



# 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 Thursday, March 5, 2020 – 6:00 PM City Hall, Third Floor – Aldermanic Chambers

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**I. The Chairman calls the meeting to order and introduces Planning Board Members and Planning Staff.**

**II. PUBLIC HEARING:**

*(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.*

**1. S2020-003**

Properties located at 271 Bodwell Road, an application to resolve an illegal subdivision and to adjust the common lot line between Tax Map 885, Lot 8 and Tax Map 885, Lot 9 by annexing 5,444 SF from Lot 9 to Lot 8 resulting in one lot of 20,440 SF and one lot of 32,675 SF in the R1-A Zoning District. *Fieldstone Land Consultants for Elie Awad and Cawlin L Clough.*

**2. S2020-004**

Property located at 605 Old Wellington Road (Tax Map 645A, Lot 6), an application to subdivide a lot of approximately 1.6 acres into three lots of 20,022 SF, 17,954 SF, and 31,887 SF in the R-SM Zoning District. *Granite Engineering for 605 Old Wellington Development, LLC.*

**PDSP2020-001**

Property located at 605 Old Wellington Road (Tax Map 645A, Lot 6A), an application to construct 5 townhouse units with associated site improvements on a newly subdivided lot totaling 17,954 SF in the R-SM Zoning District. *Granite Engineering for 605 Old Wellington Development, LLC.*

**PDSP2020-002**

Property located at 605 Old Wellington Road (Tax Map 645A, Lot 6B), an application to construct 8 townhouse units with associated site improvements on a newly subdivided lot totaling 31,887 SF in the R-SM Zoning District. *Granite Engineering for 605 Old Wellington Development, LLC.*

**III. LIMITED BUSINESS MEETING:**

**1. S2020-003**

Properties located at 271 Bodwell Road, an application to resolve an illegal subdivision and to adjust the common lot line between Tax Map 885, Lot 8 and Tax Map 885, Lot 9 by annexing 5,444 SF from Lot 9 to Lot 8 resulting in one lot of 20,440 SF and one lot of 32,675 SF in the R1-A Zoning District. *Fieldstone Land Consultants for Elie Awad and Cawlin L Clough.*

**IV. ADMINISTRATIVE MATTERS:**

1. Review and approval of the Planning Board Minutes of January 2, 2020, January 16, 2020 and February 6, 2020.
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.