



# CITY OF MANCHESTER

## PLANNING AND COMMUNITY DEVELOPMENT

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Planning & Land Use Management  
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### MANCHESTER PLANNING BOARD PUBLIC HEARING / LIMITED BUSINESS MEETING AGENDA November 03, 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. **PUBLIC HEARING:**

*(Continued from October 6, 2016)*

1. **S-09-2016**

Property located at 401 South Mammoth Road (Tax Map 856 Lot 3), an application to subdivide one parcel of approximately 2.9 acres into 8 single family lots on a new public street within the R-1B zone. *Joseph M. Wichert, LLS, Inc. for John Giovagnoli Rev Trust* **[Staff report/update]**

2. **CU-17-2016**

Property located at 470 Pine Street (Tax Map 7, Lot 1), a Conditional Use Permit application to reduce the required parking by 36 spaces for a church within the C-1 Zone. *Tom Deblois for Tokena Corp.* **[Request for Withdrawal]**

*(New 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.*

3. **CU-22-2016**

Property located at 880 Page Street (Tax Map 488, Lot 8), a Conditional Use Permit to allow a reduction in the required parking for the Majestic Theatre and Ted Herbert's Music School as a new tenant for the existing building within the Industrial Zoning District. *A. Robert Dionne, Majestic Theatre for James McDowell*

4. **SP-05-2016**

Property located at 445 South Willow Street (Tax Map 437, Lot 3), a site plan application to amend a condition of approval of a previously approved site plan by allowing the relocation of the dumpster to the southwest corner of the lot where the condition required that the trash enclosure be an integral component of the new brick building - Budget Gas facility. *Concord Engineering Consultants, PLLC for IMF Holdings, LLC* **[Staff report]**

**III. LIMITED BUSINESS MEETING:**

*(On the Table)*

**1. S-19-2016**

Property located at Cohas Avenue (Tax Map 823, Lot 9), a subdivision application to subdivide one parcel of 30.926 acres into 28 new single-family lots, new public streets, and associated site improvements within the R-1A Zone. *Keach Nordstrom Associates, Inc. for Sterling Home in Manchester, LLC.* **[Remain on Table]**

*(Current)*

**2. CU-22-2016**

Property located at 880 Page Street (Tax Map 488, Lot 8), a Conditional Use Permit to allow a reduction in the required parking for the Majestic Theatre and Ted Herbert's Music School as a new tenant for the existing building within the Industrial Zoning District. *A. Robert Dionne, Majestic Theatre for James McDowell*

**3. SP-05-2016**

Property located at 445 South Willow Street (Tax Map 437, Lot 3), a site plan application to amend a condition of approval of a previously approved site plan by allowing the relocation of the dumpster to the southwest corner of the lot where the condition required that the trash enclosure be an integral component of the new brick building - Budget Gas facility. *Concord Engineering Consultants, PLLC for IMF Holdings, LLC*

4. Presentation by, and discussion with, BCM Planning, LLC regarding impact fees for schools and fire.

**IV. ADMINISTRATIVE MATTERS:**

1. Review and approval of the Planning Board Minutes of October 6, 2016.
2. Any other business items from the Planning Staff or Board Members.

<p>Full text of the agenda items is on file for review in the Planning &amp; Community Development Department. The order of the agenda is subject to change on the call of the Chairman.</p>
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