



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 LIMITED PUBLIC HEARING / BUSINESS MEETING AGENDA May 19, 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. **LIMITED PUBLIC HEARING:**

(Continued From May 5, 2016)

1. **S-07-2016**

Property located at Glen Forest Drive (Tax Map 506A, Lot 5B), an application to subdivide one parcel of approximately 8 acres into 9 residential lots served by a new public street. *Keach-Nordstrom Associates, Inc. for Hampshire Ventures, Inc.* **[Staff Report]**

III. **BUSINESS MEETING:**

1. **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* **[Staff Report]**

2. **S-03-2016**

Property located at 1514 & 1474 Wellington Road (Tax Map 860, Lots 13X and 13Z), an application to subdivide two parcels of 4.18 and 2.75 acres into twelve lots (ten new building lots on a new street) ranging from 13,585 SF to 69,419 SF within the R-1A Zone and within the Lake Massabesic Protection Overlay District. *Joseph M. Wichert, LLS, Inc. for Gerard Therrien Revocable Trust and Manon Therrien Revocable Trust* **[Staff Report]**

3. **S-06-2016**

Property located at 655 So. Willow Street (Tax Map 437, Lot 2), an application to subdivide one parcel of approximately 648,199 SF into two parcels of approximately 462,995 SF and 185,204 SF within the B-2 Zone. *CLD Consulting Engineers for 655 South Willow, LLC*

[Staff Recommendation]

SP-12-2016

Property located at 655 So. Willow Street (Tax Map 437, Lot 2), a site-plan application to redevelop the site by demolishing a portion of the existing building and converting the remainder of the 132,760 square foot building into retail spaces with associated site improvements within the B-2 Zone. *CLD Consulting Engineers for 655 South Willow, LLC*

[Staff Report]

CU-10-2016

Property located at 655 So. Willow Street and Faltin Drive (Tax Map 437, Lot 2), an application for a Conditional Use permit to allow an alternate parking layout for a proposed retail development on Lot 2 within the B-2 Zone. *CLD Consulting Engineers for 655 South Willow, LLC*

4. **S-08-2016**

Properties located at 297 & 325 Hazelton Ave (Tax Map 711, Lots 7 and 7A), a subdivision application to adjust the common lot line between lots 7 and 7A, with approximately 121,322 SF transferring to lot 7 within the R-1B Zone. *S & H Land Services for Lynn & Shawn J. Makere*

[Staff Recommendation]

5. **SP-13-2016**

Property located at 65 Caron Street (Tax Map 735, Lot 6), a site-plan application to change the use of an existing building from a warehouse to a contractor's yard, stripe parking spaces, install three storage units, and construct a carport. *T.F. Moran, Inc. for G.H. Philbrick & Sons, Inc.*

[Staff Report]

6. **SP-15-2016**

Property located at 296 So. Willow Street (Tax Map 373, Lot 2), a site-plan application for the construction of a new 4,500 SF (approximately) building for a restaurant and two additional tenants. The existing restaurant will be razed. The proposal also includes parking, landscaping, and associated site improvements within the B-2 Zone. *TEC, Inc for Salvatore N. Lupoli, Lupoli Brothers Realty Trust*

[Staff Recommendation]

7. **SP-16-2016**

Property located at 800 Holt Avenue (Tax Map 727, Lot 1F), a site-plan application to add 20,800 SF of manufacturing and office space to an existing building containing approximately 53,000 SF of manufacturing and office space, with associated site improvements. *T.F. Moran, Inc. for Temco Tool Co., Inc.*

[Staff Recommendation]

8. **SP-17-2016**

Property located at 270 Granite Street (Tax Map TPK3, Lot 5), a request to amend the conditions of approval for the Giorgio's Ristorante originally approved under SP-15-2013. *Allen & Major Associates, Inc. for Giorgio's Ristorante Corp.* **[Staff Recommendation]**

IV. ADMINISTRATIVE MATTERS:

1. Review and approval of the Planning Board Minutes of January 21, 2016, March 17, 2016, April 7, 2016, April 21, 2016 and May 5, 2016.
2. Review of new applications for regional impact and comment by the Manchester Conservation Commission.
3. Any other business items from the Planning Staff or Board Members.

