



CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

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MANCHESTER PLANNING BOARD

PUBLIC HEARING / BUSINESS MEETING AGENDA

April 21, 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.

- *Presentation by Sylvia von Aulock, Deputy Director of SNHPC, regarding Complete Streets.*

II. PUBLIC HEARING:

(Continued From April 7, 2016)

1. SP-11-2016/PD-01-2016

Property located at Beech Street (Tax Map 361, Lot 16), an application for a residential planned development and site plan to construct 10 units, consisting of 4 duplex units (in two buildings) and 6 townhouse units (in one building) within the RDV Zone. *Joseph M. Wichert, LLS, Inc. for Steven A, Belair and Sandra Kinney*

(Current 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.)

2. S-02-2016

Property located at 336 & 312 Mystic Street (Tax Map 696, Lots 7 and 8), an application to subdivide two parcels of 26,069 and 21,887 SF into four lots (two new building lots with frontage on Slade Avenue and Rose Avenue) within the R-1B Zone. *Joseph M. Wichert, LLS, Inc. for Lacombe Trust*

3. S-04-2016

Property located at 75 Riverdale Avenue (Tax Map 681, Lot 7), an application to subdivide an existing lot of 36,077 SF into two single family lots of 24,393 SF and 11,684 SF within the R-1B Zone. *Berry Surveying & Engineering for Steven & Melissa Gendron*

4. **SP-02-2016**

Property located at 1475-1477 South Willow Street (Tax Map 875, Lots 17 & 18), a site plan application for a proposed building expansion of approximately 2,800 SF for service drive-up lanes, vehicular circulation and parking modifications, as well as additional site improvements, within the B-2 Zone. *CLD Consulting Engineers for AutoFair Realty, LP.*

CU-07-2016

Property located at 1477 South Willow Street (Tax Map 875, Lot 18), an application for a conditional use permit to reduce the required parking on-site within the B-2 Zone. *CLD Consulting Engineers for AutoFair Realty, LP.*

5. **SP-08-2016/PD-02-2016**

Property located at 2108 River Road (Tax Map 557, Lot 5), a site-plan application for the demolition of 55 parking spaces, the construction of 104 new parking spaces, and the construction of 6 tennis courts, with associated site improvements. *T.F. Moran, Inc. for The Derryfield School.*

[Request from applicant to postpone public hearing]

6. **SP-09-2016**

Properties located at 211, 219, 225, & 233 Tarrytown Road (Tax Map 172 Lot 10) a site plan application for the construction of additional parking spaces and site improvements to the Manchester Housing Authority site known as 'Benoit Apartments' within the R-3 Zone. *TFMoran Inc. for Manchester Housing Authority.*

III. **BUSINESS MEETING:**

1. **SP-06-2016/PD-02-2016**

Property located at 707 Huse Road (Tax Map 666, Lot 6), a site plan/planned development application for the proposed conversion of the former Lowe's building into approximately 48,900 SF of cinema use and 53,160 SF of retail use, with a new 6,000 SF freestanding restaurant and associated parking/site improvements within the B-2 Zone. *TF Moran, Inc. for Hera Development.*

[Staff Recommendation]

2. **SP-07-2016**

Property located at 217 Hall Street (Tax Map 355, Lot 13), a site-plan application for a change of use from food processing to a domestic laundry and cleaning service, with associated site improvements. *Bedford Design Consultants, Inc. for David Baughman*

[Staff Recommendation]

CU-06-2016

Property located at 217 Hall Street (Tax Map 355, Lot 13), an application for a Conditional Use permit for a domestic laundry and cleaning service in the R-3 Zone. *Bedford Design Consultants, Inc. for David Baughman*

3. **SP-10-2016**

Property located at 1649 Candia Road (Tax Map 822, Lot 1), a site-plan application to demolish approximately 27,000 SF of building area, construct approximately 16,250 SF of building area, reconfigure onsite parking, and construct other onsite improvements. *Keach-Nordstrom Associates, Inc. for AEC Realty of New Hampshire, LLC* **[Staff Recommendation]**

CU-09-2016

Property located at 1649 Candia Road (Tax Map 822, Lot 1), an application for a Conditional Use permit to reduce the parking from 121 spaces required to 62 spaces provided. *Keach-Nordstrom Associates, Inc. for AEC Realty of New Hampshire, LLC*

4. **CU-08-2016**

Property located at 51 Kimball Street (Tax Map 194, Lot 10), an application for a Conditional Use permit to reduce the required parking on site within the R-2 Zone. *Antonio Roxo for EGC Realty, LLC*

5. 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 January 21, 2016, March 17, 2016 and April 7, 2016.
2. Information regarding a re-zoning request on Second Street.
3. Environmental assessment of I-293 for Planning Board consideration.
4. Any other business items from the Planning Staff or Board Members.