



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

MANCHESTER PLANNING BOARD
LIMITED PUBLIC HEARING / BUSINESS MEETING
Thursday, January 16, 2020 – 6:00 PM
City Hall, Third Floor – Aldermanic Chambers

REVISED 01/13/20

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- I. The Chairman calls the meeting to order and introduces Planning Board Members and Planning Staff.**
- II. The Chairman calls for a motion to temporarily adjourn the meeting for consultation with legal counsel, pursuant to RSA 91-A:2.**

III. LIMITED 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. SP-29-2018

Property located at 1211 and 1217 Elm Street (Tax Map 41, Lots 7 and 8), a request for a one year extension of site plan approval for an approximately 60,000 SF mixed use development. Approximately 12,000 SF is proposed for self-storage, and 5,160 SF restaurant use on the basement level. The first floor uses are proposed as a 3,110 SF health/fitness club, 3,740 SF of retail use, and 7 residential apartments. The second and third floors will have an additional 26 residential apartments. The proposal includes lot consolidation, street trees, and a rooftop deck in the CBD Zone. *Raxx-Lemay, LLC*

2. CU2019-033

Property located at 720 Union Street (Tax Map 12, Lot 27), a conditional use permit application to allow a further reduction in the required on-site parking for The Bike Barn as a retail use, within the open tenant space in the building housing “To Share Brewery”, in the R-3 Zone. *Amy Chhom, Pinwheel Properties for 720 Union Street, LLC.*

IV. BUSINESS MEETING:

(Current Items)

1. **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.*
[Staff Recommendation]

(Tabled from March 15, 2018)

2. **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 December 5 and December 19, 2019.
2. 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.**