, we feel the additional impact on municipal services and facilities would be little or none. City services being provided to the property / business or facilities being used by the landowner would not change due to this zoning adjustment. The uses would continue with little or no increase.

In closing, we feel this is a reasonable request, which will eliminate a split-zoned lot and remove an existing burden on the property. Thank you for your consideration in this matter.

Sincerely,

Raymond P. Shea
Raymond P. Shea

RPS/bal

RECEIVED
FEB 27 2007
CITY CLERK'S OFFICE

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Robert S. MacKenzie, AICP
Director

CITY OF MANCHESTER

Planning and Community Development

Planning
Community Improvement Program
Growth Management



Staff to:
Planning Board
Heritage Commission
Millyard Design Review Committee

May 11, 2007

Mr. Leo Bernier
City Clerk
One City Hall Plaza
Manchester, NH 03101

Re: *Technical Review for Rezoning Petition – 116 South Main Street*

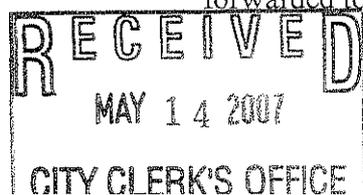
Dear Mr. Bernier:

In accordance with the policy on rezoning requests, the following information is provided in consideration of a rezoning request filed by the owner of a parcel at 116 South Main Street, known as Tax Map 315/Lot 8. The subject parcel is located on the easterly side of South Main Street adjacent to the Piscataquog rail trail on its northerly side. The requested area is currently zoned Residential (R-3) although the main portion of the parcel is zoned Business (B-2). The request is to make the entire parcel a B-2 zoning district.

The majority of the parcel is currently used for business, with only a tail that extends easterly being outside of the business zone. This area, the subject of the rezoning request, is approximately 9,500 square feet in area. This tail area extends behind three properties on Walker and Fourth Streets. These three properties are residential with one being a two family home and the others being multi-family. The proposed extent of the B-2 district, does align with the existing boundary of the B-2 district on the southerly side of the Piscataquog rail trail.

The 1993 Master Plan for the City of Manchester identifies this area of South Main Street as a commercial spine for the medium density housing surrounding it. Since the Land Use map of the Master Plan is generalized for the entire City, it is not possible to specifically determine whether this proposal is exactly consistent with the plan, but it can be said that it is not inconsistent.

There may be policy questions on whether there will be any impact from commercial activity on the three adjacent residential properties. From a technical perspective, however, the petition to rezone a portion of the parcel at 116 South Main Street may be forwarded to the Board of Mayor and Aldermen for public hearing and consideration.



One City Hall Plaza, Manchester, New Hampshire 03101
Phone: (603) 624-6450 Fax: (603) 624-6529
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www.ManchesterNH.gov

Consistent with the policy for rezoning petitions, I am forwarding a copy of this report and the petition to the Planning Board, the Building Department and the Office of the City Solicitor for their comment.

I will be available to answer any questions that the Board may have.

