



# CITY OF MANCHESTER

## PLANNING AND COMMUNITY DEVELOPMENT

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

Leon L. LaFreniere, AICP  
Director

Pamela H. Goucher, AICP  
Deputy Director Planning & Zoning

Matthew M. Sink  
Deputy Director Building Regulations

### MANCHESTER PLANNING BOARD

#### LIMITED PUBLIC HEARING / BUSINESS MEETING AGENDA

March 17, 2016 – 6:00 p.m.  
City Hall, Third Floor – Aldermanic Chambers

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

II. **LIMITED PUBLIC HEARING:**

*(Continued From March 3, 2016)*

1. **SP-33-2015**

Property located at 795 Grove Street (Tax Map 129, Lot 1), a site plan application for a proposed communications head-end building of approximately 496 SF, associated parking, utilities, and landscaping within the RDV Zone on a leased portion of Tax Map 129, Lot 1. *McLane Middleton, Professional Association for Verizon Wireless*

III. **BUSINESS MEETING:**

*(Tabled Items)*

1. **SP-08-2015/PD-05-2015**

Property located at 53 Mammoth Road (Tax Map 716, Lot 1B), an application to construct a two-story community building with approximately 4,100 SF adjacent to an existing church, with associated site improvements. *Joseph M. Wichert, LLS, and Rokeh Consulting, LLC for Faith Baptist Church (owner)*

2. **CU-04-2015**

Property located at 53 Mammoth Road (Tax Map 716, Lot 1B), an application for a Conditional Use Permit for a church use in the R-1B Zoning District. *Joseph M. Wichert, LLS, and Rokeh Consulting, LLC for Faith Baptist Church (owner)*

3. **CU-05-2015**

Property located at 53 Mammoth Road (Tax Map 716, Lot 1B), an application for a Conditional Use Permit for a reduction in parking from 87 parking spaces required to 80 spaces proposed. *Joseph M. Wichert, LLS, and Rokeh Consulting, LLC for Faith Baptist Church (owner)*

4. **S-28-2014**

Property located at 388 Elgin Avenue (Tax Map 556, Lot 105) and at Tax Map 283, Lot 49, Tax Map 556, Lot 37 and Tax Map 556, Lot 106, an application for consolidation and subdivision to create 31 buildable single family residential lots with public improvements and proposed easements. *Northpoint Engineering, LLC for Marshall-Davis Investments, LLC*

*(Current Items)*

5. **S-06-2015**

Property located at 855 Candia Road (Tax Map 478, Lot 8), an application to subdivide one lot of approximately 10.9 acres into two lots of approximately 1 and 9.9 acres, with a Dunkin' Donuts to remain on the smaller lot and a 105-unit, multifamily development to be constructed on the larger lot. *TFMoran, Inc. for Candia Realty, LLC* **[Staff Recommendation]**

**SP-12-2015/PD-04-2015**

Property located at Candia Road (Tax Map 478, Lot 8-1), a site plan and planned development application for a 105-unit, multifamily development comprised of three residential buildings and a clubhouse, with associated site improvements on the newly created lot of 9.9 acres. *TFMoran, Inc. for Candia Realty, LLC* **[Staff Recommendation]**

**SP-13-2015**

Property located at 855 Candia Road (Tax Map 478, Lot 8), an amendment to a previously approved site plan to modify the parking lot of a Dunkin' Donuts. *TFMoran, Inc. for Candia Realty, LLC* **[Staff Recommendation]**

6. **SP-33-2015**

Property located at 795 Grove Street (Tax Map 129, Lot 1), a site plan application for a proposed communications head-end building of approximately 496 SF, associated parking, utilities, and landscaping within the RDV Zone on a leased portion of Tax Map 129, Lot 1. *McLane Middleton, Professional Association for Verizon Wireless* **[Staff May Provide a Recommendation]**

7. **SP-03-2016**

Property located at 235 Myrtle Street (Tax Map 24, Lot 22), a site plan application for a proposed entrance canopy for the Mt. Carmel Nursing Home, of approximately 935 SF, with a newly proposed horseshoe drive, landscaping, and associated site improvements. The proposal will add *one additional curb cut and relocate one existing curb cut on Myrtle Street within the C-1 Zone.* *Nobis Engineering, Inc. for Mount Carmel Rehabilitation and Nursing Center*

**[Staff Recommendation]**

8. 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 December 17, 2015, January 21, 2016 and March 3, 2016.
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.