



CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

Planning & Land Use Management
Building Regulations
Community Improvement Program
Zoning Board of Adjustment

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MANCHESTER PLANNING BOARD PUBLIC HEARING / LIMITED BUSINESS MEETING AGENDA January 07, 2016 – 6:00 p.m. City Hall, Third Floor – Aldermanic Chambers

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

II. **SPECIAL PUBLIC HEARING:**

1. Proposed Amendments to the Manchester Subdivision & Site Plan regulations.

III. **REGULAR PUBLIC HEARING:**

With respect to the applications below, 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 accepts the applications and conducts a public hearing. A motion would be in order.

1. **SP-30-2015**

Property located at 522 Harvey Road (Tax Map 722, Lot 21), a site plan application to construct a 2,400 SF one-story building for a contractor's yard, with fenced-in outdoor storage for heavy equipment, parking and drainage and associated site improvements within the IND Zone. *James M. Lavelle Associates for Roadway Excavators, Inc.*

2. **SP-32-2015**

Property located at 40 Willow Street (Tax Map 734, Lot 3), a site plan application for a change of use to add the use of motorcycle service to the existing storage use within the RDV Zone. The applicant proposes parking improvements in conformance with zoning regulations. *CLD Consulting Engineers for Motorcycles of Manchester*

3. **SP-35-2015**

Property located at 253 Abby Road (Tax Map 510, Lot 6), an application to add 100 parking spaces to an existing parking lot of 219 spaces at a manufacturing facility within the IND Zone. All 100 parking spaces are to be constructed in the Town of Londonderry, although the existing parking spaces, frontage, and building are in the City of Manchester. *T.F. Moran, Inc. for JIJ Properties, LLC.*

4. **SP-36-2015**

Property located at Sundial Avenue (Tax Map 435, Lot 9A), a site-plan application to construct a 48-unit, four-story apartment building with associated site improvements within the RDV Zone. *T.F. Moran, Inc. for SMC Sundial, LP.*

5. **SP-37-2015**

Property located at 875 Elm Street, (Tax Map 201, Lot 36, 36A, 36B & 8), a site plan application for a change of use from Commercial to mixed retail and residential. The proposed use of the building shall include storage on the basement level, 16,865 SF of retail on the first floor (includes 3,359 SF of bank space) and 91 residential apartment units on floors 2 through 10 within the CBD Zone. *Keach-Nordstrom Associates, Inc. for 875 Elm Street LLC.*

6. **CU-25-2015**

Property located at 655 Chestnut Street (Tax Map 13, Lot 23), an application for a Conditional Use permit to allow a change of use (through interior layout modifications) from a laundromat, to a convenience store within the R-3 Zone. *Rafael Galvez, applicant*

IV. LIMITED BUSINESS MEETING:

1. **CU-25-2015**

Property located at 655 Chestnut Street (Tax Map 13, Lot 23), an application for a Conditional Use permit to allow a change of use (through interior layout modifications) from a laundromat, to a convenience store within the R-3 Zone. *Rafael Galvez, applicant*

2. Board action on revised Subdivision and Site Plan regulations.

V. ADMINISTRATIVE MATTERS:

1. Review and approval of the Manchester Planning Board Minutes of November 19, 2015, December 3, 2015, and December 17, 2015.

2. Any other business items from the Planning Staff or Board Members.