Sincerely,

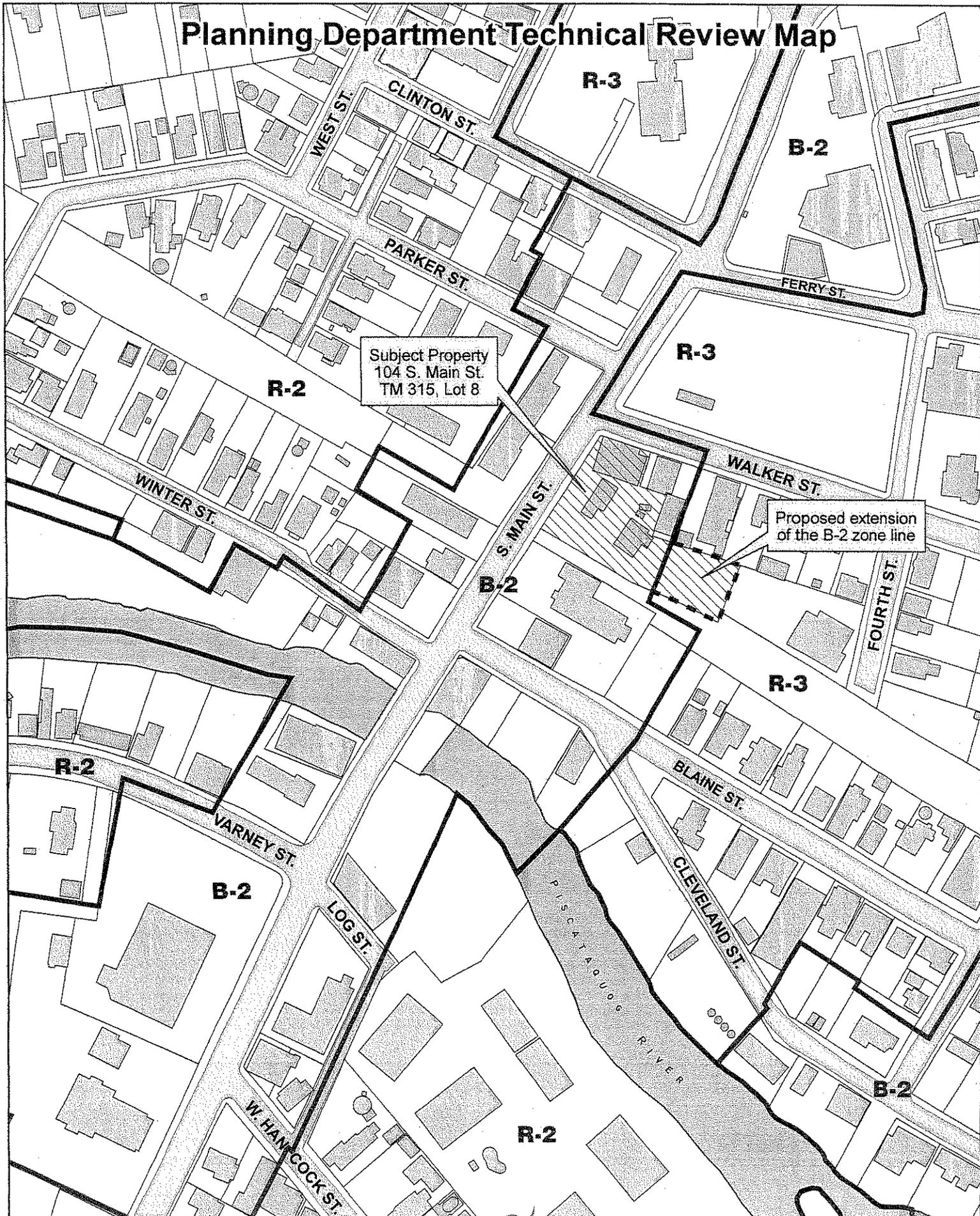
A handwritten signature in black ink, appearing to read "Paul S MacKenzie". The signature is fluid and cursive, with a large initial "P" and "M".

Robert S MacKenzie, AICP
Director of Planning & Community Development

C: Planning Board
Building Department
Office of the City Solicitor

A small, handwritten mark or signature in black ink, consisting of a stylized, cursive letter that resembles an "S" or "Z".

Planning Department Technical Review Map



Subject Property
104 S. Main St.
TM 315, Lot 8

Proposed extension
of the B-2 zone line



CITY OF MANCHESTER

Planning and Community Development



Robert S. MacKenzie, AICP
Director

Planning
Community Improvement Program
Growth Management

Staff to:
Planning Board
Heritage Commission
Millyard Design Review Committee

May 30, 2007

Mr. Leo Bernier, City Clerk
City of Manchester
One City Hall Plaza
Manchester, NH 03101

Re: Planning Board Comments on rezoning requests: 116 South Main Street; 316 & 322 South Main Street and 466 South Willow Street

Dear Mr. Bernier:

In accordance with the procedures on rezoning requests, the Planning Board has reviewed the above three rezoning requests and would like to offer the following comments:

116 South Main Street: The Planning Board, while recognizing that the property is split by the zoning boundary had some concerns about the potential impact of business activities on the backyards of residential properties on Walker Street (and perhaps the adjacent Piscataquog Trail). The Board would suggest that should the Board of Mayor and Aldermen wish to approve this request, that either the proposed Business zoning line be pulled back 25 feet from the residential properties on Walker Street or the BMA require the project to come to the Planning Board for site plan review so that an appropriate buffer and screening be implemented.

316 & 322 South Main Street: The Planning Board believes that these lots may be more appropriately zoned B-1 as requested. They also believed that the Board of Mayor and Aldermen may, at some point, want to consider rezoning the entire section of South Main Street from these properties down to Woodbury Avenue.

