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

Michael J. Landry, PE, Esq.
Deputy Director Building Regulations

MANCHESTER PLANNING BOARD
LIMITED PUBLIC HEARING / BUSINESS MEETING AGENDA
Thursday, September 15, 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 July 21, 206 and August 18, 2016)

1. **S-11-2016**
Property located on River Road and Union Street (Tax Map 216, Lot 2 & 3), an application to adjust the lot line between Tax Map 216 Lot 2 and Tax Map 216 Lot 3, with a total area of approximately 25.3 acres, and a subsequent subdivision of Lot 2 into 25 single family lots on a new street in the R-1A Zone. C*LD Consulting Engineers for Manning Hill, LLC*

III. BUSINESS MEETING:

1. **S-14-2016**
Property located at 20 Maynard Avenue (Tax Map 625, Lot 30), an application to subdivide one parcel of 23,199 SF into two parcels of approximately 14,499 SF and 8,700 SF (one new building lot) within the R-1B Zone. *Joseph M. Wichert, LLS, Inc. for Robert and Lucille Beliveau* **[Staff Recommendation]**

2. **S-15-2016**
Property located at 676 Cohas Ave (Tax Map 829, Lot 9), an application to subdivide one parcel of 40,596 SF into two parcels of approximately 27,348 SF (Lot 9) and 13,248 SF (Lot 9A) within the R-1A Zone. *Joseph M. Wichert, LLS, Inc. for Richard & Marilyn Demars Rev. Trust* **[Staff Recommendation]**

3. **S-16-2016**
Property located at 940 Hanover Street (Tax Map 236, Lot 11), an application to subdivide one parcel of 32,118 SF into three lots of 10,201 SF (Lot 11), 9,124 SF (Lot 11A), and 12,790 SF (Lot 11B) in the R-1B District. *Joseph M. Wichert, LLS, Inc. for the Evelyn P. Kantor Revocable Trust* **[Staff Recommendation]**

4. **S-17-2016**
Property located at 74 Moore Street (Tax Map 194, Lot 19), an application to subdivide one parcel of 20,528 SF into two parcels of approximately 13,021 SF (Lot 19) and 7,507 SF (Lot 19A) within the R-2 Zone. *Joseph M. Wichert, LLS, Inc. for R&R Family Rev. Trust of 2002*
[Staff Recommendation]

5. **S-18-2016**
Property located at 780 North Commercial and 15 Fletcher Street (Tax Map 276, Lot 5), an application to adjust the common lot line between Tax Map 276-5 and Tax Map TPK6-12 and subsequently subdivide one parcel of approximately 87 acres into three separate lots of approximately 2,533,080 SF (Lot 5) 1,143,369 SF (Lot 5-1), and 98,107 SF (Lot 5-2) in the B-2 Zone and the Amoskeag Millyard Mixed Use Overlay District. *Meridian Land Services, Inc. for Public Service Company of New Hampshire/Eversource* **[Staff Recommendation]**

6. **PD-04-2016**
Property located at 8 Goffstown Road (Tax Map 775, Lot 8), an application to construct a planned development with a private street and 7 single-family homes on one parcel of 8.24 acres, with 9,820 square feet of permanent wetland impacts and associated site improvements. *Keach-Nordstorm Associates, Inc. for Michael D. Tancreti, Trustee & DE Desharnais, Trustee MTEA Realty Trust* **[Staff Recommendation]**

7. **CU-15-2016**
Property located at 2060 Brown Avenue (Tax Map 651A, Lot 1), an application for a Conditional Use permit for a reduction in the required parking to allow storage for 100 vehicles on the site previously approved for auto parts distribution warehouse with associated office space and call center. The site currently has site plan approval requiring 162 parking spaces where 197 spaces are provided in the Industrial Zoning District. *Steve Clermont for Raymond Spillane, LLC* **[Staff Recommendation]**

7. 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 August 4, 2016.

2. Update of impact fee study.

3. 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.