



CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

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MANCHESTER PLANNING BOARD PUBLIC HEARING / BUSINESS MEETING Thursday, April 30, 2020 – 6:00 PM

Due to the emergency orders issued by the Governor, and on the guidance of public health officials, the Planning Board is authorized to meet electronically, and there will be no physical location in which to attend the meeting. Public comment will be taken by sending an e-mail to planningboard@manchesternh.gov or by leaving a voice message at 603-792-6737. The phone line and the e-mail will be monitored by staff up to, and during, the public hearing.

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

II. PUBLIC HEARING:

(Continued from March 5, 2020)

1. 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, LLC 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, LLC 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, LLC for 605 Old Wellington Development, LLC.*

2. Review of new applications for Regional Impact and comment by the Manchester Conservation Commission.

(New Items)

With respect to the following applications, appropriate materials have been submitted to invoke the jurisdiction of the Planning Board. Although additional information may be required prior to final consideration, it is the recommendation of the Planning staff that the Board determine the applications complete and conduct a public hearing. A motion would be in order.

3. **SP2020-003**

Property located at 591 Second Street (Tax Map 332, Lot 8), a change of use site plan application for the conversion of a former nail salon and supplement store to a 4,000 SF church in the B-2 Zoning District. *Alan D. Guibord.*

CU2020-004

Property located at 591 Second Street (Tax Map 332, Lot 8), a conditional use permit application for a reduction in required on-site parking to 0, as no on-site parking available but has utilized 6 striped parking spaces within a portion of Arnold Street with no status in a B-2 Zoning District. *Alan D. Guibord.*

4. **SP2020-004**

Property located at 303 Belmont Street (Tax Map 129 Lot 10), a change of use site plan application to change the use of medical offices to a limo service in the RDV Zone. *Manchester Black Car, LLC.*

5. **SP2020-006**

Property located at 593 Maple Street (Tax Map 24, Lot 23), a change of use site plan application to change the use of an existing nursing home to congregate housing, a business office, and sale of general goods in the C-1 Zoning District. *Greenman-Pedersen, Inc. for New Hampshire Catholic Charities.*

CU2020-005

Property located at 593 Maple Street (tax map 24, lot 23), a conditional use permit application for a reduction in required on-site parking from 27 spaces required 12 spaces provided in the C-1 Zoning District. *Greenman-Pedersen, Inc. for New Hampshire Catholic Charities.*

6. **SP2020-007**

Property located at 434 Union Street (Tax Map 73, Lot 53), a change of use site plan application to change the use from congregate housing to 11 multi-family units in the R-3 Zoning District. *Keach-Nordstrom Associates, Inc for New Horizons For NH/Families in Transition (FIT)*

CU2020-002

Property located at 434 Union Street (Tax Map 73, Lot 53), a conditional use permit application for a reduction in required on-site parking from 16 spaces to 5 spaces provided in the R-3 Zoning District. *Keach-Nordstrom Associates, Inc for New Horizons For NH/Families in Transition (FIT)*

III. BUSINESS MEETING:

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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.**