466 South Willow Street: The Planning Board again recognizes that the zone line crosses the property and makes a portion of the lot unusable. They did question the possible impact on adjacent residential properties, however. As in 116 South Main Street, the Planning Board suggests that should the Board of Mayor and Aldermen wish to approve this request, the BMA require the project to come to the Planning Board for site plan review so that an appropriate buffer and screening be implemented to protect the adjacent residential properties.

I will be available at your next meeting if you have any questions.

Sincerely,

Robert S. MacKenzie, AICP
Director of Planning and Community Development

C: Planning Board Chairman

One City Hall Plaza, Manchester, New Hampshire 03101
Phone: (603) 624-6450 Fax: (603) 624-6529
E-mail: planning@ManchesterNH.gov
www.ManchesterNH.gov

Craig, Deachman & Gowie, PLLC

ATTORNEYS AT LAW
Since 1929

84 Bay Street
Manchester NH 03104
Phone 603•669•3970
Phone 603•665•9111
Fax 603•296•2289

William H. Craig
James W. Craig
W. John Deachman
Marc van Zanten

April 17, 2007

Leo R. Bernier, Clerk
City of Manchester
One City Hall Plaza
Manchester, NH 03101

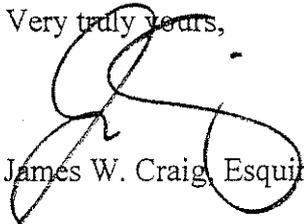
Re: Frederick H. Nixon, Jr.
466 So. Willow Street, Manchester, New Hampshire

Dear Mr. Bernier:

Enclosed herein please find an original Proposed Zoning Amendment which we are filing on behalf of Mr. Nixon regarding the above-referenced matter. Please also find enclosed our check in the amount of \$300.00 to cover filing fees for same.

Thank you for your attention to this matter.

Very truly yours,


James W. Craig, Esquire

JWC/jlb
Enclosure

cc: Frederick H. Nixon, Jr.

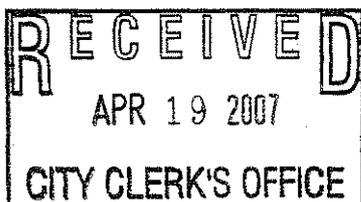
May 15, 2007.

In Board of Mayor and Aldermen.

On motion of Alderman Smith, duly seconded by Alderman Thibault, it was voted to refer to the Cmte. on Bills on Second Reading and refer to public hearing on June 4, 2007 at 6:30 PM.



City Clerk



THE H.H. RICHARDSON BUILDING

122

BOARD OF ADJUSTMENT

CITY OF MANCHESTER, NH

IN RE: 466 SO. WILLOW STREET, MANCHESTER, NH

PROPOSED ZONING AMENDMENT

OWNER: Frederick H. Nixon, Jr.

1. Property Description

The property at issue is located at 466 So. Willow Street in Manchester, New Hampshire. It is Map 381, Lot 47 on the Manchester Tax Map (TAB A) located at the intersection of So. Lincoln Street at Parkview Street. It is currently leased to Auto-Torium of 1313 Hooksett Road, Hooksett, New Hampshire. The entire lot is used as a car dealership.

2. Statement of Purpose

The Nixon lot has been used for years as an automobile dealership. The front portion of the lot, closest to So. Willow Street, is zoned B-2 (General Business District) which is a permitted use. The rear of the lot (in yellow) (TAB B) is zoned R-1B (Neighborhood) in which the use is not permitted. It is the intention of this proposal to have the City of Manchester extend the B-2 Zone to include all of Tax Map 381, Lot 47. We have also attached a Proposed site Plan for your information. (TAB C).

3. Property Tax Map

The property Tax Map indicates the Nixon Lot (381-47) and demonstrates how the lot is bisected by the current zoning layout.

4. Impact of Proposed Amendment

The Nixon lot has been used as an auto dealership since the 1960's. Since that time South Willow Street has developed into the premier retail/wholesale area in the City. The Nixon lot fronts upon So. Willow Street. Hertz Rental abuts the lot. Directly across So. Willow Street are commercial uses such as Dynatune Batteries Plus, Payday and U-Haul. Directly off of So. Willow Street and behind the Nixon lot are residential neighborhoods on Parkview Street and Doris Street. This is a classic case where commercial uses abut residential neighborhoods but since this has been the case since the 1960's and there will be no change in use, there should be no impact on existing adjacent neighborhoods.

