



# CITY OF MANCHESTER

## PLANNING AND COMMUNITY DEVELOPMENT

Leon L. LaFreniere, AICP  
Director

Planning & Land Use Management  
Building Regulations  
Community Improvement Program  
Zoning Board of Adjustment

Pamela H. Goucher, AICP  
Deputy Director Planning & Zoning

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

**\*\*REVISED\*\***

### MANCHESTER PLANNING BOARD PUBLIC HEARING / LIMITED BUSINESS MEETING Thursday, January 02, 2020 – 6:00 PM 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:**

*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.)*

1. **S2019-019**

Property located at 112 Minot Street (Tax Map 483, Lots 4, 4A, 5, 5A, and 6), a subdivision application to consolidate multiple lots totaling more than half an acre and to subdivide them into two lots of approximately 0.2 and 0.3 acres, in the R-1A Zone. *Keach-Nordstrom Associates, Inc. for Scott Lavoie.*

2. **S2019-020**

Properties located at 108 Sixth Avenue and 112 Seventh Avenue (Tax Map 273, Lots 31 and 22), a subdivision application to adjust the property line between two lots, conveying approximately 7,124 square feet from Lot 22 to lot 31, with no new, buildable lots to be created, in the R-1A Zone. *Joseph M. Wichert, LLS, Inc. for Amey and Michael Skladony and Shekira Morehouse.*

3. **CU2019-029**

Property located at 719 South Willow Street (Tax Map 438, Lot 23), a conditional use permit application for a reduction in required on-site parking. The applicant proposes 29 spaces where 47 are required in a B-2 Zone. *Berstein, Shur, Sawyer & Nelson, P.A. for 717 South Willow Street Realty Trust.*

**SP2019-040**

Property located at 719 South Willow Street (Tax Map 438, Lot 23), a site plan application for a proposed 9,410 SF 24-Hour Outpatient Healthcare Facility. The applicant proposes razing the existing structure, and reconfiguring the site layout, parking, and access in a B-2 Zone. *Berstein, Shur, Sawyer & Nelson, P.A. for 717 South Willow Street Realty Trust.*

4. **SP2019-045/PD2019-003**

Property located at 1045 Hanover Street (Tax Map 488, Lot 14), a site plan application for a proposed 4,800 SF retail development with associated site improvements. The new structure will be located on the same lot as the Dunkin' Donuts building in the R-1B Zone. *TFMoran, Inc for HSMN LLC.*  
**[Request from applicant to postpone public hearing until February 6, 2020.]**

5. **CU2019-034**

Property located at 655 Chestnut Street (Tax Map 13, Lot 23), a conditional use permit application to allow a change of use (through interior layout modifications) from a convenience store to a barbershop in the R-3 Zone. *Susan Daudier, owner.*

**III. LIMITED BUSINESS MEETING:**

*(Current Items)*

1. **CU2019-034**

Property located at 655 Chestnut Street (Tax Map 13, Lot 23), a conditional use permit application to allow a change of use (through interior layout modifications) from a convenience store to a barbershop in the R-3 Zone. *Susan Daudier, owner.*

2. **S2019-019**

Property located at 112 Minot Street (Tax Map 483, Lots 4, 4A, 5, 5A, and 6), a subdivision application to consolidate multiple lots totaling more than half an acre and to subdivide them into two lots of approximately 0.2 and 0.3 acres, in the R-1A Zone. *Keach-Nordstrom Associates, Inc. for Scott Lavoie.*

3. **S2019-020**

Properties located at 108 Sixth Avenue and 112 Seventh Avenue (Tax Map 273, Lots 31 and 22), a subdivision application to adjust the property line between two lots, conveying approximately 7,124 square feet from Lot 22 to lot 31, with no new, buildable lots to be created, in the R-1A Zone. *Joseph M. Wichert, LLS, Inc. for Amey and Michael Skladony and Shekira Morehouse.*

*(Tabled from March 15, 2018)*

4. **SP-01-2018**

Property located at 55 Edward J. Roy Drive (Tax Map 645, Lot 34B), a site plan application to construct a retail motor fuel outlet with eight fuel dispensers / 16 fuel pumps and a 6,500 SF building, including two fast food restaurants and convenience store with onsite parking, loading, landscaping, and lighting in the B-1 Zone. *MHF Design Consultants, Inc. and Z-1 Express for Victory Distributors, Inc.*

**IV. ADMINISTRATIVE MATTERS:**

1. Review and approval of the Planning Board Minutes of November 7, 2019 and November 21, 2019.
2. Any other business items from the Planning Staff and 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.**