



CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

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MANCHESTER PLANNING BOARD BUSINESS MEETING AGENDA June 16, 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. BUSINESS MEETING:

(Tabled Items)

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* **[Remain on Table]**

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 Recommendation]**

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]**

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*

SP-12-2016

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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 Recommendation]

(Current Items)

4. **S-28-2014**

Property located at 388 Elgin Avenue (Tax Map 283, Lot 49), (Tax Map 556, Lots 37, 105 and 106), a request to consolidate 3 lots and subdivide them into 32 lots, on which 31 single-family homes would be constructed. A fourth lot is to be used for drainage. *Marshall-Davis Investments, LLC for Steven Musial*
[Staff Recommendation]

5. **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 Recommendation]

6. **CU-11-2016**

Property located at 267 Wilson Street (Tax Map 342, Lot 19), a request for a Conditional Use permit to allow congregate housing (Use Group A.10) within the RDV Zone. *CLD Consulting Engineers for 267 Wilson Street, LLC*

CU-12-2016

Property located at 267 Wilson Street (Tax Map 342, Lot 19 and Tax Map 109, Lot 4), a request for a Conditional Use permit for a reduction of required on-site parking, use of off-site parking, and the use of public and controlled parking within 500' for a 37,000 SF building for Hope for NH Recovery center and other non-profit tenants, and 17 units of multifamily housing, and four units of congregate housing. The applicant proposes a combination of 38 parking spaces on the two parcels where 103 are required within the RDV Zone. *CLD Consulting Engineers for 267 Wilson Street, LLC*

SP-18-2016

Property located at 267 Wilson Street (Tax Map 342, Lot 19 and Tax Map 109, Lot 4), a site plan application to modify SP-34-2015 (which changed the use of 37,000 SF of CA Hoitt's Furniture building to Hope For NH Recovery Center and other non-profit tenants), to allocate portions of the second and third floors for multi-family dwellings and a portion of the fourth floor for congregate housing within the RDV Zone. *CLD Consulting Engineers for 267 Wilson Street, LLC*
[Staff Recommendation]

IV. ADMINISTRATIVE MATTERS:

1. Annual organizational meeting and election of officers of the Planning Board.
2. Review of new applications for regional impact and comment by the Manchester Conservation Commission.
3. Review and approval of the Planning Board Minutes of April 7, 2016, April 21, 2016, May 5, 2016, May 19, 2016 and June 2, 2016.
4. Any other new 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.