5. Impact on City

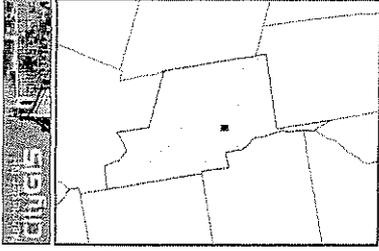
Since this is a minor change in the zoning ordinance and since it is being requested to accommodate a long existing use, there should be no impact upon the City's economy, environment, municipal services or facilities.

6. Abutters

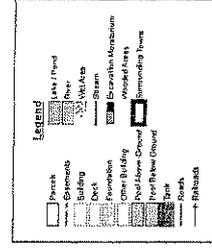
See attached list

7. Fee attached

\$300.00 Enclosed.

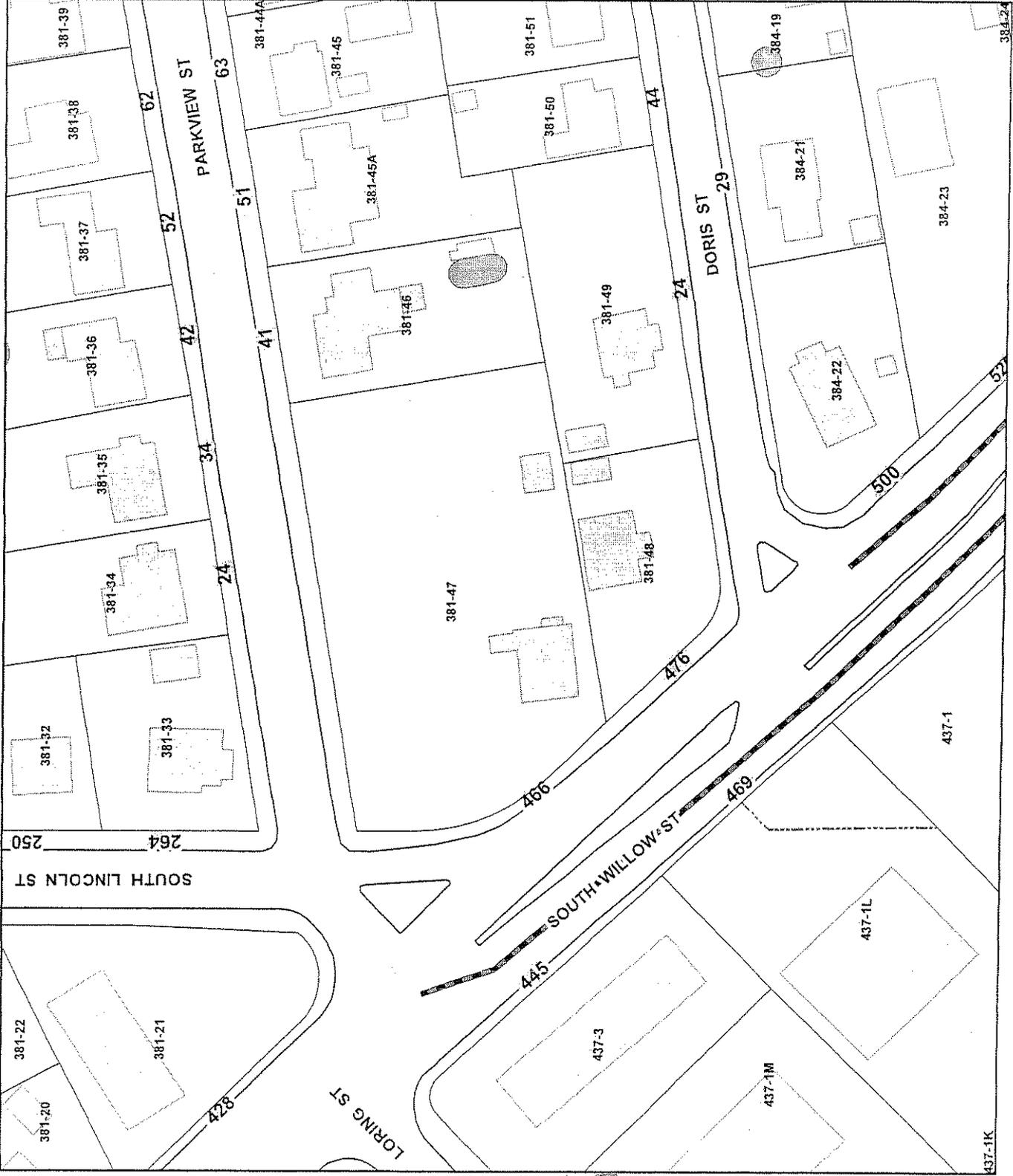


Area Map Showing Extent of Map Print



DISCLAIMER

The information appearing on this map is for the convenience of the user and is not an official public record of the City of Manchester, NH (the "City"). This map is not survey-quality. All boundaries, easements, areas, measurements, rights of way, and other information shown on this map are for informational purposes only and are not intended to be construed as legal advice. The City makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this information for any particular use. The City is not responsible for any damage or liability associated with the use or misuse of this information. The information shown on this map was compiled and is based on the records of various City, County, and State government agencies and departments, and are available for inspection and copying during normal business hours. By using this map, you agree to these terms and conditions.



City of Manchester, New Hampshire - CityGIS Map Print



NOTES

1. Property line information was taken from a plan on file with the Manchester Building Department prepared by John H. Benson, dated 10-2-88.
2. The zoning line location on this plan was taken from the zoning map referenced above, and existing the Manchester Planning Dept's Zoning maps.
3. Property Owner: Nixon Auto Sales, Inc.
4. Property Use: Auto-Torium - Automobile Sales

Plant 2" diameter by 6" high Arborvitae trees 6" on center in alternating rows to screen the property.

10' wide Landscape Buffer

1.38.15'

30' Setback

Approximately 50'

Snow Storage

Existing Shed on Blocks

Customer Parking

