



CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

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Director

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

Thursday, August 04, 2016 – 6:00 p.m.
Carol M. Rines Center, 1528 Elm Street, Room 164

- I. **The Chairman calls the meeting to order and introduces Planning Board Members and Planning Staff.**
- II. **PUBLIC HEARING:**
 1. **S-12-2016**
Property located at 407 Prescott Street (Tax Map 312, Lot 4), an application to subdivide one parcel of 11,600 SF into two parcels of approximately 5,800 SF and 5,800 SF within the R-3 Zone. The proposal is to keep the two-family residence on the parent lot and to create a new buildable lot for a two-family residence. *Tom Huot, S&H Land Services for Granite Properties of New England, LLC*
 2. **CU-14-2016**
Property located at 1065 Hanover Street (Tax Map 634, Lot 5) an application for a Conditional Use permit for a general retail children's boutique store with accompanying office space. The applicant proposes to utilize 600 SF in a multi-tenant building located within the IND Zone. *Johanna Rolfe for John & Kristy Sylvia, CSX4, LLC*
- III. **LIMITED BUSINESS MEETING:**
 1. **SP-04-2016**
Properties located at 401-419 South Willow Street (Tax Map 300, Lots 6, 7 & 8), a site plan application to redevelop existing commercial property with a new 5,000 SF retail building and associated site improvements within the B-2 Zone. *Shawn Smith for One Wall Street LLC & Brickwater LLC*
[Staff Recommendation]
- IV. **ADMINISTRATIVE MATTERS:**
 1. Review and approval of the Planning Board Minutes of July 21, 2016.
 2. Any other business items from the Planning Staff or Board Members.