Drive Opening Pole Anchor Light Pole

Light Pole

Park View Street

234.84'

Zone B-2 Zone R-1B

Existing Zone Line

Paved Parking

Drive down under building

Wood Deck

20' Setback

210.48'

20' Setback

Light Pole

South Lincoln Street

83.7'

67.8' South Willow Street

Pole

LEGEND

⊙	DRINK MAINLINE	---	WATER LINE
⊙	SEWER MAINLINE	---	GAS LINE
⊙	TELEPHONE MAINLINE	---	SEWER LINE
⊙	CATCH BASIN	---	UNDERGROUND ELECTRIC
⊙	WATER VALVE	---	OVERHEAD SERVICE WIRES
⊙	FIRE HYDRANT	---	CHAIN LINK FENCE
⊙	GAS VALVE	---	UTILITY POLE
⊙		---	90°

PROPOSED SITE PLAN

AUTO-TORIUM
466 SOUTH WILLOW ST.
MANCHESTER, NEW HAMPSHIRE

Atmoskeag Falls Management Corporation
PO Box 927 1650 Elm Street - Suite 207
Manchester, New Hampshire 03105 (603) 626-4311
Prepared and Submitted On/By:

DATE: APRIL 16, 2001	SHEET NO.
SCALE: 1" = 10'	
DRAWN BY:	CHECKED BY:
PROJECT:	

NO.	REVISION/NOTES	BY	DATE

Civil Engineer
Bram Lombard, PE

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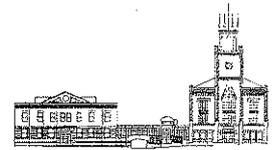


Robert S. MacKenzie, AICP
Director

CITY OF MANCHESTER

Planning and Community Development

Planning
Community Improvement Program
Growth Management



Staff to:
Planning Board
Heritage Commission
Millyard Design Review Committee

May 11, 2007

Mr. Leo Bernier
City Clerk
One City Hall Plaza
Manchester, NH 03101

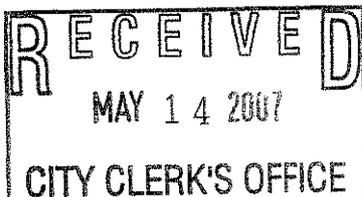
Re: Technical Review for Rezoning Petition – 466 South Willow Street

Dear Mr. Bernier:

In accordance with the policy on rezoning requests, the following information is provided in consideration of a rezoning request filed by the owner's counsel for property at 466 South Willow Street, known as Tax Map 381/Lot 47. The subject parcel is located on the southeasterly corner of South Willow Street and Parkview Street. The front portion of the lot is zoned *General Business (B-2)*, while the rear portion is zoned *Residential (R-1B)*. The applicant is requesting that the rear portion of the site be rezoned to *B-2*, consistent with the front portion of the site.

The entire parcel is approximately 32,700 SF, with more than half of the parcel in the *B-2* zoning district. The parcel has been used as an auto dealership since the 1960's, although the use of the rear portion of the site has been limited because it is zoned residential, not business. While the front portion of the site is adjacent to, and across from, business and industrial uses, the rear portion of the site proposed for rezoning abuts residences on both Parkview Street and Doris Street.

While the future land use map of the 1993 Master Plan for the City of Manchester indicates residentially zoned parcels on the easterly side of South Willow, southerly towards the area of Jobin Drive, many of these parcels are now developed with commercial uses either through variance action or rezoning. As with all rezoning requests that propose the extension of a commercial zone further into a residential zone, the issue that needs to be addressed is the impact of additional commercial activity on the adjacent residential parcels.

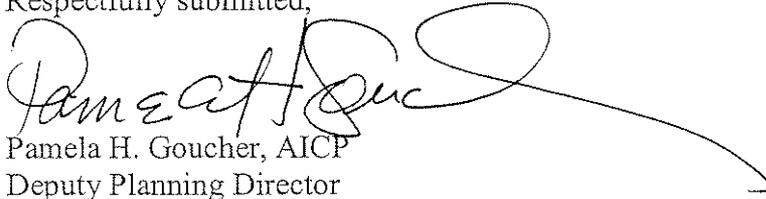


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One City Hall Plaza, Manchester, New Hampshire 03101
Phone: (603) 624-6450 Fax: (603) 624-6529
E-mail: planning@ManchesterNH.gov
www.ManchesterNH.gov

From a technical perspective, the petition to rezone the rear portion of the parcel at 466 South Willow Street may be forwarded to the Board of Mayor and Aldermen for their consideration and for a public hearing. Consistent with the policy for rezoning petitions, I am forwarding a copy of this report and the petition to the Planning Board, the Building Department and the Office of the City Solicitor for their comment.

The Planning Director or I will be available to answer any questions that the Board may have.

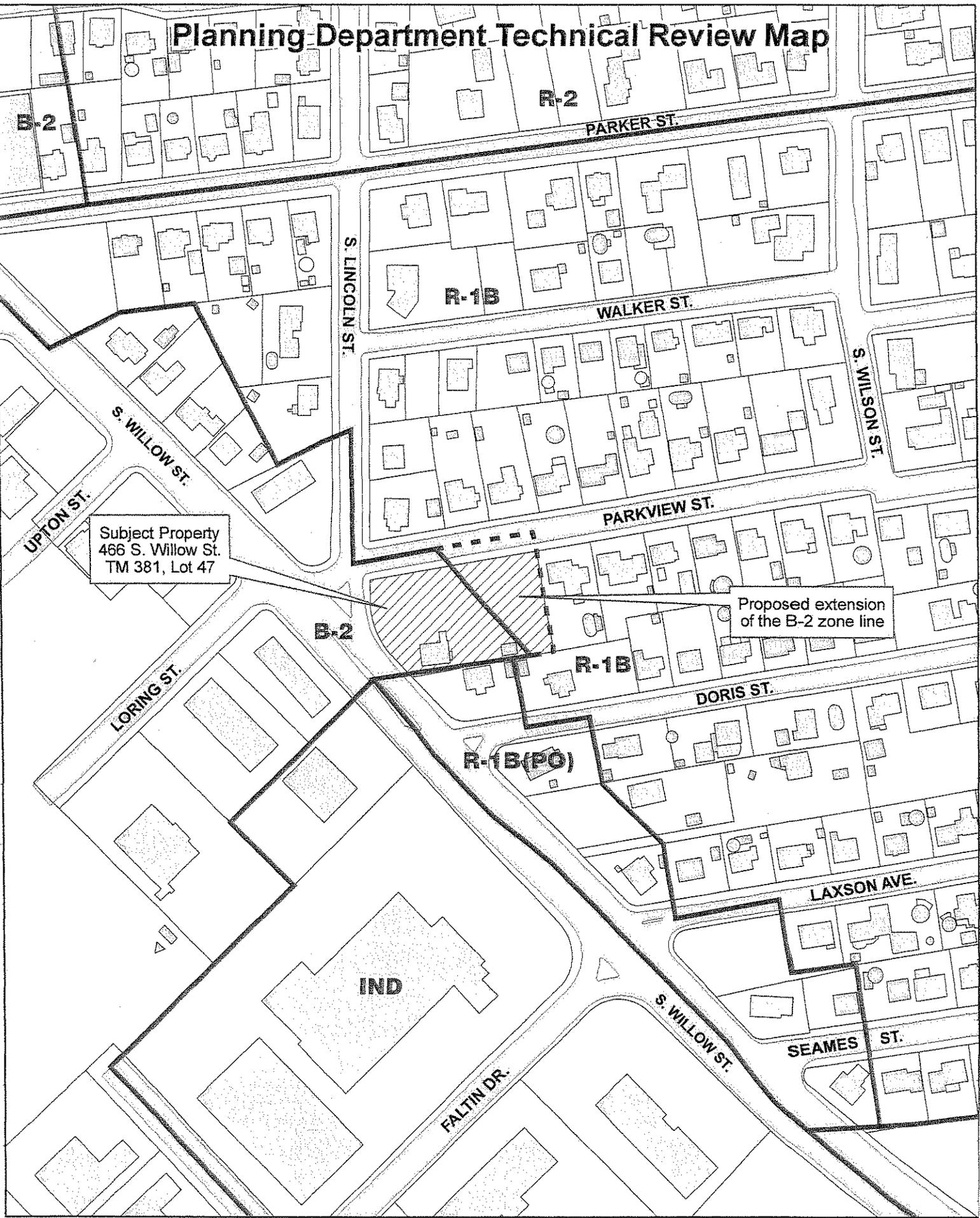
Respectfully submitted,



Pamela H. Goucher, AICP
Deputy Planning Director

C: Planning Board
Building Department
Office of the City Solicitor

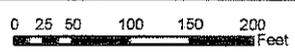
Planning Department Technical Review Map



Subject Property
466 S. Willow St.
TM 381, Lot 47

Proposed extension
of the B-2 zone line

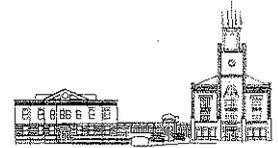
1. This map was prepared by the City of Manchester Planning & Community Development Department (D. Beauchesne) on May 14, 2007.



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CITY OF MANCHESTER
Planning and Community Development



Robert S. MacKenzie, AICP
Director

Planning
Community Improvement Program
Growth Management

Staff to:
Planning Board
Heritage Commission
Millyard Design Review Committee

May 30, 2007

Mr. Leo Bernier, City Clerk
City of Manchester
One City Hall Plaza
Manchester, NH 03101

Re: Planning Board Comments on rezoning requests: 116 South Main Street; 316 & 322 South Main Street and 466 South Willow Street

Dear Mr. Bernier:

In accordance with the procedures on rezoning requests, the Planning Board has reviewed the above three rezoning requests and would like to offer the following comments:

116 South Main Street: The Planning Board, while recognizing that the property is split by the zoning boundary had some concerns about the potential impact of business activities on the backyards of residential properties on Walker Street (and perhaps the adjacent Piscataquog Trail). The Board would suggest that should the Board of Mayor and Aldermen wish to approve this request, that either the proposed Business zoning line be pulled back 25 feet from the residential properties on Walker Street or the BMA require the project to come to the Planning Board for site plan review so that an appropriate buffer and screening be implemented.

316 & 322 South Main Street: The Planning Board believes that these lots may be more appropriately zoned B-1 as requested. They also believed that the Board of Mayor and Aldermen may, at some point, want to consider rezoning the entire section of South Main Street from these properties down to Woodbury Avenue.

466 South Willow Street: The Planning Board again recognizes that the zone line crosses the property and makes a portion of the lot unusable. They did question the possible impact on adjacent residential properties, however. As in 116 South Main Street, the Planning Board suggests that should the Board of Mayor and Aldermen wish to approve this request, the BMA require the project to come to the Planning Board for site plan review so that an appropriate buffer and screening be implemented to protect the adjacent residential properties.

I will be available at your next meeting if you have any questions.

Sincerely,

Robert S. MacKenzie, AICP
Director of Planning and Community Development

C: Planning Board Chairman

One City Hall Plaza, Manchester, New Hampshire 03101
Phone: (603) 624-6450 Fax: (603) 624-6529
E-mail: planning@ManchesterNH.gov
www.ManchesterNH.gov